

FORM B – BUILDING

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

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

03-026-00005	Worcester North		WOR.2969
--------------	--------------------	--	----------

Town/City: Worcester

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

Address: 7 Newbury Street

Historic Name: John H. & Caroline Watson House

Uses: Present: Two Family Residential

Original: Two Family Residential

Date of Construction: ca. 1869

Source: historic maps & directories

Style/Form: Greek Revival

Architect/Builder: unknown

Exterior Material:

Foundation: brick

Wall/Trim: vinyl clapboard

Roof: asphalt shingle

Outbuildings/Secondary Structures:
Attached garage

Major Alterations (*with dates*):

Additions on north side

Vinyl siding added

Window sash replaced

Condition: good

Moved: no yes **Date:**

Acreage: 0.0616

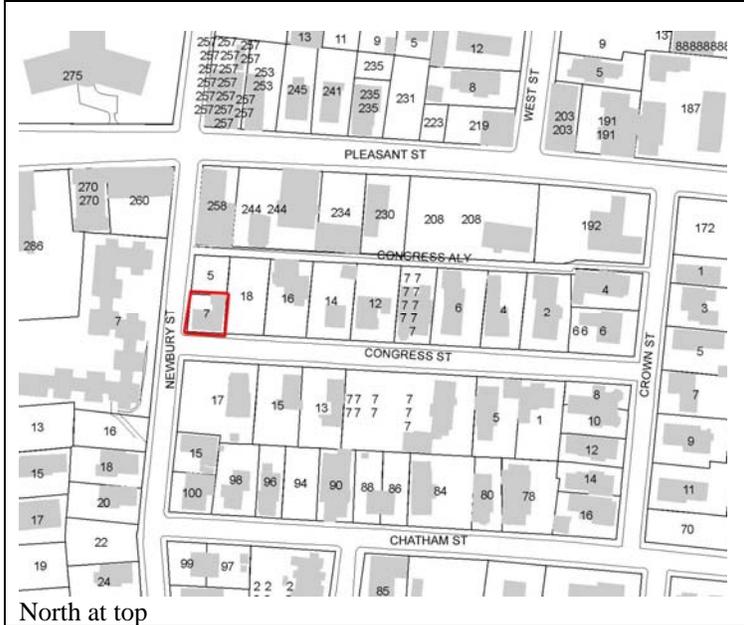
Setting: The Crown Hill neighborhood is situated on a promontory west of downtown Worcester. It has an irregular street pattern characteristic of its mid-19th-century origin with tight streetscapes of mostly wood frame single-family dwellings. Commercial, religious, school, industrial and multi-family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

Photograph



View from NW

Locus Map



Recorded by: Neil Larson & Kathryn Grover
Larson Fisher Associates

Organization: City of Worcester Historical Commission

Date (*month / year*): June 2010

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

7 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2969

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 H. & Caroline Watson House is located on a 0.0616-acre lot on the east side of Newbury Street and the north side of Congress Street. The parcel was subdivided from a larger property that originally included the adjacent vacant lot to the north or 5 Newbury Street, where a house existed until recently. It is also bounded on the east by a vacant lot where a house had been. The two-story wood frame two-family (now three-family) dwelling with a front-gable roof was built in a Classical Revival style around 1865. It is situated on a gently sloping site at the western base of Crown Hill. The house is positioned near the north lot line leaving more yard space on the south side of the house. Low retaining walls constructed of pressure-treated beams delineate the edges of the lot along the two sidewalks; they are topped by chain-link fencing with two gateways on the west side for entry to the house and driveway in the northwest corner of the property. A non-historic garage is attached to an added ell at the rear of the north side of the house.

The two-story vinyl-sided house presents a three-bay front façade elevated above Newbury Street on a brick basement with an entrance on the left side distinguished by a cantilevered hood with side braces. Although predictably plain in decoration, any façade embellishments have been removed for or obscured by an added vinyl envelope. A platform has been added at the entrance and connects to stairs leading up the north side wall to a second-story entrance in an added two-story wing attached perpendicularly at the rear. Windows are symmetrically arranged on the side walls with a blank area on the north wall where stairs are located on the interior. Exterior doors and window sash have been replaced. A one-story garage with a steep shed roof is attached to the north end of the added wing. It has a single vehicle bay with an overhead door.

The John H. & Caroline Watson House is an altered example of middling multi-family housing built after the Civil War where decoration was kept to a minimum and Classical features along the roof lines were reduced in scale and complexity. The surviving entrance hood in this vinyl-clad example would have been the ornamental focal point originally. The house reflects the variation and evolution of design occurring in the Crown Hill neighborhood during late-19th century, particularly in edge areas like Newbury Street.

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

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

7 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2969

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

The house at 7 Newbury Street was probably built about 1869 for the machinist John H. Watson, who owned the lot on the northeast corner of Newbury and Congress, which already contained a second house at 5 Newbury (now gone). Watson had bought the lot and existing house from boot and shoe dealer Tyler S. Penniman in 1865, who had lived there since 1849. The 1870 census enumerated two families in addition to Watson's at the address, one of which, probably boot finisher Justin White and his wife, Nellie, lived at 5 Newbury, while the Watsons and the other, headed by gunsmith Barnard Harrington (his brother-in-law), lived in the new house at 7 Newbury.

Born in Cleveland, Ohio, about 1838, John H. Watson was a woodworking machine builder and was living in Worcester by 1862, when he married Caroline P. Harrington, the daughter of Shrewsbury farmer Holloway Harrington and his wife Charlotte Merritt Harrington. Born in Shrewsbury in 1820, Barnard M. Harrington worked as a gunsmith. In 1845 in Shrewsbury he married Harriet Newton, and they had four daughters, all born in Shrewsbury—Harriet Lucinda, Charlotte Marie, Ada, and Jennie. By 1870 only Ada and Jennie lived with their parents at 7 Newbury Street. Whether Caroline and Barnard Harrington were related in any way to the brothers Samuel P. and Leonard S. Harrington, carpenters who acquired and subdivided that part of Newbury Street roughly south of Chatham Street about 1850, is not yet known.

By 1878 Barnard Harrington and his family had moved to Austin Street, but the John Watson family remained at 7 Newbury Street until 1884, when they moved to Pleasant Street. Watson sold the property to woodworker Lucius Harwood, who was born in Barre in 1848 and at that time worked as a store clerk; in 1882 he had married Carrie Ryan, a native of Millbury who then worked as a salesperson in Worcester. By 1890 Harwood was foreman at L. C. Clark and Company on Union Street, which manufactured doors, sash, blinds, and moldings. By 1900 he and his family had moved to June Street but owned and rented 7 Newbury Street until 1920.

In that year 7 Newbury Street was sold to Tolbert Smothers, an African American janitor who was born in Georgia about 1887 and had moved to Worcester by 1918 with his wife Bessie, also born in Georgia, and daughter Margaret (or Marguerite); they probably came from Florida, where Margaret was born about 1911. In 1918 the Smothers family lived on Shelby Street and in 1920 on Fruit Street. By 1930 the 7 Newbury Street house was occupied by Smothers, his wife, his daughter Margaret, and his son Tolbert Jr., born about 1924 in Worcester, and the family of William A. Harris, also African American. Harris was born in Massachusetts, but his father was born in New York and his mother in North Carolina; his wife Natalie was also born in Massachusetts, but her father was a native of the District of Columbia and her mother of Massachusetts. Harris worked as a hotel porter, and the couple in 1930 had two daughters, Miriam and Jean. By 1932 Harris worked at Moffitt Tire and Battery Service and still lived at 7 Newbury with Smothers, who was then a janitor at forgings manufacturer Madison Wyman Gordon Company. In 1940 Smothers rented part of the house to the families of Woodbury Wilson, a restaurant doorman, and Donald Oxford, who worked at auto body shop Marrone Petro Company. From 1950 forward, however, house directories show the Smothers family as sole occupants of 7 Newbury Street.

After the death of their parents, Tolbert Smothers Jr. conveyed his interest in the property to his sister Marguerite Gowdy in 1996.

SELECTED RESEARCH DATA

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

- 1848 Deed, 430:454, 26 Jan 1848, David Manning to Tyler S. Penniman, 50 x 107 ft. lot bounded on S by Congress St, W by Newbury St and N by Congress Alley, comprising what is now 5 & 7 Newbury Street
- 1865 Deed, 708:251, 22 Aug 1865, Tyler S. & Hannah G. Penniman to John H. Watson, certain lot of land with a dwelling house thereon

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

7 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2969

- 1867CD Watson John H machinist h 5 Newbury
1865CD: Watson John machinist h 2 Market
- 1870M Two houses pictured on undivided lot addressed #5
- 1870C 1) Watson John H 32 woodworking machine builder \$5000 real/\$200 pp b OH, Caroline 30 b MA, Henry 6 b MA
2) Harrington Barnard M 48 gunsmith \$200 pp b MA, wife Harriet 57 MA, Ada 16 MA, Jenney 11 MA; 3) White Justin
30 boot finisher b VT, Nellie 28 VT, Nellie E 6 MA, Charlie N 5 MA
3) White Justin 30 boot finisher b VT, Nellie 28 b VT, Nellie E 6 b MA, Charlie N b MA
- 1871CD Watson John H. machinist, h 7 Newbury
Harrington Barnard M gunsmith h 7 Newbury
- 1872SD 7, ho., Barnard M. Harrington, gunsmith, 20 Manchester
7, ho. John H. Watson, machinist, 33 Central
- 1878CD Watson John H h 7 Newbury
Harrington Barnard M gunsmith h 89 Austin
- 1880C 5 Newbury: Geo. W. Bullard 46 works in shoe shop, et al
7 Newbury
1) Watson John 41 machine shop b OH, Caroline 40 wife keeps house b MA, Henry 16 son at school b MA
2) Hildreth C 22 hack driver b MA, Ada 21 wife keeps house b MA
- 1881CD Watson John H machinist 26 Salisbury h 7 Newbury
- 1884 Deed, 1169:321, 21 April 1884, John H. Watson to Lucius Harwood, "being the southerly portion of estate conveyed to John H. Watson by Tyler S. Penniman et al"
- 1885CD Watson John H machinist h 277 Pleasant
Harwood Lucius woodworker 171 Union h 7 Newbury
- 1890HD Harwood L. woodworker 1 foreman 171 Union Clark L.C. & Co. doors, sash, blinds & moldings
Taylor Anna, widow 2
L. Harwood, blds. \$2200; 2683 ft. \$1200
- 1900HD Dyer G. Fred, brakeman 1
Edwards Bertha Mrs.
Edwards S.J. cabinetmaker, b.
Tripp Benjamin F. hostler 2
Harwood Lucius, bld. \$2200; 2683 ft. \$1200 (1903CD: carpenter, 13 Blackstone, h. 13 June)
- 1910HD Tower Elizabeth A Mrs 1 widow Gideon H
Tower Charles F clerk b
Fowle Frank B 2
Harwood Lucius, bld. \$2200; 2683 ft. \$1200 h. 13 June
- 1920 Deed, 2213:313, 11 May 1920, Mary A. Mallory [Lucius Harwood, dec'd] to Charles A. Nutting
Deed, 2222:420, 4 Aug 1920, Charles A. Nutting to Tolbert Smothers
- 1922HD Smothers Talbert janitor
Deviou George W locksmith 242 Pleasant
Smothers Tolbert bld. \$3500; 2683 ft. \$1200

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

7 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2969

-
- 1930C 7 Newbury:
1) Smothers Tolbert owns \$10,000 negro ae 44 b GA jjanitor industrial plant, wife Elizabeth J 42 b GA, Margaret H 19 b GA, Tolbert Jr 6 b MA
2) Harris William A rents \$30 negro b MA pars NY/NC, porter hotel, wife Natalie G negro ae 26 b MA pars DC/MA, dau Miriam R 7 b MA, dau Jean A 1 b MA
- 1932HD Smothers Tolbert janitor 105 Madison Wyman Gordon Co, forgings
Smothers Margueritte H r
Harris Wm A (Natalie) Moffitt Tire & Battery Service 45 Summer
Smothers Tolbert bld. \$4500; 2683 ft. \$1200
- 1940HD Oxford Donald L (Candus—elev opr Denholm & McKay Co) auto body rpr Marrone Petro Co
Smothers Tolbert (Eliz) jan Wyman-Gordon Co
Wilson Woodbury r (Mary) doorman Putnam & Thurston Inc, restaurant 27 Mechanic
Smothers Tolbert bld. \$3700; 2683 ft. \$1000
- 1950HD Smothers Tolbert (Bessie) jan Wyman-Gordon Co.
Smothers Tolbert jr r studt
Smothers Tolbert bld. \$4500; 2683 ft. \$700
- 1962HD Smothers Tolbert
Smothers Tolbert bld. \$4500; 2683 ft. \$700
- 1975HD Smothers Tolbert
Smothers Tolbert bld. \$4500; 2683 ft. \$700
- 1996 Deed, 17947:342, 30 Mar 1996, Tolbert Smothers Jr. to Marguerite Gowdy

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

7 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WOR.2969

BIBLIOGRAPHY and/or REFERENCES*Maps & Atlases*

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

Directories and Census

- The Worcester Almanac, Directory and Business Advertiser*. Worcester: H.J. Howland, 1844-1864. Published annually.
- The Worcester Directory*. Worcester: H.J. Howland, 1865-1872. Published annually.
- The Worcester Directory*. Worcester: Drew, Allis & Co., 1873-1919. Published annually
- The Worcester Directory*. Worcester: Sampson & Murdock Co., 1920-1938. Published annually.
- The Worcester Directory*. Boston, then Malden: R.L. Polk & Co., 1939- . Published annually.

- 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

7 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WOR.2969
--	----------

PHOTOGRAPHS (Neil Larson, 2009)



View from NW



View from SE

	WOR.2969
--	----------

[Delete this page if no Criteria Statement is prepared]

National Register of Historic Places Criteria Statement Form

Check all that apply:

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

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

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

Statement of Significance by Neil Larson

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

The John H. & Caroline Watson House is an altered example of middling post-Civil War Era domestic architecture where decoration was kept to a minimum and Classical features along the roof lines were reduced in scale and complexity. The surviving entrance hood in this vinyl-clad example would have been the ornamental focal point originally. The house reflects the variation and evolution of design occurring in the Crown Hill neighborhood during late-19th century, particularly in edge areas like Newbury Street.

FORM B – BUILDING

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

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

03-026-00002	Worcester North		WOR.2970
--------------	--------------------	--	----------

Town/City: Worcester

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

Photograph



View from SW

Address: 15 Newbury Street

Historic Name: Berzalda & Catherine Butler House II

Uses: Present: Three Family Residential

Original: Two Family Residential

Date of Construction: ca. 1865

Source: historic maps & directories

Style/Form: Gothic Revival

Architect/Builder: unknown

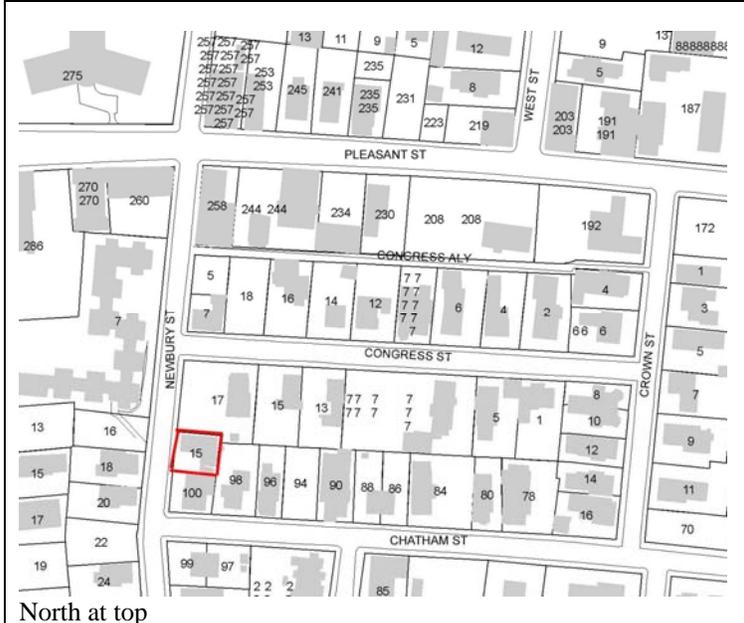
Exterior Material:

Foundation: brick

Wall/Trim: vinyl clapboard

Roof: asphalt shingle

Locus Map



North at top

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

Additions on rear
Vinyl siding added
Window sash replaced

Condition: good

Moved: no yes **Date:**

Acreage: 0.0762 acres

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

Recorded by: Neil Larson & Kathryn Grover
Larson Fisher Associates

Organization: City of Worcester Historical Commission

Date (*month / year*): June 2010

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

15 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2970

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

The Berzalda & Catherine Butler House II is located on a 0.0762-acre lot on the east side of Newbury Street north of Chatham Street. The parcel was subdivided from a larger property that originally included the adjacent vacant lot to the south or 100 Chatham Street (WOR.2964). It is also bounded on the north by a former house lot, now part of the property associated with 17 Congress Street. The eastern boundary of the lot abuts the rear yard of 98 Chatham Street. The two-story wood frame single dwelling with a front-gable roof was built in a Classical Revival style around 1869. It is situated on a gently sloping site at the western base of Crown Hill. The house is positioned near the north lot line leaving more yard space on the north side of the house. A chain-link fence encloses the parcel with a wide opening for the paved driveway on the south side of the lot. There are no outbuildings.

The two-and-a-half-story vinyl-sided house presents a three-bay front façade elevated above Newbury Street on a brick basement with an entrance on the right side once probably distinguished by a cantilevered hood with side braces. Although predictably plain in decoration, any façade embellishments have been removed for or obscured by an added vinyl envelope. A platform has been added at the entrance with stairs leading down on the south side. A two-and-a-half-story cross-gable pavilion is centered on the south façade, and a two-story shed-roof wing has been added behind it. Windows are symmetrically arranged on the side walls with a blank area on the south wall where stairs are located on the interior. Exterior doors and window sash have been replaced.

The Berzalda & Catherine Butler House II is an altered example of middling multi-family housing built after the Civil War where decoration was kept to a minimum and Classical features along the roof lines were reduced in scale and complexity. The house reflects the variation and evolution of design occurring in the Crown Hill neighborhood during late-19th century, particularly in edge areas like Newbury Street.

HISTORICAL NARRATIVE

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

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

15 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2970

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

The two-family house at 15 Newbury Street was built about 1865 for the retired farmer and merchant Berzalda Butler, who was born in Ashford, Connecticut, about 1798 and had lived in Worcester since about 1857. Butler at that time lived at 54 Chatham, adjacent to the lot on which 15 Newbury Street was built. In 1870 Butler and his wife Catherine shared the house with five tenants between the ages of sixteen and twenty-two—store clerks Ella Spurr and Arthur W. Griswold, corset shop workers Louisa D. Reed, and Emma Barrington, and dressmaker Sarah Hubbard—and the family of machinist Henry A. Southwick, who lived there with his wife Angelina and infant son Adelbert. Two years later Butler had new tenants, the families of varnisher William Grant and Charles J. Parker. By 1880 Butler's married daughter Ella H. Tatman and son-in-law Roy Tatman, a dry goods clerk, lived with him at 15 Newbury; Butler also rented space in the house to Perisi Howard, another corset shop worker.

In July 1880 Berzalda Butler died, and the house was sold by 1881 to the miller John P. Currier. Born in Cumberland, Rhode Island, in 1835, Currier evidently moved to Worcester between 1867 and 1871 and lived in the 1870s in Quinsigamond Village with his wife Amy and children Edna and Ephraim, both born in Cumberland. In 1887 Edna Currier, then a schoolteacher, married Amory C. Holden, who was then a miller and was born in Grafton. By 1890 Holden was a razor strop maker and lived at 15 Newbury with his in-laws and his brother-in-law Ephraim Currier, who worked as an armorer.

By 1890 Currier had divided the house into three units, and in 1900, then working as a grain salesman, he lived with his wife Amy in one unit and rented the others to the family of printer William H. Aldrich and to the widowed tailor Sarah Prince, who shared her space with a female boarder named Almira Fiske. The 1900 house directory, but not the census of that year, show another occupants—Mr. and Mrs. William E. Plummer, who apparently occupied a basement apartment. Sarah Prince, born in Vermont, still lived at 15 Newbury in 1910, as did the Curriers, but Aldrich's second-floor apartment was taken by wholesale produce salesman Albert J. Reinbold and his wife Mary, who was born in Germany and came to the United States in 1876.

John P. Currier died in October 1910 and his widow Amy continued to own and occupy 15 Newbury until her death in January 1922. The property then passed to her daughter Edna Holden, who lived with her husband Amory at 20 Newbury, also owned 18 Newbury, and rented her childhood home to Herbert Sherman, an inspector at belting manufacturer Gratton and Knight, and steamfitter William A. Sault. Tenant turnover at 15 Newbury from that point on was apparently high. Holden owned the house through at least 1940 and had sold it by 1950 to Amy C. Richardson and others, also absentee landlords. By 1960 Peter Brothers Lumber Company, owned and operated by Kosta Peter, who also owned Peter Brothers Realty, had acquired 15 Newbury and continued to own and rent it at least through 1975.

SELECTED RESEARCH DATA

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

1857CD Butler Berzalda, h 54 Chatham FIRST INSTANCE (adjacent to 15 Newbury)

1865CD Butler Berzalda, h 15 Newbury FIRST INSTANCE

1870C Dwelling 226 / Household 309

Butler Berzalda, 72, retired farmer, \$3,000/\$500, b. CT

Catherine, 68, keeping house, b. CT

Spurr Ella H, 19, clerk in store, b. MA

Reed Louisa D, 19, works in corset shop, b. MA

Hubbard Sarah, 16, dressmaker

Barrington Emma, 22, works in corset shop, b. MA

Griswold Arthur W, 16, clerk in store, b. MA

Dwelling 226 / Household 310

Southwick Henry A, 32, machinist, 0 / \$1,000, b. MA

Angelina, 35, keeping house, b. MA

Adelbert, 9/12, at home, b. MA

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

15 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2970

- 1872SD 15, ho., Berzalda Butler
15, bds., William Grant, varnisher, 9 Newton
15, bds. Charles J. Parker, varnisher, 9 Newton
- 1880C Butler Berzalda, 82, ret merchant, b. CT
Tatman Ella H, 28, daughter, keeps house, b. MA
Tatman, Roy, 28, son-in-law, clerk in dry goods store, b. MA
Howard Perisi, 32, works corset shop, b. MA
- 1880VR Berzalda Butler died July 29, 1880, age 82, no occup shown b Ashford CT father Benjamin
- 1890HD Currier John P. miller 1
Currier Ephraim, armorer 2
Holden A.C. razor-strop mkr. 3
John P. Currier, bld. \$2500; 3321 ft. \$2100
- 1900HD Currier John P. salesman 1
Aldrich Wm. H. Mr. & Mrs. 2
Plummer Wm. E. Mr. & Mrs. b.
Prince Sarah J. 3
Fiske Almira Mrs.
Currier John P., bld. \$2700; 3321 ft. \$1200
- 1900C 1) Aldrich William H b Jan 1875 MA printer rents, wife Mary A b Dec 1878 MA, dau Katharine b Apr 1900 MA
2) Prince Sarah b Aug 1837 widow b VT tailoress rents, boarder Elmira Fiske b June 1840 MA servant
3) Currier John P b Aug 1835 RI salesman grain owns free, wife Amy b Oct 1838 RI
- 1910HD Currier John P Mr & Mrs 1
Reinbold A J jr Mr & Mrs 2 clerk 71 Park Blodget W H Co produce
Prince Sarah J Mrs 3 widow Albert
Currier John P., bld. \$2700; 3321 ft. \$1200
- 1910C 1) Reinbold Albert J ae 41 b MA salesman wholesale produce rents, wife Mary 41 b Germany emig 1876
2) Currier John P ae 74 b RI , wife Amey A 71 RI
3) Prince Sarah J ae 71 wid b VT
- 1922HD Sherman Herbert insp 356 Franklin Gratton & Knight Mfg Co belting Mfrs
Sault William A steamfitter
*Currier Amy A., bld. \$4000; 3321 ft. \$1200; also owns lots on Farley, Middlesex & Mill
(CD: widow John P. died 1/4/1922)*
- 1932HD Kalloch Charles L (Mildred E) atnt 27 Austin Hovey Bros gas station
Gates Eliz F Mrs widow Otis
Davis Clara M r
Ellis Jennie E Mrs
*Holden Edna C., bld. \$6000; 3321 ft. \$1200; also owns 20 Newbury & lot west of Mill; heirs of husband Amory own 18
Newbury*
- 1940HD Hoyle Harry (Mary A) baker Worc Mkt
Hoyle Harry jr r upholsterer Wm G. Farrand 10 Waldo
Hoyle Francis A
Ellis Jennie E Mrs
*Holden Edna C., bld. \$5000; 3321 ft. \$1000; also owns 20 Newbury & lot west of Mill; heirs of husband Amory own 18
Newbury*

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

15 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2970

-
- 1950HD Orsi Ernest A jr (Patricia) tile str
Hall Francis A
Ouellette Eug A (Barbara) lab Reed & Prince
Richardson Amy C et al bld. \$5000; 3321 ft. \$800; also owns 18 & 20 Newbury and lot west of Mill
- 1960HD Gifford Priscilla Mrs
Joseph Lucy E Rev pastor Mt Olive Pentacostal Church, 9 Prospect
Allen Herbert M (Mildred E) jan Worc Pressed Steel
Dominis Millie R matron Home for Aged Colored People, 1030 Pleasant
Peter Bros Lumber Co. bld. \$5000; 3321 ft. \$800; also own 14 other properties; Kosta Peter (pres Peter Bros. Lumber Co. & Peter Bros Realty) owns 68 properties, most are building lots; other Peter/Peters holdings
- 1975HD Rutherford Ernest Jr (Beulah A) mldr Bay State Abrasives
Harris Dorothy Mrs domestic
Brown Donna
Peter Bros Lumber Co. bld. \$5000; 3321 ft. \$800

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

15 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WOR.2970

BIBLIOGRAPHY and/or REFERENCES*Maps & Atlases*

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

Directories and Census

- The Worcester Almanac, Directory and Business Advertiser*. Worcester: H.J. Howland, 1844-1864. Published annually.
- The Worcester Directory*. Worcester: H.J. Howland, 1865-1872. Published annually.
- The Worcester Directory*. Worcester: Drew, Allis & Co., 1873-1919. Published annually
- The Worcester Directory*. Worcester: Sampson & Murdock Co., 1920-1938. Published annually.
- The Worcester Directory*. Boston, then Malden: R.L. Polk & Co., 1939- . Published annually.

