

4336

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.



### 1. Name of Property

Historic name: Duprey Building

Other names/site number: \_\_\_\_\_

Name of related multiple property listing: \_\_\_\_\_

(Enter "N/A" if property is not part of a multiple property listing)

### 2. Location

Street & number: 16 Norwich Street

City or town: Worcester State: MA County: Worcester

Not For Publication:  Vicinity:

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property  meets  does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national  statewide  local

Applicable National Register Criteria:

A  B  C  D

<u>Brona Simon</u>	<u>July 15, 2019</u>
Signature of certifying official/Title:	SHPO
	Date
State or Federal agency/bureau or Tribal Government	

In my opinion, the property <input type="checkbox"/> meets <input type="checkbox"/> does not meet the National Register criteria.	
Signature of commenting official:	Date
Title :	State or Federal agency/bureau or Tribal Government

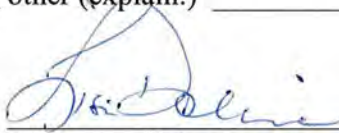
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**4. National Park Service Certification**

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)

  
Signature of the Keeper

9/5/19  
Date of Action

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

**Category of Property**

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object



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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

LATE 19<sup>th</sup> and 20<sup>th</sup> CENTURY REVIVALS/Classical Revival

**Materials:** (enter categories from instructions.)

Principal exterior materials of the property:

Concrete, Brick, Limestone, Cast Stone, and Granite

### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

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### Summary Paragraph

The **Duprey Building** sits on a relatively small, urban lot at 16 Norwich Street in the Central Business District of Worcester, MA. The site is bounded by Norwich Street to the east, and sits one block east of Main Street and two blocks north of the Worcester Common. The building occupies almost the entirety of its approximately 0.07-acre lot, except for an eighteen-foot-wide alley at the south side of the property. The building is in a dense area of mixed-use commercial and institutional buildings that primarily date to the late 19<sup>th</sup> to mid-20<sup>th</sup> centuries. Most of the surrounding buildings are at least two-story masonry buildings with storefronts on the first story and professional offices or apartments on the upper stories. The Duprey Building was built in 1926. From 2017–2018, the Duprey Building underwent an extensive renovation of the exterior and interior of the building. The project included the restoration of the exterior masonry, changes to the first-floor commercial space, and alterations to floors two through six to accommodate five four-bedroom apartments (one per floor). As part of the renovation, the current owner has sought state and federal Historic Rehabilitation Tax Credits.

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## Narrative Description

### *Exterior (Photos 1–9)*

The Duprey Building is a six-story, four-bay-wide, irregularly shaped, masonry commercial building constructed in 1926 in the Classical Revival style (Photos 1–3). It has a flat, built-up roof, buff-brick curtain walls with flush limestone veneer on the façade on a steel structural frame, and a concrete foundation. A granite skirt extends across the base of the façade (east elevation). The façade is comprised of a one-story base with a storefront and residential entrance and five stories of professional office space above.

The primary entrance is in the south bay and consists of an aluminum-frame, fully glazed, single-leaf door with a full-height sidelight to the south and a rectangular transom, all set in a recessed opening clad with paneled limestone veneer (Photo 6). A bronze door surround of paneled pilasters supporting a slightly projecting, denticulated lintel with a paneled entablature and festoon motif topped with a sinuous parapet is at the front of the recessed entry (Photo 7). A bronze cornice with embellished finials, swags, and rosettes stretches across the length of the façade over the doorway and storefront between the first and second stories with narrow pilasters at each end. The storefront window includes two plate-glass windows with three-light transoms located just off-center on the façade, framed by narrow, bronze Corinthian pilasters and divided by a strip of flush limestone veneer.

The first story was altered ca. 1960 and again when the building was rehabilitated from 2017–2018. During the recent rehabilitation, hollow limestone pilasters, which were installed ca. 1960, were removed and the storefront windows were repositioned to accommodate a new storefront entrance on the north side of the façade, as reflected on original building plans. Light sconces and a cast-iron railing, which ran along the base of the storefront windows and was a remnant of a metal fire escape that had been on the building's north wall, were also removed. In addition, a new light fixture was installed in the recessed entry.

The first two stories are framed by two-story Corinthian pilasters supporting a slightly projecting limestone lintel that runs between the second and third stories. Another, less accentuated, double band of limestone runs between the fifth and sixth stories. Finally, the façade is capped by a projecting limestone cornice with a stepped parapet inscribed with "DUPREY" in the center, and flanked by decorative carved swags in relief (Photo 9). Secondary ornamentation on the façade includes recessed panels in the north and south bays above the third and fourth stories that include a festoon motif (Photo 8). The windows are 1/1, double-hung wood sash arranged singularly and in pairs behind new aluminum storm windows. The double window openings in the center bays of the upper stories each have a continuous cast-stone sill. The window openings in the outer bays of the façade have limestone surrounds including flat window hoods supported by scroll brackets on the third story, cast-stone lintels and sills on the fourth and fifth stories, and limestone pediments supported by scroll brackets on the sixth story. The masonry was rehabilitated in accordance with the Secretary of the Interior's Standards as part of the 2017–2018 rehabilitation.

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The secondary elevations are buff brick with rectangular window openings on the upper stories that each have cast-stone sills and soldier-course brick lintels (Photos 2–5). Most of the windows on the secondary elevations appear to be original 1/1, double-hung wood sash behind exterior aluminum storm windows. Elevator towers are in the center of the south elevation and near the southwest corner; however, the southwest elevator was removed in the recent rehabilitation and the space used for mechanicals.

### *Interior*

The first floor comprises a front vestibule in the southeast corner, which leads into a side hall along the south wall. The inner vestibule doors are double-leaf, aluminum-frame, fully glazed with a brass-frame, six-light transom (Photo 10). The hall has the original patterned terrazzo tile floor, walls with patterned marble dado capped with plaster molding and paneled plaster above, and a paneled-plaster ceiling (Photo 11). Marble pilasters with Corinthian capitals are evenly spaced along the walls. Fixed windows are placed above the dado on the north interior wall. An original brass mailbox, which is a part of an internal tube mail system, is affixed to the south wall. The original steel-frame main staircase sits at the west end of the side hall (Photo 12). On the first floor the staircase features marble treads and risers, marble dado, and a steel-and-brass balustrade with a decorative Greek-key motif. The stair has marble treads; balustrades are simplified with wood handrails on the upper stories (Photo 13). The adjacent elevator is in the original location, but has been replaced with a mid-to late 20<sup>th</sup>-century car. A second stairway is in the northwest corner and has metal treads and risers and a mid-20<sup>th</sup>-century replacement metal and wood balustrade. Both stairways provide basement access. The first-floor commercial space consist of an open plan with temporary partitions, sheetrock walls, and carpeted floors—changes that were undertaken as part of the 2017–2018 rehabilitation.

The second through sixth floors consist of five four-bedroom apartments (one per floor). Originally offices, each floor was converted to an apartment when the building was rehabilitated from 2017–2018. Each apartment has a central kitchen, four bedrooms, five bathrooms, and a laundry room, separated by a combination of historic and contemporary walls (Photos 14–15). Three of the bedrooms are located toward the front of the building, while the fourth is located at the rear. Within the units, most of the spaces retain their historic mosaic-tiled floors. The majority of the existing walls and doorways were retained as part of renovation. New partition walls received trim and paneled wood doors to match the proportions and profile of the existing historic trim and doors. Non-original wall coverings and dropped ceiling systems were removed, and where possible, the plaster and original ceiling height was restored. Most of the major changes were confined to the kitchen and bathrooms, where new cabinets, countertops, sinks, vented range hoods, refrigerators, and tile were installed. The original wood corridor doors and hardware were largely retained. Corridor and interior office doors that were taken out of service were fixed in place with the corridor side left exposed and the living area side backed with gypsum wallboard. New wood panel doors were installed in bathrooms and closets. As part of the renovation, new plumbing, electrical, and gas, and HVAC systems were installed.

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### 8. Statement of Significance

#### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

#### Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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**Areas of Significance**  
(Enter categories from instructions.)

ARCHITECTURE  
COMMERCE  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**  
1926-1969  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**  
1926  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**  
(Complete only if Criterion B is marked above.)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**  
Rustigian, Jasper  
\_\_\_\_\_  
\_\_\_\_\_

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Duprey Building, Worcester, possesses significance at the local level under Criterion A in the area of Commerce and Criterion C for Architecture. The period of significance begins in 1926, when the building was constructed, and ends in 1969, the suggested 50-year cut-off date for National Register eligibility. Under Criterion A, the building was constructed during a period of rebounding economic prosperity in Worcester by Philip H. Duprey, one of the city's most prolific early 20<sup>th</sup>-century real estate developers and co-founder of the Worcester Lunch Car Company.



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Under Criterion C, the building is an intact example of commercial architecture designed in the formal Classical Revival style of the 1920s, as it retains most of its significant exterior and interior character-defining features, including the storefront surround, front vestibule and corridor with terrazzo flooring, metal-and-wood center and rear stairways, and an L-shaped floor plan on the upper levels. The building was designed by Worcester architect Jasper Rustigian and is the only known downtown Worcester office building designed by him. It is also only one of two known collaborations between Rustigian and Duprey; the other was an office expansion for the Worcester Lunch Car Company complex at 4 Quinsigamond Avenue, Worcester (WOR.2359).

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**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

## **CRITERION A – COMMERCE**

### **Worcester Development and Commerce**

Worcester was incorporated as a town in 1722 and chosen as the county seat of Worcester County in 1731. The town's economic base was primarily agricultural, supplemented by small craft shops including pottery, rope, watches, clocks, shoes, hats, and hand-woven cloth and carpets through the 18<sup>th</sup> and mid-19<sup>th</sup> centuries. There were also small-scale industrial activities, such as tanneries, slaughterhouses, and a paper mill. The first substantial industrial growth centered around textile and textile-machinery manufacturing (MHC 1984:7). By the late 18<sup>th</sup> century, Main Street had become the commercial center of town, but very few of the commercial buildings from this period remain. Beginning in the early 19<sup>th</sup> century, the population grew rapidly with both native- and foreign-born laborers and skilled workmen in the emerging industries. The Blackstone Canal from Providence to Worcester was opened in 1828 and provided new, cheaper, more efficient transportation routes and provided Worcester with new markets. It also became a distribution point as the northern terminus of the canal (MHC 1984:9).

