

United States Department of the Interior
National Park Service

1202

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 How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Goldberg Building (Worcester MRA)

other names/site number _____

2. Location

street & number 97-103 Water Street not for publication

city or town Worcester vicinity

state Massachusetts code MA county Worcester code 027 zip code 01610

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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
☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title
Massachusetts Historical Commission

Brona Simon
Brona Simon, SHPO, Executive Director

10/10/07
Date

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional Comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

- ☒ entered in the National Register
☐ See continuation sheet.
☐ determined eligible for the
National Register
☐ See continuation sheet.
☐ determined not eligible for the
National Register
☐ removed from the
National Register
☐ other (explain): _____

for
Signature of the Keeper

Edson H. Beall

Date of Action

11-19-07

Goldberg Building

Worcester, MA

Name of Property

County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

☒ private

☐ public-local

☐ public-State

☐ public-Federal

(Check only one box)

☒ building(s)

☐ district

☐ site

☐ structure

☐ object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing

Noncontributing

1

building

sites

structures

objects

1

0

Total

Name of related multiple property listing

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

Worcester MRA

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

COMMERCE: Specialty Stores

INDUSTRY: Manufacturing Facility

Current Functions

(Enter categories from instructions)

COMMERCE: Offices, Restaurant

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY REVIVALS:

Classical Revival

Materials

(Enter categories from instructions)

foundation brick, fieldstone

walls brick

roof rubber

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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Worcester (Worcester), MA

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NARRATIVE DESCRIPTION

Location & Setting

The Goldberg Building sits on the southeast corner of Water and Harrison streets in Worcester, Massachusetts. The city is the second largest in the state and has a population of almost 200,000 people.

The Goldberg Building sits on a 5,000 square-foot lot. There is a parking area behind the building (east), and a one-story building abutting it to the south (photo 1). Unlike other blocks of Water Street, this block has many remaining buildings on both the east and west sides from Harrison Street on the north into Kelley Square to the south (photo 2).

Exterior

This four-story brick building is a representative example of the Classical Revival style of commercial architecture. Generally rectangular in plan, it has eight bays facing Water Street (west), one bay on the corner, and seven bays facing Harrison Street (north). The building is contoured to the curve of the street corner. There is yellow brick on the Water and Harrison street façades, and red brick on the two remaining elevations, both in a running bond pattern (Photo 3).

The storefronts have recently been restored to their original configuration. On the Water Street elevation, three yellow brick pillars separate the display windows, which consist of two sections of plate glass divided by a mullion and topped by a two rows of divided light transoms (photo 2). The main entrance has been restored to the corner. It is recessed and canted inward so that the door is flanked by display windows that have one large glazed pane topped by two rows of two lights. Below the glass are 12-inch panels that end at the sidewalk. The lower panels are boxed, and above the windows is a single continuous panel that displays the name of the new restaurant. New white ceramic tiles were installed to the same curve as the original door path. The original tiles were replaced due to extensive deterioration. While there is no ornamentation applied to the Goldberg Building, there are a few integrated decorative details. The two main façades are topped by a corbelled cornice, similar to the one across the street at 114 Water Street. The fenestration pattern is different for each of the four elevations, but all the windows have segmentally-arched window heads, a flared soldier course, and granite sills. All the windows have been replaced with 2/2 aluminum-clad, wood windows, because most of the original windows were destroyed when the building was unoccupied.

Only the top three stories of the south elevation are visible, due to an abutting one-story building. The brick is red, and the cornice does not continue around this façade. However, the windows have the same decorative elements as the west and south façades (photo 2).

The rear (east) elevation is also red brick and is without the corbelled cornice. There is a 1-bay jog to on this elevation (photo 2). Three bays of windows remain, although only two are visible in Photo 4. Traces remain on the brick of a conveyor belt from the 3rd floor to the street that was removed in the recent renovation. The cinder-block tower attached

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to this elevation is a new elevator shaft. The restoration plan had included reusing an interior elevator shaft, but this was not possible as it was too small to meet today's accessibility requirements. Brick facing will eventually cover the cinder block when finances allow.

The foundation is only visible from the inside of the basement because the storefronts or brick walls continue to the sidewalk without interruption (photo 4). The foundation consists of rough-hewn stone with mortar. The flat roof is covered with a rubber membrane. The cornice doubles as a parapet for the roof.

Interior

The interior of the first floor retail area had been greatly altered. All original architectural elements—floor patterns, entrances, walls—were destroyed years ago. In early 2006, the first two floors were converted into a restaurant and pub (Photo 5). A staircase was installed against the south wall to connect the first and second floors. On the second floor is a large commercial kitchen in the rear, and a lounge in the front facing Water Street.

The third and fourth floors are unfinished. All non-original elements have been removed, such as a conveyor belt and heating coils under the windows (photo 6). Both floors—now raw open spaces—plainly show all framing members and unfinished brick walls. The floors are all fur decking that is heavily oiled from former machinery, although some of the flooring has been replaced in kind due to extensive damage.

The structural elements consist of large wood beams. The cross beams are 2 x 12 inches and the support beams are 6 x 12s, and run the length of the room. These support beams are held up by 8 x 8 wood posts. Above every post is a wedge-shaped piece of wood, which seems to have served as a decorative element between two beams. It hides the intersection of the two beams, the post, and a metal plate on top of the post, and rises from the plate to the ceiling. Every post has a wedge except one, which made it possible to examine the construction. The wedge is not more than 2 inches thick. (Photo 7)

There are two interior wood stairways on the east, or rear, of the building. These stairways line up to the Harrison Street entrance. The north stairs have a brick exterior wall and an interior wall of corrugated metal. The south stairway has two brick exterior walls and a plaster interior wall. A partition dividing the stairways is tongue-and-groove wood paneling. The stair treads and risers have been replaced due to extensive wear. The elevator shaft has been converted into storage space on each floor.