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

15 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WOR.2970
--	----------

PHOTOGRAPHS (Neil Larson, 2009)



View from SW



View from NW

National Register of Historic Places Criteria Statement Form

Check all that apply:

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

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

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

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

The Berzalda & Catherine Butler House II is an altered example of middling multi-family housing built after the Civil War where decoration was kept to a minimum and Classical features along the roof lines were reduced in scale and complexity. The house reflects the variation and evolution of design occurring in the Crown Hill neighborhood during late-19th century, particularly in edge areas like Newbury Street.

FORM B – BUILDING

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

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

06-006-00015	Worcester North		WOR.2971
--------------	--------------------	--	----------

Town/City: Worcester

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

Photograph



View from SE

Address: 18 Newbury Street

Historic Name: William L. & Elizabeth Maynard House

Uses: Present: Two Family Residential

Original: Single Family Residential

Date of Construction: ca. 1859, ca. 1900

Source: historic maps & directories

Style/Form: Greek Revival

Architect/Builder: unknown

Exterior Material:

Foundation: brick

Wall/Trim: vinyl clapboard

Roof: asphalt shingle

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

Enlarged & converted to two family house ca. 1900
Porch removed
Vinyl siding added
Window sash replaced

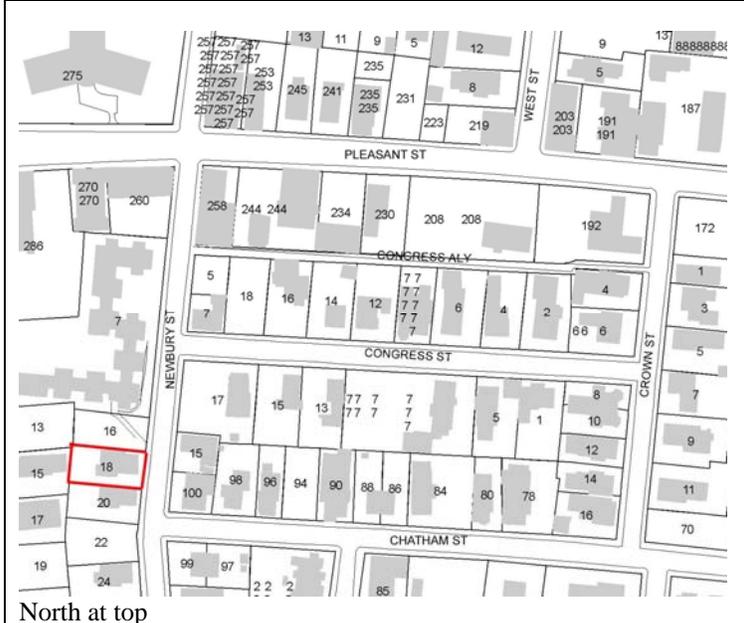
Condition: good

Moved: no yes **Date:**

Acreage: 0.1123 acres

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

Locus Map



Recorded by: Neil Larson & Kathryn Grover
Larson Fisher Associates

Organization: City of Worcester Historical Commission

Date (*month / year*): June 2010

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

18 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2971

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

The William L. & Elizabeth Maynard House is located on a 0.1123-acre lot on the west side of Newbury Street north of Chatham Street. It is bounded on the south by a house of similar historic period and the north by a vacant lot where a house had been. The two-story wood frame two-family dwelling originated ca. 1859 as a story-and-a-half single dwelling with a front-gable roof. (See 20 Newbury St., WOR.2972) It was raised to two full stories and further enlarged with a two-story addition on the rear in ca. 1900 to accommodate two families. It is situated on a flat site at the western base of Crown Hill. The house is positioned near the north lot line leaving more yard space on the south side of the house. A chain-link fence encloses the parcel with a wide opening for the paved driveway on the south side of the lot. There are no outbuildings.

The front façade of the two-story vinyl-sided house contains three-bays on the first story, but only two on the second indicating that originally the roof level was lower. An entrance is positioned on the right side, over which there probably was a cantilevered hood. Although predictably plain in decoration, any façade embellishments have been removed for or obscured by an added vinyl envelope. Windows are symmetrically arranged on the side walls with a blank area on the north wall where stairs are located on the interior. A one-story bay window on the south side was raised to two-stories when the house was raised, and a two-story rear ell, was added, with a two-story porch on the south side. (This ell also may have originated as a smaller annex.) Exterior doors and window sash have been replaced.

The William L. & Elizabeth Maynard House is an altered example of a middling single-family house built during the Civil War era where decoration was kept to a minimum and Classical features along the roof lines were reduced in scale and complexity. Later enlarged to accommodate two families, the house reflects the variation and evolution of design occurring in the Crown Hill neighborhood during late-19th century, particularly in edge areas like Newbury Street.

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

18 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2971

The section of Newbury Street in which 18 Newbury is sited was part of a subdivision of land conveyed by George Jaques to Francis H. Dewey and Samuel P. and Leonard S. Harrington about 1850. The subdivision contained 66 lots platted on both sides of Newbury Street between Chatham and Chandler streets, Austin Street east of Newbury, the west side of Quincy Street, the north side of Chandler east of Newbury, and on the east side of Wellington Street south of Chandler. While a map of the subdivision has been located in Worcester County deed book 456 page 647, the date and source of the deed from Jaques is illegible. A more comprehensive search in the Worcester Registry of Deeds may clarify the early history of the property

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

More than a decade earlier, Jaques sold the L-shaped tract aligned with Newbury and Austin streets to Dewey and company. Francis Henshaw Dewey was a member of the bar, and he served as a justice of the Superior Court of Massachusetts between 1869 and 1881.¹ According to the city directory, he resided at 23 Chestnut Street. Dewey was a large stockholder of the Washburn & Moen Manufacturing Company and functioned as its chief counsel. He died in 1887, leaving his son, Francis H. Dewey Jr., in charge of his estate. Dewey appears to have controlled most of the area west of Newbury Street known as the Piedmont. He and another partner, Joseph Mason, had platted a subdivision of more than 200 house lots in an area bounded on the north by Pleasant Street, on the east by Mason Street, on the south by May Street, and on the west by Winfield Street and Park Avenue. The brothers Samuel P. and Leonard S. Harrington were carpenters who by 1854 were promoting themselves as "real estate dealers" with an office in the Paine Block and living together at 30 Elm Street. They evidently were sons of the machinist Samuel Harrington, who lived on Salem Street. By 1862 Leonard had left the scene, but Samuel continued in the business for many years after.

The lot numbered 66 on the Harrington-Dewey lot plan probably was first occupied by tank repairmen William L Maynard and his family in 1859, although it is not clear if he owned the property at that time. Further deed research in the Worcester Registry is needed to verify the early history of the house. The Maynards moved to 11 Pleasant Street by 1862, and the next occupant of the 18 Newbury house is not known. About 1865, the property was bought by restaurateur, confectioner, and saloon keeper John Conant. Born in the Worcester County town of Oakham about 1802, Conant was living in Worcester by 1848, when he ran a confectionary store at 192 Main Street and lived on Portland Street. By 1850 he and Daniel Swan, in business as Swan and Conant, operated "city eating rooms" at 47 Main Street; he lived nearby on Main Street with his wife Mary P. Francis Conant, a native of Wayland, and a boarder, Eliza Bellows. The 1860 census shows him as a saloonkeeper, and the 1863 city directory lists him as operating a restaurant and living next door to it at 121 Main Street. By 1865 he had moved to 18 Newbury Street.

Conant died in 1868 at the age of sixty-six, and his widow Mary continued to own and occupy the house until her own death in 1896. In 1870 she shared the house with seventy-seven-year-old Francis Leary, and by 1872 she had two boarders—crockery and glassware merchant Frederick Knowlton and Abigail Pratt, who taught at Front Street School. By 1890 her only tenant was the family of druggist Charles L. Wright.

After Mary P. Conant's death, her heirs enlarged the house to accommodate two families. In 1900 they rented it to the families of razor forger William Bottom and house painter Herbert Haynes. By 1910 Amory C. Holden, a razor strop maker who lived at 20 Newbury Street, had acquired the property. In 1887 Holden, born in Grafton and earlier a miller by trade, married the schoolteacher Edna Currier, whose father John P. Currier lived at 15 Newbury Street, just north of the Harrington-Dewey subdivision. Currier worked as a miller and had come to Worcester from Cumberland, Rhode Island, between 1867 and 1871. In 1890 Holden lived with his in-laws and brother-in-law Ephraim Currier, who worked as an armorer, at 15 Newbury Street, and by 1900 he had moved to 20 Newbury Street.

In 1910 Holden rented 18 Newbury Street to the families of John H. Martin and Gilman Parker. Parker was a machinist at a loom works who lived in the house with his wife Angie. Martin, born in Meriden, Connecticut, about 1868, was a woolen mill salesman

¹ Charles Nutt, *History of Worcester and its People* (New York: Lewis Historical Publishing Co., 1919), 1: 341.

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

18 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2971

foreman. His wife Josephine Terry Martin had emigrated from Ireland in 1881, and the couple's first four children were born in New York between 1893 and 1899. By 1904 the family had moved to Jaques Avenue in Worcester, and their son Gerald was born in Worcester that year.

Amory Holden and his heirs owned 18 Newbury Street through at least 1940. The Gilman Parker family continued to occupy part of the house through 1922. In both 1940 and 1950 the families of musician Charles A. Mason and Herbert E. Reed lived at 18 Newbury Street. In the latter year the Holden family sold 15, 18, and 20 Newbury Street to Amy Richardson and others, who by 1862 had sold 18 Newbury to Rivers R. Wilson, a realtor, and his son Donald, who also owned 16 Newbury Street (not extant).

SELECTED RESEARCH DATA

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

- 1859CD Maynard Wm. L. repairs pumps at Tucker's, h. 18 Newbury (Tucker Erastus pump maker, 23 Pleasant)
- 1860C William L Maynard 36 pump maker b RI, Elizabeth 37 b Ire, John E 11, Sarah C 8, Emma C 6, Mary L 4, Carrie U 3, Della E 2/12, all b MA
- 1865CD Conant John h 18 Newbury
1863CD: Conant John restaurant 123 Main h 121 Main
- 1867CD Conant John fruit & confectionary 211 Main h 18 Newbury
- 1868VR John Conant died 13 March ae 66 res Worcester trader b Oakham pars James & Dorothy
- 1870C Conant Mary P ae 44 \$3000 real prop b MA, Francis Leary 79 no occup b MA
- 1872SD 18, ho., Mrs. Mary P. Conant
18, bds., Fred. Knowlton (Knowlton Bros.), crockery glass, etc., 14 Mechanic
18, bds. Abigail Pratt, teacher, Front Street School
- 1880C 1) Bassett or Barrett Laron ae 45 boat-?? B MA, wife Huldah 42 b NH, children all b MA Alvah BC 3, Elvira GA 2, Minnie M 17
2) Conant Mary P 53 plain sewing b MA; 3) Richards Eaton? 63 tailor pensioner b MA, wife Elizabeth 45 b NY, housekeeper Maggie Shaunnessy ae 19 b MA
- 1890 HD Wright Charles L. druggist 1
Wright Sarah L. dressmaker, b.
Conant Mary P. widow 2
Mrs. M.P. Conant, bld. \$1900; 4892 ft. \$1000
- 1896VR Mary P Francis Conant widow of John died 3 May, ae 70 b Wayland pars James & Lucy Blodgett Francis both b Medford
- 1900HD Haynes Herbert W. painter 1 [resided at/owned 36 Newbury 1890]
Bottom Wm. razor maker 2
Mary P. Conant heirs, bld. \$1900; 4892 ft. \$1600
- 1900C 18 Newbury: 1) Bottom William b May 1874 CT pars Eng razor forger rents, wife Katie L b Dec 1874 MA pars Ire, dau Sarah b March 1899 MA; 2) Haynes Herbert W b Jan 1863 MA house painter rents, wife Addie L b July 1866 NH, children Leon H b Nov 1889, Milton J 1891, Velma A 1893, C Edward 1894, Margaret E 1898, Everett H May 1900

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

18 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2971

-
- 1910HD Martin John H machinist 1
Parker Gilman machinist 2 41 Freemont Gessner David machinist
Holden Armory C. bld. \$2200; 4892 ft. \$1600; also owns lot on Middlesex Av; wife Edna owns 20 Newbury where they live
- 1910C 18 Newbury: 1) Martin John H ae 42 b CT foreman woolen mill rents, wife Josephine ae 39 b Ire emig 1881, children Frances E 17 b NY, Margarite 14 b NY, Eleanor 13 b NY, John 11 b NY, Gerald E 5 b MA; 2) Parker Gilamn ae 60 b MA machinist loom works, wife Angie M 58 b MA
- 1922HD Benson Leroy machinist
Parker Gilman
Holden Armory C. bld. \$2200; 4892 ft. \$1600; also owns lot on Middlesex Av; wife Edna owns 20 Newbury where they live
- 1932HD Cutting Alice E Mrs
Holden Armory C. heirs, bld. \$4700; 4892 ft. \$1600; wife Edna C owns 15 & 20 Newbury and lot west of Mill
- 1940HD Mason Chas A (Esther E) musn
Reed Herbert E (Sarah L)
Holden Armory C. heirs, bld. \$4000; 4892 ft. \$1200; wife Edna C owns 15 & 20 Newbury and lot west of Mill
- 1950HD Mason Chas A
Reed Herbert A
Richardson Amy C et al bld. \$4000; 4892 ft. \$1200; also owns 15 & 20 Newbury and lot west of Mill
- 1962HD Bradshaw Paul E (Rosalind)
Rodrique J Simon (Pauline) foreman St. Pierre Chain
Wilson Rivers R & Donald E bld. \$4000; 4892 ft. \$1200; also own 16 Newbury (demo); Rivers R Wilson also owns 7 other properties individually; Rivers emp. as real estate agent h 6 Home, Donald a student at same address
- 1975HD Johnson Mary O Mrs
Foster Rena D Mrs
Wilson Rivers bld. \$4000; 4892 ft. \$1200

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

18 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WOR.2971

BIBLIOGRAPHY and/or REFERENCES*Maps & Atlases*

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

Directories and Census

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

The Worcester Directory. Worcester: H.J. Howland, 1865-1872. Published annually.

The Worcester Directory. Worcester: Drew, Allis & Co., 1873-1919. Published annually

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

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

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

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

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

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

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

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

18 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WOR.2971
--	----------

PHOTOGRAPHS (Neil Larson, 2009)



View from SE



View from NE

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

18 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WOR.2971
--	----------



View of 18 & 20 Newbury St., right to left; #18 originally was identical in form to #20.

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 John & Mary P. Conant House is an altered example of a middling single-family house built after the Civil War where decoration was kept to a minimum and Classical features along the roof lines were reduced in scale and complexity. Later enlarged to accommodate two families, the house reflects the variation and evolution of design occurring in the Crown Hill neighborhood during late-19th century, particularly in edge areas like Newbury Street.

FORM B – BUILDING

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

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

06-006-00018	Worcester North		WOR.2972
--------------	-----------------	--	----------

Town/City: Worcester

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

Photograph



View from SE

Address: 20 Newbury Street

Historic Name: Julius & Johanna Gunther House

Uses: Present: Single Family Residential

Original: Single Family Residential

Date of Construction: ca. 1859

Source: historic maps & directories

Style/Form: Greek Revival

Architect/Builder: unknown

Exterior Material:

Foundation: brick

Wall/Trim: vinyl clapboard

Roof: asphalt shingle

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

Picture window added
Vinyl siding added
Window sash replaced

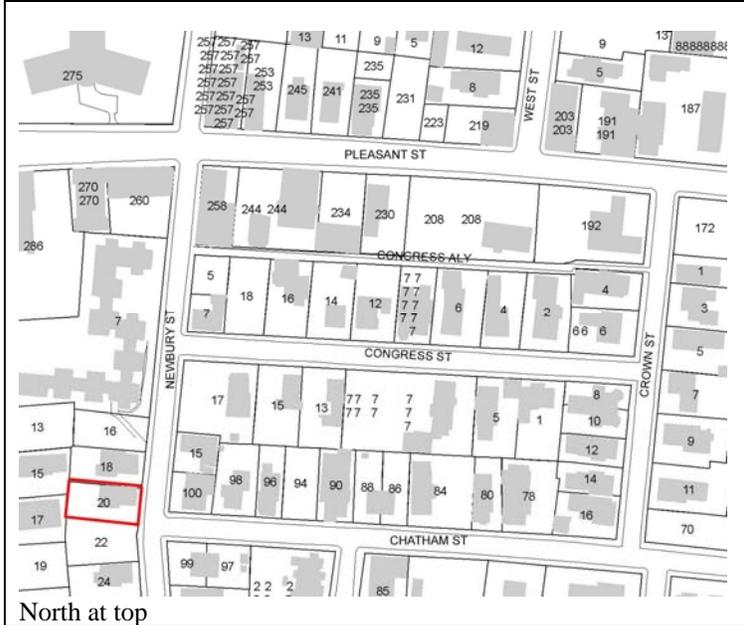
Condition: good

Moved: no yes **Date:**

Acreage: 0.1167

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

Locus Map



Recorded by: Neil Larson & Kathryn Grover
Larson Fisher Associates

Organization: City of Worcester Historical Commission

Date (*month / year*): June 2010

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

20 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2972

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 Julius & Johanna Gunther House is located on a 0.1167-acre lot on the west side of Newbury Street north of Chatham Street. It is bounded on the north by a house of similar historic period and the south by a vacant lot where a house had been. The story-and-a-half wood frame single dwelling was built ca. 1859 with a front-gable roof. It is situated on a flat site at the western base of Crown Hill. The house is positioned near the north lot line leaving more yard space on the south side of the house, which is paved as a driveway and parking area. A low brick wall fronts the parcel at the sidewalk with brick pillars marking openings for the front entrance and driveway. There are no outbuildings.

The front façade of the vinyl-sided house contains three-bays on the first story, with two evenly spaced in the second-story gable. An entrance is positioned on the right side over which there probably was a cantilevered hood. Although predictably plain in decoration, any façade embellishments have been removed for or obscured by an added vinyl envelope. Windows are symmetrically arranged on the side walls with a blank area on the north wall where stairs are located on the interior. A one-story bay window is located on the south side, and a one-story kitchen ell is intact on the rear. Exterior doors and window sash have been replaced.

The Julius & Johanna Gunther House is an altered example of a middling single-family house built during the Civil War era where decoration was kept to a minimum and Classical features along the roof lines were reduced in scale and complexity. The house reflects the variation and evolution of design occurring in the Crown Hill neighborhood during late-19th century, particularly in edge areas like Newbury Street.

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

20 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2972

The section of Newbury Street in which 20 Newbury is sited was part of a subdivision of land conveyed by George Jaques to Francis H. Dewey and Samuel P. and Leonard S. Harrington about 1850. The subdivision contained 66 lots platted on both sides of Newbury Street between Chatham and Chandler streets, Austin Street east of Newbury, the west side of Quincy Street, the north side of Chandler east of Newbury, and on the east side of Wellington Street south of Chandler. While a map of the subdivision has been located in Worcester County deed book 456 page 647, the date and source of the deed from Jaques is illegible. A more comprehensive search in the Worcester Registry of Deeds may clarify the early history of the property

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

More than a decade earlier, Jaques sold the L-shaped tract aligned with Newbury and Austin streets to Dewey and company. Francis Henshaw Dewey was a member of the bar, and he served as a justice of the Superior Court of Massachusetts between 1869 and 1881.¹ According to the city directory, he resided at 23 Chestnut Street. Dewey was a large stockholder of the Washburn & Moen Manufacturing Company and functioned as its chief counsel. He died in 1887, leaving his son, Francis H. Dewey Jr., in charge of his estate. Dewey appears to have controlled most of the area west of Newbury Street known as the Piedmont. He and another partner, Joseph Mason, had platted a subdivision of more than 200 house lots in an area bounded on the north by Pleasant Street, on the east by Mason Street, on the south by May Street, and on the west by Winfield Street and Park Avenue. The brothers Samuel P. and Leonard S. Harrington were carpenters who by 1854 were promoting themselves as "real estate dealers" with an office in the Paine Block and living together at 30 Elm Street. They evidently were sons of the machinist Samuel Harrington, who lived on Salem Street. By 1862 Leonard had left the scene, but Samuel continued in the business for many years after.

The lot numbered 65 on the Harrington-Dewey lot plan probably was acquired sometime between 1854 and 1859 by Julius Gunther, a clerk in Francis H. Dewey's Main Street law office. Born in Saxony, Germany, about 1819, Gunther had settled in Worcester by September 1854, when he married Johanna Maria Roedel (possibly Riedl), also a German immigrant.² The 1859 city directory shows him living at 20 Newbury Street, and by 1860 the household included the Gunthers' two children, Ann Maria, born in 1855 when the couple lived on Union Street in Worcester, and Otto, born in 1857. The birth record of Ann Maria Gunther lists her father's occupation as lawyer, but all other records show him as a clerk. By 1862 he was working for the partnership of F. H. Dewey and Hartley Williams, by 1865 for Dewey alone, and by 1867 for Dewey and his new partner, attorney Frank P. Goulding. Thomas Hovey Gage, in his 1915 historical address before the Worcester County Bar at its festival that year, identified Gunther as an "old factotum" who performed the work a stenographer would later do, among other things, in Goulding's office.³

By 1880 Julius Gunther had become a realtor, and he lived at 20 Newbury Street with his wife, his children Ann Maria, Alexander (who worked as a hardware clerk), and Guido, then sixteen years old. His son Otto, a watchmaker, had died in 1880, and in 1883 Guido Gunther died at the age of eighteen; his mother followed in 1884. By 1887 Julius Gunther had moved to School Street and rented 20 Newbury to the musician and music teacher Joseph Riedl (who may somehow have been related to Gunther's late wife) and the watchmaker and jeweler Edward Boehmer.

In March 1893 Julius Gunther died at the age of seventy-three, and by 1900 20 Newbury Street had been sold to Amory C. Holden. Born in Grafton in 1855, Holden was living in the Quinsigamond section of Worcester by 1885 and working as a grist miller, probably for John P. Currier, who had been a miller in that district from 1871. In 1887 Holden married Currier's daughter Edna, born in her father's native place of Cumberland, Rhode Island in 1858. Edna Currier was then working as a schoolteacher.

¹ Charles Nutt, *History of Worcester and its People* (New York: Lewis Historical Publishing Co., 1919), 1: 341.

² Her maiden name is taken from the death record of the Gunthers' son Otto in 1880; the facsimile of the Gunthers' marriage record, at the bottom of the page, omits her name and all information about her.

³ *Festival of the Worcester County Bar Association, with an Historical Address by Thomas Hovey Gage, Esq., June 29, 1915* (Worcester: Commonwealth Press, 1915), 37-38.

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

20 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WOR.2972
--	----------

By 1890 Holden was a razor strop maker and lived at 15 Newbury with his in-laws and his brother-in-law Ephraim Currier, who worked as an armorer, and by 1900 he had acquired 20 Newbury Street.

The 1910 census shows Amory Holden as a jobbing carpenter living with his wife Edna and his son Myron, born in 1893; the household also included a boarder, the foundry night watchman Fred Olmstead. By 1922 Holden had transferred title to 20 Newbury to his wife, and he died between 1927 and February 1930. By that time Edna Holden owned her childhood home at 15 Newbury as well as 18 Newbury next door to her own home. She owned and occupied 20 Newbury through at least 1940 and is no longer listed in Worcester directories by 1942. By 1950 she or her heirs had sold 15, 18, and 20 Newbury Street to Amy C. Richardson and others, who rented it to two families in 1950. From at least 1962 through at least 1975 20 Newbury Street was owned and solely occupied by the family of Worcester State Hospital employee and U.S. Army veteran Will M. Gamble.

SELECTED RESEARCH DATA

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

- 1859CD Guenther Julius clerk h 20 Newbury
- 1860C Julus [*sic*] Gunther ae 34 clerk b Saxony, Joanna 27 b Saxony, Maria 5 MA, Otto 3 MA
- 1862CD Gunther J clk Dewey & Williams h 20 Newbury
- 1865CD Gunther Julius clerk FH Dewey's h 20 Newbury
- 1870C *next to Mary P Conant @ 18 Newbury:* Gunther Julius ae 57 agt to let houses \$7000/500 b Germany, wife Johanna ae 37 Germany, Maria J 18 MA, Otto C 13 MA, Alexander 8 MA, Guido 6 MA
- 1872SD 20, ho. Julius Gunther, clerk, 398 Main
- 1880C 20 Newbury: Gunther Julius ae 61 real estate agent b Germany, wife Lanna? Ae 45 b Germany, hilcdren Maria ae 25 b MA, Alexander 19 clerk hardwar b MA, Guido?? Ae 16 in school
- 1890HD Riedl Joseph, musician
Boehmer Edward, jeweler, b.
J. Gunther, bld. \$900; 5085 ft. \$1700
- 1893VR died 3 Mar Julius Gunther ae 73 real est res Worcester b Germany father Frangott F Gunthere mother NL
- 1900HD Holden Armory C. stropmkr.
Holden Edna C. bld. \$1200; 5085 ft. \$1700
- 1900C 20 Newbury: Holden Amory b July 1855 MA razor strop finisher, wife Edna C b Sept 1858 RI, son Myron C b March 1893 MA
- 1910HD Holden Armory C repairer
Holden Edna C. bld. \$1200; 5085 ft. \$1700
- 1910C: 20 Newbury: Holden Amory C ae 55 MA jobbing carpenter, wife Edna C RI ae 51, son Myron C ae 17, boarder Fred A Olmstead ae 56 widower b MA night watchman foundry
- 1922HD Holden Armory C carpenter h do
Holden Edna C. bld. \$2300; 5085 ft. \$1700
- 1932HD Holden Edna C Mrs
Holden Edna C. bld. \$3100; 5085 ft. \$1700; also owns 15 Newbury and lot west of Mill; heirs of husband Amory own 18 Newbury
- 1940HD Holden Edna C Mrs
Holden Edna C. bld. \$2400; 5085 ft. \$1200; also owns 15 Newbury and lot west of Mill; heirs of husband Amory own 18 Newbury

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

20 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2972

- 1950HD Johnson Harry W (Bertha L) eng
Johnson Raymond A r spray painter
Strickland Herbert M r (Barbara L) chauf
Richardson Amy C et al bld. \$2700; 5085 ft. \$1300; also owns 15 & 18 Newbury and lot west of Mill
- 1962HD Gamble Will M (Josie M) USA
Gamble Will M & Josie M bld. \$2600; 5085 ft. \$1300
- 1975HD Gamble W M atndt Worcester State Hospital
Gamble Josie M bld. \$2600; 5085 ft. \$1300

BIBLIOGRAPHY and/or REFERENCES*Maps & Atlases*

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

Directories and Census

- The Worcester Almanac, Directory and Business Advertiser*. Worcester: H.J. Howland, 1844-1864. Published annually.
- The Worcester Directory*. Worcester: H.J. Howland, 1865-1872. Published annually.
- The Worcester Directory*. Worcester: Drew, Allis & Co., 1873-1919. Published annually
- The Worcester Directory*. Worcester: Sampson & Murdock Co., 1920-1938. Published annually.
- The Worcester Directory*. Boston, then Malden: R.L. Polk & Co., 1939- . Published annually.