By the mid-19<sup>th</sup> century, Worcester had become a regional transportation hub, combining the canal, multiple railroads, and intra-urban streetcar service. The population continued to grow rapidly, with manufacturing as the primary source of employment. The outbreak of the Civil War also signified the beginning of Worcester's second industrial boom. Worcester's position as a strong manufacturing center stimulated even more growth in the metal-working, textile, arms, leather, boot, and shoe industries, which continued into the late 19<sup>th</sup> century. Worcester became second only to Boston as the leading manufacturing center in New England. Well-established manufacturing companies built new, larger complexes and the immigrant population grew as jobs in manufacturing opened. The abandonment of the older, smaller industrial properties provided opportunities for new ventures to be established, continuing the cycle of industrial growth. With the rise in population to supplement the expansion of industries, the already established residential neighborhoods also progressed. The neighborhoods east and south of the commercial district became more densely packed with middle- and working-class housing, and

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new developments for middle- and upper-class residents started north and west of the district. The city government also built numerous architect-designed schools, firehouses, and other public building to accommodate the expansion (Pfeiffer and Jenkins 1980). The commercial development continued along Main Street and larger, masonry commercial blocks were erected (MHC 1984:14-18). Major expansion of the commercial and institutional buildings in downtown Worcester and immediate surrounds began in the late 19<sup>th</sup> century. Concurrently, banks, office buildings, department stores, and more manufacturing businesses were established and even larger masonry buildings were constructed along Main Street (MHC 1984:22).

Worcester's third, and last, period of major industrial expansion occurred between 1890 and the end of World War I. Immigrants moved to the city in great numbers, spurring mass construction of very dense multiple-family housing south, east, and north of the commercial district. Suburban development for middle- and upper-class residents expanded even further west and north into the once-open agricultural lands. A shift from small, individually run businesses to large corporations in the previous century instigated a reorganization of the Board of Trade, which was renamed the Chamber of Commerce in 1913 and had 1,000 members. The Chamber of Commerce's support of large corporations led to the establishment of large department stores that succeeded small specialty businesses, bankrolling the construction of major new commercial buildings (Pfeiffer and Jenkins 1980).

Development was lean in Worcester after World War I in the decade leading up to the construction of the Duprey Building in 1926. After the war, the population of the city declined and did not begin to rebound until 1925, most likely corresponding to a rapid decline in wartime manufacturing jobs and the postwar restrictive immigration quotas. Development in the commercial district was slow and primarily concentrated on Main Street and the one to two blocks east and west, including Norwich Street. Main Street was fully developed by the 1890s, but during the 1910s and 1920s many of the earlier buildings were replaced with "skyscrapers," or buildings of ten stories or more, and large office buildings, usually in Classical-inspired architectural styles (Pfeiffer and Jenkins 1980).

The site of the Duprey Building was one of two lots at the corner of Mechanic and Norwich Streets. The lots were sold by Sawyer Associates, an early real estate developer, to Bernard Press, a real estate agent, in early April 1924 (WCRD 1924; US Census 1920). In 1922, the property contained a row of two-story, wood-frame, light-industrial paint and carpentry shops; however, Sawyer Associates sold the lots as a property ready for new development (Sanborn 1910; Sampson and Murdock 1922:219). In late April 1924, Press sold the property to Philip H. Duprey, who filed plans by Worcester architect Jasper Rustigian for a six-story office building (WCRD 1924). The west side of Norwich Street was the last on the block to be redeveloped. The lots on the opposite (east) side of the street were built in the 1890s. The Duprey Building and the adjacent Kingsley and Adams Building were both built in the center of the block in 1926.

The first year the Duprey Building was open, there was no store occupying the first floor; however, there were numerous professionals on the second through fifth floors. These included contractors, real estate agents, insurance companies, accountants, and Jasper Rustigian and G.

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Adolph Johnson's architectural offices (see Criterion C below). Philip Duprey's office for his many businesses was located on the sixth floor. These businesses included his real estate office, Duprey and Stoddard Insurance Co., the Peoples Loan Association, Eastern Point Co., and the Worcester Lunch Car Company (Sampson and Murdock 1926). In 1945, the Worcester County Trust Company took possession of the property from Duprey, who continued to occupy the sixth floor until at least 1952. The Worcester County Trust Company sold the property to Cled Storage Company in 1946, who owned it until 1965, but never occupied the building. Two years after ownership of the building changed hands, in 1948, tenants included Thomas A. Edison Inc, Rocheleau & Rocheleau lawyers, Motor Credit Corp., Unit Producing Co Inc., Foley Advertising Co., Worcester Secretarial Phone Exchange, and numerous physicians (Polk 1948).

By 1956, the law offices of Campbell, Swain & Rutledge were using the top floor (Polk 1952, 1956). In 1965, Cled Storage Company sold the building to Norwich Realty Trust. While the building included several vacancies in 1966, it housed the Rocheleau Insurance Agency on the second floor, an accounting office and dentistry office on the third floor, Ad-Service Inc. on the fourth floor, and law firms on both the fifth and sixth floors (Polk 1966). Almost a decade later, in 1975, the Duprey Building included multiple insurance agencies on the second floor, two offices of dentistry on the third floor, Ad-Service Inc. on the fourth floor, an accounting office on the fifth floor, and the law offices of Burke, Ellis, Minor, & O'Neill on the sixth floor (Polk 1975). By 1988 the tenants appear to have changed considerably. The second floor housed the W S R Futures brokerage firm and the Lincoln National of New England Insurance Company, the third floor included Weihrauch & Coblenz Attorneys and the Western Temporary Services Inc. agency, while the fourth and fifth floors housed two separate radio stations. The sixth floor is not listed in this directory (Polk 1988). In 2002, Abbot Realty Trust foreclosed on the property and almost immediately sold it to A-Z Realty, LLC of Worcester, the property's current owners (WCRD 1946, 1965, 2002a, 2002b).

### **Philip H. Duprey**

Philip H. Duprey (1878–1966) was born in Oakdale, a village of West Boylston, Massachusetts, to Canadian-immigrant parents. The family relocated to Worcester by 1880 and by 1900, Philip was already working in real estate. In 1904, Duprey married Clara Mulvey of Brookfield, Massachusetts, and the couple moved to Kenmore Street, Worcester (US Census 1880, 1900; Ancestry.com 2013; US Census 1910). In 1906, Duprey and his partner Grenville Stoddard founded The Worcester Lunch Car and Carriage Manufacturing Company that produced railroad dining cars and distributed them throughout New England. Duprey remained the president of the company for 55 years, until it closed in 1961 (Walsh 2016, Gutman 2004).

Duprey was one of Worcester's most prominent real estate developers, and is best known for his residential developments in the Hillcroft and Indian Lake Park neighborhoods, which were laid out in the 1910s. His career also included financial interests, including an early stint as an appraiser for the Worcester Mechanic Savings Bank, later serving as one of its board of directors; president of the People's Loan Association; and a representative of the Home Owners Loan Association. Many of Duprey's business concerns were housed on the top floor of the

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Duprey Building after its construction, including the administrative offices for the Worcester Lunch Car and Carriage Manufacturing Company (WOR.2359), formerly housed in the Slater Building, 390 Main Street, Worcester. Duprey's civic contributions involved service as a member of the Worcester Common Council and director and chairman of the public library (*Worcester Telegram* 1966; Walsh 2016).

## **CRITERION C - ARCHITECTURE**

### **Commercial Architecture and the Classical Revival Style**

The exterior of the Duprey Building exhibits many characteristics of the Classical Revival style, which gained popularity in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. Classical Revival architecture in downtown Worcester is primarily high-style in nature and was used extensively by financial institutions and businesses, as well as for public buildings, constructed during this period. Precedents for the use of Classical-inspired architecture was set in the late 19<sup>th</sup> century with the first wave of professional American architects trained at the École des Beaux-Arts in Paris, France. These architects, and those who succeeded them, showcased and popularized historical interpretations of European architectural styles in their work in the United States, especially in their institutional and commercial works. This period in American architecture was encouraged by the major national expositions such as the World's Columbian Exposition of 1893 in Chicago, which celebrated the Classical Revival style. Jasper Rustigian first apprenticed under the Worcester firm of Fuller & Delano Co. at the turn of the 20<sup>th</sup> century (see below), which at the time was designing buildings in Worcester like the Beaux-Arts-style Enterprise Building, 540 Main Street (1900; NR 1980) and the Classical Revival-style Worcester City Hospital, Out-Patient Department Building, 162 Chandler Street (ca. 1904; WOR.2460). Rustigian would have also been exposed to a Classical-inspired visual vocabulary through the numerous Classical Revival-style, commercial buildings that were constructed in downtown Worcester in the early 20<sup>th</sup> century. They included the Enterprise Building, 538–540 Main Street (1900; NRIND 1980), the Park Building, 507 Main Street (1914; NRIND 1980), and the Sawyer Associates Building, 533–545 Main Street (ca. 1922; WOR.774). The influence of the Classical Revival style in Rustigian's designs is seen in the Duprey Building, 16 Norwich Street (1926), the Worcester Public Schools Maintenance Facility, 89 Shrewsbury Street (1905; 1932; WOR.2249), and the Nelson Place Grade School, 35 Nelson Place (1927; WOR.2292). Rustigian also adopted the concept of a three-part vertical façade for the Duprey Building developed in the late 19<sup>th</sup> century, comprising ground-floor shops with picture windows for displaying wares, a mid-section of offices, and a visually distinct top section, used for both additional office space and/or mechanical equipment. This three-part composition is reminiscent of a classical column with base, shaft, and capital (Roth 2001:278).

### **Jasper Rustigian**

Jasper Rustigian (1882–1965) was born in Harpoot, a city in Anatolia that, while part of the Ottoman Empire, had a sizable Armenian population at this time. He moved to the United States in 1891 at nine years old with his family. His father, Donabed, was a manager with New England

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Fuel Company of Nashua and they lived at 29 McKinley Street (formerly Washington Avenue) in Worcester. He was educated in Worcester at Classical High School and began a long architectural apprenticeship at age 17, interning with Worcester architects Fuller & Delano Co. Fuller & Delano Co. are best known for their design of the Worcester National Guard Armory at 44 Salisbury Street (NRDIS 1980) in 1889. In the early 1900s, he was chief draftsman with the Central Building Co. and then the E. F. Miner Co., both of Worcester. In 1905, Jasper married his first wife Nazely (1886–1941) of Northbridge, Massachusetts, and the couple lived at 29 McKinley Street and raised three children. During World War I, he served as a construction engineer in Washington, D.C., and during the Great Depression he was a resident engineer for the Public Works Administration in Portland, Maine, supervising the construction of a high school and a hospital. In the 1930s, he was also responsible for the water-pumping station of the Service Bureau of Worcester. He was a member of several Masonic organizations and other fraternal groups. He was living at 125 Clark Street in Worcester when he died in 1965 (*Worcester Telegram* 1965).