Visible in the basement is the mortared fieldstone foundation. Three room-dividing walls are brick. Structural support for the first floor comes from 2 x 12 wood joists and 6 x 12 beams. Other support comes from the interior brick walls and steel columns, which were attached to the cross beams and were added later.

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Archaeological Description

No ancient Native American sites are known on the Goldberg Building property or in the general area (within one mile). Environmental characteristics of the property do not represent locational criteria (slope, soil drainage, proximity to wetlands) that are favorable for the presence of ancient sites. Urban land characterizes the area surrounding the Goldberg Building, making the original soil conditions and slope of the property difficult to ascertain. There are no wetlands located within 1,000 feet of the building. Given the above information, the small size of the property (5,000 square feet), and construction of the Goldberg Building and two earlier structures on the property, a low potential exists for the recovery of ancient Native American resources.

A moderate potential exists for the recovery of historic archaeological resources on the Goldberg Building property. Structural evidence may exist from two buildings shown on maps of the property prior to construction of the Goldberg Building. No buildings are mentioned in a deed transfer of the property to Patrick Ronayne in 1868. Two years later, an 1870 City of Worcester Map shows a small square building on the back of the lot closer to Harrison Street than Water Street; however, no street numbers are identified for the lot or building. The 1892 Sanborn Map of the property shows a two-story L-shaped building, numbered 31 Harrison Street, at the same location where the small square building had been in 1870. The 1892 Sanborn Map also shows a small square "office" with a one-story porch on its north side at the front of the lot. The building was numbered 66 Water Street. Worcester Directories from 1898-1906 show the front of the lot as vacant. Additional historical research combined with archaeological survey and testing may determine whether structural evidence survives for any of the buildings described above, how many buildings the descriptions actually represent, and if they exist on the nominated property. Structural evidence of barns, outbuildings, and archaeological evidence of occupational-related features (trash pits, privies, wells) that predate construction of the Goldberg building in 1908 may also survive on the property.

(end)

Goldberg Building

Name of Property

Worcester, MA

County and State

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.)

Property is:

- ☐ **A** owned by 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 of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS): HPCA #10833

- ☐ 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 # _____

Areas of Significance

(Enter categories from instructions)

Architecture

Commerce

Ethnic Heritage: European

Industry

Period of Significance

ca 1908-1957

Significant Dates**Significant Person**

(Complete if Criterion B is marked above)

Cultural Affiliation**Architect/Builder****Primary location of additional data:**

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository:

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STATEMENT OF SIGNIFICANCE

The Goldberg Building is significant as a representative example of Classical Revival-style commercial architecture. The style, which was popular in the early 20th century, spread from the downtown Worcester to the Water Street area—one of the many ethnic enclaves of the city. The building is also important for its role in the ethnic history of the city because it was built and owned by Jewish immigrants, who used it and leased it as a place of businesses. The Goldberg building possesses integrity of location, design, materials, setting, workmanship, feeling, and association, and meets criteria A and C for listing on the National Register of Historic Places. Its period of significance begins with its construction ca. 1908 and ends in 1957, which is the standard 50 year cut off for historic resources.

Criterion A: Contribution to Broad Patterns of History

History of Worcester

Forty-three miles west of Boston, Worcester was founded by English settlers in 1673, incorporated as a town in 1722, and became a city in 1848. It is now the second largest city in Massachusetts, with a population of 172,648 in 2004.¹

In 1828, fortunes were changed in the town when the Blackstone Canal was finished, linking Worcester to New England seaports. The Industrial Revolution had begun, and Worcester started to attract immigrants to work in the many manufacturing jobs that were becoming available.² By 1874, there were mills for manufacturing fabrics, machines, musical instruments, furniture, clothing, agricultural implements, shoes, and many other items.³

Over 12.5 million immigrants arrived in the United States between 1890 and 1910. For Worcester, this was an increase over the previous forty years of 81.6 %, equaling 22,000 new people joining the existing population. Approximately 4,500 of these newcomers, who arrived in Worcester between 1898 and 1907, were of Eastern European Jewish heritage.⁴

Growth of Water Street

Water Street, located one block east of the Blackstone Canal, was settled predominantly by Irish immigrants. The center of the community was around Kelley Square, just south of Water Street. By 1898, as evidenced by the City of Worcester Map from that year, the street was in transition, with Irish names of Ronayne, Shannon, Carroll, Murphy, Tulley, and O'Keefe next door to Shulansky, Kumin, and Feingold. The 1910 map from *Water Street: World Within A World* shows the complete transformation of the neighborhood, with every building on the five blocks of Water Street then owned by people with names that are traditionally thought of as Jewish.⁵ The Blackstone Canal, which became Harding Street, had been filled in by this time, so manufacturing enterprises began to move out of the area. Due to this change to the west, Water Street became more commercial. Residential, three- and four-story buildings were erected, with retail space on the ground floor, and apartments on the upper ones. Many tenements were also built. These new multi-family structures replaced the single-family homes of the Irish.⁶

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¹ World Book Encyclopedia, Inc. A. Scott Fetzer Co., Chicago, 2004. pg. 403.

² Ibid.

³ Nason, The Reverend Elias, *A Gazetteer of the State of Massachusetts*, B. B. Russell, Boston 1874, pg. 564.

⁴ Feingold, Norma *Water Street: World Within A World*, Mercantile/Image Press, Worcester 2001, pg. 10.

⁵ Ibid. Map insert.

⁶ Larson, Neil, Form A, Massachusetts Historical Commission document EG2090, 2092, August 2001.