- 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

20 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2972

PHOTOGRAPHS (Neil Larson, 2009)



View from SE



View from NE

National Register of Historic Places Criteria Statement Form

Check all that apply:

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

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

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

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

The Julius & Johanna Gunther House is an altered example of a middling single-family house built during the Civil War era where decoration was kept to a minimum and Classical features along the roof lines were reduced in scale and complexity. The house reflects the variation and evolution of design occurring in the Crown Hill neighborhood during late-19th century, particularly in edge areas like Newbury Street.

FORM B – BUILDING

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

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

03-024-00008	Worcester North		WOR.2973
--------------	--------------------	--	----------

Town/City: Worcester

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

Address: 23 Newbury Street

Historic Name: Ira Davis Three Decker

Uses: Present: Three Family Residential
Original: Three Family Residential

Date of Construction: ca. 1883

Source: historic maps & directories

Style/Form: Three Decker

Architect/Builder: George S. Clough, possible builder

Exterior Material:

Foundation: brick

Wall/Trim: vinyl clapboard

Roof: asphalt shingle

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

Vinyl siding added
Window sash replaced

Condition: good

Moved: no yes **Date:**

Acreage: 0.1129 acres

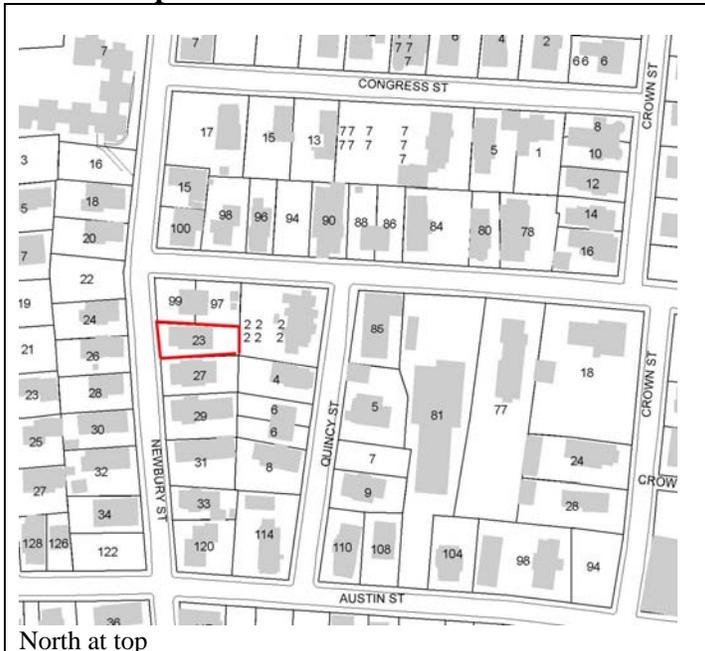
Setting: The Crown Hill neighborhood is situated on a promontory west of downtown Worcester. It has an irregular street pattern characteristic of its mid-19th-century origin with tight streetscapes of mostly wood frame single-family dwellings. Commercial, religious, school, industrial and multi-family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

Photograph



View from SW

Locus Map



Recorded by: Neil Larson & Kathryn Grover
Larson Fisher Associates

Organization: City of Worcester Historical Commission

Date (*month / year*): June 2010

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

23 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2973

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 Ira Davis Three Decker is located on a 0.1129-acre parcel on the east side of Newbury Street south of Chatham Street. It is bounded on the north by a two-family house of recent construction and the south by a nearly identical three decker. The three-story wood frame three family dwelling was built ca. 1883 with a hipped roof. It is situated on a sloping site at the western base of Crown Hill and is elevated on a brick basement partially exposed on the front. The house is positioned near the north lot line leaving more yard space on the south side of the house, which is paved as a driveway. A low retaining wall constructed of railroad ties fronts the parcel at the sidewalk with openings for the front entrance and driveway. There are no outbuildings.

The original wood clapboard siding is concealed by more recent vinyl siding. The flat roof of a full front porch survives, although sections beneath it have been replaced, although original braces appear to survive at the tops of the posts. The only visible decoration are brackets at the roof corners above the third story. Exterior doors and window sash have been replaced. A wide, shallow three-story pavilion is centered on the south side of the house; a three-story porch with stairs is notched into the southeast corner of the building.

The Ira Davis Three Decker is a representative example of early three decker design in the city and shows the spread of multiple family dwellings around the periphery of Crown Hill and in the expanding Piedmont area. It is possible that the house was built by George S. Clough, who was the owner of a nearly identical three decker at 129 Austin Street (WOR.2953).

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 section of Newbury Street in which 23 Newbury is sited was part of a subdivision of land conveyed by George Jaques to Francis H. Dewey and Samuel P. and Leonard S. Harrington about 1850. The subdivision contained 66 lots platted on both sides of Newbury Street between Chatham and Chandler streets, Austin Street east of Newbury, the west side of Quincy Street, the north side of Chandler east of Newbury, and on the east side of Wellington Street south of Chandler. While a map of the

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

23 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WOR.2973

subdivision has been located in Worcester County deed book 456 page 647, the date and source of the deed from Jaques is illegible. A more comprehensive search in the Worcester Registry of Deeds may clarify the early history of the property

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

More than a decade earlier, Jaques sold the L-shaped tract aligned with Newbury and Austin streets to Dewey and company. Francis Henshaw Dewey was a member of the bar, and he served as a justice of the Superior Court of Massachusetts between 1869 and 1881.¹ According to the city directory, he resided at 23 Chestnut Street. Dewey was a large stockholder of the Washburn & Moen Manufacturing Company and functioned as its chief counsel. He died in 1887, leaving his son, Francis H. Dewey Jr., in charge of his estate. Dewey appears to have controlled most of the area west of Newbury Street known as the Piedmont. He and another partner, Joseph Mason, had platted a subdivision of more than 200 house lots in an area bounded on the north by Pleasant Street, on the east by Mason Street, on the south by May Street, and on the west by Winfield Street and Park Avenue. The brothers Samuel P. and Leonard S. Harrington were carpenters who by 1854 were promoting themselves as "real estate dealers" with an office in the Paine Block and living together at 30 Elm Street. They evidently were sons of the machinist Samuel Harrington, who lived on Salem Street. By 1862 Leonard had left the scene, but Samuel continued in the business for many years after.

The three-decker at 23 Newbury Street was built on lot 44 of the Harrington-Dewey plan probably about 1883 for the fish merchant Ira Davis, who lived then at 34 (numbered 40 at that time) Jaques Avenue. Born in the western Massachusetts town of Charlton about 1848, Davis was living in Worcester by 1881 and was then proprietor of the fish and oyster firm of Ira Davis and Company on Main Street. He lived at that time with his wife Cinderella Hurd Davis, a native of Orange, Massachusetts, who worked as a dressmaker. Ira Davis died between 1910 and 1922, and his heirs owned 23 Newbury through at least the latter year.

Davis rented 23 Newbury to a steady stream of relatively short-term tenants. In 1890 the confectioner John C. Livingston lived there with clerk Frank Kelley on the second floor and George E. Dearing, about whom nothing is known, on the third. By 1910 produce clerk William A. Nichols, motorman James D. Garrity, and undertaker G. Willard King occupied the first, second, and third floors respectively.

By 1932 Davis's heirs sold 23 Newbury to Eliza Robichaud, the wife of millwright Joseph Robichaud. Born in Massachusetts to Irish immigrant parents, Eliza Robichaud and her husband and children lived on Oread Place in 1920 and Balder Road in 1930. Her husband was born either in Massachusetts or Quebec, according to censuses, and the couple had a son Leo, a house carpenter, and a daughter Clare, born about 1902. In 1930 Clare, an insurance office clerk, lived with her parents, and by 1940 house directories show that ownership of 23 Newbury had passed to her. In that year the families of machinist Frederick Johnson and postman George W. Russell occupied two of the three-decker's units; by 1950 the families of storage warehouse driver Frederick J. Magee, bus company worker Guy Washburn, and felt worker Cecil J. Vielle lived in the house. By 1962 Arthur Eliopoulos, a foreman at Bond Bread, and his wife Mary owned and rented out 23 Newbury Street, and by 1975 roofer Joseph E. Monfreda and his wife Mary owned the property.

SELECTED RESEARCH DATA

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

1876M not depicted

1883 Deed, 1147:378, 1 Jun 1883, Francis H. Dewey to Ira Davis, 45 x 107 ft. lot, \$1250

¹ Charles Nutt, *History of Worcester and its People* (New York: Lewis Historical Publishing Co., 1919), 1: 341.

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

23 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2973

- 1886M Fish [Ira Davis was a fish merchant!]
- 1890HD Livingston J.C. confectioner 1
Kelley Frank, clerk 2
Dearing George E.
Ira Davis, bld. \$3300; 4920 ft. \$1400 Davis Ira, fish h. 40 Jaques Av
- 1900HD Coan Fred'k C. carpenter 1
Jordan Mary Mrs. 2
Jordan Phoebe Miss, b.
Marsh James B. carpenter, b.
Powers Wm. D. paperhanger 3
Davis Ira, bld. \$3300; 4920 ft. \$1400
- 1910HD Nichols William A clerk 1 16 Bridge Gleason W N Co produce
Garrity James D motorman 2
King G Willard undertaker 3
Davis Ira, bld. \$3000; 4920 ft. \$1700; also owns 34 Jaques/67 Piedmont
- 1922HD Hayman Charles Mr & Mrs machine opr
Fanion Adeline b widow Octavius
Fagan Frank J Mr & Mrs sanitary insp 6 City Hall
Hayman Ada b packer
Gardner Alfred L lanudryman City Hospital
Gardner Harold E b clerk 15 Belmont Morgan Construction Co wire machinery mfrs
Davis Ira, heirs, bld. \$5500; 4920 ft. \$1700; also owns 34 Jaques/67 Piedmont
- 1925 Deed, 2388:551, 14 Nov 1925, Olive Davis, Ralph D. Davis & Ella G. Davis to Eliza Robichaud
- 1932HD Lambert Alf M (Juliette) baker 43 Mason Worcester Baking Co
Gosselin Lucian W r foreman WSS Co
Fox Danl E (Emma) motorman 107 Main Worcester Consolidated Street Railway Co
Robichaud Eliza J Mrs wid Jos E
Robichaud Clare r sten
Collagon Mary E Mrs r wid Christopher
Robichaud Eliza, \$6500; 4920 ft. \$1700; also owns 11 Balder Rd
- 1940HD Johnson Fredk M (Maude D) mach
Russell Geo W (Maude E) carrier PO
Robichaud Clare, \$5000; 4920 ft. \$1200; also owns 11 Balder Rd
- 1950HD Magee Fredk J (Mary L) chauf School St Storage Warehouse Co Inc
Washburn Guy R (Lillian J) starter Short Line Inc [busses]
Vielle Cecil J (Irene M) felt worker
Robichaud Clare, bldg.\$5500; 4920 ft. \$1200; also owns 7 Oread Pl
- 1950 Deed, 3273:271, 31 Jul 1950, Clare Robichaud (title by will of Eliza Robichaud) to Francis X. Brophy
Deed, 3310:74, 28 Dec 1950, Francis X. Brophy to Arthur & Mary Eliopoulous
- 1962HD Grosse Wm T jr (Dorothy E) mech Acme Automotive Transmission, 383 Southbridge
MacDonald Allan G (Doris P) clk Stop & Shop
StGeorge David mech Lenco Spring
Eliopoulos Arth & Mary bldg.\$5000; 4920 ft. \$1200; Arthur foreman Bond Bread h 25 Healy Rd

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

23 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2973

- 1963 Deed, 4388:278, 23 Jul 1963, Arthur & Mary Eliopoulous to Mutual acceptance Corp.
- 1972 Deed, 5275:53, 18 Oct 1972, Mutual Acceptance Corp. to Joseph E. Monfreda
- 1975HD Hedda Angel (Lavona) lab Granger Constn
Wilson Steph L (Nellie)
Campbell Ann C Mrs emp aide State DES
Monfreda, Joseph E. bldg.\$5000; 4920 ft. \$1200, also owns 14 King St
Monfreda Jos E (Mary C) JE Monfreda & Son, roofer & side waller, 460 Park Ave, h. do
- 1992 Deed, 14709:108, 12 Nov 1992, Joseph E. Monfreda to Joseph E. & Mary C. Manfreda

BIBLIOGRAPHY and/or REFERENCES*Maps & Atlases*

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

Directories and Census

- The Worcester Almanac, Directory and Business Advertiser*. Worcester: H.J. Howland, 1844-1864. Published annually.
- The Worcester Directory*. Worcester: H.J. Howland, 1865-1872. Published annually.
- The Worcester Directory*. Worcester: Drew, Allis & Co., 1873-1919. Published annually
- The Worcester Directory*. Worcester: Sampson & Murdock Co., 1920-1938. Published annually.
- The Worcester Directory*. Boston, then Malden: R.L. Polk & Co., 1939- . Published annually.

- 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

23 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WOR.2973
--	----------

PHOTOGRAPHS (Neil Larson, 2009)



View from SW



View from NW

National Register of Historic Places Criteria Statement Form

Check all that apply:

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

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

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

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

The Ira Davis Three Decker is a representative example of early three decker design in the city and shows the spread of multiple family dwellings around the periphery of Crown Hill and in the expanding Piedmont area. It is possible that the house was built by Clough, who was the owner of a nearly identical three decker at 129 Austin Street (WOR.2953).

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	WOR.2892
Historic Name:	Moore, James D. House
Common Name:	Alisch, Emil R. - Ring, Thomas House
Address:	24 Newbury St
City/Town:	Worcester
Village/Neighborhood:	Piedmont
Local No:	
Year Constructed:	C 1870
Architect(s):	
Architectural Style(s):	No style
Use(s):	Multiple Family Dwelling House
Significance:	Architecture
Area(s):	
Designation(s):	



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

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) under the subject heading "MHC Forms."

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

This file was accessed on:

Wednesday, July 11, 2012 at 12:18 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		2892
--	--------------------	--	------

Town Worcester

Place (*neighborhood or village*)

Piedmont

Address 24 Newbury Street

Historic Name James D. Moore House

Uses: Present Multiple-family dwelling

Original Multiple-family dwelling

Date of Construction c. 1870

Source Worcester Atlas (1870)

Style/Form Classical Revival

Architect/Builder unknown

Exterior Material:

Foundation stone

Wall/Trim wood clapboard siding

Roof asphalt shingle

Outbuildings/Secondary Structures none

Major Alterations (*with dates*)

Dormers raised on south side c. 1920

Two-story front porch removed c. 1990

Condition good

Moved no yes **Date**

Acreage 4,928 sq. ft.

Setting

The building is located on the west side of Newbury where Chatham Street enters on the east side and Crown Hill bottoms out. The neighborhood is residential with primarily multiple-family 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

MASS. HIST. COMM

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

INVENTORY FORM CONTINUATION SHEET

Town
WORCESTER

Property Address
24 NEWBURY ST.

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

Area(s) Form No.

	2892
--	------

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 was built as a two-family dwelling in c. 1870. It is a simple and unembellished building with a gable roof with its end facing the street. The eaves on the gable end and sides are trimmed with a thin Classical cornice. The front façade has three window bays with two entrances positioned on the north side; the inside door enters the ground floor, and the outside door enters a stairway to the second floor. A blank space on the front end of the north side wall represents the interior location of the stair. Historic maps indicate there was a full-width, two-story porch on the front façade; this was removed recently. An unusual three-story, shed roof bay projects from the center of the south wall. It was added in c. 1920 when the attic was finished as a independent living unit. A two-story porch also existed on the rear. Entrance doors and window sash have been replaced. A two-story single-family house built in the rear of the lot sometime between 1886 and 1896 has been demolished.

In spite of its alterations, this building is an important early example of the developing form and plan of multiple-family housing using floor-through flats.

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.

While early maps depict a building in this location, an owner is not identified until the 1886 atlas. At that time, James D. Moore, an organ maker residing at 9 Quincy Street, held title to the property. There was a second house on the rear of the lot, which was numbered No. 24 ½. In 1890 E.A. Macomber, a heel maker, was head of a household on the first floor, and butcher Daniel P. Stockwell lived with his family on the second floor. Samuel F. Johnson, another butcher, lived in the house in the back. Moore owned the houses until 1918, and the real estate record in the 1900 house directory listed other properties in his possession: 7 and 9 Quincy Street just east on Crown Hill (he lived at 9 Quincy), as well as 66 Merrick, 46 Dewey, and 149 Austin, all of which are in the Piedmont neighborhood.

Emil R. Alisch bought the property in 1918. He was a recent immigrant from Germany, who worked for the Norton Company. He started living in the front house, which recorded three families for the first time, and establishes the time at which the attic was made into a independent living unit. By the time the census enumerator arrived in 1920, Alisch, his Russian wife, Helen, and newborn son, Rudolph, moved into the single-family residence in the rear. Real estate investor Thomas Ring was the owner in 1930. The Berthiaume,

INVENTORY FORM CONTINUATION SHEET

Town
WORCESTER

Property Address
24 NEWBURY ST.

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

Area(s) Form No.

	2892
--	------

Gates, and Wolf families lived in the three flats of the front house. Mrs. Luck J. Burns, widow of Patrick Burns, occupied the house in the rear boarding her three working sons and a fourth lad. The house was recorded as one of fifteen properties Thomas F.J. and Florence E. Dillon owned in 1940. The three households in the big house were headed by widows and contained seven additional roomers. A widow rented the little house as well and boarded an unrelated male. In 1950 Leo V. Kelley owned the property and lived there with his family.

SELECTED RESEARCH DATA

Maps

- 1870: present house indicated: lot 24
- 1878: present house depicted
- 1886: present house indicated: J.D. Moore
- 1896: present house & outbuilding indicated: James D. Moore
- 1911: present house & outbuilding indicated: J. D. Moore
- 1922: present house & outbuilding indicated: E.D. Holbrook

City & House Directories

1886 CD Stockwell Daniel P. butcher 147 Pleasant house 24 Newbury FIRST INSTANCE

1890 HD 24 Macomber E. A. heelmaker 1
 Stockwell Daniel P. butcher 2
 24 ½ Johnson Samuel F. butcher
 Owner: James D. Moore blds. \$2700; 4928 ft. \$1700
 [Moore James D organ builder, 9 Quincy h. do]

1900 HD 24 Barr Thomas J. salesman 1
 Jefts Sidney E. electrician 2
 Hughes Bert, clerk, b.
 Hughes Clementine Mrs. b.
 24 ½ Judkins Charles F. driver
 Owner: Moore James D. blds. \$2700; 4928 ft. \$1700
 Also owns 196 Austin, 66 Merrick, 46 Dewey, 7 & 9 Quincy (h. 9 Quincy)

INVENTORY FORM CONTINUATION SHEET

Town
WORCESTER

Property Address
24 NEWBURY ST.

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

Area(s) Form No.

	2892
--	------

Page 4

24 ½ Theberge Mabel V Mrs
LaBossiere Geo V r

Owner: Dillon Thos F J & Florence E blds. \$5500; 4928 ft. \$1000; Also owns 14 other properties

1950 HD

24 Follansbee Clifford
Kelley Leo V
Kelley Donald L r
Lapan Hazel r
Mayer Geo E
Herrick Geo H r

24 ½ Theberge Mabel V Mrs
LaBossiere Geo V r

Owner: Kelley Leo V trus blds. \$6500; 4928 ft. \$1200



INVENTORY FORM CONTINUATION SHEET

Town
WORCESTER

Property Address
24 NEWBURY ST.

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

Area(s) Form No.

2892

Page 5

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.

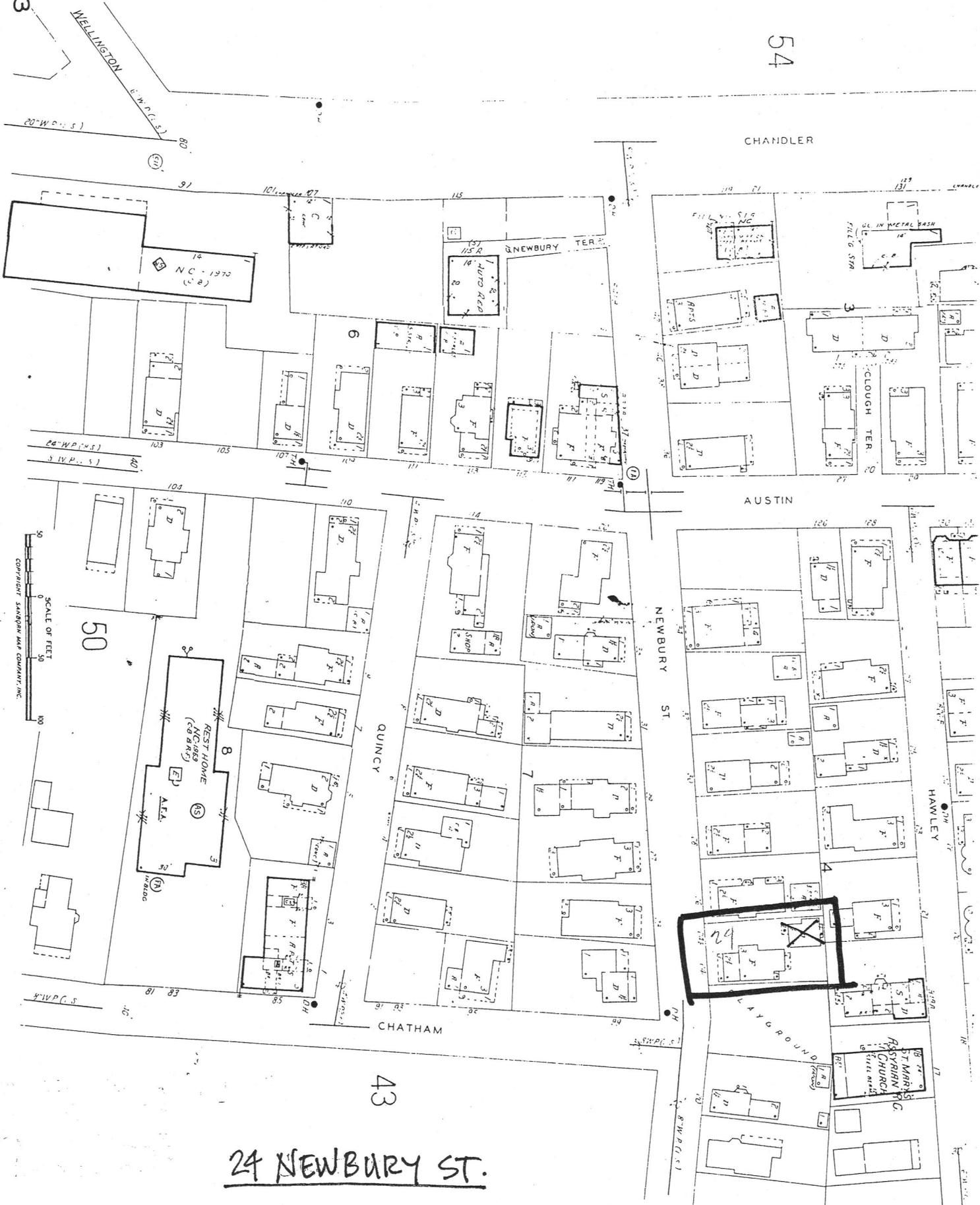
- The Worcester House Directory. Worcester: Drew, Allis & Co., 1888-1918. Published semi-annually.
- The Worcester House Directory. Worcester: Sampson & Murdock Co., 1920-1938. Published semi-annually.
- The Worcester House Directory. Boston (then Malden): R.L. Polk & Co., 1939-. Published semi-annually.

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.*

4-73

54



43

24 NEWBURY ST.

FORM B – BUILDING

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

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

03-024-00007	Worcester North		WOR.2974
--------------	--------------------	--	----------

Town/City: Worcester

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

Photograph



View from SW

Address: 27 Newbury Street

Historic Name: John L. Parker Three Decker

Uses: Present: Residential

Original: Residential

Date of Construction: ca. 1887

Source: historic maps & directories

Style/Form: Three Decker

Architect/Builder: George S. Clough, possible builder

Exterior Material:

Foundation: brick

Wall/Trim: vinyl clapboard

Roof: asphalt shingle

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

Vinyl siding added
Window sash replaced

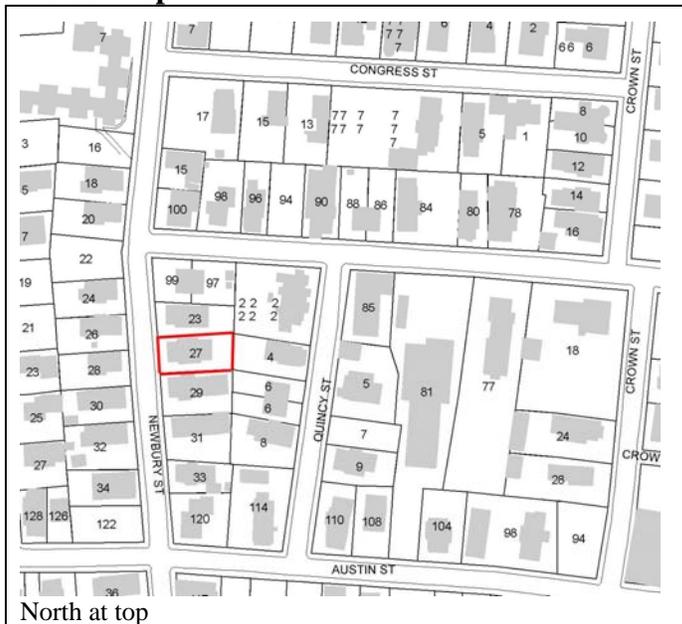
Condition: good

Moved: no yes **Date:**

Acreage: 0.1185

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

Locus Map



Recorded by: Neil Larson & Kathryn Grover
Larson Fisher Associates

Organization: City of Worcester Historical Commission

Date (*month / year*): June 2010

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

27 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2974

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 L. Parker Three Decker is located on a 0.1185-acre parcel on the east side of Newbury Street south of Chatham Street. It is bounded on the south by a house of similar period and the north by a nearly identical three decker. The three-story wood frame three family dwelling was built ca. 1887 with a hipped roof. It is situated on a sloping site at the western base of Crown Hill and is elevated on a brick basement partially exposed on the front. The house is positioned near the north lot line leaving more yard space on the south side of the house where a stone retaining wall buttresses a terrace. There are no outbuildings.