Rustigian had a productive career in Worcester, especially in the 1920s when he first started his architectural practice. Although he worked on independent commissions, he was associated with G. Adolph Johnson. They established an office in the Duprey Building after its construction, but moved to an office building (not extant) at 22 Elm Street, Worcester, by the late 1930s. He worked with Johnson for 40 years and taught draftsmanship and estimating for 20 years at the Worcester Boys' Trade High School, which became part of the Worcester Vocational High School.

The earliest buildings known to be associated with Rustigian are a house and garage on Holden Street in Worcester built for Charles Mattson in 1919 (WOR.130). The Malkasian Block, 367 Pleasant Street, Worcester (1924; WOR.2910), was another early commission; the work involved a commercial addition to an existing building purchased by another Armenian. Rustigian was also associated with the Worcester School Building Program, which was administered from 1923–1932. The program was established to resolve the acute need for additional space in the schools and involved the construction of ten new grammar schools and ten additions to existing school buildings. Not only did the program achieve that goal, the schools also reflected the most up-to-date standards for school buildings of that period. For the program, Rustigian designed additions to the Adams Street Grammar School (WOR.2279), 28 Adams Street, and the Elizabeth Street Schoolhouse, 31 Elizabeth Street (NRIND 1980). He also designed the new Nelson Place Grade School (WOR.2292), 35 Nelson Place, in 1927. He was responsible for an addition to the Worcester Public Schools' Maintenance Facility (WOR.2249), 89 Shrewsbury Street in 1932. He designed at least one other single-family residence, in the Spanish Eclectic style, at 162 Flag Street in Worcester's Dunroving neighborhood in the 1920s, but the exact date is unknown. He was also involved with 1949 renovations to the Old State Mutual Building at 240 Main Street (NRIND 1980), at which time the firm's name was Johnson, Rustigian, and Kunz. The Duprey Building was not Rustigian's first commission for Duprey. In 1924, Rustigian designed an addition, comprising an office and paintshop, to the Worcester Lunch Car and Carriage Manufacturing Company at 4 Quinsigamond Avenue, Worcester (WOR.2359).

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**2017–2018 Rehabilitation**

From 2017–2018, the Duprey Building underwent an extensive renovation of the exterior and interior of the building. The project included the renovation of the exterior of the building, including a new storefront, the installation of a second entrance, and masonry restoration; alterations to the first-floor commercial space, including the removal of mid-20<sup>th</sup>-century partition; and alterations to floors two through six to accommodate five four-bedroom apartments (one per floor), which involved the installation of new walls, kitchens, and bathrooms. As part of the renovation, the current owner, Wallachia LLC, has sought state and federal Historic Rehabilitation Tax Credits.

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1996b MHC Inventory Form B – Building, Nelson Place Grade School (WOR.2272). On file, Massachusetts Historic Commission, Boston, MA.  
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Larson Fisher Associates

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2005b MHC Inventory Form B – Building, Mellen Block (WOR.2852). On file, Massachusetts  
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Massachusetts Historical Commission (MHC)

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Massachusetts State Archives (MSA)

- 1889 Department of Public Safety, Division of Inspection, Building Inspection Plans,  
–1987 (PS9-Series 306X). On file at Massachusetts State Archives, Boston, MA.

Pfeiffer, Brian R.

- 1977 MHC Inventory Form B – Building, Duprey Building, 12-16 Norwich Street (WOR.785).  
On file, Massachusetts Historic Commission, Boston, MA.  
1978 MHC Inventory Form B – Building, Elizabeth Street Schoolhouse (WOR.725). On file,  
Massachusetts Historic Commission, Boston, MA.

Pfeiffer, Brian R. and Candace Jenkins

- 1980 Worcester Multiple Resource Area National Register Nomination, Worcester County,  
MA. On file, Massachusetts Historical Commission, Boston, MA.

Pfeiffer, Brian R. and Susan Ceccaci

- 1983 MHC Inventory Form A – Area, Norwich Street Commercial Area (WOR.DQ). On file,  
Massachusetts Historic Commission, Boston, MA.

Phifer, L. C.

- 1917 *Men of Worcester in Caricature*, L. C. Phifer, publisher

Polk, R.L. and Company

- 1940 *Polk's Worcester House Directory and Family Address Book*. Boston, MA.  
–1948  
–1956  
–1966  
–1975  
–1988

Roth, Leland M.

- 2001 *American Architecture: A History*. Westview Press, Boulder, CO.



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United States Bureau of the Census (US Census)

1880 *Tenth Census of the United States, 1880*. (NARA microfilm publication T9, 1,454 rolls). National Archives and Records Administration, Washington, D.C. Electronic document, [www.ancestry.com](http://www.ancestry.com), accessed June 2017.

1900 *Twelfth Census of the United States, 1900*. (NARA microfilm publication T623, 1854 rolls). National Archives and Records Administration, Washington, D.C. Electronic document, [www.ancestry.com](http://www.ancestry.com), accessed June 2017.

1910 *Thirteenth Census of the United States, 1910*. (NARA microfilm publication T624, 1,178 rolls). National Archives and Records Administration, Washington, D.C. Electronic document, [www.ancestry.com](http://www.ancestry.com), accessed June 2017.

Sampson & Murdock Company

1922 *The Worcester House Directory and Family Address Book*. Worcester, MA.  
–1936

Sanborn Map Company

1892 Insurance Maps of Worcester, Massachusetts, Sanborn-Perris Map Company, New York.  
1910 Insurance Maps of Worcester, Massachusetts, Vol. 2. Sheet 101. New York.  
1936 Insurance Maps of Worcester, Massachusetts, Vol. 1. Sheet 7. New York.  
1950 Insurance Maps of Worcester, Massachusetts, Vol. 1. Sheet 7. New York.

Walsh, Rita

2016 MHC Inventory Form B – Building, Duprey Building, 16 Norwich Street (WOR.785).  
On file, Massachusetts Historic Commission, Boston, MA.

Worcester County Registry of Deeds (WCRD)

1924 Sawyer Associates to Bernard Press. Deed Book 2329, Page 151.  
1924 Plan of Estate Owned by the Sawyer Associates, Worcester, MA. Plan Book 42, Plan 7.  
1924 Bernard Press to Philip H. Duprey. Deed Book 2331, Page 413.  
1944 Philip H. Duprey to Worcester County Trust Company. Deed Book 2941, Page 202.  
1946 Worcester County Trust Company to Cled Storage Company. Deed Book 2986, Page 361.  
1965 Cled Storage Company to Norwich Realty Trust. Deed Book 4577, Page 309.  
2002a Norwich Realty Trust to Abbot Realty Trust. Deed Book 25752, Page 193.  
2002b Abbot Realty Trust to A-Z Realty, LLC. Deed Book 25752, Page 198.

*Worcester Telegram*

1965 “Jasper Rustigian, Architect Here; Funeral Sunday.” 19 November 1965. On file, Worcester Public Library Clipping Files.  
1966 “P.H. Duprey, Former Councilman.” 22 January 1966. On file, Worcester Public Library Clipping Files.

Duprey Building  
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**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: \_\_\_\_\_

**Historic Resources Survey Number (if assigned):** WOR.785

**10. Geographical Data**

**Acreeage of Property** less than one acre

Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Coordinates (decimal degrees)**

Datum if other than WGS84: \_\_\_\_\_  
(enter coordinates to 6 decimal places)

1. Latitude: 71.801046      Longitude: 42.264251

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**Verbal Boundary Description** (Describe the boundaries of the property.)

The boundaries of the Duprey Building encompass City Assessor's Parcel 02-026-00028 on Tax Map Tile M24, which contains a total land area of 0.07 acres within downtown Worcester, Massachusetts, bounded by Norwich Street to the east, an alley to the west, and abutting buildings to the north and south.

**Boundary Justification** (Explain why the boundaries were selected.)

The boundaries are the historic lot lines associated with the Duprey Building at 16 Norwich Street. The boundaries follow legally recorded property lines.

---

**11. Form Prepared By**

name/title: Quinn R. Stuart/Senior Preservation Planner, VHB, with Betsy Friedberg,  
National Register Director, Massachusetts Historical Commission  
organization: Massachusetts Historical Commission  
street & number: 220 Morrossey Boulevard  
Boston state: MA zip code: 02125  
e-mail betsy.friedberg@sec.state.ma.us  
telephone: (617 727 8470)  
date: January 2019

---

**Additional Documentation**

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

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### **Photographs**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

### **Photo Log**

Name of Property: Duprey Building

City or Vicinity: Worcester

County: Worcester Co.

State: Massachusetts

Photographers: Nicole Benjamin-Ma & Corinne Engelbert

Date Photographed: June 28, 2018 & December 19, 2018

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 15. East elevation, looking northwest.
- 2 of 15. East and south elevations, looking north.
- 3 of 15. East and north elevations, looking southwest.
- 4 of 15. West and north elevations, looking south.
- 5 of 15. Detail, west elevation, looking south.
- 6 of 15. Detail of first story, east elevation, looking northwest.
- 7 of 15. Entrance detail, east elevation, looking northwest.
- 8 of 15. Second-story window detail, east elevation, looking northwest.
- 9 of 15. Cornice and parapet detail, east elevation, looking west.
- 10 of 15. First-floor vestibule, looking northwest.
- 11 of 15. First-floor side hall, looking northwest.
- 12 of 15. Main stair, first floor, looking west.
- 13 of 15. Main stair, fourth floor, looking west.
- 14 of 15. Fifth-floor unit, corridor, looking northeast.
- 15 of 15. Fifth-floor unit, southeast bedroom, looking east.