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The Birth of the Goldberg Building

The changes on the southwest corner of Water and Harrison streets reflect those in the larger neighborhood. A deed dated February 10, 1868, transfers title of this corner to Patrick Ronayne from Bernard Carroll for \$850.00.⁷ The 1870 City of Worcester map shows a small square building at the back of the lot, closer to Harrison Street than Water Street, but shows no street numbers on the lot or building. The 1892 Sanborn Map shows a two-story L-shaped building, numbered 31 Harrison Street, where the small square one had been in 1870. At the front of the lot is a small square "office" with a one-story porch on the north side, numbered 66 Water Street. The 1898 City map shows this same 1892 configuration with the name "Pat Ronayne" over the whole lot. The Worcester Directories from 1898-1906 indicate that 66 Water Street was unoccupied during this period. Deeds show that Mary Ronayne transferred to Jennie F. Goldberg land and buildings at this corner for \$4,300.00 in 1906.⁸

In 1910, the footprint of the Goldberg Building appeared for the first time on a Sanborn map of Worcester. Thus, it appears that the Goldberg building was constructed between 1906 and 1910. Extensive searches through building permit records did not provide any information regarding a builder or architect.

The 1910 Sanborn map shows the building with four stories and the first floor divided into three stores. 103 Water Street is the south section, including the jog, and extending the length of the building. 99 Water Street, in the middle, is L-shaped in plan, and 97 Water, the smallest store, is at the corner of Harrison Street. There are two hallways between 99 and 97, one of them going upstairs to the section labeled "pants factory," and one between 103 and 99. The section numbered 99 is a store on the first floor with an exit from that address onto Harrison Street. A building at the back of the lot facing Harrison Street is also designated as being a store. It has 2½ stories, and is numbered 31 Harrison Street

Samuel Goldberg

According to the United States Census of 1910, on April 15th, Samuel Goldberg and his wife Jennie were the only people living at 31 Harrison Street. They were both 40 years old, had been married for 19 years, and had no children. Both were listed as "Russian Jiddists" [sic] as had been their parents. They immigrated to the United States in 1885 (although they would not have been married yet), were naturalized citizens, could speak, read, and write English, and owned their own home. Samuel's profession was listed as real estate dealer, but no occupation was given for Jennie.⁹

Worcester City Directories were able to add to this picture. In 1906, when the Goldberg's bought this property, they were living across the street at 32 Harrison Street, in a three-story building owned by Sol D. Shulinsky. This is now a city parking lot. Samuel Goldberg had a hardware store at 235 Front Street near the Worcester Common. In 1909 they moved across the street to 31 Harrison, and the hardware store disappears from the directories. Maps provide the answer to the missing store. The 1892 Sanborn Map shows a stone aqueduct running east of this block of Front Street. The 1910 Sanborn Map shows that a widened Canal Street and Boston & Maine Railroad tracks have eliminated the block of Front Street containing the Goldberg hardware store. An editorial from the *Worcester Evening Gazette* dated January 1911 (date unclear) expounds on the need to expand this Canal Street area to make better access to the new Union Station (finished in 1910). According to the article, a "group of ramshackle buildings" stood in the way.¹⁰ The block was owned by R. F. Taylor, a realtor with an office at 438 Main Street and a home at 770 Main. So while impossible to verify, it seems likely that sometime between 1906 and 1910, Samuel Goldberg could

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⁷ Registry of Deeds, Book 758, pg. 531.

⁸ Registry of Deeds, Book 1839, pg. 81.

⁹ U.S. Census, City of Worcester, 1910.

¹⁰ Worcester Historical Society Museum clipping file "Streets/Canal Street" Worcester Evening Gazette, January 1911.

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have been compensated for the loss of his store. Under Jennie's name, the Goldbergs bought the lot across the street from where they had been living, and Samuel apparently became a real estate developer. Around 1908, he built a new income-producing building at the front of his lot, while he and his wife lived in an existing building at the back.

Retail/Commercial History

1910 is the first year that businesses are listed in the directories for 97-103 Water Street; dry goods at No. 97, Eagle Shirt Manufacturing and Greenberg and Perham cap manufacturers at No. 99, Sam Alpert (tobacconist) at 101, and Meyer Goldstein (fish) at 103. Number 101 is not designated on the 1910 map, so this business must have either been part of No. 103, or the front part of No. 99. Most of the stores and manufacturing spaces experienced great turnover year-to-year as businesses expanded or fell apart, including a confectionery, a grocer, fish and fruit sellers, and an upholstering business. Two, however, were more successful. The first was at Number 97. In 1912, this space was a drugstore owned by Max Hirshon, and by 1914, by pharmacist Nathan Arkus. From this first store, Arkus Drugs expanded throughout Worcester with many branches. Since Mr. Arkus was Jewish, the store was allowed to be open on Sunday and could also serve the non-Jewish population that found themselves sick on a day traditionally closed for business in Massachusetts. When he started to retire and sell off his drugstores, the Water Street store was the last to go because he always had a fondness for his first store.¹¹

The other long-lasting business in the Goldberg Building was the Whitman Creamery. Moses Whitman started out at No. 103, selling fish in 1912. In 1914 he had switched to groceries and a creamery. By 1922 it was called the "Whitman Model Creamery, and by 1942 he had demolished the building at 107-109 Water Street and built a new building to house his expanded creamery. Both of these men lived on Providence Street during these years, a location that *Water Street: World Within a World* describes as a major residential street for the people working on Water Street.¹²

Changes For the Goldberg Building

In 1914, Nathan and Rose Patrick were conveyed five leases from Jennie Goldberg for \$17,000.¹³ Warranty covenants were then passed from the Patricks to Morris and Jennie Liansky, with a first (bank) mortgage of \$13,000, and a second mortgage of \$17,000 held by Samuel Goldberg.¹⁴ In 1916, the Liansky's conveyed three leases, a first mortgage of \$13,000 (same bank), and a reduced second mortgage of \$15,100 still held by Samuel Goldberg, to Louis Krintzman and his wife Esther for \$5,890.00.¹⁵ The Krintzmans and later their Trust became the owners of the building for 59 years, starting in 1916 and ending in December, 1975.¹⁶

The Krintzman family was from Oxford, Massachusetts, and five of their sons participated in their business. They appear to have used all three floors of the Goldberg Building for their own wool waste business, as no other manufacturing business names appear in the directories after 1916. They changed the arrangement of the building at this time from a 99 Water Street entrance to the top floors, to an entrance at 29 Harrison Street.