The original wood clapboard siding is concealed by more recent vinyl siding. The flat roof front porch survives with turned posts and braces at the tops, although the railing has been replaced by a sided kneewall that extends down to ground level. Wide, shallow three-story pavilions are centered on the side walls; a three-story porch with stairs spans the rear wall. Exterior doors and window sash have been replaced.

The John L. Parker Three Decker is a representative example of early three decker design in the city and shows the spread of multiple family dwellings around the periphery of Crown Hill and in the expanding Piedmont area. It is possible that the house was built by George S. Clough, who was the owner of a nearly identical three decker at 129 Austin Street (WOR.2953).

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 section of Newbury Street in which 27 Newbury is sited was part of a subdivision of land conveyed by George Jaques to Francis H. Dewey and Samuel P. and Leonard S. Harrington about 1850. The subdivision contained 66 lots platted on both sides of Newbury Street between Chatham and Chandler streets, Austin Street east of Newbury, the west side of Quincy Street, the north side of Chandler east of Newbury, and on the east side of Wellington Street south of Chandler. While a map of the

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

27 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2974

subdivision has been located in Worcester County deed book 456 page 647, the date and source of the deed from Jaques is illegible. A more comprehensive search in the Worcester Registry of Deeds may clarify the early history of the property

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

More than a decade earlier, Jaques sold the L-shaped tract aligned with Newbury and Austin streets to Dewey and company. Francis Henshaw Dewey was a member of the bar, and he served as a justice of the Superior Court of Massachusetts between 1869 and 1881.¹ According to the city directory, he resided at 23 Chestnut Street. Dewey was a large stockholder of the Washburn & Moen Manufacturing Company and functioned as its chief counsel. He died in 1887, leaving his son, Francis H. Dewey Jr., in charge of his estate. Dewey appears to have controlled most of the area west of Newbury Street known as the Piedmont. He and another partner, Joseph Mason, had platted a subdivision of more than 200 house lots in an area bounded on the north by Pleasant Street, on the east by Mason Street, on the south by May Street, and on the west by Winfield Street and Park Avenue. The brothers Samuel P. and Leonard S. Harrington were carpenters who by 1854 were promoting themselves as "real estate dealers" with an office in the Paine Block and living together at 30 Elm Street. They evidently were sons of the machinist Samuel Harrington, who lived on Salem Street. By 1862 Leonard had left the scene, but Samuel continued in the business for many years after.

The lot numbered 43 on the Harrington-Dewey plan was probably vacant until about 1887, when machinery manufacturer John Loring Parker acquired it and built the three-decker numbered 27 Newbury Street there. Born in Pepperell in 1830, Parker apprenticed as a machinist in the Pepperell paper machinery factory of Blake and Company after graduating from high school in Cohasset in 1848; he married senior partner Henry Blake's daughter Marrinda in 1852. Parker rose through the ranks at Blake and Company until he became superintendent, about the time of the Civil War. During the war he secured a contract to manufacture swords and became partners in the West Chelmsford factory of Roby and Company to execute the work. In 1866 he came to Worcester to superintend the loom factory of L. J. Knowles and Brother and some few years later acquired the iron and steel pressed goods manufacturing firm of White and Emerson. In 1876 his brother Edmund became a partner in the firm, which made cutlery as well as parts for agricultural and cotton textile machinery and shoe last manufacturers. Parker's son Ned Wesley Parker, born in Worcester in 1870, grew up in Shrewsbury, where his family moved in 1872, and he entered the business his father started in 1888, a year after he died. Ned W. Parker supervised manufacturing at John L. Parker and Company for twenty years but lived in Shrewsbury with his wife Mabelle G. Bemis Parker and children Winifred and Lawrence.²

After 1890 house directories show Ned W. Parker as the owner of 27 Newbury Street through 1910. Little is known about the three-decker's original occupants, but by 1900 the large family of Churchill Stevens lived in the house. Churchill S. Stevens, born about 1842 in Auburn, Maine; his father David was a Universalist minister, and his mother Julia was the daughter of farmer George Churchill. In 1861 and 1862 Churchill Stevens served as a private in Companies H and G of the Maine First Cavalry Regiment, and by 1870 he was working as a shoe factory machinist and living in Marlborough with his wife Georgianna (or Anna) Moore Stevens, a native of Waltham, and son William. The couple's son Walter Clarence Stevens was born in Marlborough in 1872. Between 1890 and 1892 the Stevens family moved to Worcester, first living on Agricultural Street, and in 1895 Walter Stevens married Vermont native Ida S. Whitney. In 1900 she had died, and Walter Stevens, an insurance agent, lived at 27 Newbury with his widowed father, also an insurance agent, a widowed sister-in-law and her two children, and a boarding dressmaker named Belle L. Waters. A second unit at 27 Newbury was occupied by Ezra Churchill, who was born in Plympton about 1828; his relation if any to Julia Churchill Stevens is unknown. He lived in the three-decker with his wife Myra and daughters Fanny and Florence; no one in the apartment was employed at the time. The 1900 house directory shows the family of conductor Herbert Stoddard in the third unit at 27 Newbury, but the 1900 census does not record the Stoddards at this address.

¹ Charles Nutt, *History of Worcester and its People* (New York: Lewis Historical Publishing Co., 1919), 1: 341.

² Ellery Bicknell Crane, ed., *Historic Homes and Institutions and Genealogical and Personal Memories of Worcester County, Massachusetts* (New York: Lewis Publishing Co., 1907), 1:146-47.

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

27 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

	WOR.2974
--	----------

Both Churchill Stevens and Ezra Churchill died in 1902, and by 1920 the family of Worcester Street Railway inspector George Mansfield had acquired 27 Newbury Street and took up one of its apartments. Mansfield, born in Spencer about 1872, was then a widower and lived with his widowed stepmother Marie Mandeville, who had come to the United States from Quebec in 1863, and his children Raymond, a candy store salesman, Phyllis, and W. Stanley, who was sixteen and worked as a market delivery boy. The Mansfield family occupied 27 Newbury Street until at least 1950 and owned it through at least 1962. They rented the dwelling's other two units to a variety of tenants. In 1920 the families of fireman Horace L. Ware and grocery store salesman James E. Wilson lived at 27 Newbury, and both took in roomers; Ware had income from roomer Mathilda Eklof, a draftsman, and daughter Olga, an insurance company clerk, while Worcester State Hospital attendant Samuel McCook roomed with the Wilson family. Some tenants were relatively long-term: Grover Cleveland, born in Canada in 1905 and an employee at Norton, lived there in 1932 and 1940 (and was probably married George Mansfield's daughter Phyllis); clerk Agnes F. Murphy occupied a unit from at least 1940 to at least 1962; and special policeman William H. Morgan and later his widow Mary lived there from 1940 to at least 1962 as well. George Mansfield died by 1962, and the 27 Newbury Street passed to his son William and married daughter Phyllis R. Cleveland. By 1975 the house was owned by machinist Ernest G. Clark and his wife Norma.

SELECTED RESEARCH DATA

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

- 1886M not pictured
- 1890HD Harthan Warren, machinist 1
Walker J. valentine maker 2
Ferguson Abram, clothing 3
J.L. Parker, hrs. (non-resident) bld. \$3800; 5161 ft. \$1500
- 1900C 27 Newbury
1) Churchill Ezra b Jan 1827 MA rents, wife Myra b Dec 1839 MA, dau Fannh H b Sept 1863 MA, dau Florence A b Dec 1871 MA
2) Stevens Churchill b Mar 149 ME ins agent, son Walter b June 1872 MA widowed ins agent, dau-in-law Amelia J b Oct 1867 Nova Scotia widow emig 1883, grandson Walter S b July 1892, granddau Leah b Dec 1893, boarder \ Belle L Waters b Oct 1872 dressmaker
- 1900HD Stevens Walter C. ins. agent 1
Stevens Churchill S. ins. agt. b.
Churchill Ezra 2
Stoddard Herb't C. conductor 3
Hart E.A. Mrs. b.
Parker Ned W. (Shrewsbury) bld. \$3800; 5161 ft. \$1500
- 1910HD Tyler Edna I Mrs 1
Meriwether J Arthur millwright b
Smith Annie L Mrs b
Dudley Geraldine W Miss b
Alton Louis H 2
Deland Charlotte S Mrs 3
Parker N W (Shrewsbury) bld. \$3800; 5161 ft. \$1800
- 1920C 27 Newbury: 1) Mansfield George owns ae 48 wid b MA father b Canada mother MA inspector street railway, son Raymond 21 MA salesman candy store, dau Phyllis 19, son W Stanley ae 16 delivery man market, stepmother Marie B Mandeville? Ae 79 wid b Can emig 1863
2) Ware Horace L rents ae 44 b MA fireman fire dept, wife Edna A ae 47 b CT dressmaking at home, dau Hazel 14 b MA dancing teacher dancing studio, roomer Mathilda Eklof ae 25 b CT female draftsman grinding wheel factory
3) Wilson James E rents ae 43 b Can emig 1894 salesman grocery store, wife Annie ae 34 b Can emig 1904, mother-in-law Teresa Hartz ae 62 b Canada emig 1905, roomer Samuel McCook ae 41 b Ire emig 189? Shipper steel factory, roomer Mary L Kelley ae 8 b MA

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

27 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2974

-
- 1922HD Mansfield George inspector
Mansfield Raymond G b clerk 5 Grafton Claflin-Sumner Coal Co
Mansfield Phyllis R b insp
Mandeville Marie O Mrs b widow John
Wilson James E Mr & Mrs clerk
McCook Samuel b attendant Worcester State Hospital
Hertz Theresa Mrs b widow Charles
Ware Edna A Mrs widow Horace L dressmaker 55 Pearl (GAR Building)
Ware Hazel b teacher dancing 55 Pearl
Lassard Frank b
Eklof Matilda b draughtsman
Eklof Olga b clerk 18 Franklin (insurance co) Worcester Trust Co Building
Mansfield George bld. \$6500; 5161 ft. \$1800
- 1932HD Mansfield Geo insp 107 Main Worcester Consolidated Street Railway Co
Mansfield Phyllis R r
Crown John J clk 36 Front Arnold B F Co grocers
Crown Edw M r mach
Casey Nellie T r
Prentiss Henry F (Mary E) salesman
Cleveland Grover r salesman
Mansfield George bld. \$7500; 5161 ft. \$1800
- 1940HD Mansfield Geo insp Worc. St Rwy
Cleveland Grover G r (Phyllis R) mixer Norton Co
Murphy Agnes F clk
Murphy Nellie G r
Moran Wm H r (Mary T) spcl police
Fontaine Felix J (Helen F) (Atlas Rubber Stamp Co) 29 Pearl Rm 308
Halley Mary L r
Halley Michl J r clk Waterfront Café Inc, 258 Pleasant
Halley Wm E r
Mansfield George bld. \$5000; 5161 ft. \$1200
- 1950HD Mansfield Geo
Murphy Agnes F
Murphy Helen r
Moran Mary T Mrs
Fontaine Felix J
Mansfield George bld. \$5500; 5161 ft. \$1300
- 1962HD Moran Mary T Mrs
Eddy Ruth B r
Eddy Rosamond B r
Murphy Agnes F Mrs
Cooney John E (Alice M) tel opr Worc
Cooney John E jr r opr Worc
Cooney Eliz J r nurse City Hospital
Mansfield Wm S & Phyllis R. Cleveland bld. \$5500; 5161 ft. \$1300
- 1975HD Eddy Ruth B
Johnson Allen (Mary) lab
LaBrie Francis (Judith R) adj Hanover Group
Clark Madeline
*Clark Ernest G & Norma B bld. \$5500; 5161 ft. \$1300, also own and reside at 29 Newbury
Clark Ernest G (Norma B) mach hand Geo J Meyer Mfg h 29 Newbury*

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WOR.2974

BIBLIOGRAPHY and/or REFERENCES*Maps & Atlases*

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

Directories and Census

- The Worcester Almanac, Directory and Business Advertiser*. Worcester: H.J. Howland, 1844-1864. Published annually.
- The Worcester Directory*. Worcester: H.J. Howland, 1865-1872. Published annually.
- The Worcester Directory*. Worcester: Drew, Allis & Co., 1873-1919. Published annually
- The Worcester Directory*. Worcester: Sampson & Murdock Co., 1920-1938. Published annually.
- The Worcester Directory*. Boston, then Malden: R.L. Polk & Co., 1939- . Published annually.
- 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

27 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WOR.2974
--	----------

PHOTOGRAPHS (Neil Larson, 2009)



View from SW



View from NW

National Register of Historic Places Criteria Statement Form

Check all that apply:

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

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

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

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

The John L. Parker Three Decker is a representative example of early three decker design in the city and shows the spread of multiple family dwellings around the periphery of Crown Hill and in the expanding Piedmont area. It is possible that the house was built by George S. Clough, who was the owner of a nearly identical three decker at 129 Austin Street (WOR.2953).

FORM B – BUILDING

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

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

06-006-00024	Worcester North		WOR.2975
--------------	--------------------	--	----------

Town/City: Worcester

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

Address: 28 Newbury Street

Historic Name: Isabella & Elizabeth McCausland House

Uses: Present: Two Family Residential
Original: Two Family Residential

Date of Construction: ca. 1870

Source: historic maps & directories

Style/Form: Greek Revival

Architect/Builder: unknown

Exterior Material:

Foundation: brick

Wall/Trim: vinyl clapboard

Roof: asphalt shingle

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

Dormers added
Porch enclosed
Vinyl siding added

Condition: good

Moved: no yes **Date:**

Acreage: 0.1126

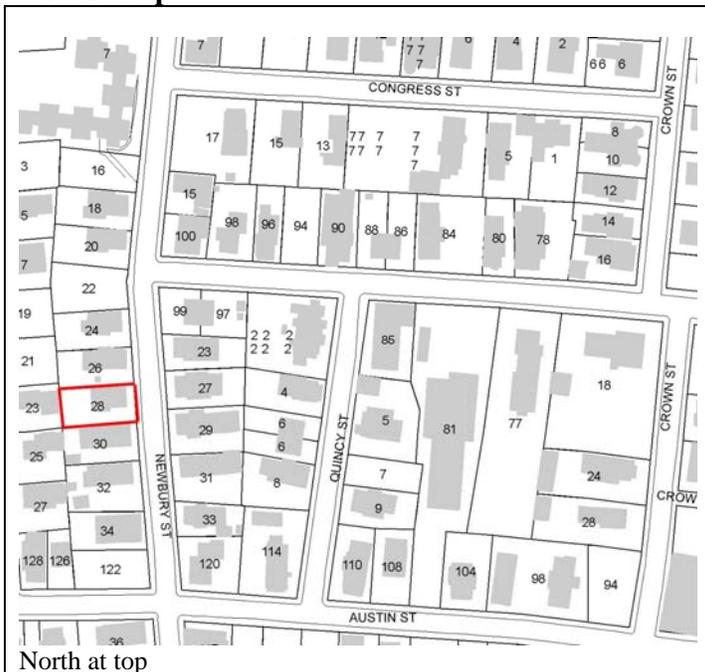
Setting: The Crown Hill neighborhood is situated on a promontory west of downtown Worcester. It has an irregular street pattern characteristic of its mid-19th-century origin with tight streetscapes of mostly wood frame single-family dwellings. Commercial, religious, school, industrial and multi-family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

Photograph



View from NE

Locus Map



Recorded by: Neil Larson & Kathryn Grover
Larson Fisher Associates

Organization: City of Worcester Historical Commission

Date (*month / year*): June 2010

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

28 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2975

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 Isabella & Elizabeth McCausland House is located on a 0.1167-acre lot on the west side of Newbury Street north of Austin Street. It is bounded on the north and south by houses of similar historic period. The two-story wood frame two-family dwelling was built ca. 1870 with a front-gable roof. It is situated on a flat site at the western base of Crown Hill. The house is positioned near the north lot line leaving more yard space on the south side of the house where an unpaved driveway and parking space is located. A chain link fence fronts the parcel at the sidewalk with gateways for the front entrance and driveway. There are no outbuildings.

The first story of the front façade has a one story hipped roof porch that is enclosed with non-historic door and windows. The three windows on the second story and the single window in the attic are in their original positions. Although predictably plain in decoration, any façade embellishments have been removed for or obscured by added vinyl clapboard siding. Windows are symmetrically arranged on the side walls with a blank area on the north wall where stairs are located on the interior. A two-story kitchen ell is attached on the rear. Numerous historic wood window sash remain in place; some have been replaced.

The Isabella & Elizabeth McCausland House is an altered example of a middling single-family house built during the post-Civil War period where decoration was kept to a minimum and Classical features along the roof lines were reduced in scale and complexity. The house reflects the variation and evolution of design occurring in the Crown Hill neighborhood during late-19th century, particularly in edge areas like Newbury Street.

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 section of Newbury Street in which 28 Newbury is sited was part of a subdivision of land conveyed by George Jaques to Francis H. Dewey and Samuel P. and Leonard S. Harrington about 1850. The subdivision contained 66 lots platted on both sides of Newbury Street between Chatham and Chandler streets, Austin Street east of Newbury, the west side of Quincy Street,

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

28 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2975

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

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

More than a decade earlier, Jaques sold the L-shaped tract aligned with Newbury and Austin streets to Dewey and company. Francis Henshaw Dewey was a member of the bar, and he served as a justice of the Superior Court of Massachusetts between 1869 and 1881.¹ According to the city directory, he resided at 23 Chestnut Street. Dewey was a large stockholder of the Washburn & Moen Manufacturing Company and functioned as its chief counsel. He died in 1887, leaving his son, Francis H. Dewey Jr., in charge of his estate. Dewey appears to have controlled most of the area west of Newbury Street known as the Piedmont. He and another partner, Joseph Mason, had platted a subdivision of more than 200 house lots in an area bounded on the north by Pleasant Street, on the east by Mason Street, on the south by May Street, and on the west by Winfield Street and Park Avenue. The brothers Samuel P. and Leonard S. Harrington were carpenters who by 1854 were promoting themselves as "real estate dealers" with an office in the Paine Block and living together at 30 Elm Street. They evidently were sons of the machinist Samuel Harrington, who lived on Salem Street. By 1862 Leonard had left the scene, but Samuel continued in the business for many years after.

The two-family house at 28 Newbury Street is shown on the 1870 map of Worcester with no name attached. Who bought the lot, numbered 61 on the Harrington-Dewey plan, and built the house is not yet known. By 1871 it was occupied by the sisters Elizabeth F. and Isabella A. McCausland, the daughters of operative John McCausland, who had emigrated from Ireland between 1822 and 1825. McCausland was living in Webster by 1850 with his wife Elizabeth Fenton McCausland, their son John Jr., born in Ireland about 1822, and their daughters Elizabeth, Margaret, Isabella, and Mary, all born in Massachusetts between 1825 and 1834. John McCausland died in Webster in 1858 at the age of eighty-one, and it appears that another son James F., born in Ireland about 1818, had moved to Worcester with his sisters Elizabeth, Margaret, and Isabel by 1860. No McCausland is listed in Worcester directories until 1871, though the 1860 census shows the siblings in the Chandler Street home of mason James Apperson.

By 1872 Isabella and Elizabeth McCausland, who probably then owned the double house, rented the other half to architect Levi J. Swett, who lived there only briefly. The 1880 census shows their brother James, afflicted with paralysis, living with them; Isabella kept house for him and Elizabeth, shown in the census as having "creeping paralysis." The sisters rented to a variety of tenants—the carpenter Charles P. Brock in 1880 and the driver Osmund Nichols in 1890, for example—until their deaths, Elizabeth in 1896 and Isabella in 1899 (James F. McCausland died in 1886). The 1900 house directory still shows Isabella McCausland as the property owner despite her death the previous year. By 1910 the 28 Newbury Street house was sold to Francis Meagher Morrison, a brick mason born about 1853 in Massachusetts who also owned 14 Bartlett Street and lived on Vernon Street. Morrison, and later his daughter Agnes, owned 28 Newbury through at least 1940. He was living there, apparently alone, by 1920, and in that year he rented the other half of the house to Sigfred Reynolds, who worked for a belt manufacturer and had come to the United States from England in 1891. By 1930 Morrison's daughter Agnes, who taught German in the public school system, had moved in with her father at 28 Newbury Street. In 1940, when the house directory shows her as property owner, she was teaching at Providence Street Junior High School. By 1950 the house was owned and occupied in part by the widow Agnes B. Hall, who lived there through at least 1962. In 1952 she rented the other half of the house to Fred Waldman, a loom operator at Brown's Beach Jacket Company, and Waldman's widow Marian and children Frederick and Maria were still living at 28 Newbury in 1962. By 1975 the property was owned by Francis J. Savino, a cook at the Worcester Country Club, and his wife Marjorie, and was solely occupied by the Savino family.

¹ Charles Nutt, *History of Worcester and its People* (New York: Lewis Historical Publishing Co., 1919), 1: 341.

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

28 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2975

SELECTED RESEARCH DATA

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

- 1870M depicted with no name or number
- 1871CD McCausland, Misses E & L h 28 Newbury
Swett NL
- 1872CD 28, ho., Misses E. & L. McCausland
28, ho., Levi J. Swett, architect
- 1880C 1) McCausland James F ae 60 paralysis b Ire, sister Elizabeth ae 50 creeping paralysis b MA, sister Isabella 49
keeping house b MA
2) Brock Charles P 27 carpenter b NY, wife Etta L ae 26 bME, son Harry A 9 mos b MA
- 1890HD McCausland Isabella A. Miss 1
McCausland Elizabeth Miss, b.
White Charles, carpenter 2
Nichols Osmund, driver, b.
Isabella A. McCausland, bld. \$1500; 4904 ft. \$1700
- 1896VR died 4 Jan Elizabeth M McCausland ae 71 b Webster pars John & Elizabeth Fenton
- 1899VR died 11 May Isabella A McCausland ae 64 b Webster pars John & Elizabeth Fenton
- 1900HD Sayle William E. shipper 1
Hodgdon Alvin 2
McCausland Isabella A. bld. \$1500; 4904 ft. \$1700
- 1910HD Raymond John J clerk 1 94 Grove American Steel & Wire Co
Ashworth Fred woolsorter 2 5 Sargent Queensbury Mills worsted manufs
Adams Perry P machinist b
Morrison F. Meagher, bld. \$1500; 4904 ft. \$1700; also owns 14 Bartlett mason
- 1920C 1) Francis M Morrison owns 67 b MA brick mason
2) Reynolds Sigfred rents 40 b Eng emig 1891 belt maker belt shop, wife Jennie 31 PA, son Raymond 9 mos MA
- 1922HD Reynolds Sigfrid secondhand furniture 68 Austin
Morrison F Meagher mason
Morrison F. Meagher, bld. \$2500; 4904 ft. \$1700; also owns 14 Bartlett
- 1930C Morrison Francis A owns \$6000 ae 77 b MA, dau Agnes R ae 29 b MA German teacher public school
- 1932HD Campbell Abbie M Mrs
Morrison Francis M
Morrison Agnes R r
Morrison F. Meagher, bld. \$3500; 4904 ft. \$1700
- 1940HD Spinney B Clyde (Bertha M) maintenance man Worc Baking Co
Morrison Agnes R tchr Providence st Junior High Sch
Dulmaine Cora B
Morrison Agnes R, bld. \$3500; 4904 ft. \$1200

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

28 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WOR.2975
--	----------

1950HD Waldman Fred (Marion R) loom opr Brown's Beach Jacket Co
Keeley Walter E (Florence A) salesman
Hall Agnes B Mrs wid Fred L
Hall Fred L & Agnes B bld. \$4500; 4904 ft. \$1200

1962HD Waldman Marian H Mrs
Waldman Frederick A USN
Waldman Maria H tel opr
Keeley Walter E (Florence A) stock mn Heald, prob. Heald Bldg Supplies Inc, 290 W Boyleston
Keeley Walter E jr r USN
Hall Agnes B Mrs
Hall Fred L & Agnes B bld. \$4500; 4904 ft. \$1200

1975HD Savino Frank J (Marjorie) 2nd cook Worc Country Club
Savino Frank Jr
Savino Joseph
Savino Francis J & Marjorie M. bld. \$4500; 4904 ft. \$1200

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WOR.2975
--	----------

BIBLIOGRAPHY and/or REFERENCES

Maps & Atlases

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

Directories and Census

- The Worcester Almanac, Directory and Business Advertiser*. Worcester: H.J. Howland, 1844-1864. Published annually.
- The Worcester Directory*. Worcester: H.J. Howland, 1865-1872. Published annually.
- The Worcester Directory*. Worcester: Drew, Allis & Co., 1873-1919. Published annually
- The Worcester Directory*. Worcester: Sampson & Murdock Co., 1920-1938. Published annually.
- The Worcester Directory*. Boston, then Malden: R.L. Polk & Co., 1939- . Published annually.
- 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

28 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WOR.2975
--	----------

PHOTOGRAPHS (Neil Larson, 2009)



View from NE



View from SE

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 Isabella & Elizabeth McCausland House is an altered example of a middling single-family house built during the post-Civil War period where decoration was kept to a minimum and Classical features along the roof lines were reduced in scale and complexity. The house reflects the variation and evolution of design occurring in the Crown Hill neighborhood during late-19th century, particularly in edge areas like Newbury Street.