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### Figure List

- Figure 1. USGS Map showing location of the Duprey Building.
- Figure 2. Worcester Assessor's Map showing location of the Duprey Building.
- Figure 3. Basement plan (2016).
- Figure 4. First floor plan (2016), showing interior photo numbers and views.
- Figure 5. Second floor plan (2016).
- Figure 6. Third floor plan (2016).
- Figure 7. Fourth floor plan (2016), showing interior photo numbers and views.
- Figure 8. Fifth floor plan (2016), showing interior photo numbers and views.
- Figure 9. Sixth floor plan (2016).
- Figure 10. 1924 Duprey Building east elevation (source: MSA).
- Figure 11. 1924 Duprey Building west elevation (source: MSA).
- Figure 12. 1924 Duprey Building, first floor plan (source: MSA).
- Figure 13. 1924 Duprey Building, second floor plan (source: MSA).
- Figure 14. 1924 Duprey Building, sixth floor plan (source: MSA).

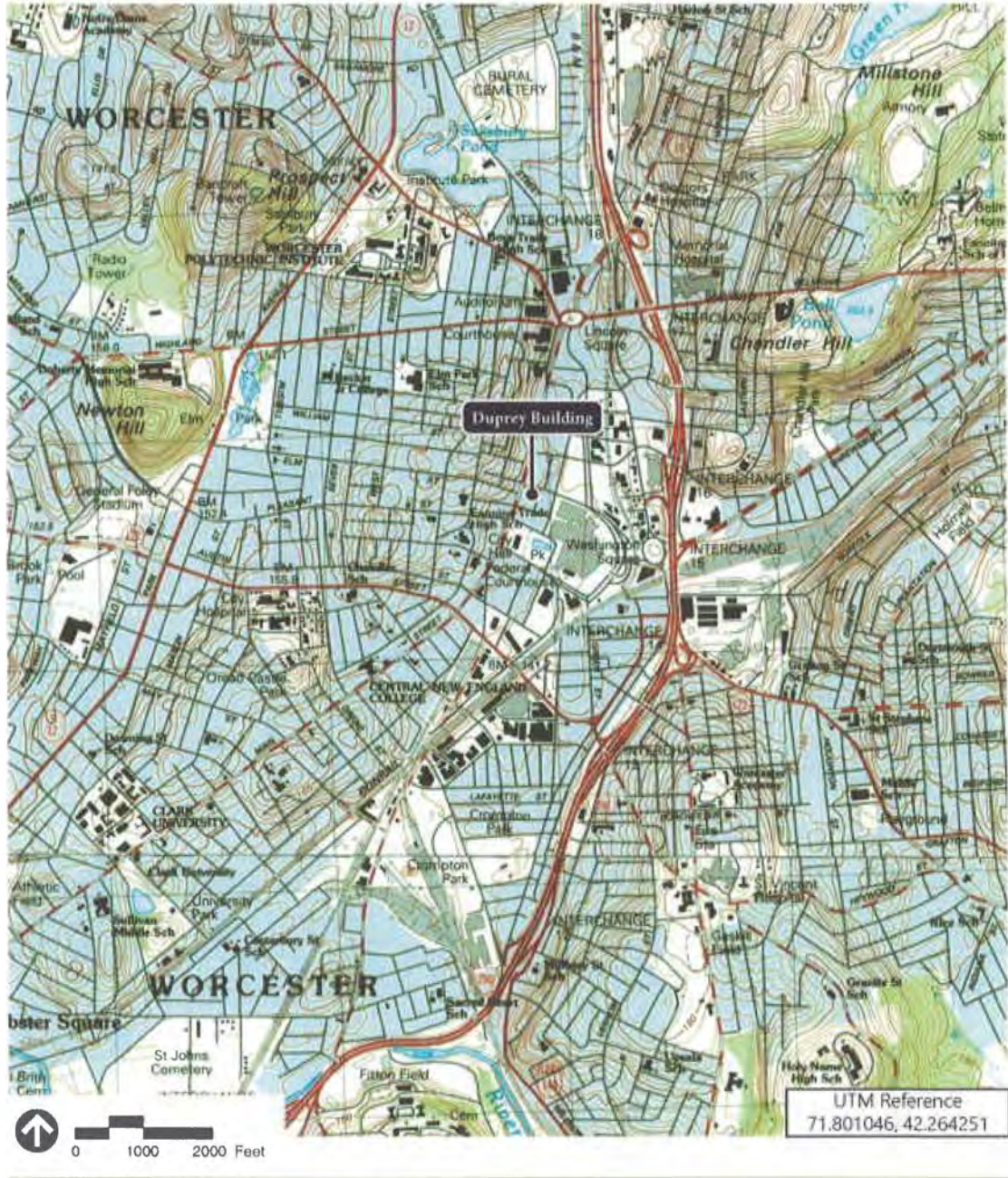
**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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Figures



Source: MassGIS 2001 USGS Quad  
Figure 1. USGS Map showing location of the Duprey Building.

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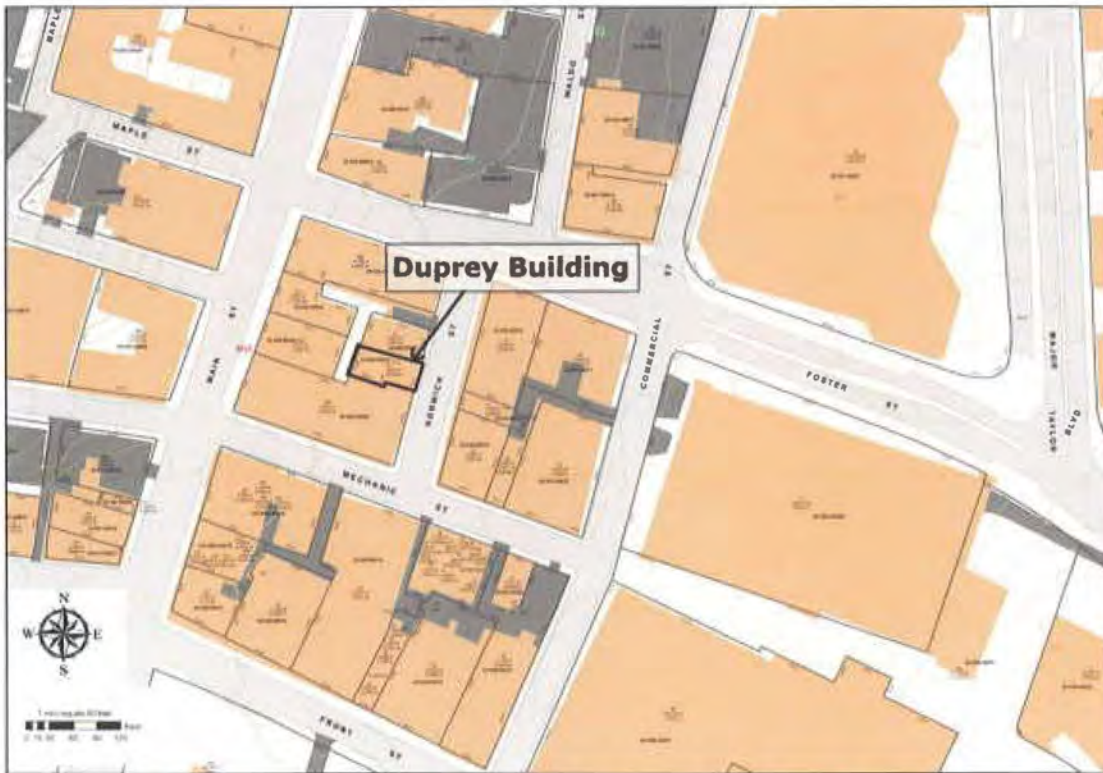
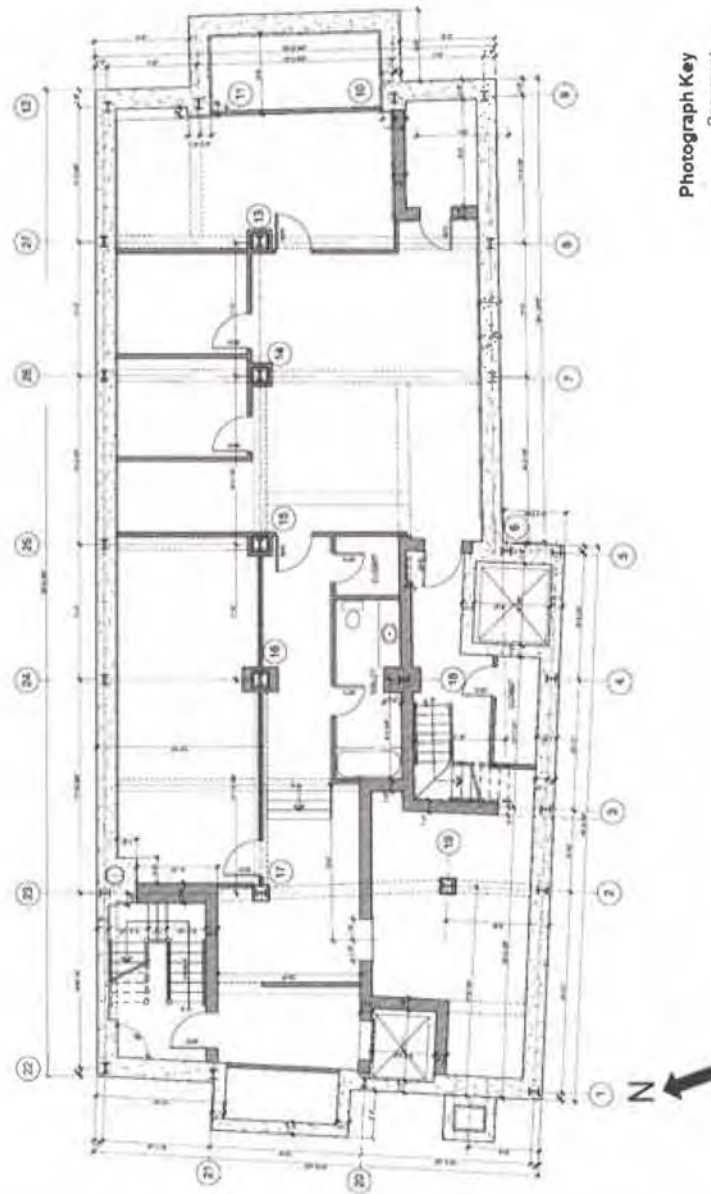


Figure 2. Worcester Assessor's Map showing location of the Duprey Building.

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Photograph Key  
Basement

Figure 3. Basement plan (2016). Reproduced by permission from the current owner, Wallachia LLC.