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¹¹ Feingold, Op Cit, pgs. 30-31.

¹² Ibid. pg. 21.

¹³ Registry of Deeds, Book 2052, pg. 546.

¹⁴ Registry of Deeds, Book 2057, pg. 545.

¹⁵ Registry of Deeds, Book 2116, pg. 262.

¹⁶ Registry of Deeds, Book 5891, pg. 227.

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The whole Krintzman family left Oxford and moved to 19 Lenox Street in Worcester. Louis became involved with the Shara Torah East Synagogue, serving as President in 1931, and eventually was on the Board of Directors.¹⁷ This synagogue served the Jewish community for many years, but was demolished when I-290 was built through the city in the 1960s.

In 1925, the Krintzman company filed plans with the Worcester Health Department for an “addition to the warehouse of Louis Krintzman” as they were legally required to do for the Worcester Fire Department. This addition was to be 31 Harrison Street. The architectural firm of Kroklyn & Browne (220 Devonshire Street, Boston) was hired, and plans were drawn up by engineer Mark Linenthal. The plans called for a four-story brick building including a basement with a concrete foundation. The Harrison Street façade was to be four bays wide, with an elaborate window pattern and prominent sills. They planned to have 20 employees, both male and female.¹⁸

The original 31 Harrison Street—home to the Goldbergs—is no longer standing. The Krintzman addition is also not presently at 31 Harrison Street, and it does not appear on a 1966 City map. It is not clear whether the Goldberg’s home was demolished for a building that was never built, or for one that was built and later demolished also. However, after 1916, the Goldbergs are no longer listed on Harrison or Water streets, and due to the listing of numerous Samuel Goldbergs in the city directories; it is unclear where they moved or what happened to them.

Post-war Decline

By the 1950s, as clothing and fabric manufacturing left northeastern cities, manufacturing buildings became obsolete and were abandoned. Jewish families, working hard for many decades, had become successful enough by then to move to more affluent parts of the city. Finally, the construction of I-290, which destroyed synagogues and schools, split the commercial from the residential sections, changing the nature of Water Street completely.¹⁹

Arkus Drugs remained on the corner of the Goldberg Building until the 1980s, while various businesses came and went in the other storefronts, making drastic changes to the first floor of the building. The Krintzman company was changed to the Krintzman Trust, which was sold in 1996 to a second trust. In 2001, the building was sold to its current owner who restored it for use as restaurant and office space, using old photographs as a guide.²⁰

Criterion C: Distinctive Characteristics of a Type and Period

Classical Revival

The Classical Revival style was the result of Beaux Arts trained American architects’ influence on American architecture. It provided a transition between past styles and the Chicago School of the urban commercial skyscraper. Many elements of these past styles were incorporated into Classical Revival buildings, making them familiar and new at the same time. This style was introduced to a nationwide audience at the 1893 Columbian Exposition through work of the architectural firm of McKim, Mead, & White.

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¹⁷ Shara Tora East Synagogue Meeting Minutes, 1901-1940.

¹⁸ Massachusetts Archives Case B, Rack 9 Apt 29 No. 19025 “Krintzman Building”.

¹⁹ Larson, Neil, Form A EG2090-2092.

²⁰ Registry of Deeds, Book 23460, pg. 328.

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Due to the success of commerce and the growth in the population of Worcester between 1890 and 1917, the Main Street area—the very center of the commercial district—was transformed from a street of two-story buildings of wood and red brick to one of larger, more formal, and more substantial buildings. Many of these buildings were designed in a style that is now known as Classical Revival, which reprised stylistic details from the Georgian and Federal periods, which were themselves based on Greek and Roman architecture. Within the Classical Revival vocabulary, a builder or owner could have many design options, making this style easily recognizable, yet never duplicated. In Worcester, almost every building from this time period on Main Street, Franklin Street, Front Street, and most of the side streets, is designed in the Classical Revival style. Included in a list of them would be the Gilman Block, State Mutual Office Building, Central Exchange Office, Slater Office Building, Bancroft Building, and Union Station.²¹

While the Goldberg Building is outside of the downtown business district, it fits the pattern of architecture that the more established Protestant and Irish Catholic businessmen were building. The yellow brick on the Goldberg Building, as on many other downtown Classical Revival Worcester buildings, was used as an imitation of the marble of classical Greek buildings and the light stone of Italian Renaissance buildings. The Goldberg Building could be placed on any downtown corner and fit in with its neighbors.

Some of the existing buildings in the Water Street neighborhood can also be classified as Classical Revival. The other buildings on Water Street that are still standing, like the Mandel Block (64 Water Street), the A. Israel Underwear Factory (65 Water Street), 100 Water Street, and 114 Water Street all fit with the Goldberg Building in style, though not as elaborate. However, 50, 58, 74, 81, 86, 106, and 107 Water Street were either built later or they have been altered so much that they do not exemplify a particular style. For example, 86 Water Street—once a four-story Classical Revival building—was reduced to one story with a severely altered storefront. The author of a 2001 survey of Water Street concluded that while many of the remaining individual buildings are architecturally or historically significant, there is too much alteration in the integrity of the streetscape to recommend that the area be designated a National Register District.²²

“Ordinary” Construction

The structural elements of the Goldberg Building are known as “ordinary” construction. Steel-frame buildings were being erected in Chicago twenty years before the Goldberg Building in the form of commercial skyscrapers. So, why was this later building made still using structural wood supports? The answer comes from recent building studies showing that the tradition of New England builders had been to use wood. It was plentiful, and builders were slow to change their time-honored traditions. Wood was still cheaper and easier to get than steel.