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	WOR.2893
Historic Name:	Maynard, Charles F. - Davis, Henry E. House
Common Name:	Dam, Charles A. - Clark, George F. House
Address:	29 Newbury St
City/Town:	Worcester
Village/Neighborhood:	Piedmont
Local No:	
Year Constructed:	C 1886
Architect(s):	
Architectural Style(s):	Queen Anne
Use(s):	Multiple Family Dwelling House; Single Family Dwelling House
Significance:	Architecture
Area(s):	
Designation(s):	



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

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) under the subject heading "MHC Forms."

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

This file was accessed on:

Wednesday, July 11, 2012 at 1:11: 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		2893, 2894
--	--------------------	--	------------

Town Worcester

Place (*neighborhood or village*)

Piedmont

Address 29 Newbury Street

Historic Name Charles F. Maynard House &
Attached Barn

Uses: Present Multiple-family dwelling

Original Single-family dwelling

Date of Construction c. 1886

Source City & House Directories

Style/Form Gothic Revival

Architect/Builder unknown

Exterior Material:

Foundation stone

Wall/Trim vinyl clapboard siding

Roof asphalt shingle

Outbuildings/Secondary Structures none

Major Alterations (*with dates*)

Condition good

Moved no yes **Date**

Acreage 5,633 sq. ft.

Setting

The building is located on the east side of Newbury Street at the western base of Crown Hill. The neighborhood is primarily residential with multiple-family dwellings predominating.

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
29 NEWBURY ST.

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

Area(s) Form No.

	2893, 2894
--	------------

Page 1

ARCHITECTURAL DESCRIPTION

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

The house has a cross-gable roof and a cruciform plan; cross-gable bays on either side create a separation of the main part of the house from the rear kitchen wing, which is attached to the barn. The gabled front façade had three bays on the ground floor (one has been walled over by the siding) with an entrance offset on the north side. There are two windows in the attic half-story and a vent centered in the apex. Modest verge boards face the eaves with wood brackets at the outside ends. A full front porch or piazza retains its original chamfered posts, arched bracing, and shed roof, but the balustrade has been enclosed with a knee wall.

The gables of the side bays are decorated with verge boards and brackets like that on the front. The kitchen ell is smaller in height and width and creates a hyphen connector to the barn. There is an open porch on the south side of the ell. The gable roof and plan of the barn is aligned north-south and perpendicular to the front gable orientation of the house. The entrance was on the south end. This building has been converted into a second living unit.

The 1 ½-story wood frame house with attached barn was built c. 1886. It is a rare surviving example of this combined type in the city. In spite of its recent siding, replaced doors and windows, and the altered function of the barn, the form and plan of the building is sufficiently intact to represent this distinctive combination.

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.

Charles F. Maynard was a joiner for the Phenix Plate Co. at 287 Park Avenue, and in 1886 he boarded at 122 Austin Street. He is indicated as the owner of the house at 29 Newbury Street in 1886, although Edwin R. Wilbur, a woodworker in a 17 Hermon Street shop, was the tenant. Henry E. and Sarah E. Davis were resident owners by 1889; Adeline M. Gordon, perhaps Sarah's mother, was listed as a boarder in the 1890 house directory. Henry Davis was a foreman at the Boaton & Albany Railroad repair shop. Charles A. Dam, a state inspector, and his wife, Eunice, had bought and moved into the house by 1906.

When George F. and Fannie K. Clark acquired the 29 Newbury Street property in 1920, they shared the residence with their son, Howard L. Clark, his wife, Lydia, and their two young grandsons. The census for that year does not divide them into two households, but it may mark the beginning of expansion of domestic space into the barn. The family kept possession of the house into the 1950s. George F. Clark had died by 1940 when

INVENTORY FORM CONTINUATION SHEET

Town
WORCESTER

Property Address
29 NEWBURY ST.

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

Area(s) Form No.

	2893, 2894
--	------------

Page 2

his wife, Fannie was recorded singly in the house directory. Howard L. Clark was listed as the owner in the 1950 real estate record with his son, Ernest G. Clark, in residence.

SELECTED RESEARCH DATA

Maps

- 1870: vacant lot indicated
- 1878: vacant
- 1886: present house indicated: C.F. Maynard
- 1896: present house & attached barn indicated: Sarah A Davis
- 1911: present house & attached barn indicated: E.L. Davis
- 1922: present house & attached barn indicated: G. & F. Clark

City & House Directories

- 1886 CD Maynard Charles F. japper, 287 Park ave (Phenix Plate Co.). b. 122 Austin
 Wilbur Edwin R., woodworker, 17 Hermon, house 29 Newbury

- 1888 HD 29 Wilbur Edwin R. woodworker

- 1889 CD Davis Henry E. foreman, B & A repair shop, h. 29 Newbury

- 1890 HD 29 Davis Henry E. foreman
 Gordon Adeline M widow, b
 Owner: Sarah E. Davis, blds. \$3400; 5870 ft. \$1500

- 1900 HD 29 Davis Henry E. Mr. & Mrs.
 Owner: David [sic] Sarah E. blds. \$3400; 5870 ft. \$2000

- 1906 HD 29 Dam Charles A state inspector
 Dam Eunice L 29 Newbury, blds. \$3000; 5633 ft. \$2300

- 1920 HD 29 Clark George F Mr & Mrs [no occupation listed]
 Clark Howard L Mr & Mrs [machinist 830 Main (Clover Farm Co. bakery)]
 Owner: Clark George F. & Fannie K.L 29 Newbury, blds. \$3000; 5633 ft. \$2000

INVENTORY FORM CONTINUATION SHEET

Town
WORCESTER

Property Address
29 NEWBURY ST.

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

Area(s) Form No.

2893, 2894

Page 3

- 1930 HD 29 Clark George F
Owner: Clark George F. & Fannie K.L 29 Newbury, blds. \$4900; 5633 ft. \$2000
- 1940 HD 29 Clark Fannie K L Mrs
Clark Howard L jr r
Adams Ruth r
Erickson Bernard r
Owner: Clark Fannie K L 29 Newbury, blds. \$4100; 5633 ft. \$1200
- 1950 HD 29 Clark Ernest G
Owner: Clark Howard L 29 Newbury, blds. \$4400; 5633 ft. \$150



INVENTORY FORM CONTINUATION SHEETTown
WORCESTERProperty Address
29 NEWBURY ST.MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	2893, 2894
--	------------

Page 4

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

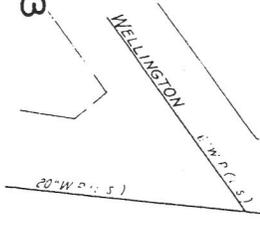
- The Worcester Directory. Worcester: H.J. Howland, 1865-1872. Published annually.
- The Worcester Directory. Worcester: Drew, Allis & Co., 1873-1919. Published annually
- The Worcester Directory. Worcester: Sampson & Murdock Co., 1920-1938. Published annually.
- The Worcester Directory. Boston (then 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.*

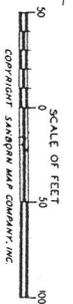
54

4-73



CHANDLER

AUSTIN



43

29 NEWBURY ST.

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

Community Property Address
WORCESTER 29 NEWBURY STREET

Area(s) Form No.

 2893, 2894

National Register of Historic Places Criteria Statement Form

Check all that apply:

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

Criteria: A B C D

Criteria Considerations: A B C D E F G

Statement of Significance by Neil Larson

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

The Charles F. Maynard House located at 29 Newbury Street is architecturally significant as a distinctive example of a single-family tradesman's dwelling with an attached barn. Built in c. 1886, it retains Victorian Gothic Revival features along the roof lines of its gable ends and front porch.

FORM B – BUILDING

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

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

06-006-00027	Worcester North		WOR.2976
--------------	-----------------	--	----------

Town/City: Worcester

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

Photograph



View from SE

Address: 30 Newbury Street

Historic Name: Samuel B. & Fannie Crosby House

Uses: Present: Two Family Residential

Original: Two Family Residential

Date of Construction: ca. 1870

Source: historic maps & directories

Style/Form: Greek Revival

Architect/Builder: unknown

Exterior Material:

Foundation: brick

Wall/Trim: vinyl clapboard

Roof: asphalt shingle

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

Front porch removed
Shed dormers added
Vinyl siding added
Window sash replaced

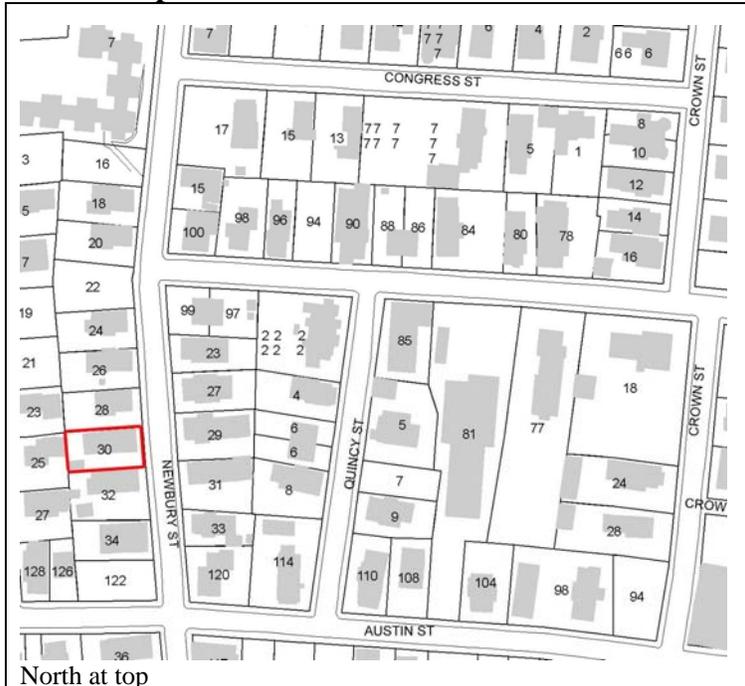
Condition: good

Moved: no yes **Date:**

Acreage: 0.1121

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

Locus Map



Recorded by: Neil Larson & Kathryn Grover
Larson Fisher Associates

Organization: City of Worcester Historical Commission

Date (*month / year*): June 2010

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

30 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2976

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

The Samuel B. & Fannie Crosby House is located on a 0.1121-acre lot on the west side of Newbury Street north of Austin Street. It is bounded on the north and south by houses of similar historic period. The two-story wood frame two-family dwelling was built ca. 1870 with a front-gable roof. It is situated on a flat site at the western base of Crown Hill. The house is positioned near the north lot line leaving more yard space on the south side of the house where a paved driveway and parking space is located. A chain link fence fronts the parcel at the sidewalk with gateways for the front entrance and driveway. There are no outbuildings.

The three-bay front façade has lost its one-story porch; the first story now is screened by a tall hedge. The entrance is on the right side of the façade; it contains a recent doorway and is sheltered by a metal awning. Windows are in their original positions, but sash have been replaced. Although predictably plain in decoration, any façade embellishments have been removed for or obscured by added vinyl clapboard siding. Windows are symmetrically arranged on the side walls with a blank area on the north wall where stairs are located on the interior. A two-story kitchen ell is attached on the rear.

The Samuel B. & Fannie Crosby House is an altered example of a middling single-family house built during the post-Civil War period where decoration was kept to a minimum and Classical features along the roof lines were reduced in scale and complexity. The house reflects the variation and evolution of design occurring in the Crown Hill neighborhood during late-19th century, particularly in edge areas like Newbury Street.

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 section of Newbury Street in which 30 Newbury is sited was part of a subdivision of land conveyed by George Jaques to Francis H. Dewey and Samuel P. and Leonard S. Harrington about 1850. The subdivision contained 66 lots platted on both sides of Newbury Street between Chatham and Chandler streets, Austin Street east of Newbury, the west side of Quincy Street,

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

30 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WOR.2976

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

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

More than a decade earlier, Jaques sold the L-shaped tract aligned with Newbury and Austin streets to Dewey and company. Francis Henshaw Dewey was a member of the bar, and he served as a justice of the Superior Court of Massachusetts between 1869 and 1881.¹ According to the city directory, he resided at 23 Chestnut Street. Dewey was a large stockholder of the Washburn & Moen Manufacturing Company and functioned as its chief counsel. He died in 1887, leaving his son, Francis H. Dewey Jr., in charge of his estate. Dewey appears to have controlled most of the area west of Newbury Street known as the Piedmont. He and another partner, Joseph Mason, had platted a subdivision of more than 200 house lots in an area bounded on the north by Pleasant Street, on the east by Mason Street, on the south by May Street, and on the west by Winfield Street and Park Avenue. The brothers Samuel P. and Leonard S. Harrington were carpenters who by 1854 were promoting themselves as "real estate dealers" with an office in the Paine Block and living together at 30 Elm Street. They evidently were sons of the machinist Samuel Harrington, who lived on Salem Street. By 1862 Leonard had left the scene, but Samuel continued in the business for many years after.

The lot numbered 60 on the Harrington-Dewey plan was probably acquired about 1870 by Samuel B. Crosby, who worked as a grocer and had lived in Worcester since about 1859. Born in Shrewsbury about 1824, by 1850 Crosby was living in Brookfield with his wife Fanny E. Giles Crosby, a native of New Salem, and their two-year-old son Samuel Albert, and between 1854 and 1859 the family had moved into Worcester; in the latter year they lived on Park Street, and Crosby worked at a Front Street grocery store. For some reason the 1860 census shows his occupation as a turner. By that time another son, George Otis, had been added to the household.

The 1867 city directory shows the Crosby family on Myrtle Street, but by 1870 they were living at 30 Newbury Street. Crosby's son Samuel was then clerking at his father's Southbridge Street grocery store, and his father Isaiah, then seventy-five years old, was living with the family. By 1880 Samuel Albert Crosby was working as a stationary engineer and lived with his wife Emma A. Holman Crosby, whom he married in 1869, in his parents' household on Newbury Street. The card maker Nettie B. Beardsley, born in Danbury, Connecticut, boarded with the Crosbys in 1880, and in 1881 she married the Crosbys' son George O., by then a Methodist minister.

In 1884 Samuel B. Crosby died, and house directories from 1890 through 1900 show George O. Crosby, then living elsewhere, as the owner of 30 Newbury Street; he was pastor of Methodist Episcopal churches in Gloucester in 1892 and East Douglas in 1899, and by 1900 he was living in Marlborough. His widowed mother Fannie and his brother Samuel both lived in one of the two units at 30 Newbury in 1900. In 1909 Fannie Giles Crosby died, and Samuel A. Crosby, by then a stationary engineer at Worcester Machine Screw Company, stayed in the house until his own death in 1910. His heirs owned the house through at least 1922, and his widow Emma remained an occupant through at least 1932. From 1900 to at least 1922 she rented part of the house to shoemaker Thomas Thomlinson, who died in 1906, and his widow Alice.

By 1930 the census shows Emma Crosby as renting her apartment at 30 Newbury, and English immigrant iron moulder Percy Warden is shown as owner of the house. Warden, born about 1881, came to the United States in 1889 and in 1930 lived at 30 Newbury with his wife Nellie Barr Warden, daughters Phyllis and Edith, his mother-in-law Nellie J. Barr, and three infants, all shown as boarders. In 1930 the census shows not only the widow Emma Crosby at 30 Newbury but three other families—those of carpenter Edward Landers; machinist Eddy Maurice, who emigrated from Quebec in 1899; and elastic factory knitter Clifton A. Newell. The 1932 house directory lists only the Warden family and Emma Crosby in the house, and Nellie E. Warden is shown

¹ Charles Nutt, *History of Worcester and its People* (New York: Lewis Historical Publishing Co., 1919), 1: 341.

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

30 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2976

as owner through at least 1950. By 1962 Felix F. and Hedwig Chereck owned and occupied part of the house and rented to four other parties. By 1975 Bancroft Motors mechanic Willie H. Brown and his wife Beverly owned the house, occupied one of its units, and rented to other parties.

SELECTED RESEARCH DATA

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

- 1870M house depicted and labeled "Crosby S.B."
1867CD: Crosby Samuel B. clerk, h. 8 Myrtle
- 1871CD Crosby Samuel B. grocer, 23 Southbridge, b. 30 Newbury
- 1872SD 30, ho., Isaiah Crosby
30, ho., S. Albert Crosby, clerk, 37 Southbridge
30, ho., Samuel B. Crosby, grocer, 37 Southbridge
30, bds., Elizabeth Holman, widow
1873VR died Isaiah Crosby ae 77 b CT father Philip
- 1880C 30 Newbury: Crosby Samuel B ae 55 grocer b MA, wife Fanny E 44 b MA, son S Albert 432 engineer stationery b MA, son's wife Emma 29 card maker b MA, boarder Nellie B Beardsley card maker b CT
- 1884VR Saml B Crosby died 10 Sept ae 59 res Worcester nurse b Shrewsbury pars Isaiah & Elizabeth Sawyer Crosby
- 1890HD Knowlton S. baggageman 1
Moore Clara J. dressmaker, b.
Crosby Samuel A. engineer 2
Crosby Fanny E. widow, b.
Geo O. Crosby (non-resident) blds. \$2500; 4881 ft. \$1700
- 1900HD Thomlinson Thos. Shoemkr. 1
Wetherbee Annie M. Mrs. b. [widow ae 59 b MA]
Crosby Samuel A. engineer 2
Crosby Geo O. (Marlboro) blds. \$2500; 4881 ft. \$1700
- 1909VR Fanny E Giles Crosby died 23 June, widow of Saml B, res 30 Newbury, ae 83, father's surname of Giles only given, mother unknown, informant Rev Geo O Crosby
- 1910HD Thomlinson Alice E Mrs 1 widow Thomas
Wetherbee Annie M Mrs b widow Alfred
Crosby Samuel A engineer 2 79 Beacon Worcester Machine Screw Co
Crosby Samuel blds. \$2300; 4881 ft. \$1700
- 1920C 1) Thomlinson Alice rents ae 94 wid b CT, sister Ellen Bentley ae 77 widow b MA
2) Crosby Emma head owns ae 69 wid b MA
- 1922HD Thomlinson Alice E Mrs
Crosby Emma Mrs
Bentley Ellen L Mrs b widow Jetson W
Crosby Samuel A. heirs blds. \$3500; 4881 ft. \$1700
- 1930C 1) Warden Perry owns \$9000 ae 49 b Eng emig 1889 moulder iron foundry, wife Nellie E ae 48 b MA, children Edith H 15, Phyllis M 9, mother -inlaw Nellie J Barr ae 67 b MA, 3 boarders all infants
2) Crosby Emma head rents ae 79 b MA

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

30 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2976

-
- 3) Landers Edward A rents \$50 ae 41 b MA carpenter builder, wife Katherine ae 32 b MA, children Richard 6, Margaret 3
- 4) Maruice Eddy E rents ae 32 b Quebec emig 1899 machinist lathe & drill, wife Mary? L ae 45 b Quebec emig 1894, son Homer 22 b MA riveter boiler factory, son Wiklfred E 18 b MA attendant gasoline station, boarder Mary E Herbert ae 57 wid b Nebraska housekeeper private family
- 5) Newell Clifton A rents ae 27 b MA knitter elastic mfr, wife Dorothy ae 23 MA, son Bradfore E ae 1 MA
- 1932HD Warden Percy (Nellie E) ironwkr
Warden Edith H r student
Crosby Emma Mrs
Warden Nellie E. blds. \$5300; 4881 ft. \$1700
- 1940HD Warden Percy (Nellie E)
Warden Edith H r compt opr Hathaway Bakeries Inc 10 Main
Warden Phyllis M r studt nurse Mem Hosp
Alexander Beatrice M
Alexander Frank E r lab
Chamberlin Wm r clk
Warden Nellie E. blds. \$4100; 4881 ft. \$1200
- 1950HD Warden Percy (Nellie E) jan
Warden Phyllis M r nurse
Getty Dolores E r tel opr NET&T
Waterhouse E Mabel Mrs wid Wesley
Waterhouse Frank G r
Waterhouse Robt R r bakery wkr
Waterhouse Wesley D r mtcemn John J Nissen Baking Co. (Betsy Ross Bread) Quinsigamond Ave
Warden Nellie E. blds. \$4400; 4881 ft. \$1200
- 1962HD Chereck Felix F
Cleplik Jos r
Thorby Alvin r
Goyette Abr r
Bedard Joyce r
Chereck Felix F & Hedwig garage \$100, house \$4300; 4881 ft. \$1200
- 1975HD Brown Willie H Jr (Beverly A) mech Bancroft Motors
Morse Eliz R Mrs ret'd
Lomba Joseph M
Brown Willie Jr & Beverly A garage \$100, house \$4300; 4881 ft. \$1200

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

30 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WOR.2976

BIBLIOGRAPHY and/or REFERENCES*Maps & Atlases*

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

Directories and Census

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

The Worcester Directory. Worcester: H.J. Howland, 1865-1872. Published annually.

The Worcester Directory. Worcester: Drew, Allis & Co., 1873-1919. Published annually

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

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

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

30 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WOR.2976
--	----------

PHOTOGRAPHS (Neil Larson, 2009)



View from SE



View from NE

National Register of Historic Places Criteria Statement Form

Check all that apply:

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

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

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

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

The Samuel B. & Fannie Crosby House is an altered example of a middling single-family house built during the post-Civil War period where decoration was kept to a minimum and Classical features along the roof lines were reduced in scale and complexity. The house reflects the variation and evolution of design occurring in the Crown Hill neighborhood during late-19th century, particularly in edge areas like Newbury Street.

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	WOR.2895
Historic Name:	Gay, N. D. - McGrath, Michael House
Common Name:	Marsh, Daniel J. House
Address:	31 Newbury St
City/Town:	Worcester
Village/Neighborhood:	Piedmont
Local No:	
Year Constructed:	C 1865
Architect(s):	
Architectural Style(s):	Greek Revival
Use(s):	Multiple Family Dwelling House
Significance:	Architecture
Area(s):	
Designation(s):	



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

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) under the subject heading "MHC Forms."

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

This file was accessed on:

Wednesday, July 11, 2012 at 1:10: 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		2895, 2896
--	--------------------	--	------------

Town Worcester

Place (*neighborhood or village*)

Piedmont

Address 31 Newbury Street

Historic Name Gay – McGrath House & Attached Barn

Uses: Present Multiple-family dwelling

Original Multiple-family dwelling

Date of Construction c. 1865

Source City & House Directories

Style/Form Greek Revival

Architect/Builder unknown

Exterior Material:

Foundation stone

Wall/Trim asbestos shingle siding

Roof asphalt shingle

Outbuildings/Secondary Structures none

Major Alterations (*with dates*)

Condition good

Moved no yes **Date**

Acreage 5,790 sq. ft.

Setting

The building is located on the east side of Newbury Street at the western edge of Crown Hill. The neighborhood is residential with primarily multiple-family 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

MASS. HIST. COMM

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

INVENTORY FORM CONTINUATION SHEET

Town
WORCESTER

Property Address
31 NEWBURY ST.

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

Area(s) Form No.

	2895, 2896
--	------------

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 two-family dwelling with an attached barn in the rear was built c. 1865 in the Greek Revival style. The pointed end of the gable roof is oriented to the street. Although partially obscured by asbestos shingles and an enclosed front porch, the wide corner pilasters and full pediment entablatures are prominent features on the front façade. The shed roof porch appears to be an original form, but it has been walled in with new a new door and windows. An intact trabeated doorway may remain within on the north side of the three-bay façade. First and second floor fenestration is symmetrical and vertically aligned on the side walls; the south wall has eight window bays and a rear porch facing the open portion of the lot. The north side hugs the lot line and contains only three window bays plus a small window to light the landing of a staircase within. A tall entablature with prominent frieze extends across the side facades at the roof line. Window locations and architraves are intact, but window sash has been replaced. A 1 ½-story barn is attached to the rear of the building with a gable roof in line with the house, but the entire outbuilding is offset a few feet to the north of the center axis. The barn has been converted into a dwelling unit.

This building is architecturally significant as a distinctive example of an early two-family flat dwelling in the Greek Revival style. The surviving attached barn is also a notable historic feature.

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 house at 31 Newbury Street is depicted on the 1870 city atlas labeled with the name N.D. Gay. The lot is numbered 29, which relates to the subdivision of the D.W. Lincoln estate that opened up development in this part of the city (west of Crown Hill) in the post Civil War period. Searches in local directories and census schedules provided no clues to N.D. Gay's existence; however, the property found its way into the possession of a presumed kinsman, William H. Gay, by the 1880s. The first actual documentation for William H. Gay ownership was found in the 1890 house directory. He was a hay and grain dealer who was boarding at the Waldo House close to where he operated his business at 41 Waldo Street. Gay is recorded in the 1880 census as boarding in house in Worcester (address unknown) and involved in the same business. He does not appear in the city directory that year, however. William H. Gay was a Massachusetts native born in 1840. The 1860 and 1870 censuses record him as living with his family in Dedham, Massachusetts where he worked with his father as a cabinetmaker and in a glue factory, respectively. His sister, Charlotte, was born in New York, suggesting that the family was there in the 1940s. It appears that he never married. He was living in a boarding house somewhere in the city in 1910, and then he disappeared from view.

INVENTORY FORM CONTINUATION SHEETTown
WORCESTERProperty Address
31 NEWBURY ST.MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	2895, 2896
--	------------

Page 2

On of the first tenants in the house was Byron D. Armstrong a grocer turned baker who appears in the city directory as residing at 31 Newbury Street in 1885. Armstrong and his family shared the house with Merritt L. Hamilton, an engineer, in 1888. The 1890 house directory lists millwright Frank J. Avery and gateman James F. Holbrook as heads of households at the address. In 1894 Daniel J. Marsh of Springfield was recorded as the owner of the house, its value being \$2,100, the same as that cited in the first real estate record published in 1890.