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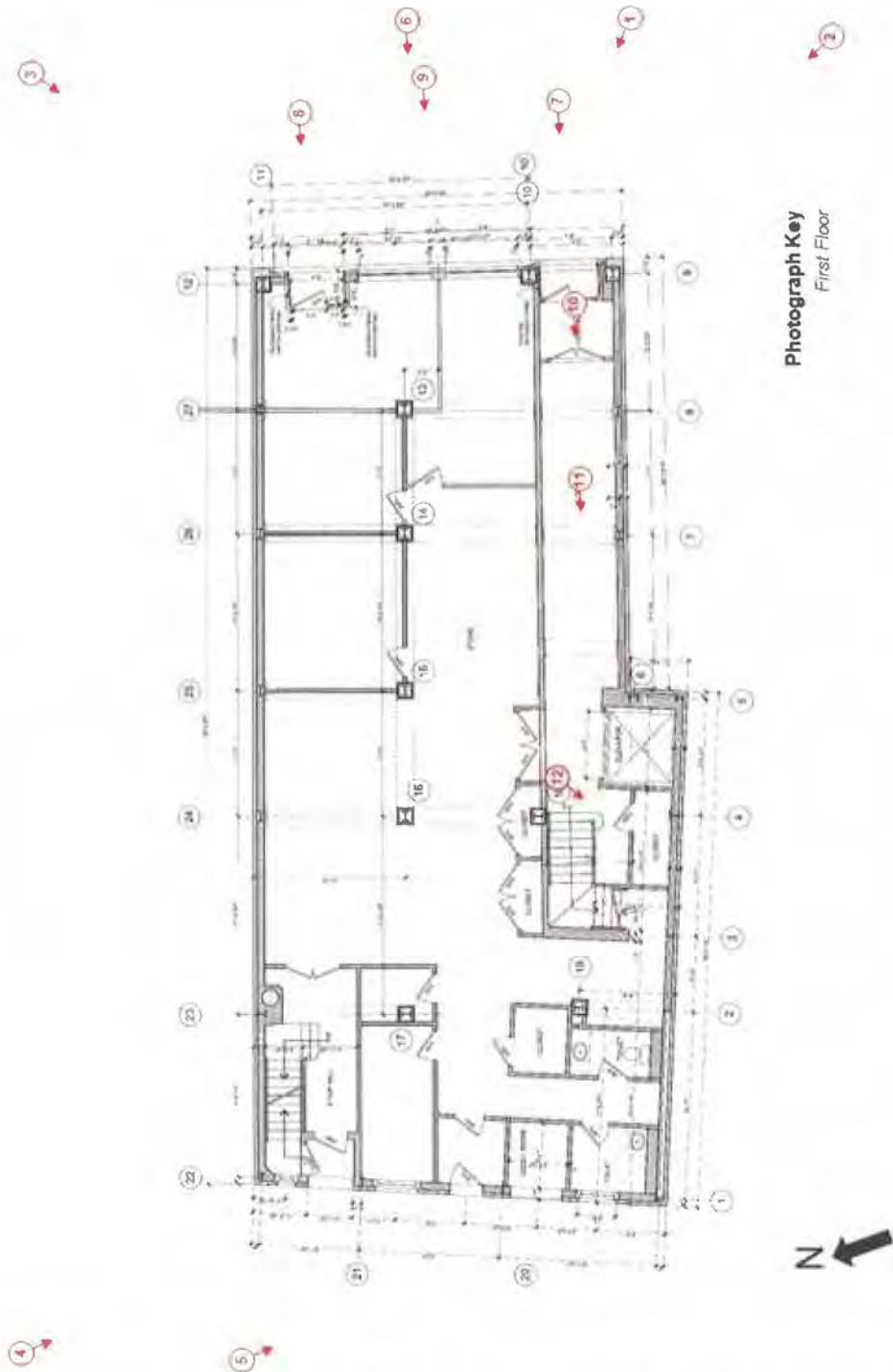


Figure 4. First-floor plan (2016), showing interior photo numbers and views. Reproduced by permission from the current owner, Wallachia LLC.

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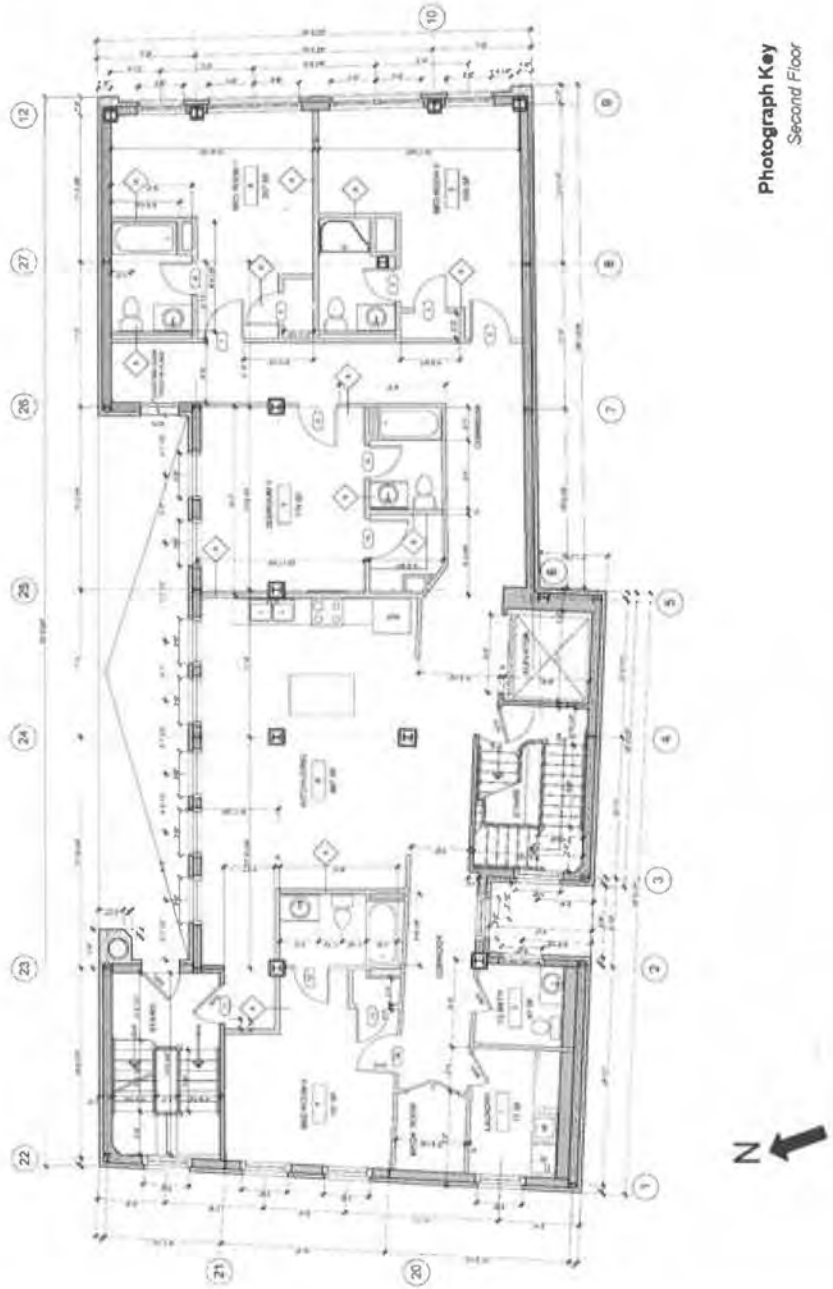


Figure 5. Second-floor plan (2016). Reproduced by permission from the current owner, Wallachia LLC.

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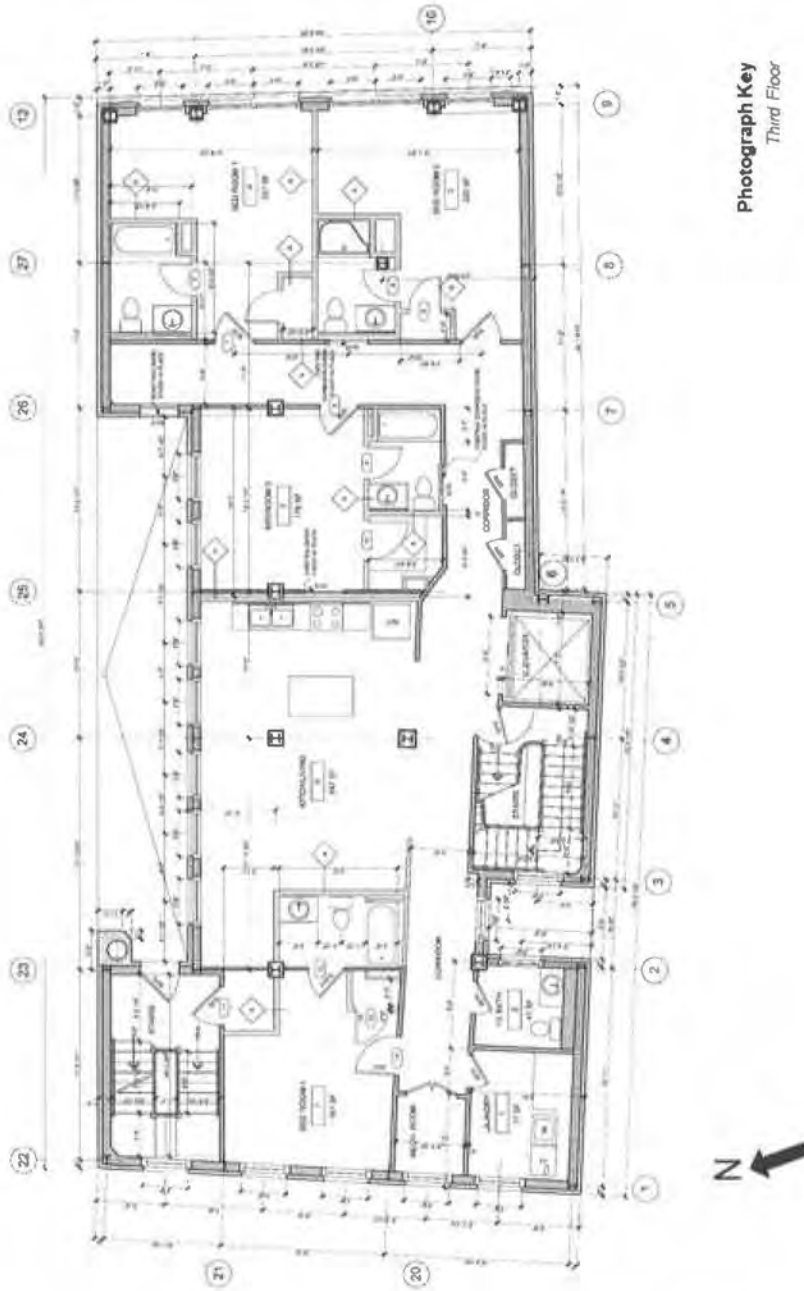


Figure 6. Third-floor plan (2016). Reproduced by permission from the current owner, Wallachia LLC.