Archaeological Significance

Historic archaeological resources described above may contribute important information related to urban settlement in the City of Worcester, and the role ethnic communities played in that growth. Historical research, combined with archaeological survey and testing, may help identify land use patterns on the nominated property prior to construction of the Goldberg Building in

(continued)

²¹ Ceccacci, Susan McDaniel, National Register Nomination, Gilman Block, Worcester, September, 2000.

²² Larson, Neil, Form A EG2090-2092.

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1908. At least one, and possibly two buildings may have been located on the property by 1870. Historical and archaeological research may help locate the sites and function of buildings described above, and additional, possibly earlier, buildings that might also exist. Occupational-related features may exist associated with the buildings described above. Historical and archaeological research may contribute important information that identifies the role potential archaeological resources described above played in Worcester's urban growth and ethnic heritage of the city. Potential structures on the property may be associated with Irish settlement in the city or early Jewish occupation of the area. Historical and archaeological research may also determine whether earlier structures located on the property functioned as residences or in a business/manufacturing capacity.

(end)

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- Massachusetts Historical Commission MACRIS Files, Worcester, Classical Revival Architecture.
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- National Park Service, National Register Nomination, Gilman Block 207-219 Main St. Worcester, by Susan McDaniel Ceccacci, September 2000.
- Nutt, Charles. History of Worcester and Its People. Lewis Historical Publishing Company, Volume I, New York, New York, 1919.
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- U.S. Census for City of Worcester, 1910.
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- Worcester Telegram. "Rebirth of Blackstone to be studied". Bronislaus B. Kush. September 2002
- World Book Encyclopedia, A. Scott Fetzer Company, Chicago 2004.

(end)

Goldberg Building

Worcester, MA

Name of Property

County, State

10. Geographical Data

Acreage of Property Less than one acre

UTM References See continuation sheet.

(Place additional UTM references on a continuation sheet.)

1. 19 269800 4681600
Zone Easting Northing

2. Zone Easting Northing

3. Zone Easting Northing

4. Zone Easting Northing

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Debra D. Fox, consultant

organization Massachusetts Historical Commission date September 2007

street & number 220 Morrissey Boulevard telephone 617-727-8470

city or town Boston state Ma zip code 02125

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name John G. Giangregorio, Trustee, JAML Realty Trust

street & number 8 Church Street telephone 508-754-3516

city or town Boston state MA zip code 02116

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. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Goldberg Building
Worcester (Worcester), MA

Section number 10 Page 1

GEOGRAPHICAL DATA

Verbal Boundary Description

The boundaries of the Goldberg Building are shown on the attached City of Worcester Assessor's Map for Block 37, Parcel 18.

Verbal Boundary Justification

The nominated property includes the entire parcel historically associated with the Goldberg Building.

(end)

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Goldberg Building
Worcester (Worcester), MA

Section number photos Page 1

Photographs taken by Debra D. Fox
October 17, 2006:

Photo 1 Exterior, looking southeast
Photo 2 Exterior, looking northeast
Photo 3 Exterior, looking south
Photo 4 Exterior, looking southwest
Photo 5 Interior, looking southwest, 1st floor
Photo 6 Interior, looking northwest, 3rd floor
Photo 7 Interior, looking south, post detail, 3rd floor

Historic Photos

Water Street streetscape, 1948
97 Water Street, 1912

(end)