Michael McGrath, a carpenter, bought the house by 1898 and moved his family into the first floor flat. Mrs. C.E. Sargent, a widow, and her daughters became long-term tenants on the second floor. McGrath and his wife, Ellen, came from Ireland; their two children, John T., a clerk at the newspaper (1910), and Mary F., a public school teacher. In 1898 another young female teacher, Mary A. McAuliffe, boarded with the family. Harold S. Keith, a letter Carrier was living with the McGraths in 1910. Ellen McGrath and daughter, Mary, were all that remained in the household in 1920. Michael had died and the son had moved on. Harold S. Keith, now married with a family of his own, had moved into the second floor flat. The property had been conveyed to Mary McGrath by 1930, and she was alone in the household; The Keiths remained as tenants on the second floor. Mary left the house before 1940, although she remained the owner, and the Keiths moved downstairs to occupy the first floor flat. Neil W. Farrow and his household, which included his widowed mother, rented the second floor unit. Philip McGrail, a storage clerk, owned the house in 1950. He and his wife, Mary, lived at 34 Elm Street, and new tenants rented the flats at 31 Newbury Street,

SELECTED RESEARCH DATA

Maps

1870: present house indicated: N.D. gay, lot 29 of subdivision

1878: present house depicted

1886: present house indicated: no name

1896: present house & barn indicated: D. J. Marsh

1911: present house & barn indicated: M. McGrath

1922: present house & barn indicated: J. M. McGrath

City & House Directories

1885 CD Armstrong Byron D. grocer 43 Chandler, h. 31 Newbury FIRST INSTANCE

1888 HD 31 Hamilton Merritt L. engineer
Armstrong Byron D. baker
William C. Fitzroy, clerk, b.

INVENTORY FORM CONTINUATION SHEET

Town
WORCESTER

Property Address
31 NEWBURY ST.

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

Area(s) Form No.

	2895, 2896
--	------------

Page 3

- 1890 HD 31 Avery Frank J. millwright 1
Holbrook James F gateman 2
Owner: Wm. H. Gay, blds. \$2100; 5790 ft. \$2000
- 1890 CD Gay William H. & Co. hay and grain, 41 Waldo, bds. Waldo House. – See page 664
- 1894 HD 31 Odie Eugene laborer 1
Temple George W. mason 2
Owner: Marsh Daniel J (Springfield) 31 Newbury blds. \$2100; 5790 ft. \$2000
- 1898 HD 31 McGrath Michael, carpenter 1
McGrath John T. clerk, b.
McGrath Mary F. teacher, b.
McAuliffe Mary A. teacher, b.
Sargent C.E. Mrs. 2
Sargent Alice A. teacher, b.
Sargent Stella B. Miss, b.
Owner: McGrath Michael, 31 Newbury, blds. \$2400; 5790 ft. \$2000
Also owns bldg on 5 Jaques Ave.
- 1910 HD 31 McGrath Michael, carpenter 1
McGrath John T clerk b
McGrath Mary F teacher b
Keith Harold S letter carrier b
Sargent Alice A teacher 2
Sargent Stella B Miss b
Owner: McGrath Michael, 31 Newbury, blds. \$2400; 5790 ft. \$2000
Also owns bldg on 5 Jaques Ave.
- 1920 HD 31 McGrath Ellen Mrs
McGrath Mary F b
Keith Harold S Mr & Mrs
Owner: McGrath Michael, heirs, 31 Newbury, blds. \$2400; 5790 ft. \$2000
Also owns bldg on 5 Jaques Ave.

INVENTORY FORM CONTINUATION SHEET

Town
WORCESTER

Property Address
31 NEWBURY ST.

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

Area(s) Form No.

	2895, 2896
--	------------

Page 4

- 1930 HD 31 McGrath Mary F
 Keith Harry S
 Owner: McGrath Mary F. 31 Newbury, blds. \$5100; 5790 ft. \$2000
 Also owns bldg on 5 Jaques Ave.

- 1940 HD 31 Keith Harold S
 Farrow Neil W
 Farrow Harriet Mrs r
 Owner: McGrath Mary F. 31 Newbury, blds. \$3800; 5790 ft. \$1200
 Also owns bldg on 5 Jaques Ave.

- 1950 HD 31 Rogers Francis P [*(Helen L) timekpr Crompton & Knowles*]
 Dunphee Albert
 Owner: McGrail Philip J. 31 Newbury, blds. \$4600; 5790 ft. \$1400
 [*Mcgrail Philip E (Mary) storage clk Richd Healy Co. r 34 Elm*]



INVENTORY FORM CONTINUATION SHEET

Town
WORCESTER

Property Address
31 NEWBURY ST.

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

Area(s) Form No.

	2895, 2896
--	------------

Page 5

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.*

54

4-73

WELLINGTON

CHANDLER

AUSTIN

NEWBURY 1/2 ST

QUINCY

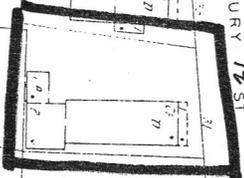
CHATHAM

HAWLEY

LAVERGNE

ST MARK'S
ASSYRIAN
CHURCH

REST HOME
FOR
AGINGS
(CARE)
A.F.A.
A.F.A.



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

50

43

31 NEWBURY ST.

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

Community Property Address
WORCESTER 31 NEWBURY STREET

Area(s) Form No.

	2895, 2896
--	------------

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 Gay – Mcgrath House and Attached Barn located at 31 Newbury Street is architecturally significant as a distinctive example of a two-family working family dwelling with an attached barn. Built in c. 1865, it retains Greek Revival features along the roof lines of its gable ends and front porch. Its style suggests that it was one of the first buildings erected on the west side of Crown Hill after Newbury and other streets there were opened for development after the Civil War. It was first owned by hay and grain dealer William H. Gay for rentals. Carpenter Michael McGrath purchased the house in 1898, lived with his family in the first floor flat, and likely used the barn in association with his trade. The McGrath family owned and resided in the house for more than 40 years.

FORM B – BUILDING

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

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

06-006-00028	Worcester North		WOR.2977
--------------	--------------------	--	----------

Town/City: Worcester

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

Photograph



Address: 32 Newbury Street

Historic Name: George W. & Almira S. Huse House

Uses: Present: Three Family Residential

Original: Two Family Residential

Date of Construction: ca. 1868

Source: historic maps & directories

Style/Form: Greek Revival

Architect/Builder: unknown

Exterior Material:

Foundation: brick

Wall/Trim: vinyl clapboard

Roof: asphalt shingle

Outbuildings/Secondary Structures:
Detached garage

Major Alterations (*with dates*):

Porch removed
Vinyl siding added
Window sash replaced

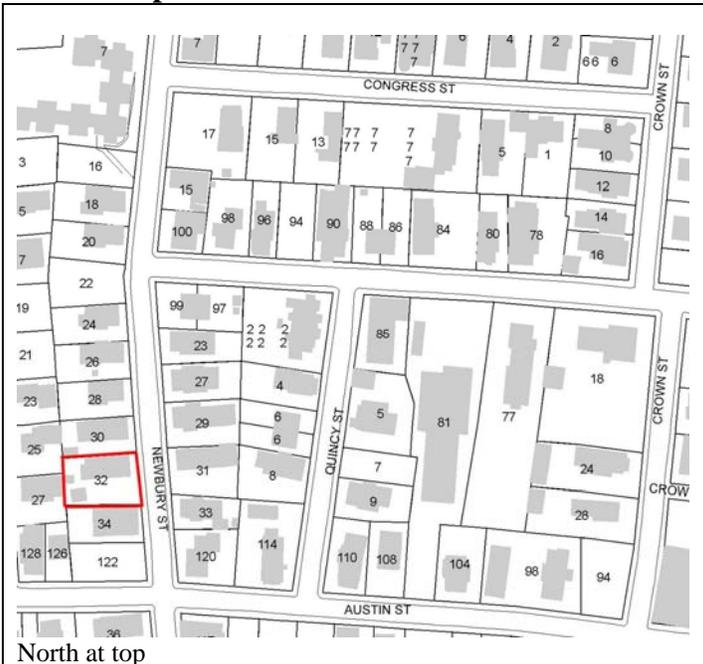
Condition: good

Moved: no yes **Date:**

Acreage: 0.1444 acres

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

Locus Map



Recorded by: Neil Larson & Kathryn Grover
Larson Fisher Associates

Organization: City of Worcester Historical Commission

Date (*month / year*): June 2010

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

32 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2977

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 W. & Almira S. Huse House is located on a 0.1444-acre lot on the west side of Newbury Street north of Austin Street. It is bounded on the north and south by houses of similar historic period. The two-story wood frame two-family dwelling was built ca. 1868 with a front-gable roof. It is situated on a flat site at the western base of Crown Hill. The house is positioned near the north lot line leaving more yard space on the south side of the house where a paved driveway and parking space is located. A chain link fence fronts the parcel at the sidewalk with gateways for the front entrance and driveway. A one-story flat roof garage is located behind the driveway.

The three-bay front façade has lost its one-story porch; the first story now is screened by tall foundation plantings. The entrance is on the left side of the façade; it is recessed into the body of the building. Windows are in their original positions, but sash have been replaced. Although predictably plain in decoration, any façade embellishments have been removed for or obscured by added vinyl clapboard siding. Evidence of Greek Revival friezes are discernable on the side walls. Windows are symmetrically arranged on the side walls with a blank area on the north wall where stairs are located on the interior. A two-story kitchen ell is attached on the rear; it is aligned flush with the north wall of the house and recessed back from the south wall. Dormers have been added to the roof. The non-historic wood frame garage has a single vehicle bay with an overhead door.

The George W. & Almira S. Huse House is an altered example of a middling single-family house built during the post-Civil War period where decoration was kept to a minimum and Classical features along the roof lines were reduced in scale and complexity. The house reflects the variation and evolution of design occurring in the Crown Hill neighborhood during late-19th century, particularly in edge areas like Newbury Street.

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

32 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WOR.2977

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

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

More than a decade earlier, Jaques sold the L-shaped tract aligned with Newbury and Austin streets to Dewey and company. Francis Henshaw Dewey was a member of the bar, and he served as a justice of the Superior Court of Massachusetts between 1869 and 1881.¹ According to the city directory, he resided at 23 Chestnut Street. Dewey was a large stockholder of the Washburn & Moen Manufacturing Company and functioned as its chief counsel. He died in 1887, leaving his son, Francis H. Dewey Jr., in charge of his estate. Dewey appears to have controlled most of the area west of Newbury Street known as the Piedmont. He and another partner, Joseph Mason, had platted a subdivision of more than 200 house lots in an area bounded on the north by Pleasant Street, on the east by Mason Street, on the south by May Street, and on the west by Winfield Street and Park Avenue. The brothers Samuel P. and Leonard S. Harrington were carpenters who by 1854 were promoting themselves as "real estate dealers" with an office in the Paine Block and living together at 30 Elm Street. They evidently were sons of the machinist Samuel Harrington, who lived on Salem Street. By 1862 Leonard had left the scene, but Samuel continued in the business for many years after.

The lot on which 32 Newbury Street is situated, numbered 59 on the Harrington-Dewey plan, was probably acquired about 1868 by woodworker George W. Huse. Born in Thompson, Connecticut, about 1820, Huse followed his brother William E. Huse, a carpenter, to Worcester: William was living in the city by 1851 and George by 1854. George Huse had been living in Oxford at the time of his marriage in Douglas to Almira Stone, a native of Douglas, in 1845. By 1859 Huse, his wife, and his son Charles, born in 1856, were living at 63 Austin Street, and the 1860 census shows him as a carpenter with \$4000 in real estate. By 1868, according to a city directory, Huse had built and was living in 32 Newbury, a two-family house. By 1872 he was foreman at Richardson, Meriam and Company, which manufactured planers, tenoning machines, lathes, and other woodworking equipment. Huse rented the other part of the house to millwright Samuel Felton Jr.

In 1880 Huse's Newbury Street household included his wife Almira, his son Charles Archelaus Huse, a student at Harvard Medical School,² and two boarders, the Nova Scotia-born mason Arthur Wright and the Scots immigrant schoolteacher Mary McGowan. Huse rented the other half of the house to bookkeeper and boot maker Edward Park Cutting, born in Templeton in 1846. In 1877 at Templeton Cutting married Emma J. Clapp, a Templeton native then living in Petersham and working as a domestic. In 1880 Cutting's sister, also named Emma, lived with the couple at 32 Newbury and attended normal school.

The cutting family lived at 32 Newbury through the entire term of Huse family ownership, to about 1922. George Huse died in 1894, and his widow Almira remained in the house through at least 1910. By then Edward P. Cutting's son Roy E., born in 1882 in Worcester, was working as a clerk at housewares dealer Clark-Sawyer Company. By 1920 he had married and had two sons, Edward and William. The Roy Cutting family had a boarder, the janitor Horace Duprey, and his widowed mother Emma lived on the other side of the house with a single female boarder in her sixties.

¹ Charles Nutt, *History of Worcester and its People* (New York: Lewis Historical Publishing Co., 1919), 1: 341.

² Born in Worcester in 1855, Charles A. Huse graduated from Brown University in 1878 and Harvard Medical School in 1881. After graduation he served for fourteen months as assistant port physician for the Boston Board of Health, at Deer Island, and then returned to Worcester in 1882, where he practiced medicine and surgery from an office at 136 Austin Street. According to a website featuring his collection of medical records, photographs, and instruments, "Dr. Huse died prematurely at age 29 from "peritonitis" after a nine day illness on July 3, 1884, just two years prior to the publication of the classic paper by his former Harvard Professor, Dr. Fitz, identifying the cause of most cases of peritonitis as the rupture of an inflamed appendix." See http://www.antiquemed.com/binaural_stethoscope.htm.

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

32 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2977

By 1922 the junk dealer Allie J. Vachon and his wife Victoria acquired 32 Newbury and lived in one-half of the house with their son Laurence and two elderly female lodgers. Vachon was born in Massachusetts about 1888, but his father was from Quebec and his mother from Ireland; his wife was born in Connecticut of Quebecois parents. By 1932 the Vachons sold 32 Newbury to Maude E. Knight, an interior decorator who also owned her residence at 156 Austin Street. Among Knight's tenants was the family of Eddy L. Maurice, who was born in Quebec about 1898 and came to the United States as an infant. He worked as a machinist, and he and his wife Louise, who came from Quebec in 1894, had two sons—Homer, then twenty-two and working as a riveter in a boiler factory, and Wilfred, who was eighteen years old and worked at a gas station. The Maurice family lived at 32 Newbury through at least 1950, by which year they had acquired the house. The Maurices sold the property by 1962 to Donald A. and Jeanne B. Gervais, who in turn sold it by 1975 to William M. Courtney and the attorney Richard T. Courtney Jr.

SELECTED RESEARCH DATA

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

- 1868CD Huse Geo. W. h 32 Newbury
1867CD: Huse Geo. W. h Southgate
- 1870M house depicted and labeled "G.W. Huse"
- 1871CD Huse Geo W. foreman for Richardson, Merriam & Co, h. 32 Newbury
- 1872SD 32, ho., Samuel Felton, Jr. millwright, 209 Union
32, ho., George W. Huse, foreman at Richardson, Merriam & Co., 70 Beacon
- 1880C 1) Cutting Edward P ae 33 bookkeeper b MA, wife Emma L 29 b MA, sister Emma S ae 22 in normal school b MA
2) Huse George W 58 woodworking machinery b CT, wife Almira 53 b MA, son Chas A 24 student Harvard Medical School b MA, boarder Arthur Wright 24 brick mason b Nova Scotia, boarder Mary McGowan school teacher b Scotland
- 1890HD Huse Geo. W. woodworker 1
Cutting E.P. boot manuf. 2
Geo. W. Huse, blds. \$2000; 6290 ft. \$2200
- 1894VR George W Huse died 19 Nov ae 74 carpenter b Thompson CT pars Brazalia and Annis Short Huse
- 1900HD Huse Almira S. Mrs. 1
Cutting Edw. P. bookkeeper 2
Huse Geo. W. heirs, blds. \$2000; 6290 ft. \$2200; Almira S. Huse also owns 27 Hawley
- 1910HD Huse Almira S. Mrs. 1
Cutting Edw. P. bookkeeper 2 102 Bloomingdale Rd ??
Cutting Roy E clerk b 480 Main Clark-Sawyer Co crockery glass & silverware
Huse Geo. W. heirs, blds. \$2000; 6290 ft. \$2200; Almira S. Huse also owns 27 Hawley
- 1920C 1) Cutting Roy E 37 b MA asst buyer dept store, wife Alice 35 b PA, son Edward 6, son Wm 4, boarder Horace Duprey 46 b MA janitor block
2) Cutting Emma rents ae 69 wid b MA, boarder Fanny Hinds ae 66 single b MA
- 1922HD Cutting Roy E asst buyer 484 Main Denholm & McKay Co department store
Cutting Emma J Mrs widow Edward P
Vachon Allie A junk
Vachon Allie J & Victoria L. blds. \$3700; 6290 ft. \$2200

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

32 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2977

-
- 1932HD Chase Harvey E mldr
Gates Clarence C r chemist gas works
Coombs Chas A (Mildred V) auto mechanic
Maurice Eddy L (Louise)
Maurice Wilfred r clk
Knight Wm H (Alice E) carpenter
Knight Maude E blds. \$5600; 6290 ft. \$2200; interior decorator, also lives at & owns 156 Austin (wife of Francis A)
- 1940HD Bishop Victor A
Maurice Eddy L
Knight Wm H
Knight Maude E blds. \$4500; 6290 ft. \$1200; interior decorator, also lives at & owns 156 Austin (wife of Francis A) and own9 Fruit St.
- 1950HD Johnson Regina Mrs mach opr Logan div US Envelope Co
Maurice Wilfred E (Albina M)
Maurice Eddy L (Louise M)
Wyzanski Chas L (Beatrice) chauf
Maurice Eddy L & Marie L. blds. \$5500; 6290 ft. \$1600
- 1962HD [Gervais Donald (Jeanne B.) handler Mass Elec.]
Compton Vena Mrs
Armstrong Charlotte W Mrs
Gervais Donald A, & Jeanne B. garage \$500, house \$5,000; 6290 ft. \$1600
- 1975HD Davis Upton teacher
Lovejoy Gail R kitchen hlpr Doctors Hosp
DiPietro James M
Clark Robt A laborer
No Return
McGill Leroy
Courtney Richard T Jr. & William M Union garage \$500, house \$5,000; 6290 ft. \$1600; also owns 7 other properties either alone or with wife Denyse M (CD: Courtney Rich T Jr (Denyse M) lwy 595 Park Av h 20 4th St)

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

32 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WOR.2977

BIBLIOGRAPHY and/or REFERENCES*Maps & Atlases*

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

Directories and Census

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

The Worcester Directory. Worcester: H.J. Howland, 1865-1872. Published annually.

The Worcester Directory. Worcester: Drew, Allis & Co., 1873-1919. Published annually

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

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

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

32 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WOR.2977
--	----------

PHOTOGRAPHS (Neil Larson, 2009)



View from SE



View from NE

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

32 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WOR.2977
--	----------

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 W. & Almira S. Huse House is an altered example of a middling single-family house built during the post-Civil War period where decoration was kept to a minimum and Classical features along the roof lines were reduced in scale and complexity. The house reflects the variation and evolution of design occurring in the Crown Hill neighborhood during late-19th century, particularly in edge areas like Newbury Street.

FORM B – BUILDING

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

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

03-024-00028	Worcester North		WOR.2978
--------------	--------------------	--	----------

Town/City: Worcester

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

Photograph



View from NW

Address: 33 Newbury Street

Historic Name: Patrick & Mary C. Crane House

Uses: Present: Two Family Residential

Original: Single Family Residential

Date of Construction: ca. 1886

Source: historic maps & directories

Style/Form: Classical Revival

Architect/Builder: unknown

Exterior Material:

Foundation: brick

Wall/Trim: asbestos cement shingles

Roof: asphalt shingle

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

Front vestibule & dormers added
Asbestos cement shingles added
Window sash replaced

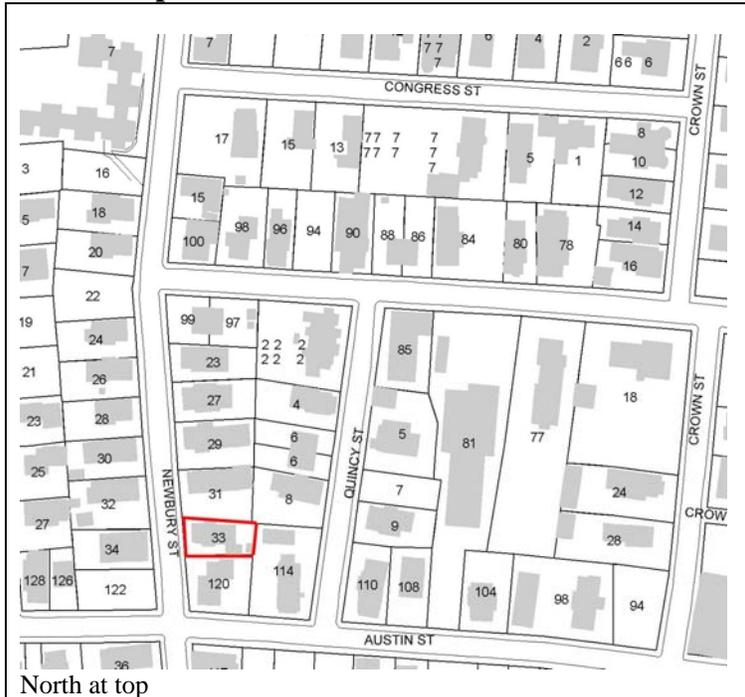
Condition: good

Moved: no yes **Date:**

Acreage: 0.0855

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

Locus Map



Recorded by: Neil Larson & Kathryn Grover
Larson Fisher Associates

Organization: City of Worcester Historical Commission

Date (month / year): June 2010

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

33 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2978

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 Patrick & Mary C. Crane House is located on a 0.0855-acre lot on the east side of Newbury Street north of Austin Street. It is bounded on the south by an older property at 120 Austin Street from which it was subdivided and the north by a three-decker of similar period. The story-and-a-half wood frame single dwelling was built ca. 1886 with a front-gable roof. It is situated on a terraced site at the western base of Crown Hill with a low concrete block retaining wall at the edge of the sidewalk. The house is positioned near the north lot line leaving more yard space on the south side of the house, which is paved for a driveway terminating at an attached carport at the rear. There are openings in the retaining wall openings for the front entrance and driveway. There are no outbuildings.

The front façade of the asbestos cement shingle-sided house contains two-bays on the first story, with an entrance in an added vestibule positioned on the left side and paired windows on the right and a pair of windows is centered in the gable above. Although predictably plain in decoration, any façade embellishments have been removed for or obscured by the overlaid siding. A one-story bay window is located on the south side, and a one-story box bay is centered on the north side. Shed dormers have been added to the roof. A one-story kitchen ell is intact on the rear. Exterior doors and window sash have been replaced.

The Patrick & Mary C. Crane House is an altered example of a middling single-family house built during the Post-Civil War era where decoration was kept to a minimum and Classical features along the roof lines were reduced in scale and complexity. The house reflects the variation and evolution of design occurring in the Crown Hill neighborhood during late-19th century, particularly in edge areas like Newbury Street.

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

33 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WOR.2978

The section of Newbury Street in which 33 Newbury Street is sited was part of a subdivision of land conveyed by George Jaques to Francis H. Dewey and Samuel P. and Leonard S. Harrington about 1850. The subdivision contained 66 lots platted on both sides of Newbury Street between Chatham and Chandler streets, Austin Street east of Newbury, the west side of Quincy Street, the north side of Chandler east of Newbury, and on the east side of Wellington Street south of Chandler. While a map of the subdivision has been located in Worcester County deed book 456 page 647, the date and source of the deed from Jaques is illegible. A more comprehensive search in the Worcester Registry of Deeds may clarify the early history of the property

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

More than a decade earlier, Jaques sold the L-shaped tract aligned with Newbury and Austin streets to Dewey and company. Francis Henshaw Dewey was a member of the bar, and he served as a justice of the Superior Court of Massachusetts between 1869 and 1881.¹ According to the city directory, he resided at 23 Chestnut Street. Dewey was a large stockholder of the Washburn & Moen Manufacturing Company and functioned as its chief counsel. He died in 1887, leaving his son, Francis H. Dewey Jr., in charge of his estate. Dewey appears to have controlled most of the area west of Newbury Street known as the Piedmont. He and another partner, Joseph Mason, had platted a subdivision of more than 200 house lots in an area bounded on the north by Pleasant Street, on the east by Mason Street, on the south by May Street, and on the west by Winfield Street and Park Avenue. The brothers Samuel P. and Leonard S. Harrington were carpenters who by 1854 were promoting themselves as "real estate dealers" with an office in the Paine Block and living together at 30 Elm Street. They evidently were sons of the machinist Samuel Harrington, who lived on Salem Street. By 1862 Leonard had left the scene, but Samuel continued in the business for many years after.

Cigar maker George Bradford bought the corner lot, from which 33 Newbury later was subdivided, from Francis H. Dewey and Samuel P. and Leonard S. Harrington around 1857. It was lot #40 of the subdivision and today contains 120 Austin Street (WOR.1531). Bradford's father, house builder Lewis Bradford, had built the house at 110 (then 60) Austin in 1849, and George, his mother and siblings moved from there to the house on the corner of Austin and Newbury sometime between 1860, when the census implies they were still living at 110 Austin Street, and 1867, when the 110 Austin Street house was sold to David G. Tapley. This may have occurred after 1862 when George Bradford bought a small lot with a 25 ft. frontage from Dewey that adjoined the east side of his corner lot. Here he would built a cigar making shop distinguished as 64 (later 118) Austin Street, which is depicted as such on the 1870 map. In 1867 George sold his brother, wireworker William B. Bradford, a portion of the lot where he evidently built an addition to the house and/or cigar shop.

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

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

¹ Charles Nutt, *History of Worcester and its People* (New York: Lewis Historical Publishing Co., 1919), 1: 341.

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

33 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WOR.2978

The lot where 33 Newbury Street was built was subdivided from the parcel by an unknown instrument. It is not depicted on city maps until 1886, and by 1890 the house was owned and occupied by the family of Patrick and Mary Crane. Patrick Crane, born in Ireland about 1840, was a machinist; his wife Mary Cullen was also born in Ireland, and the couple had three daughters—Mary F., Grace, and Winnifred, born between 1871 and 1875. The eldest was born in Worcester, but no birth records exist for the other girls in Worcester, and the family is only sporadically listed in city directories. In 1890 the Cranes boarded dressmaker Ada B. Drake. Patrick Crane died in 1896 at the age of fifty-eight, and by 1900 his widow and daughters were the sole occupants of 33 Newbury Street. All three of the girls were teachers—Grace at Downey Street School, Mary at Chandler Street School, and Winnifred at Winslow Street School.