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Figure 7. Fourth-floor plan (2016), showing interior photo numbers and views. Reproduced by permission from the current owner, Wallachia LLC.

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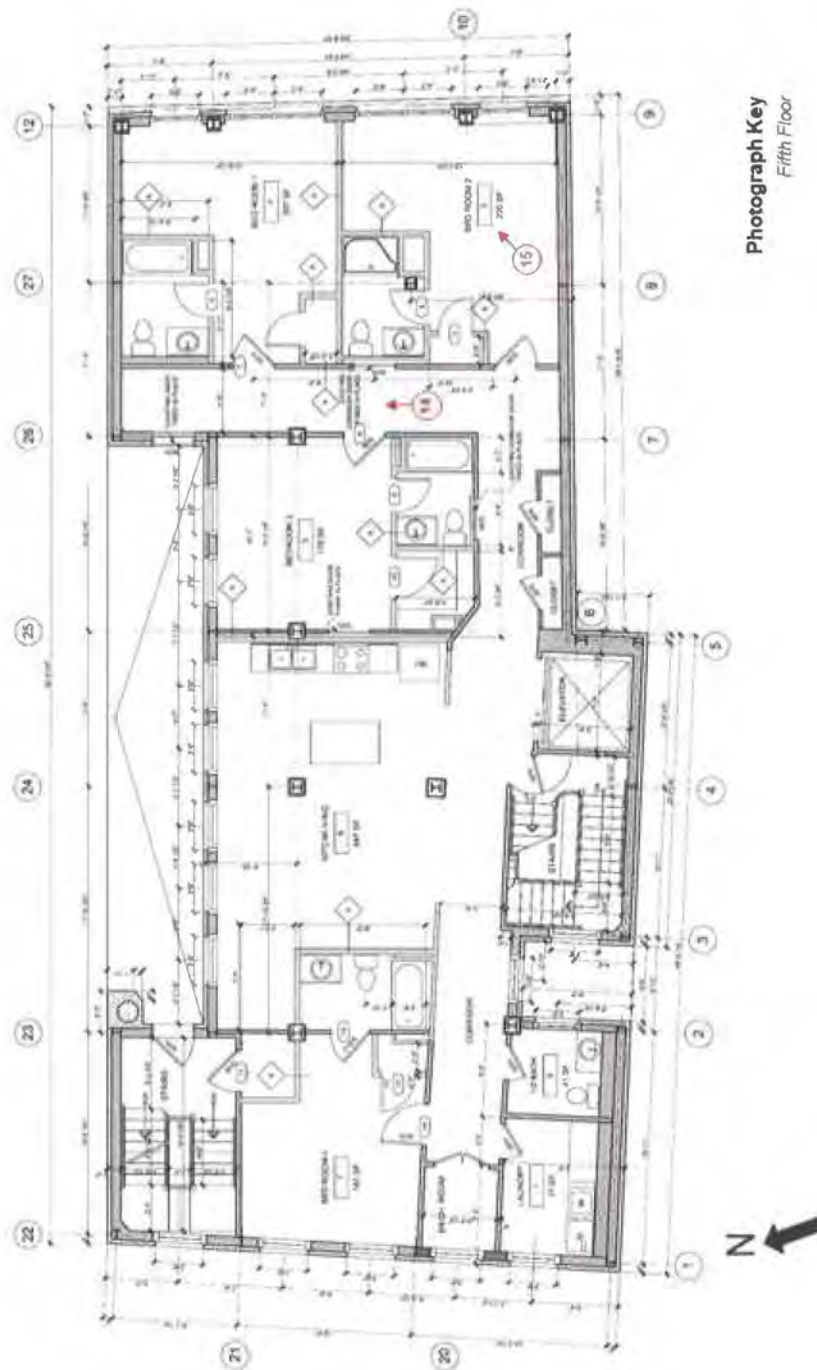


Figure 8. Fifth-floor plan (2016), showing interior photo numbers and views. Reproduced by permission from the building owner.

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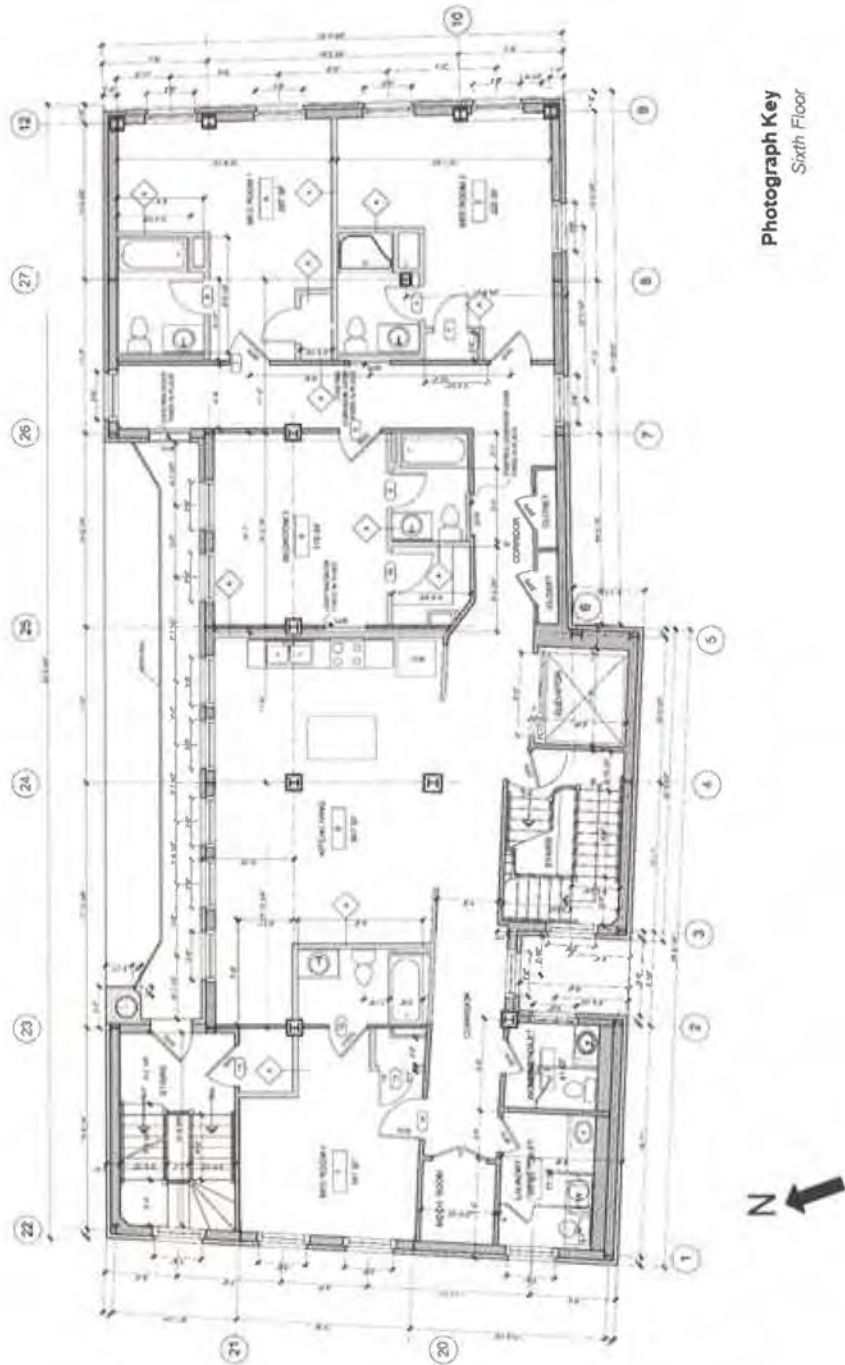


Figure 9. Sixth-floor plan (2016). Reproduced by permission from the current owner, Wallachia LLC.

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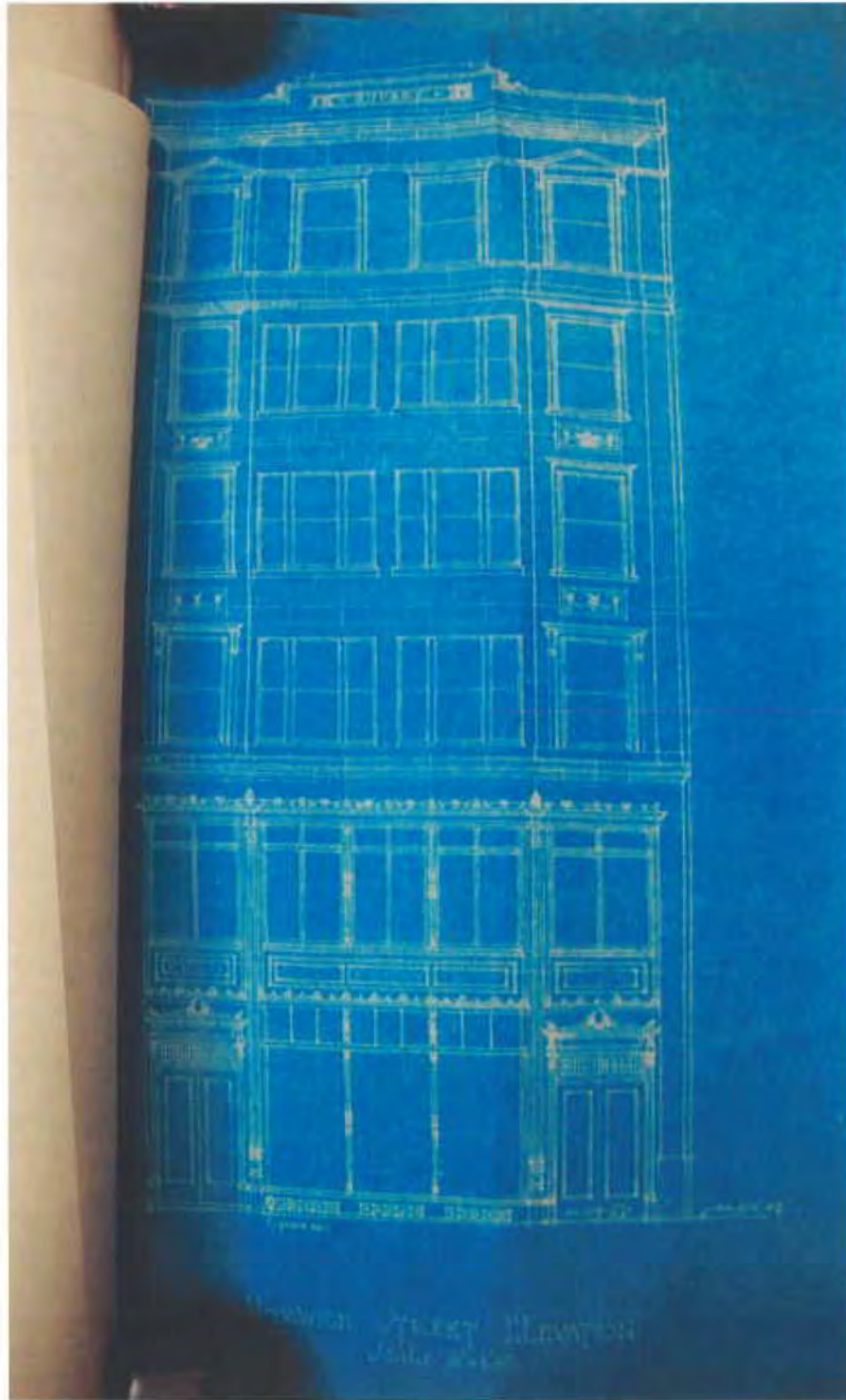