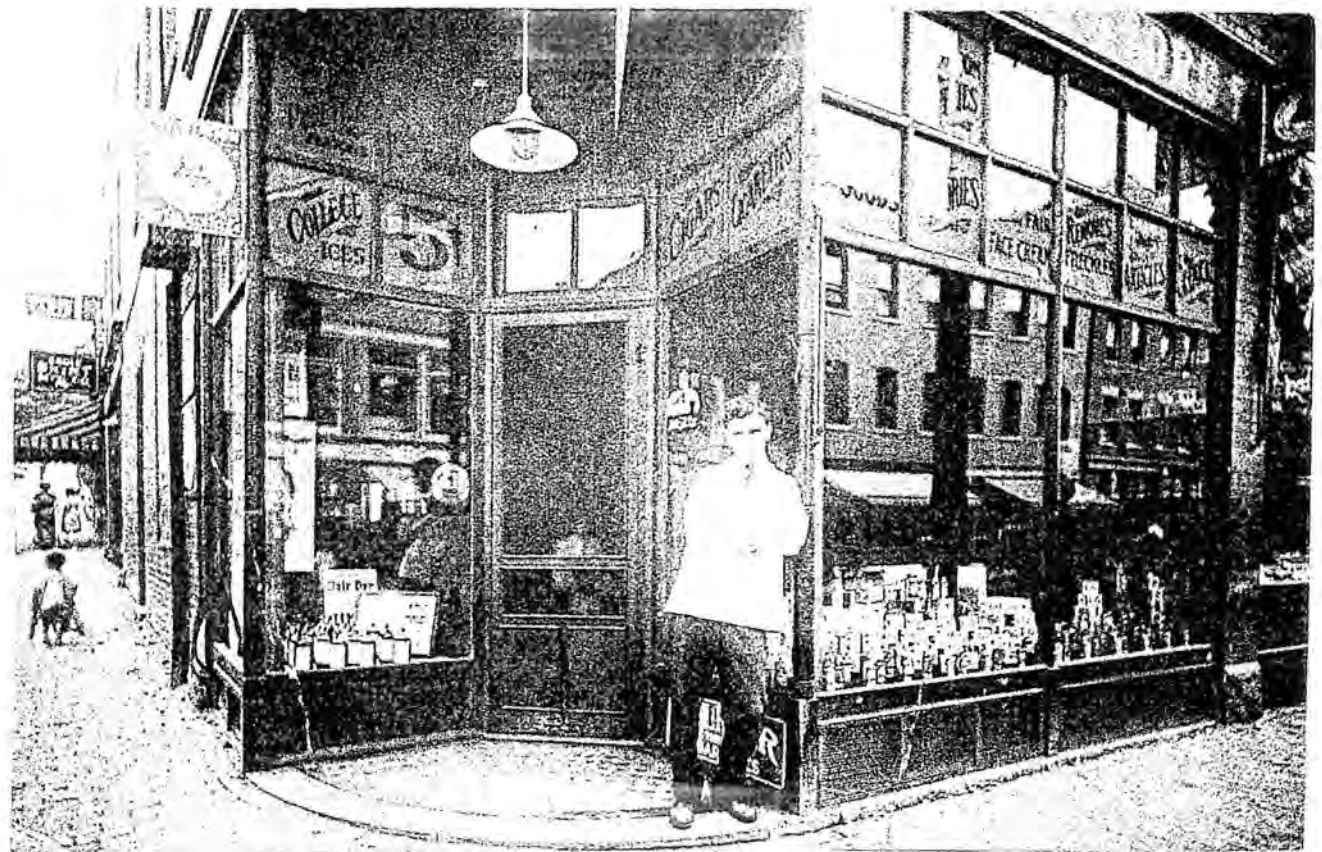
Appendix I

Water Street
streetscape, 1948



Appendix II

97 Water Street, 1912



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Goldberg Building
NAME:

MULTIPLE Worcester MRA
NAME:

STATE & COUNTY: MASSACHUSETTS, Worcester

DATE RECEIVED: 10/12/07 DATE OF PENDING LIST: 10/29/07
DATE OF 16TH DAY: 11/13/07 DATE OF 45TH DAY: 11/25/07
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 07001202

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 11.19.07 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in the
~~National Register~~

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



Goldberg Building
Worcester County, MA
Debra D. Fox
Oct 17, 2006
Billerica, MA
Exterior, looking southeast
Photo 1