By 1903 the Crane family moved to Somerset Street and sold 33 Newbury to the stationer Frederick Eugene Frost. Born in Fitchburg in 1869, Frost was the son of George Washburn Frost and his wife Mary Ellen Abbott Frost. George W. Frost was born in Greenfield in 1831 and began his working life while he was still in school, at the age of eleven, at Russell Cutlery Company. He later moved to Fitchburg to learn the iron molding trade and worked in foundries in Worcester, Fall River, Providence, Whitinsville, Fitchburg, and Springfield before settling in Worcester in 1881. Frederick E. Frost was thirteen when his parents moved to the city. After his high school graduation Frost clerked for paper and twine dealers Perkins and Butler and then in 1890 began to manufacture and sell rubber stamps. In 1898 he acquired the “old established stationery store” of William L. Lewis and there sold typewriters, stamps, and stencils and made and marketed door plates, badges, and other such goods; he also did a “large business” at his 505 Main Street store in confectionary, soda, and cigars.² He married Edith Emily Cook of Worcester in 1890, and the couple had three children—Raymond Harrison, Mabel Sophia, and Harold Lincoln. In 1920 his 33 Newbury Street household included his wife, his children Mabel, who taught private school, and Harold, who worked as a salesman at his father’s shop, and Frederick Frost’s brother Willard, a machinist. By that time Frost’s business was known as Frost Office Appliance Company and was located on Franklin Street.

Frederick Frost died between 1922 and 1932, and his widow Edith owned the house in the latter year but lived elsewhere. She rented the property then to Thomas S. Sneath, who ran an antiquarian book shop on Pleasant Street. By 1950 wire worker Harry E. Julian and his wife Rose owned 33 Newbury. Their family was the sole occupant of the house from at least 1950 to at least 1962. After the Julians sold the property to Joseph N. and Margaret H. Blakeney, by 1975, they occupied a unit in the house; in that year Blakeney, the St. Francis Home aide Carmen Mullin, and Massachusetts Turnpike Authority toll collector Raymond McClennan also lived at 33 Newbury Street.

SELECTED RESEARCH DATA

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

1870M not depicted, part of larger lot on corner of Newbury and Austin (now 120 Austin)

1886M pictured on map, no name

1890HD Crane Patrick, machinist
 Drake Ada B. dressmaker, b.
Mary Crane, bld. \$1100; 3725 ft. \$1400

1900HD Crane Mary Mrs
 Crane Mary F. Miss, b
 Crane Grace Miss, b.
Crane Mary, bld. \$1100; 3725 ft. \$1400

1903CD: Frost Frederick E stationer 505 Main h 33 Newbury
 1903CD: Crane Mary wid Patrick h 17 Somerset
 Crane Grace teacher Downing St School bds 17 Somerset
 Crane Mary F teacher Chandler St School bds do

² Ellery Bicknell Crane, ed., *Historic Homes and Institutions and Genealogical and Personal Memories of Worcester County, Massachusetts* (New York Lewis Publishing Co., 1907), 1:414-15.

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

33 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2978

Crane Winnifred teacher Winslow St School bds do

- 1910HD Frost Frederick E rubber stamps
Frost Frederick E bld. \$1100; 3725 ft. \$1400
- 1920C 33 Newbury: Frost Frederick E owns mortgage ae 50 b MA merchant stationery shop, wife Edith E ae 47 b MA, children Mabel S ae 34 teach private school, Harold L 19 salesman stationery store, brother Willard F ae 59 b MA machinist meter factory
- 1922HD Frost Frederick E Mr & Mrs treas Frost Office Appliance Co 94 Franklin
Frost Willard F b machinist 33 Hermon Union Water Meter Co meter & valve mfrs
Frost Mabel S b teacher
Frost Frederick E bld. \$2200; 3725 ft. \$1400
- 1932HD Sneath Thos S Antique Book Shop 104 Pleasant
Sneath Mary L r
Frost Edith C bld. \$2700; 3725 ft. \$1400
- 1940HD Walker Michl J truckman h
Foye Ann Mrs r wid Michl
Walker Marion J, bldgs \$2200; 3725 ft. \$800
- 1950HD Julian Harry E (Rose D) wire wkr
Julian Harvey E & Rose D. bldgs \$3700; 3725 ft. \$900
- 1962HD Julian Harry E (Rose D) asst cook Worc State Hosp
Julian Rose D. bldgs \$4000; 3725 ft. \$900
- 1975HD Julian Harry E (Rode D) retd
Blakeney Joseph N
Mullin Carmen aide St Francis Home
McClennan Raymond A (Mary J) collr Mass Turnpike Authority
Blakeney Joe N & Margaret H bldgs \$4000; 3725 ft. \$900

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2978

BIBLIOGRAPHY and/or REFERENCES*Maps & Atlases*

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

Directories and Census

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

The Worcester Directory. Worcester: H.J. Howland, 1865-1872. Published annually.

The Worcester Directory. Worcester: Drew, Allis & Co., 1873-1919. Published annually

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

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

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

33 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WOR.2978
--	----------

PHOTOGRAPHS (Neil Larson, 2009)



View from NW



View from SW

National Register of Historic Places Criteria Statement Form

Check all that apply:

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

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

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

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

The Patrick & Mary C. Crane House is an altered example of a middling single-family house built during the Post-Civil War era where decoration was kept to a minimum and Classical features along the roof lines were reduced in scale and complexity. The house reflects the variation and evolution of design occurring in the Crown Hill neighborhood during late-19th century, particularly in edge areas like Newbury Street.

FORM B – BUILDING

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

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

06-006-00031	Worcester North		WOR.2979
--------------	--------------------	--	----------

Town/City: Worcester

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

Address: 34 Newbury Street

Historic Name: George E. & Selma S. Miller House

Uses: Present: Three Family Residential

Original: Multiple Family Residential

Date of Construction: ca. 1870

Source: historic maps & directories

Style/Form: Second Empire

Architect/Builder: unknown

Exterior Material:

Foundation: brick

Wall/Trim: vinyl clapboard

Roof: asphalt shingle

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

Vinyl siding added
Window sash replaced

Condition: good

Moved: no yes **Date:**

Acreage: 0.1131

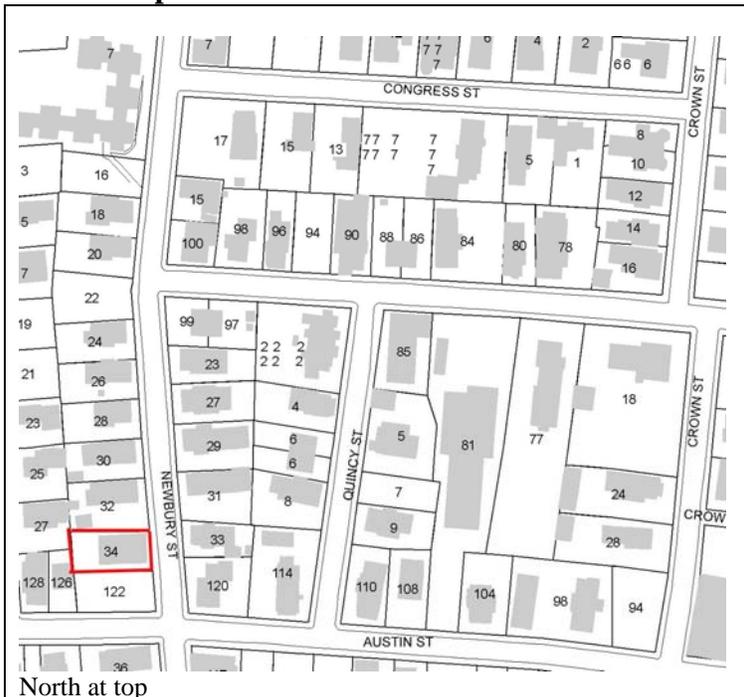
Setting: The Crown Hill neighborhood is situated on a promontory west of downtown Worcester. It has an irregular street pattern characteristic of its mid-19th-century origin with tight streetscapes of mostly wood frame single-family dwellings. Commercial, religious, school, industrial and multi-family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

Photograph



View from SE

Locus Map



Recorded by: Neil Larson & Kathryn Grover
Larson Fisher Associates

Organization: City of Worcester Historical Commission

Date (*month / year*): June 2010

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

34 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2979

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 E. & Selma S. Miller House is a two-story wood frame multiple-family dwelling with a mansard roof. It is situated on a 0.1131-acre corner lot on the west side Newbury Street north of Austin Street. The wide house is sited on flat land at the western base of Crown Hill. It is positioned close to the north lot line, leaving room on the south side of the house for a paver driveway. A chain link fence surrounds the lot. There are no outbuildings.

The original wood clapboard siding has been covered with vinyl siding with decorative features either obscured or removed. The only distinguishing design feature is the mansard roof with pedimented dormers, although the presumptive slate roof has been replaced with asphalt shingles. The front façade contains five bays with an entrance in the center and three dormers evenly spaced across the mansard. The door and windows are recent replacements. The hipped roof of the porch covering the entrance may be an original feature, although the rest of it was rebuilt, probably when the vinyl siding was applied. A second entrance is located at the rear of the three-bay south façade; the north façade contains four bays with three dormers in the mansard. A three-story stair tower has been added to the rear façade where there originally may have been a multi-story porch.

The George E. & Selma S. Miller House is an altered example of Second Empire-style domestic architecture in the Crown Hill neighborhood. It also represents the rapid and extensive expansion of the city west of Crown Hill in the post-Civil War period.

HISTORICAL NARRATIVE

The Crown Hill neighborhood is significant in the city as a mid nineteenth-century residential development area that is still distinguished by its original street and subdivision plans and period domestic architecture. The neighborhood was originally part of land owned in the early 1700s by Major Daniel Ward that extended west from Main Street to what is now Newbury Street between Pleasant and Austin Streets. In 1818 Benjamin Butman bought this 30-acre hillside tract from John Bush and his sons Jonas and Richard and hired the Boston engineer R. H. Eddy to survey it. Eddy's 1836 subdivision plan for "Park Hill," named for the park laid out in the middle of block between Oxford and Crown Streets, featured 30 x 150-foot lots along three new streets—Irving, Oxford, and Crown—running between Pleasant and Chandler streets. Lot sales ranged from \$85 to \$260, but the area was slow to develop. During the panic of 1837 Butman's business failed, and Park Hill was sold off in numerous parcels. Isaac Davis, Worcester's mayor and president of the State Mutual Insurance Company, became the largest property owner in the area. He revised the 1836 plan by removing the park and intensifying the lot coverage, but not until the 1850s did the neighborhood begin to build up with the large and ornate homes of Worcester's middle class. Industrialization expanded and diversified the city's population, a change reflected in the course of Crown Hill's history. The neighborhood felt the decline of Worcester's fortunes in the twentieth century and in the 1970s became the target area for an ambitious revitalization project, one of the first to use the funding from the Housing and Community Development Act of 1974. Coordinated by the Crown Hill Development Committee, a façade project was instituted to reverse the deterioration and abandonment of historic buildings in the neighborhood. The city invested community development funds to stem the decline of buildings and infrastructure. The Worcester Heritage Society (now Preservation Worcester) created a revolving loan fund to support rehabilitation work. The 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 section of Newbury Street in which 34 Newbury is sited was part of a subdivision of land conveyed by George Jaques to Francis H. Dewey and Samuel P. and Leonard S. Harrington about 1850. The subdivision contained 66 lots platted on both sides of Newbury Street between Chatham and Chandler streets, Austin Street east of Newbury, the west side of Quincy Street, the north side of Chandler east of Newbury, and on the east side of Wellington Street south of Chandler. While a map of the

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

34 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2979

subdivision has been located in Worcester County deed book 456 page 647, the date and source of the deed from Jaques is illegible. A more comprehensive search in the Worcester Registry of Deeds may clarify the early history of the property

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

More than a decade earlier, Jaques sold the L-shaped tract aligned with Newbury and Austin streets to Dewey and company. Francis Henshaw Dewey was a member of the bar, and he served as a justice of the Superior Court of Massachusetts between 1869 and 1881.¹ According to the city directory, he resided at 23 Chestnut Street. Dewey was a large stockholder of the Washburn & Moen Manufacturing Company and functioned as its chief counsel. He died in 1887, leaving his son, Francis H. Dewey Jr., in charge of his estate. Dewey appears to have controlled most of the area west of Newbury Street known as the Piedmont. He and another partner, Joseph Mason, had platted a subdivision of more than 200 house lots in an area bounded on the north by Pleasant Street, on the east by Mason Street, on the south by May Street, and on the west by Winfield Street and Park Avenue. The brothers Samuel P. and Leonard S. Harrington were carpenters who by 1854 were promoting themselves as "real estate dealers" with an office in the Paine Block and living together at 30 Elm Street. They evidently were sons of the machinist Samuel Harrington, who lived on Salem Street. By 1862 Leonard had left the scene, but Samuel continued in the business for many years after.

The three-family house at 34 Newbury Street, on lot 58 of the Harrington-Dewey plan, was built about 1870 for the German immigrant barber and hairdresser George E. Miller. Born in Bavaria in March 1841, Miller had settled in Worcester by 1864, when he married Adeline Hacker, who was born in Austria and was then living in Worcester. By 1865 the couple was living on Chandler Street, and Miller's barber shop was in the Richmond Block. By 1867 he had added bathing rooms to the business, located at 413 Main Street.

Judging from the order of the census enumeration, Miller was living at 34 Newbury Street in 1870 with his wife and his one-year-old daughter Henrietta. He rented two units, one to the German immigrant barber Frederick R. Horn, who worked for him, and the other to policeman Peter Biel, who lived there with his wife Ellen and four children. By 1872 Miller had as boarders at 34 Newbury not only Horn but the hairdressers Paul F. Seibold and Richard Seidler, who both worked for him as well. The paper hanger Orrin T. Stacy also occupied part of 34 Newbury in that year.

By 1872 Miller's wife Adeline had died, and in 1872 he returned to Germany. In 1873 in Worcester he married Selma Schmidt, a native and resident of Saxony, according to the Worcester marriage record, who must have returned with him. About 1874 their son Alexander R. G. Miller was born. The Millers' 1880 household included the four people in their family and five boarders—two of them German-born barbers who probably worked for him, and three people who worked in a local corset factory—as well as two female domestic servants, one born in Germany and the other in Canada.

Miller continued to board foreign-born hairdressers at his 34 Newbury Street home at least through 1890, and he died on consumption in 1898 at the age of fifty-seven. His heirs—his widow Selma, children Henrietta and Alexander, and granddaughter Beatrice M.—continued to own and to occupy part of the house through 1932 and probably through 1940. Selma and Alexander Miller, an actor, lived there through 1922; George Miller's daughter Henrietta, who had married nickel plater George C. Burdick of Westerly, Rhode Island, in 1897, lived at 34 Newbury from at least 1900 to at least 1932. Burdick was a carpenter in 1900, a storage company clerk in 1910, and a stove repairman in 1920. The German-born barber Peter Turffs, who had boarded with the family in 1890, was living in the house again in 1910 with Joseph Turffs, either his younger brother or his son.

By 1930 Selma Miller no longer lived at 34 Newbury, but Alexander Miller and Henrietta and George Burdick continued to occupy one of its units. They rented another to the engineer George K. Micklin and his family and a third to the dressmaker

¹ Charles Nutt, *History of Worcester and its People* (New York: Lewis Historical Publishing Co., 1919), 1: 341.

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

34 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2979

Minnie Bigelow. By 1940 Beatrice M. Nelson, probably the married granddaughter of George E. Miller and a resident of Hollywood, California, owned and rented the house, and by 1950 it was owned by Joseph H. and Mabel English. They continued to own it through 1975 but do not appear to have lived there until later; they are shown as one of four tenants in the building in 1975.

SELECTED RESEARCH DATA

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

- 1870M building depicted
- 1870C 1) Miller Geo E ae 28 barber \$4000/400 Germany, wife Adeline 27 Germany, Henrietta 1 b MA
2) Horn Fredk R ae 40 barber b Germany, Jane McCafty 22 domestic servant Ireland, Marg Rafferty ae 29 domestic servant Ire
3) Biel Peter ae 50 policeman \$400 pp b MA, Ellen R 42 MA, Mary E 19 works box mfr MA, Henry B 17 clerk in grocery store MA, Sigfried 11, Chas L 1
- 1871CD Miller George E. barber and bathing rooms, Richmond block, h 34 Newbury
1867CD: Miller George E. barber & bathing rooms, Richmond block, h 16 Chandler
- 1872SD 34, bds., Frederick Horn, hairdresser, 413 Main
34, ho., George E. Miller, hairdressing & bathing rooms, 413 Main
34, bds., Paul F. Seibold, hairdresser, 413 Main
34, bds., Richard Seidler, hairdresser, 413 Main
34, bds., Orrin T. Stacy, paper hanger, 1 Maple
- 1880C 34 Newbury: Miller George ae 41 barber b Germany, wife Adelaide ae 36 b Germany, son Alexander 6 b MA, dau Henrietta 11 b MA, 5 boarders—Oscar Schier 21 barber b Germany, Henry Karkup? Ae 36 barber b Germany, Larques? Souvet? Ae 34 in corset shop b France, Ida Souvet 30 in corset shop b NJ, Oscar Cerf ae 24 in corset shop b NY, 2 servants, female b Germany and Canada
- 1890HD Miller Geo. E. hairdresser 1
Georgowits A. hairdresser, b.
Turffs Peter, hairdresser, b.
Lar Anton, hairdresser, b.
George E. Miller, bld. \$3600; 4925 ft. \$1700
- 1898VR died Sept 4 George E Miller ae 57 consumption b Germany res Worcester barber father John Miller of Germany mother NL
- 1900HD Burdick George C. carpenter 1
Sullivan Davis, wireworker 2
Magee David F. clerk, b.
Miller Alexander R.G. actor 3
Miller Selma Mrs.
Miller George E heirs, bld. \$3700; 4925 ft. \$1700
- 1910HD Tobin Patrick H finisher 1
Tobin William M temperer b 19 Summer National Mfg Co wire goods
Miller Alexander R.G. actor 2
Miller Selma Mrs B
Turffs Peter barber b 342 Slater Bldg; also Joseph Turffs, barber, 342 Slater h 50 Union Av
Burdick George C clerk 3 8 Mulberry Central Storage Co.
Miller George E heirs, bld. \$3700; 4925 ft. \$1700

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

34 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2979

- 1920C 34 Newbury
1) Burdick George C owns ae 47 b RI stove repairer, wife Henrietta ae 50 b MA pars Germany
2) Miller Selma owns ae 75 wid b Germany emig 1873, son Alexander R ae 45 wid b MA stage actor
3) Bigelow Minnie E rents ae 41 b MA dressmaker at home, boarder Rose Paquette ae 23 wid b CT perfortator [sic] shoe factory
- 1922HD Burdick George C casemaker
Miller Alexander R C
Miller Selma Mrs b
Bigelow Minnie Mrs dressmaker 34 Newbury h do
Anderson Olla L foreman
Miller George E heirs, bld. \$4700; 4925 ft. \$1700
- 1930C 34 Newbury
1) Bigelow Minnie F rents ae 51 b MA dressmaker at home
2) Burdick Geo C owns \$9k ae 58 b RI, wife Henrietta ae 61 b MA, bro-in-law Alexander Miller ae 57 b MA packer leather goods
3) Micklin Geo K rents ae 49 b NH stationery engineer, wife Jennie 45 MA, children Geo W 18 chauffeur machine co, Beatrice 17 labeler envelope co, Alice 15; son-in-law Wm G Cooper ae 23 b MD gardener private estate, dau Jennie Cooper ae 20 b MA, grnddau Lorraine ae 1 b MA
- 1932HD Nicklin Geo K (Jennie) engr 340 Main State Mutual Building
Nicklin Beatrice M r labeler 60 Prescott Sherman Envelope Co
Nicklin Chas R r (Ella M) clk 356 Franklin Craton & Knight Co. belting mfrs
Nicklin Geo K Jr r chauf
Burdick Geo C (Henrietta M)
Miller Alex R G r packer
Taylor Bertha J Mrs wid Chas
Taylor Catherine A r clk
Burdick Henrietta M., bld. \$5500; 4925 ft. \$1700
- 1940HD Munzert Geo (Lisetta F) baker
Munzert Barbara L r fitter A L McLaughlin womens & misses clothing
Munzert Bertha E r clk
Munzert Cora A r
King Edwd r lab
Miller Alex R G shipping clerk
Taylor Bertha J Mrs
Taylor Clifford E r (Eva G) chauf
Nelson Beatrice M (Hollywood Cal) bldgs \$4700; 4925 ft. \$1000
- 1950HD George Thos C (Laura L) opr
Perkins Harvey E (Madeline) mach opr
English Jos H & Mabel, bldgs \$4800; 4925 ft. \$1200; also own 13 Fruit
- 1962HD Avedisian Aaron
Johnson Jas J
Broyles Chas W
English Jos H & Mabel, bldgs \$4500; 4925 ft. \$1000; also own 13 Fruit; English Gen Trucking
- 1975HD Fields R Victor studt
English Joseph E (Maybelle) mach opr H & R
Johnson John (Josephine)
Gomes Joseph heavy equip opr
English Jos H & Mabel, bldgs \$4500; 4925 ft. \$1000

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

34 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WOR.2979

BIBLIOGRAPHY and/or REFERENCES*Maps & Atlases*

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

Directories and Census

- The Worcester Almanac, Directory and Business Advertiser*. Worcester: H.J. Howland, 1844-1864. Published annually.
- The Worcester Directory*. Worcester: H.J. Howland, 1865-1872. Published annually.
- The Worcester Directory*. Worcester: Drew, Allis & Co., 1873-1919. Published annually
- The Worcester Directory*. Worcester: Sampson & Murdock Co., 1920-1938. Published annually.
- The Worcester Directory*. Boston, then Malden: R.L. Polk & Co., 1939- . Published annually.
- 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

34 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WOR.2979
--	----------

PHOTOGRAPHS (Neil Larson, 2009)



View from SE



View from NE

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

34 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WOR.2979
--	----------



View from NW

National Register of Historic Places Criteria Statement Form

Check all that apply:

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

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

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

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

The George E. & Selma S. Miller House is an altered example of Second Empire-style domestic architecture in the Crown Hill neighborhood. It also represents the rapid and extensive expansion of the city west of Crown Hill in the post-Civil War period.

FORM B – BUILDING

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

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

06-014-00022	Worcester North		WOR.2980
--------------	-----------------	--	----------

Town/City: Worcester

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

Address: 36 Newbury Street

Historic Name: Charles B. & Margaret S. Haynes House

Uses: Present: Three Family Residential

Original: Two Family Residential

Date of Construction: ca. 1865

Source: historic maps & directories

Style/Form: Greek Revival

Architect/Builder: unknown

Exterior Material:

Foundation: brick

Wall/Trim: vinyl clapboard

Roof: asphalt shingle

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

Vinyl siding added
Window sash replaced

Condition: good

Moved: no yes **Date:**

Acreage: 0.1371 acres

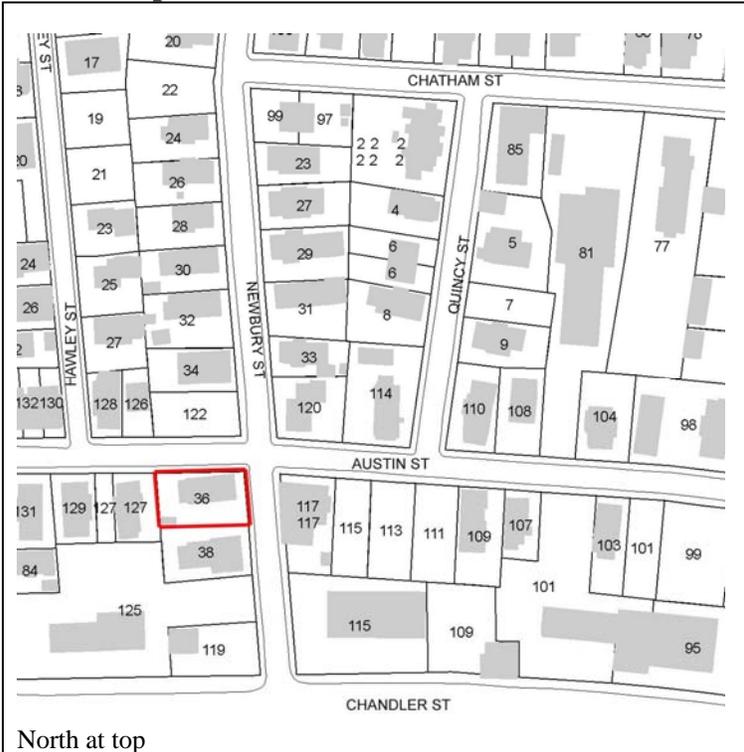
Setting: The Crown Hill neighborhood is situated on a promontory west of downtown Worcester. It has an irregular street pattern characteristic of its mid-19th-century origin with tight streetscapes of mostly wood frame single-family dwellings. Commercial, religious, school, industrial and multi-family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

Photograph



View from NE

Locus Map



North at top

Recorded by: Neil Larson & Kathryn Grover
Larson Fisher Associates

Organization: City of Worcester Historical Commission

Date (*month / year*): June 2010

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

36 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2980

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

The Charles B. & Margaret S. Haynes House is located on a 0.1371-acre lot on the west side of Newbury Street and the south side of Austin Street. It is bounded on the west and south by houses of similar historic period. The two-story wood frame two-family dwelling was built ca. 1865 with a front-gable roof. It is situated on a flat site at the southwestern base of Crown Hill. The house is positioned near the north lot line leaving yard space on the south side of the house where a paved parking space is located; a driveway enters the property in the northwest corner from Austin Street. A stockade fence surrounds the parcel with gateways for the front entrance on Newbury and driveway on Austin.

The three-bay front façade has a one-story porch, now enclosed with walls and windows. The entrance is on the left side of the façade. Windows are in their original positions, but sash have been replaced. Although predictably plain in decoration, any façade embellishments have been removed for or obscured by added vinyl clapboard siding. Windows are symmetrically arranged on the side walls with a blank area on the south wall where stairs are located on the interior. A two-story porch on the rear is walled-in. Two dormers are located in the north side of the roof.

The Charles B. & Margaret S. Haynes House is an altered example of a two-family house built during the Civil War period where decoration was kept to a minimum and Classical features along the roof lines were reduced in scale and complexity. The house reflects the variation and evolution of design occurring in the Crown Hill neighborhood during late-19th century, particularly in edge areas like Newbury Street.