Figure 10. 1924 Duprey Building east elevation. Reproduced by permission from the Massachusetts State Archives.

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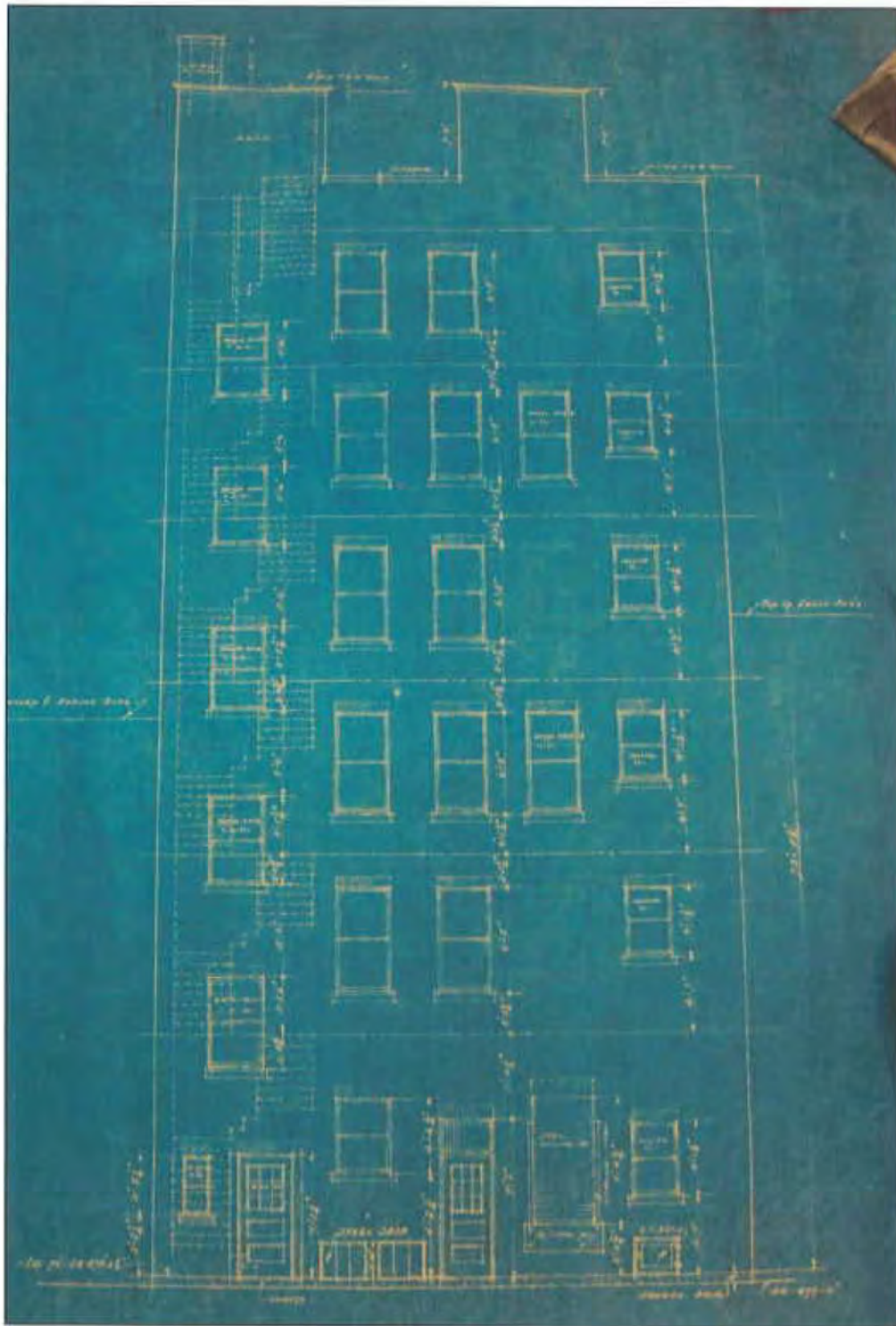


Figure 11. 1924 Duprey Building west elevation. Reproduced by permission from the Massachusetts State Archives.



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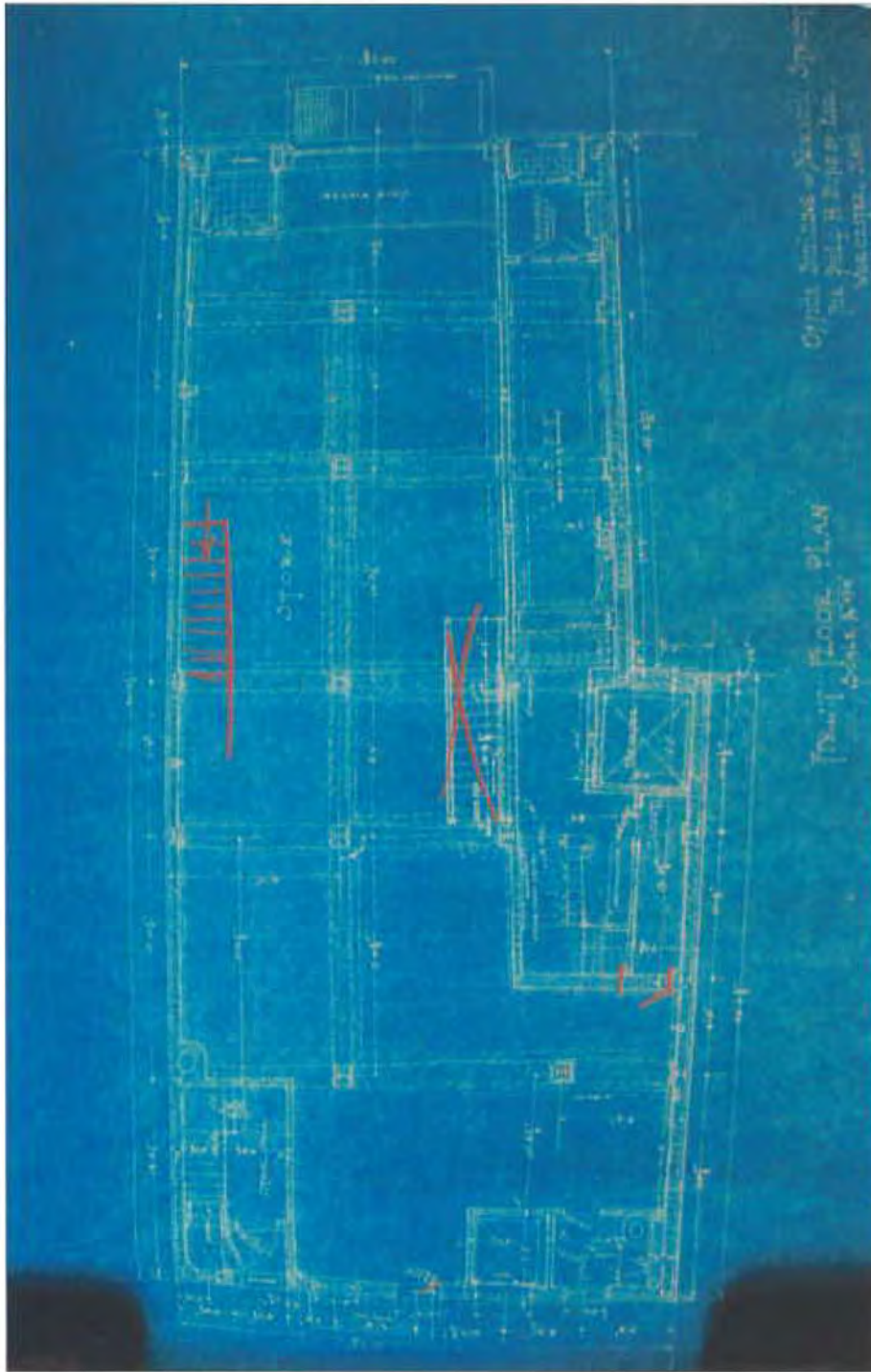


Figure 12. 1924 Duprey Building, first floor plan. Reproduced by permission from the Massachusetts State Archives.