Blackstone
Bakery
UNDER NEW
MANAGEMENT

KENO

LOTTERY

JOSE MURPHY'S
EST. 1910-1915

BLÜ
lounge & nightclub

Goldberg Building
Worcester County, MA

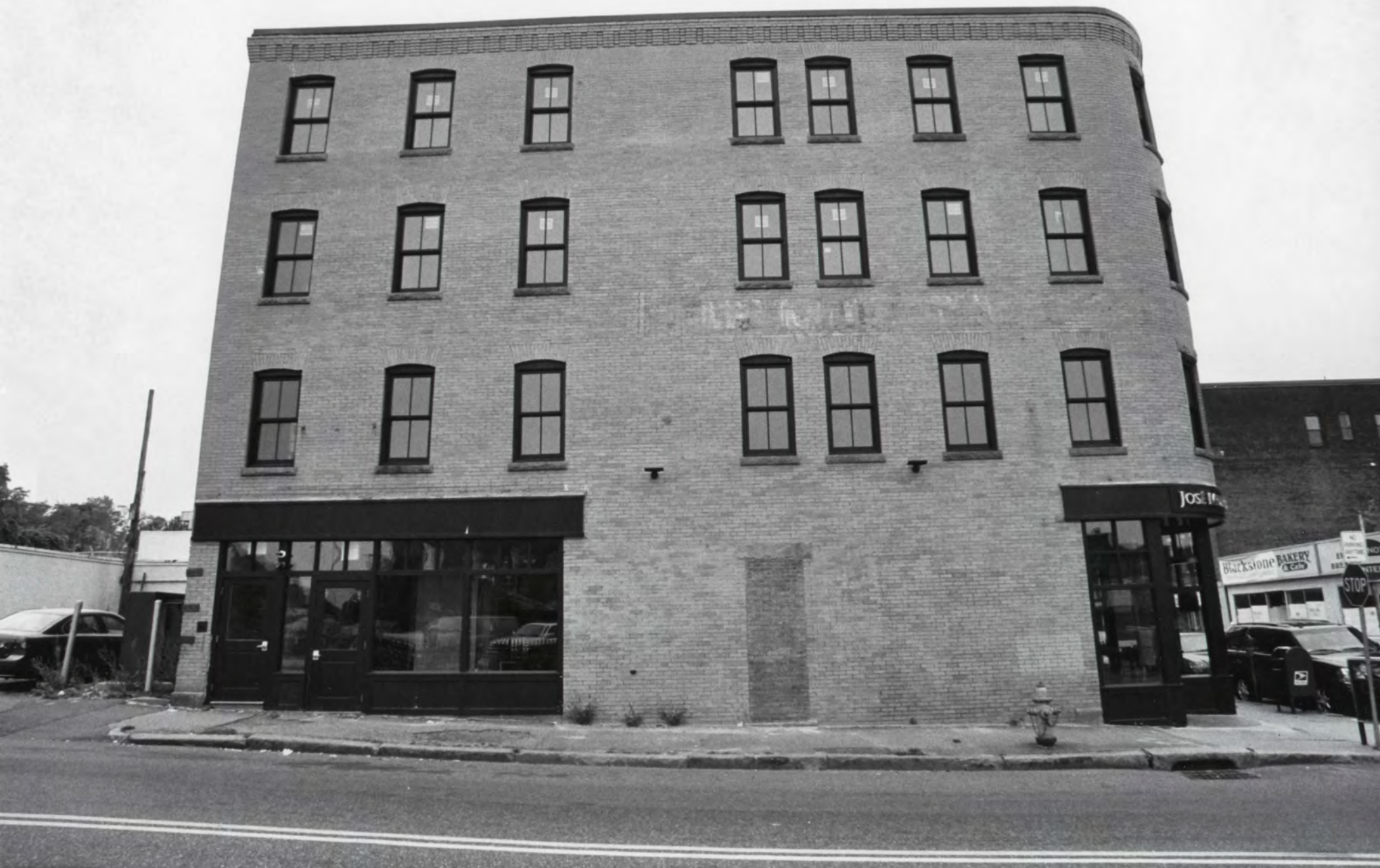
Debra D. Fox

Oct 17, 2006

Billerica, MA

Exterior, looking southeast

Photo 2



Goldberg Building
Worcester County, MA
Debra D. Fox
Oct 17, 2006
Billerica, MA
Exterior looking South
Photo 3



Goldberg Building
Worcester County MA
Debra D. Fox
Oct 17, 2006
Billerica MA
Exterior looking southwest
Photo 4



Goldberg Building
Worcester County, MA
Debra D. Fox
Oct 17, 2006
Billerica, MA
Interior, 1st Floor, looking southwest
Photo 5



Goldberg Building
Worcester County, MA
Debra D. Fox
Oct. 17, 2006
Billerica, MA
Interior looking northwest, 3rd floor
Photo 6



Bedford Photo and Digital 281 10 11 2006

Goldberg Building
Worcester County, MA

Debra D. Fox

Oct. 17, 2006

Billerica MA

Interior, looking south, post detail, 3rd floor

Photo 7



Goldberg Building
Worcester MA
Debra D. Fox
Oct 2006
Exterior looking southeast
Photo 1



Blackstone
Bakery

UNDER NEW
MANAGEMENT

KENO

LOTTERY

BLÜ

Lounge & Nightclub

Goldberg Building
Worcester MA
Debra Di Fox
Oct 2006
Exterior, looking southeast
Photo 2



Goldberg Building
Worcester MA
Debra D. Fox
Oct 2006
Extension, looking south west
Photo 3



Goldberg Building
Worcester MA
Debra D. Fox
Oct 2006
Exterior looking southwest
Photo 4



Goldberg Building
Worcester MA
Debra D. Fox

Oct 2006

Interior, looking southwest, 1st fl

Photo 5



Goldberg Building
Worcester MA
Debra D. Fox
Oct 2006
Interior, looking north west, 3rd fl
Photo 6



Goldberg Building
Worcester MA
Debra D. Fox
Oct 2006
Interior looking south,
post detail, 3rd fl
Photo 7



19/26900 4681010 42071-C7-TM-025
E N 6000000
97-193 W44r 5r W4r 01410

Worcester North

MASSACHUSETTS
1:25 000-scale metric
topographic map

7.5 X 15 MINUTE QUADRANGLE
SHOWING

- Contours and elevations in meters
- Highways, roads and other manmade structures
- Water features
- Woodland areas
- Geographic names

1983

Produced by the United States Geological Survey
in cooperation with Massachusetts Department
of Public Works

Control by USGS, NOS/NOAA, and Massachusetts Geodetic Survey

Compiled by photogrammetric methods from aerial photographs
taken 1960. Field checked 1982. Map edited 1983
Supersedes Paxton and Worcester North 1:25,000-scale
maps dated 1965 and 1974

Projection and 1000-meter grid, zone 19: Universal
Transverse Mercator
10,000-foot grid ticks based on Massachusetts coordinate
system, mainland zone. 1927 North American Datum
To place on the predicted North American Datum 1983
move the projection lines 6 meters south and 40 meters
west as shown by dashed corner ticks

There may be private inholdings within the boundaries of
the National or State reservations shown on this map

CONTOUR INTERVAL 3 METERS
NATIONAL GEODETIC VERTICAL DATUM OF 1929
CONTROL ELEVATIONS SHOWN TO THE NEAREST 0.1 METER
OTHER ELEVATIONS SHOWN TO THE NEAREST 0.3 METER

THIS MAP COMPLES WITH NATIONAL MAP ACCURACY STANDARDS

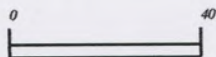
CONVERSION TABLE		DECLINATION DIAGRAM		ADJOINING MAPS			
Meters	Feet						
1	3.2808	UTM grid convergence (GTM) and 1983 geodetic declination (MN) at center of map Diagram is approximate					
2	6.5617						
3	9.8425						
4	13.1234						
5	16.4042						
6	19.6850						
7	22.9659						
8	26.2467						
9	29.5275						
10	32.8084						
To convert meters to feet multiply by 3.2808				1 Barn 2 Southing 3 Holden 4 North Brookfield 5 Marlborough 6 Ware 7 Worcester South 8 Millard			
To convert feet to meters multiply by 0.3048							

FOR SALE BY U.S. GEOLOGICAL SURVEY
DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092