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 section of Newbury Street in which 36 Newbury is sited was part of a subdivision of land conveyed by George Jaques to Francis H. Dewey and Samuel P. and Leonard S. Harrington about 1850. The subdivision contained 66 lots platted on both sides of Newbury Street between Chatham and Chandler streets, Austin Street east of Newbury, the west side of Quincy Street, the north side of Chandler east of Newbury, and on the east side of Wellington Street south of Chandler. While a map of the

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

36 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WOR.2980

subdivision has been located in Worcester County deed book 456 page 647, the date and source of the deed from Jaques is illegible. A more comprehensive search in the Worcester Registry of Deeds may clarify the early history of the property

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

More than a decade earlier, Jaques sold the L-shaped tract aligned with Newbury and Austin streets to Dewey and company. Francis Henshaw Dewey was a member of the bar, and he served as a justice of the Superior Court of Massachusetts between 1869 and 1881.¹ According to the city directory, he resided at 23 Chestnut Street. Dewey was a large stockholder of the Washburn & Moen Manufacturing Company and functioned as its chief counsel. He died in 1887, leaving his son, Francis H. Dewey Jr., in charge of his estate. Dewey appears to have controlled most of the area west of Newbury Street known as the Piedmont. He and another partner, Joseph Mason, had platted a subdivision of more than 200 house lots in an area bounded on the north by Pleasant Street, on the east by Mason Street, on the south by May Street, and on the west by Winfield Street and Park Avenue. The brothers Samuel P. and Leonard S. Harrington were carpenters who by 1854 were promoting themselves as "real estate dealers" with an office in the Paine Block and living together at 30 Elm Street. They evidently were sons of the machinist Samuel Harrington, who lived on Salem Street. By 1862 Leonard had left the scene, but Samuel continued in the business for many years after.

The house at 36 Newbury Street, on lot 55 of the Harrington-Dewey plan, was built about 1865 for painter, whitener, and paper hanger Charles B. Haynes. Born in New Hampshire about 1811, Haynes was living in West Acton in 1847, when his son Leverett C. Haynes was born, and by 1859 he had moved to Worcester. In 1861, after the death of his second wife, Haynes married Margaret McCausland, the daughter of Irish immigrants John McCausland and Elizabeth Fenton of Webster; by 1880 her siblings James, Elizabeth, and Isabella had moved from Webster to 28 Newbury Street.

According to city directories, the Hayneses lived at Eaton Place until they moved to 36 Newbury Street. His household then included his wife Margaret, his son Leverett, a wheelwright, sons Herbert and Frederick, daughter Flora, and a female domestic servant born in Ireland. Who initially lived in the other unit of 36 Newbury is not yet known, but by 1870 the iron machinist Solomon O. Heald lived there with his wife Abby and daughters Luella and Sarah. The same two families occupied the house in 1880. By then Herbert Haynes worked as a boot finisher and Frederic Haynes as a painter and glazier, probably with his father; Heald's daughter Luella was a dressmaker, and the Heald family had one boarder, the grocery clerk William W. Seaver. Leverett Haynes had by then moved to Holliston, and by 1900 he managed a wheelwright shop in Boston.

The Haynes and Heald families still lived together at 36 Newbury in 1890, and in that year Haynes rented another unit to the carpenter T. G. Learned. In 1894 Charles Haynes died at the age of seventy-five, and his wife Margaret died four years later (her sisters at 28 Newbury Street, Elizabeth and Isabella, died in 1896 and 1899 respectively). Margaret McCausland Haynes's heirs owned the building and rented its three units in 1900, and by 1900 Mary L. Hendrick had acquired the property. Hendrick, born in Massachusetts about 1846, was the wife of Henry W. Hendrick, a bookkeeper for a wholesale fruit company who had been born in Connecticut about 1840. He died between 1910 and 1920.

Mary L. Hendrick and later her daughter Florence owned 36 Newbury through at least 1932, and Florence Hendrick lived there under new owners through 1950. From at least 1910 to at least 1940 she and her mother during her lifetime shared the house with the single sisters Lizzie, Florence, Mary, and Carrie Emerson, the daughters of William and Harriet Emerson of Worcester; in 1880 William Emerson ran a boardinghouse on Hermon Street. In 1910 Florence Hendrick worked as a salesperson (and later a buyer) for fancy goods and millinery dealer John C. MacInnes Company on Main Street; Florence Emerson was a billing clerk for Chandler Coates Clipper Manufacturing Company, her sister Mary a bookkeeper at casting manufacturer Wyman Gordon Company, and her sister Carrie as a salesperson at a crockery and tableware store Clark-Sawyer Company on Main Street. The eldest of the sisters, Lizzie, apparently kept house for the family.

¹ Charles Nutt, *History of Worcester and its People* (New York: Lewis Historical Publishing Co., 1919), 1: 341.

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

36 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2980

By 1940 Florence Hendrick, by then retired, sold 36 Newbury Street to attorney John A. Clough, who owned numerous properties in the Crown Hill district, most of them inherited from his father, building contractor George S. Clough. By 1950 the salesman Frederick A. Cushman acquired the house, and his family took the unit long occupied by the Emerson sisters, who still lived there in 1945. Florence Hendrick died between 1950 and 1960. The Cushman family owned 36 Newbury through at least 1962; by 1975 maintenance worker Michael A. Hazard and his wife Doris acquired the house and lived in one of its two units.

SELECTED RESEARCH DATA

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

- 1865CD Haynes Charles B whitener & paper hanger h 36 Newbury
1863CD: Haynes Charles B painter h Eaton place
- 1867CD Haynes Charles B whitener & paper hanger h 36 Newbury
Haynes Leverett C carriage maker bds 36 Newbury
Heald Solomon O machinist h 1 High St court
- 1870M house depicted
- 1870C 1) Haynes Charles B 50 house painter \$5000/400 b NH, wife Margaret 40 MA, Leveret C 22 wheelwright b MA, Luther F 19 no occup MA, Herbert W 7, Frederic (Frank?) L 5, Flora E 1, domestic ae 16 b Ireland Bridget last name illegible
2) Heald Solomon O 40 iron machinist \$300 pp b MA, wife Abby M 37, Louella S 9, Sarah C 7
- 1872SD 36, ho., Charles B. Haynes, whitener
36, ho., Solomon O. Heald, machinist, 9 May
- 1880C 1) Haynes Charles B 61 painter & glazier, has asthma b NH, wife Margaret S 50 b MA, children Herbert W 17 boot finisher MA, Frederic L 15 painter & glazier 15, Flora E 11
2) Heald Solomon run stationery engine b ME, wife Abbie 47 ME, children Luella S 18 dressmaking MA, Sarah C 16 MA, boarder Wm W Seaver 22 clerk in grocery MA
- 1890HD Haynes Chas. B. painter, h. 1
Heald S.O. machinist, h. 2
Learned T.G. carpenter, b.
Charles B. Haynes, bld. \$2100; 5970 ft. \$2500
- 1894VR Charles B Haynes died 5 July ae 75 painter b NH parents NL
- 1898VR Margaret S McCausland Haynes widow of Chas B died 27 Jan ae 68 b Webster pars John McCausland and Elizabeth Fenton both b Ireland
- 1900HD Galipeau Francois, mason 1
Galipeau Adelard, painter, b.
Galipeau, Emma, dressmkr. b.
Kennedy Frank, clerk 2
Haynes Margaret S. heirs, bld. \$2100; 5970 ft. \$2700 [see 18 Newbury above]
- 1910HD Hendrick Henry W bookkeeper 17 Park
Hendrick Florence A clerk b 462 Main MacInnes John C Co dry & fancy goods millinery &c
Emerson Lizzie L Miss 2
Emerson Florence K bookkeeper b 237 Chandler Coates Clipper Mfg Co
Emerson Carrie L clerk b 480 Main Clark-Sawyer Co crockery, glass & silverware
Hendrick Mary L, bld. \$2200; 5970 ft. \$2700

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

36 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2980

- 1910C 36 Newbury: 1) Hendrick Henry W ae 70 b CT bookkeeper wholesale fruit owns with mortgage, wife Mary L ae 64, dau Florence H ae 39 single saleslady dry goods
2) Emerson Lizzie L ae 54 MA housekeeper, sister Forance W 52 b MA clerk billing, sister Mary J 59 MA bookkeeper manufactory, sister Carrie L 47 MA saleslady crockery
- 1922HD Hendrick Mary L Mrs widow Henry
Hendrick Florence A buyer 462 Main MacInnes John C Co dry & fancy goods millinery &c
Emerson Lizzie L
Emerson Florence K b bookkeeper 368 ½ Main rm 8 Smart A L dentist Lincoln Block
Emerson Mary J b bookkeeper 105 Madison Wyman Gordon Co, castings
Emerson Carrie L b
Hendrick Mary L, bld. \$4000; 5970 ft. \$2700
- 1932HD Hendrick Florence A
Emerson Lizzie L
Emerson Florence K r asst 306 Main rm 345 Smart Albert L dentist Day Building
Emerson Mary J b bookkeeper 105 Madison Wyman Gordon Co, castings
Emerson Carrie L b
Hendrick Florence A, bld. \$5000; 5970 ft. \$2700
- 1940HD Hendrick Florence A
Emerson Lizzie L
Emerson Florence K r
Emerson Mary J b bookkeeper 105 Madison Wyman Gordon Co, castings
Emerson Carrie L b
Clough John A bldg \$4000; 5970 ft. \$1200; also owns 127 Austin, 129 Austin and 1 & 2 Clough Ter, 1, 5 Merrick & 144 Austin; lawyer 340 Main rm 733 h 1 Merrick
- 1950HD Hendrick Florence A
Cushman Helene M Mrs nurse
Cushman Fredk A (Helene M) salesman
Cushman Frederick A & Helene M. bld. \$4500; 5970 ft. \$1500
- 1962HD Pisegna Alf jr (Evelyn) agt Hancock Mutual Life (father lived 12 Congress)
Cushman Helen S Mrs (wid Freed A) nurse Elmwood Manor, nursing home 21 Catherine
Cushman Frederick A & Helene M. bld. \$4500; 5970 ft. \$1500
- 1975HD Hazard Michl (Doris) maintenance man
Walker Danl (Mary) laborer
Hazard Michael A & Doris bld. \$4500; 5970 ft. \$1500

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

36 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WOR.2980

BIBLIOGRAPHY and/or REFERENCES*Maps & Atlases*

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

Directories and Census

- The Worcester Almanac, Directory and Business Advertiser*. Worcester: H.J. Howland, 1844-1864. Published annually.
- The Worcester Directory*. Worcester: H.J. Howland, 1865-1872. Published annually.
- The Worcester Directory*. Worcester: Drew, Allis & Co., 1873-1919. Published annually
- The Worcester Directory*. Worcester: Sampson & Murdock Co., 1920-1938. Published annually.
- The Worcester Directory*. Boston, then Malden: R.L. Polk & Co., 1939- . Published annually.
- 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

36 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2980

PHOTOGRAPHS (Neil Larson, 2009)



View from NE



View from SE

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

36 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WOR.2980
--	----------



View from NW

[Delete this page if no Criteria Statement is prepared]

National Register of Historic Places Criteria Statement Form

Check all that apply:

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

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

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

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

The Charles B. & Margaret S. Haynes House is an altered example of a two-family house built during the Civil War period where decoration was kept to a minimum and Classical features along the roof lines were reduced in scale and complexity. The house reflects the variation and evolution of design occurring in the Crown Hill neighborhood during late-19th century, particularly in edge areas like Newbury Street.

FORM B – BUILDING

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

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

06-014-20+21	Worcester North		WOR.2981
--------------	--------------------	--	----------

Town/City: Worcester

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

Address: 38-40 Newbury Street

Historic Name: Charles C. & Annette Green House

Uses: Present: Multiple Family Residential

Original: Two Family Residential

Date of Construction: ca. 1857

Source: historic maps & directories

Style/Form: Italianate

Architect/Builder: unknown

Exterior Material:

Foundation: brick

Wall/Trim: asbestos cement shingle

Roof: asphalt shingle

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

Asbestos cement shingles added
Front vestibule added
Window sash replaced

Condition: good

Moved: no yes **Date:**

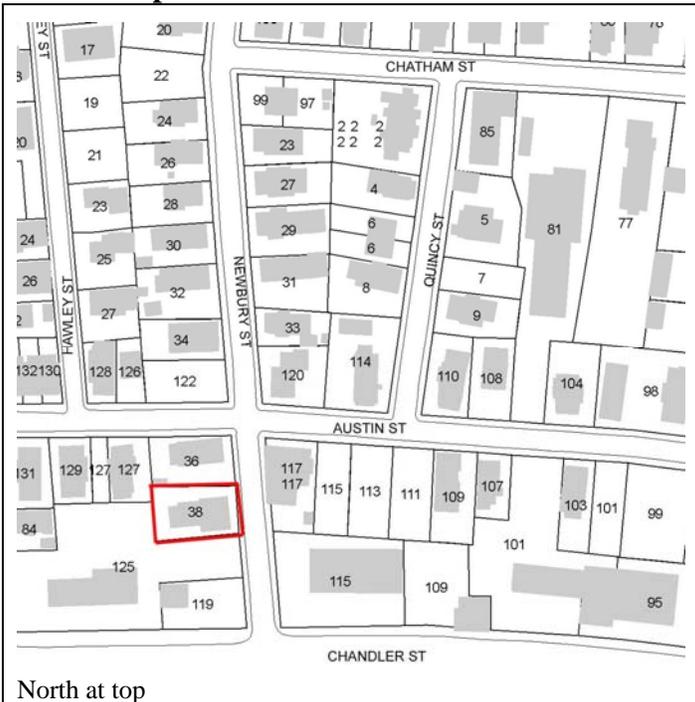
Acreage: 0.1374 acres

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

Photograph



Locus Map



Recorded by: Neil Larson & Kathryn Grover
Larson Fisher Associates

Organization: City of Worcester Historical Commission

Date (*month / year*): June 2010

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

38-40 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2981

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

The Charles C. & Annette Green House is a two-story wood frame two-family dwelling with a gable roof. It is situated on a 0.1374-acre lot on the west side of Newbury Street south of Austin Street. It is bounded on the north by a house of similar period and on the south by a vacant house lot now a paved parking lot for a commercial property at 119 Chandler Street. Another parking lot associated with a business at 125 Chandler Street borders on the west side of the Newbury Street house. The wide house is sited at the front and center of the lot with a paved driveway on the north side and a yard on the south side and rear. The property is surrounded by a chain link fence with gateways for front entrance and driveway. There are no outbuildings.

The original wood clapboard siding has been covered with asbestos cement shingles with decorative features either obscured or removed. The only distinguishing design features are friezes and cornices with brackets left exposed on the front and rear and window headers on the front now encased in metal or vinyl material. The front façade contains three bays with entrances in the center bays now contained within an added vestibule with entrances on the front and north side. The paired entry is suggested by a wide double window in the center bay of the second story, which is capped by a pediment. Flanking windows on the second story have cornices. The one original window visible on the first story contains what may be wood six-over-six sash. All other sash appears to have been replaced recently. Side walls contain two bays of windows on three stories. A two-story rear ell is aligned with the north wall of the house and recessed on the south side. It has a flat roof, which likely is an alteration; a two-story porch is attached to the rear of the ell.

The Charles C. & Annette Green House is an altered example of Italianate-style domestic architecture in the Crown Hill neighborhood. Its ca. 1857 construction date is early for a two-family house plan. It also represents the rapid and extensive expansion of the city west of Crown Hill in the period.

HISTORICAL NARRATIVE

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

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

38-40 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2981

The section of Newbury Street in which 38-40 Newbury is sited was part of a subdivision of land conveyed by George Jaques to Francis H. Dewey and Samuel P. and Leonard S. Harrington about 1850. The subdivision contained 66 lots platted on both sides of Newbury Street between Chatham and Chandler streets, Austin Street east of Newbury, the west side of Quincy Street, the north side of Chandler east of Newbury, and on the east side of Wellington Street south of Chandler. While a map of the subdivision has been located in Worcester County deed book 456 page 647, the date and source of the deed from Jaques is illegible. A more comprehensive search in the Worcester Registry of Deeds may clarify the early history of the property

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

More than a decade earlier, Jaques sold the L-shaped tract aligned with Newbury and Austin streets to Dewey and company. Francis Henshaw Dewey was a member of the bar, and he served as a justice of the Superior Court of Massachusetts between 1869 and 1881.¹ According to the city directory, he resided at 23 Chestnut Street. Dewey was a large stockholder of the Washburn & Moen Manufacturing Company and functioned as its chief counsel. He died in 1887, leaving his son, Francis H. Dewey Jr., in charge of his estate. Dewey appears to have controlled most of the area west of Newbury Street known as the Piedmont. He and another partner, Joseph Mason, had platted a subdivision of more than 200 house lots in an area bounded on the north by Pleasant Street, on the east by Mason Street, on the south by May Street, and on the west by Winfield Street and Park Avenue. The brothers Samuel P. and Leonard S. Harrington were carpenters who by 1854 were promoting themselves as "real estate dealers" with an office in the Paine Block and living together at 30 Elm Street. They evidently were sons of the machinist Samuel Harrington, who lived on Salem Street. By 1862 Leonard had left the scene, but Samuel continued in the business for many years after.

The house at 38-40 Newbury Street, on lot 54 of the Harrington-Dewey plan, was built by 1859 for boot finisher Charles Converse Green (often shown as Greene in censuses and directories). Born in 1824 in Westborough, Green was the son of Benjamin Green and Grafton native Hannah Kimball, who were living in Worcester by 1848. In 1850 the census shows Benjamin Green as a marketman in a household with his wife, son Charles (shown as Converse C.), a railroad repairman, Charles's wife Annette (often shown as Christina or Chastina A.) White, a Vermont native, and thirteen boarders; the 1850 and 1854 city directories state that Benjamin Greene was running a boardinghouse at 25 Mechanic Street. By 1859 Charles C. Greene was living at 38 Newbury and working as a boot finisher; his father Benjamin, by then also a boot finisher, is shown as boarding at 40 Newbury in the city directory but as owning \$3000 in real property in the 1860 census. At that time Charles C. Green was shown with \$2000 in real estate and \$400 in real property and lived with his wife Annette, their two daughter Lavilla and Anna, the machinist William H Eddy and his wife Emma, and the boot finisher Justin P. White of Vermont, probably his wife's brother. At 40 Newbury Benjamin Green boarded the family of machinist Addison Brown in 1860.

By 1870 Benjamin and Hannah Green had moved in with their son Charles's family at 38 Newbury, and Charles rented out 40 Newbury to the families of bootmaker William C. Bassett and of carpenter Philander Putnam, whose sons George and Wheelock worked as a clerk and cigar maker respectively. Charles Green rented part of 38 Newbury to the carpenter Charles L. Peters, who lived there with his family for at least the next forty years; by 1910 Charles Green and Charles Peters jointly owned 2 and 4 Glenwood Street. In 1872 Benjamin Green died in Worcester at the age of eighty-five, and his wife Hannah Kimball Green died six years later. In 1880 only the Charles Green and Charles Peters families lived at 38 Newbury; Green rented 40 Newbury to the families of boot finisher Clarence E. Chamberlain and paper box maker John F. Searle.

Charles Green lived at 38 Newbury until he died in 1905 at the age of eighty. His widow Annette remained at 38 Newbury with her daughter Sarah, Sarah's husband Otis R. Parker, a shoe factory accountant from Templeton whom she married in 1893, and

¹ Charles Nutt, *History of Worcester and its People* (New York: Lewis Historical Publishing Co., 1919), 1: 341.

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

38-40 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WOR.2981

the Charles Peters family. Annette Green rented 40 Newbury to the telephone company electrician Edwin McGuinness and his wife and fruit clerk William T. Macomber and his wife Mary.

By 1922 the Green family had sold 38-40 Newbury to George G. Gilmore, a native of Iowa who at the time was an envelope factory superintendent. Gilmore never lived in the house but rented to several long-term tenants. Among them, at 38 Newbury, was the family of Henry J. Comtois, born in Massachusetts about 1883 and at that time a clerk at his brother Joseph's clothing store on Front Street. They were the sons of painter Gideon Comtois, who emigrated from Quebec in 1868. Henry Comtois's wife Bertha worked as a dressmaker. The Comtois family lived in the house through at least 1950. The family of Paul E. Tibbetts, a presser at Reliable Trouser Company, lived at 40 Newbury Street from at least 1940 through at least 1962.

By 1950 Henry J. and Bertha Comtois had acquired 38-40 Newbury Street, but by 1962 they had sold it to Henry J. Adams. By 1975 John J. Ruggieri, who worked at Worcester Pressed Steel, and his wife Edith owned the property.

SELECTED RESEARCH DATA

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

1857M house depicted

1857CD Greene C. C. boot finisher, h 38 Newbury

1870map double house depicted

1872SD 38, ho., Benjamin Greene
 38, ho., Charles C. Greene, boot finisher, 26 Southbridge
 38, ho., Dwight L. Herrick, machinist, 17 Hermon
 38, bds., Charles L. Peters, carpenter
 40, ho. William C. Bassett, bootmaker, 82 Austin
 40, bds., George A. Putnam, clerk, 364 Main
 40, ho., Philander Putnam, carpenter
 40, bds., Wheelock T. Putnam, cigar maker

1890HD 38 Green Charles C. 1
 White Sophia E. Miss, b.
 Peters Charles L. carpenter 2
 40 Chamberlin C.E. salesman 1
 Holland Paul boot crimper 2
Chas, C. Green, blds. \$2700; 5985 ft. \$2100

1900HD 38 Green Charles C. 1
 Parker Otis R. bookkeeper, b.
 Peters Charles L. carpenter 2
 40 Crosby David B. clerk 1
 Crane Eliza A. Mrs. b
 Holland Jane E. Mrs. 2
 Holland Carrie F. Miss, b.
Green Chas, C., blds. \$3100; 5985 ft. \$2100; also owns 2 Glenwood

1910HD 38 Parker Otis R accountant 1 70 Winter Heywood Boot & Shoe Co
 Green Annette C Mrs b widow Charles C
 Peters Charles L carpenter 2
 40 Macomber William T salesman
 McGuinness Edwin A electrician
Green Chas, C. heirs blds. \$3400; 5985 ft. \$2100; also owns 2 & 4 Glenwood w/ Charles L. Peters

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

38-40 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

	WOR.2981
--	----------

- 1922HD 38 Farrell Andrew barber Farrell Bros (Andrew & J. Nicholas) 93 Main
 Clark Sherman C plumber 40 Southbridge Middlemas Charles A plumber
 Yerry Mabel widow Harry A, Mae C Yerry bds 38 Newbury
 Love Dela
 40 Gallagher John H carpenter
 Gallagher Lillian A dressmaker 40 Newbury h do
 Moran James chauffeur
Gilmore George C. 38, 40 Newbury St. blds. \$5100; 5985 ft. \$2100
- 1932HD 38 Comtois Henry J (Bertha N) clk 210 Front Comtois Jos G clothing
 Comtois Bertha M Mrs drsmkr r
 Charbonneau Leo A (Lillian M) clk 127 Grand Laplante Chas E grocer
 40 Sangren Chas F
 Griffin John F (Mary) steelwkr WSS Co
Gilmore George C. 38, 40 Newbury St. blds. \$7100; 5985 ft. \$2100; also owns 20 Mattson, 51 Francis & 9.09 acres in West Boyleston
- 1940HD 38 Cadieaux Wm L (Anna M)
 Comtois Henry J
 Comtois Bertha M Mrs drsmkr r
 Hall Emma J Mrs wid Moses J
 40 Cleveland Erwin A (Anne L) carp
 Tibbitts Paul E (Eleanor S) presser
 Tibbitts Elmer E r laster
 Kenneway Virginia A Mrs
 Kenneway Mary T r
Gilmore George C. 38, 40 Newbury St. blds. \$5100; 5985 ft. \$1200; also owns 20 Mattson, 51 Francis & 9.09 acres in West Boyleston; supt Whitney Mfg Co, stationery mfrs h 20 Mattson
- 1950HD 38 Roberts Rosario auto body wkr
 Comtois Henry J clerk Jos G Comtois clothing
 Comtois Pauline M r sec
 Hall Emma J Mrs
 40 Cleveland Ervin A (Anne L) carp
 Tibbetts Paul E (Eleanor) prsr
 Kenneway Mary T slwm W T Grant Co
 Kenneway Francis J r int dec and mgr Mattson Furn Co (h 8 Melville in 1950)
Comtois Henry J & Bertha M. 38, 40 Newbury St. blds. \$5100; 5985 ft. \$1500
- 1962HD 38 Sumner John B
 Konrad Uwe T (Jeanne C) shipper Roxbury Carpet, 1 Brussels
 40 Tibbetts Paul E (Eleanor) presser Reliable Trouser Co., 16 Harding 4th flr
 Tibbetts Paul E jr r draftsman Curtis & Markel
 Girard Albert G (Eva A)
Adams Henry J 38, 40 Newbury St. blds. \$5000; 5985 ft. \$1500; nonresident?
- 1975HD 38 Richard Margt retd
 Goldsborough Curtis J laby tech
 Sweeney Joseph (Eliz O) mach Coppus Eng. Corp steam turbines, 344 Park Ave
 Gutkey Frank (Nancy)
 Ruggieri Albert E (Theresa M) barber

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

38-40 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2981

- 40 Sweeney Joseph F
Cook Philip R
*Ruggieri Edith V blds. \$5000; 5985 ft. \$1500; also owns 2 Milton & 27 North
Ruggieri John J (Edith V) die str Worc Pressed Steel h 2 Milton St*

BIBLIOGRAPHY and/or REFERENCES*Maps & Atlases*

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

Directories and Census

- The Worcester Almanac, Directory and Business Advertiser*. Worcester: H.J. Howland, 1844-1864. Published annually.
- The Worcester Directory*. Worcester: H.J. Howland, 1865-1872. Published annually.
- The Worcester Directory*. Worcester: Drew, Allis & Co., 1873-1919. Published annually
- The Worcester Directory*. Worcester: Sampson & Murdock Co., 1920-1938. Published annually.
- The Worcester Directory*. Boston, then Malden: R.L. Polk & Co., 1939- . Published annually.

- 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

38-40 NEWBURY STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WOR.2981
--	----------

PHOTOGRAPHS (Neil Larson, 2009)



View from NE



View from SE

National Register of Historic Places Criteria Statement Form

Check all that apply:

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

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

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

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

The Charles C. & Annette Green House is an altered example of Italianate-style domestic architecture in the Crown Hill neighborhood. Its ca. 1857 construction date is early for a two-family house plan. It also represents the rapid and extensive expansion of the city west of Crown Hill in the period.