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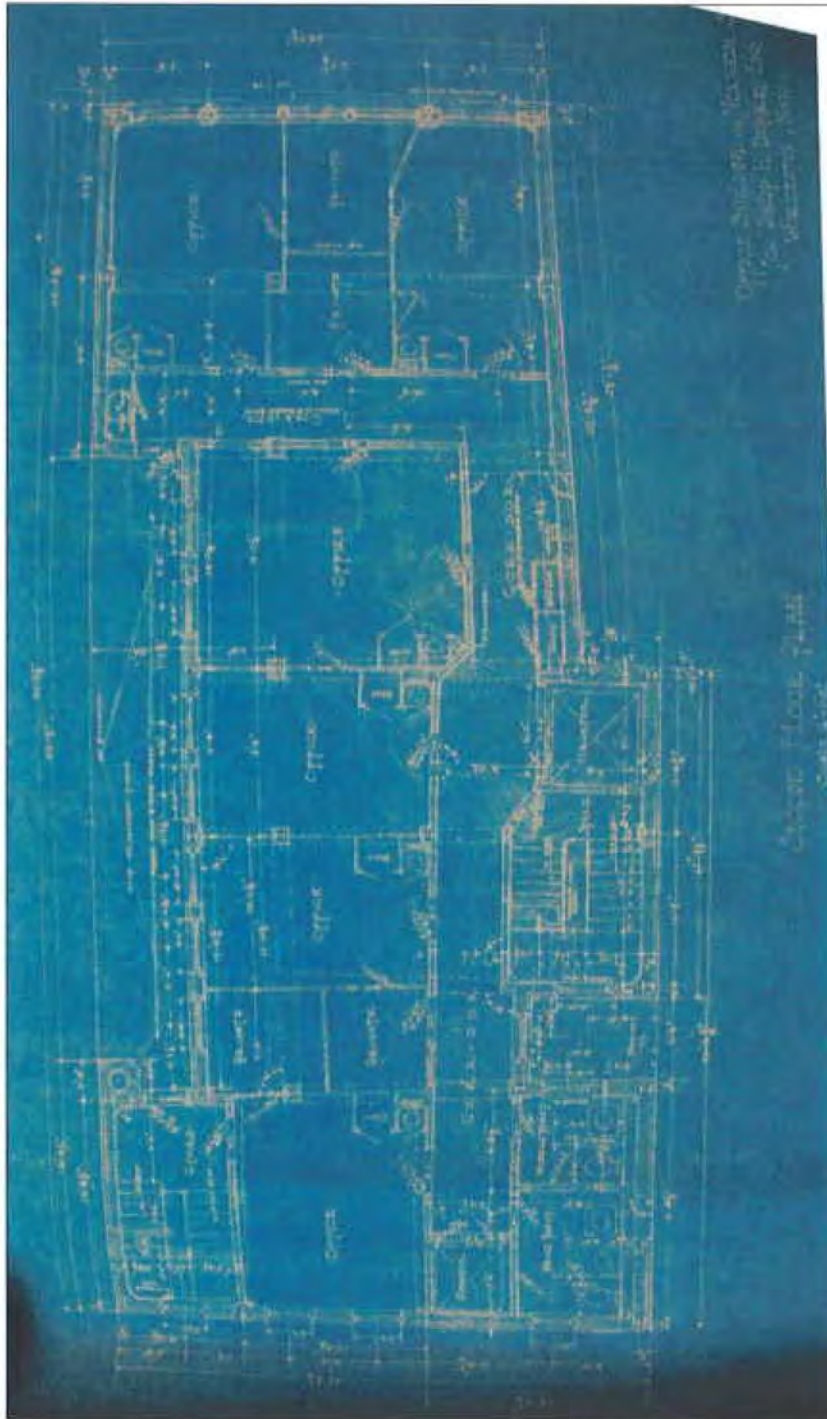


Figure 13. 1924 Duprey Building, second floor plan. Reproduced by permission from the Massachusetts State Archives.

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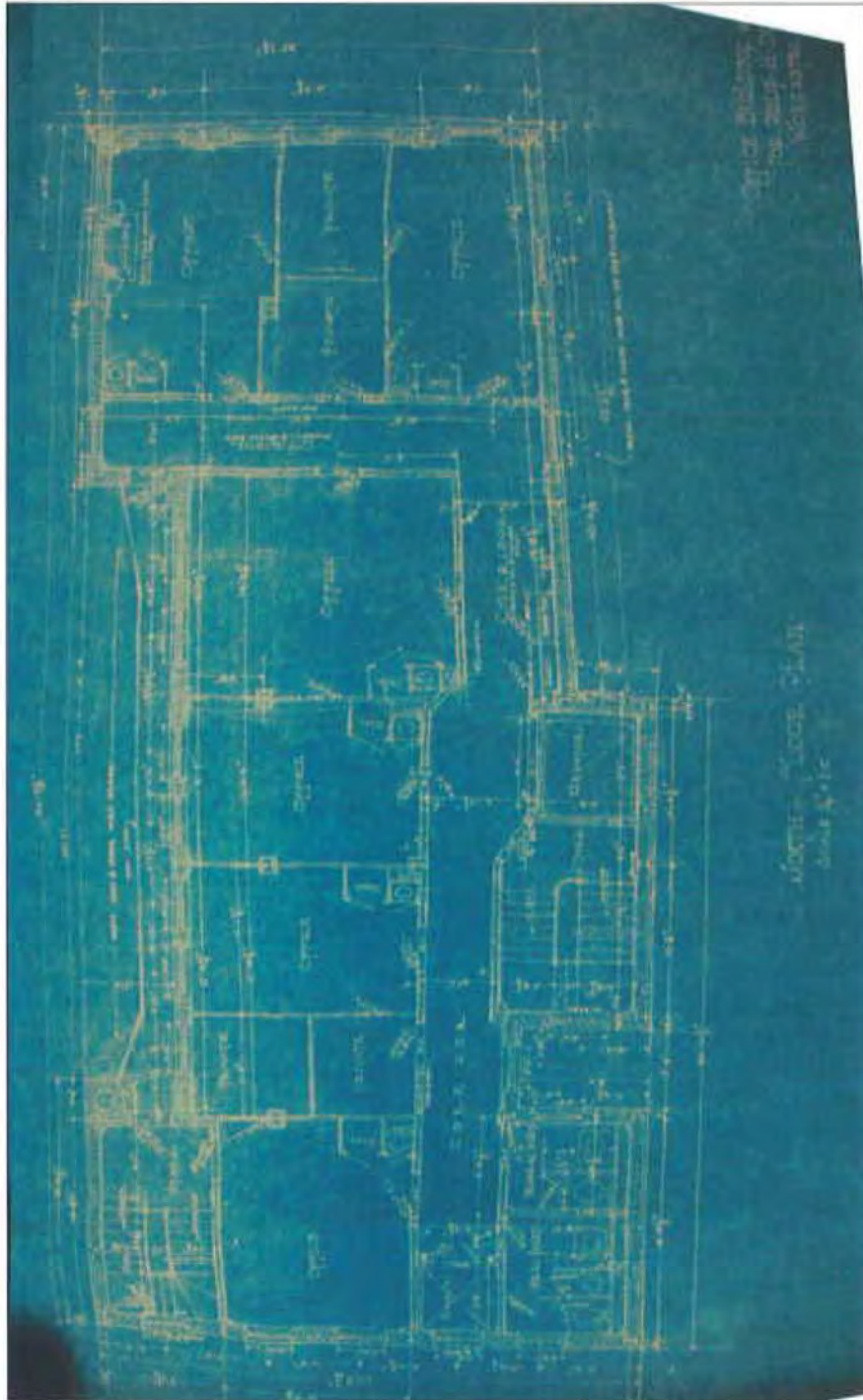


Figure 14. 1924 Duprey Building, sixth floor plan. Reproduced by permission from the Massachusetts State Archives.



DUPREY

NOW RENTING

APPLY TODAY





NOW RENTING APPLY TODAY



LAW OFFICES OF  
ELLIS & ASSOC.

10 BENTLEY ST.  
DOZZA & S.



DUPREY









**NOW RENTING**

NORWICH LOFTS



**APPLY TODAY**

NORWICH LOFTS



APPLY NOW!



26 W. ...









• DUPREY •















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UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Duprey Building

Multiple Name:

State & County: MASSACHUSETTS, Worcester

Date Received: 7/22/2019      Date of Pending List: 8/9/2019      Date of 16th Day: 8/26/2019      Date of 45th Day: 9/5/2019      Date of Weekly List:

Reference number: SG100004336

Nominator: Other Agency, SHPO

Reason For Review:

<input type="checkbox"/> Appeal	<input checked="" type="checkbox"/> PDIL	<input type="checkbox"/> Text/Data Issue
<input type="checkbox"/> SHPO Request	<input type="checkbox"/> Landscape	<input type="checkbox"/> Photo
<input type="checkbox"/> Waiver	<input type="checkbox"/> National	<input type="checkbox"/> Map/Boundary
<input type="checkbox"/> Resubmission	<input type="checkbox"/> Mobile Resource	<input type="checkbox"/> Period
<input type="checkbox"/> Other	<input type="checkbox"/> TCP	<input type="checkbox"/> Less than 50 years
	<input checked="" type="checkbox"/> CLG	

Accept       Return       Reject      9/5/2019 Date

Abstract/Summary AOS: Architecture, Commerce; LOS: local; POS: 1926-1969  
Comments:

Recommendation/ NR Criteria: A & C  
Criteria

Reviewer Lisa Deline

Discipline Historian

Telephone (202)354-2239

Date 9/5/19

DOCUMENTATION: see attached comments : No      see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



**The Commonwealth of Massachusetts**  
William Francis Galvin, Secretary of the Commonwealth  
Massachusetts Historical Commission



July 15, 2019

Kathryn Smith  
Deputy Keeper  
Acting Chief, National Register of Historic Places  
Department of the Interior  
National Park Service  
1849 C Street NW, Stop 7228  
Washington, DC 20240

Dear Ms. Smith:

Enclosed please find the following nomination form:

Duprey Building, Worcester (Worcester County), Massachusetts

The nomination has been voted eligible by the State Review Board and has been signed by the State Historic Preservation Officer. The owner of the property in the Certified Local Government community of Worcester was notified of pending State Review Board consideration 60 to 90 days before the meeting and was afforded the opportunity to comment.

Sincerely,

A handwritten signature in blue ink that reads "Betsy Friedberg".

Betsy Friedberg  
National Register Director  
Massachusetts Historical Commission

enclosure

cc: Daniel Stroe, Wallachia LLC  
Nicole Benjamin-Ma, consultant, VHB  
Quinn Stuart, consultant, VHB  
Randolph Bloom, Chair, Worcester Historical Commission  
Preservation Planner, City of Worcester  
Joseph Petty, Mayor of Worcester