Topographic Map Symbols	
Primary highway, hard surface	
Secondary highway, hard surface	
Light-duty road, hard or improved surface	
Unimproved road, trail	
Route marker: Interstate, U. S. State	
Railroad: standard gage; narrow gage	
Bridge: drawbridge	
Footbridge; overpass; underpass	
Built-up area: only selected landmark buildings shown	
House; barn; church; school; large structure	
Boundary:	
National; with monument	
State	
County; parish	
Civil township, precinct, district	
Incorporated city, village, town	
National or State reservation; small park	
Land grant with monument; found section corner	
U. S. public lands survey: range, township; section	
Range, township; section line: location approximate	
Fence or field line	
Power transmission line, located tower	
Dam; dam with lock	
Cemetery; grave	
Campground; picnic area; U. S. location monument	
Windmill; water well; spring	
Mine shaft; prospect; adit or cave	
Control: horizontal station; vertical station; spot elevation	
Contours: index; intermediate; supplementary; depression	
Distorted surface: strip mine, lava, sand	
Bathymetric contours: index; intermediate	
Perennial lake and stream; intermittent lake and stream	
Rapids, large and small; falls, large and small	
Submerged marsh; marsh, swamp	
Land subject to controlled inundation; woodland	
Shrub; mangrove	
Orchard; vineyard	

A pamphlet describing topographic maps is available on request

97 WATER ST

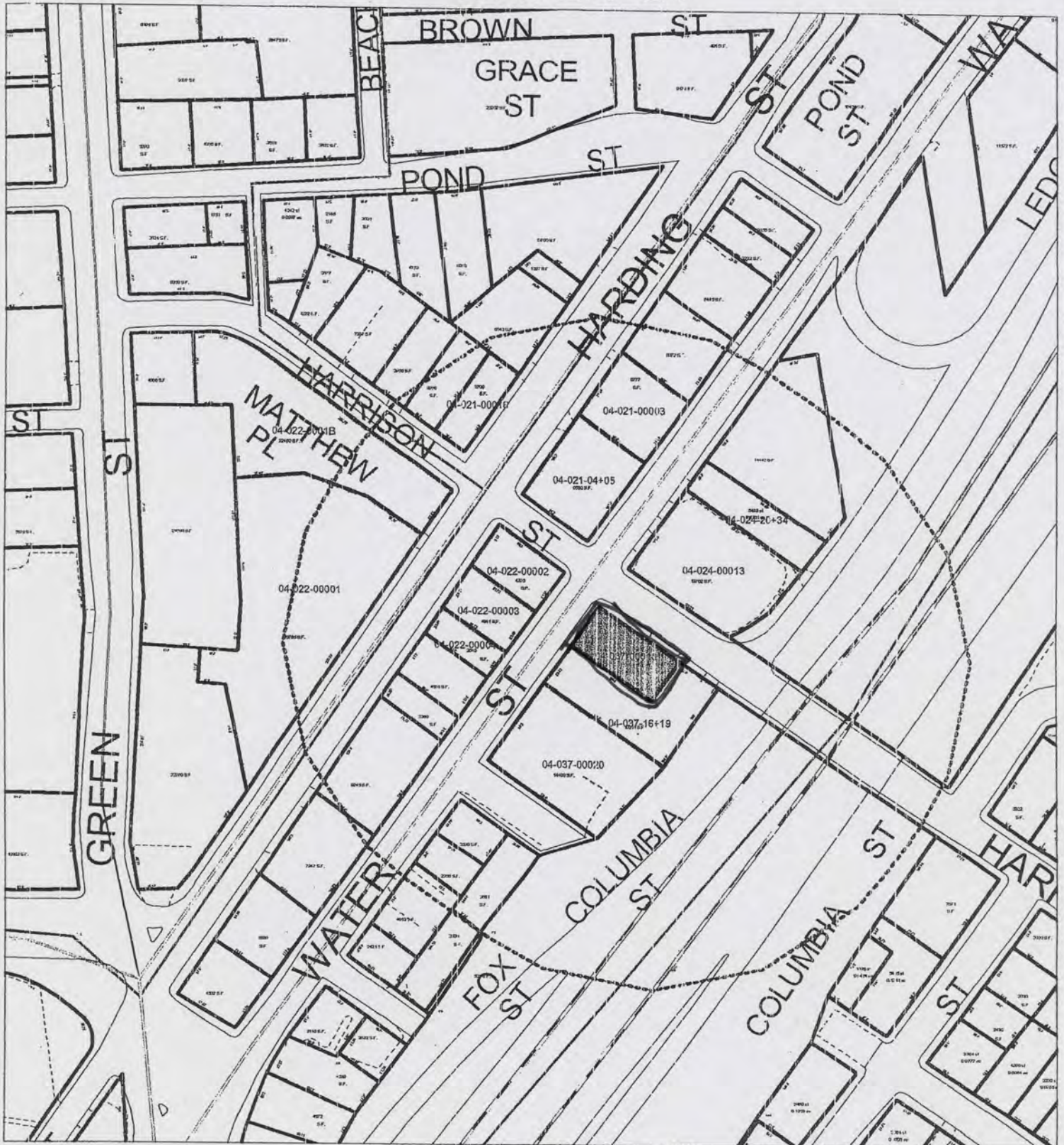


Scale: 1 inch = 40 feet
1 : 480

Produced by:
The City of Worcester
Worcester, Massachusetts
Oct. 17, 2006



97 WATER ST



Scale: 1 inch = 141 feet
1:1697.17

Produced by:
The City of Worcester
Worcester, Massachusetts
Apr. 01, 2003





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

October 10, 2007

Mr. J. Paul Loether
National Register of Historic Places
Department of the Interior
National Park Service
1201 Eye Street, NW 8th floor
Washington, DC 20005

Dear Mr. Loether:

Enclosed please find the following nomination form:

Goldberg Building, 97-103 Water Street, Worcester (Worcester), MA

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

Sincerely,

A handwritten signature in cursive script that reads "Betsy Friedberg".

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

enclosure

cc: Debra Fox, consultant
Edgar Luna, Worcester CLG coordinator
Deborah S. Packard, Preservation Worcester
Konstantina B. Lukes, Mayor, City of Worcester
Michael V. O'Brien, City Manager
Chair, Worcester Planning Board
John Giangregorio, JAML Realty Trust