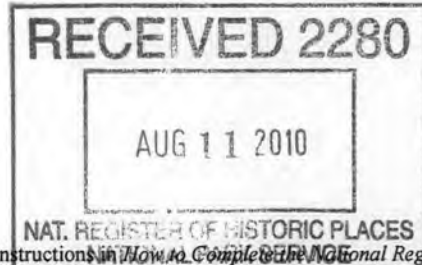


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

786



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 an 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 Eagleville Historic District

other names/site number _____

2. Location

street & number Main Street, Princeton Street, High Street

not for publication

city or town Holden

vicinity

state Massachusetts code MA county Worcester code 027 zip code 01522

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 for 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.)

Brona Simon August 4, 2010
Signature of certifying official/Title Brona Simon, SHPO, Exec. Director, MA Historical Comm. 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 the 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:) _____

Edson H. Beall for Signature of the Keeper Date of Action 9-24-10

Eagleville Historic District
Name of Property

Worcester, MA
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only one box)

Number of Resources within Property
(Do not include previously listed resources in count.)

- private
- public-local
- public-State
- public-Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
39	2	buildings
0	0	sites
6	1	structures
0	0	objects
45	3	Total

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

Number of Contributing resources previously listed in the National Register

N/A

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC: single dwelling, multiple dwelling, secondary structure

INDUSTRY: manufacturing facility

COMMERCE TRADE: business, specialty store

Current Functions
(Enter categories from instructions)

DOMESTIC: single dwelling, multiple dwelling, secondary structure

VACANT/NOT IN USE

COMMERCE TRADE: business, specialty store

7. Description

Architectural Classification
(Enter categories from instructions)

EARLY REPUBLIC: Federal

MID-19TH CENTURY: Greek Revival

LATE VICTORIAN: Gothic, Queen Anne

LATE 19TH & 20TH CENTURY REVIVALS: Colonial Revival

Materials
(Enter categories from instructions)

foundation BRICK, STONE, CONCRETE

walls WOOD, BRICK, SYNTHETICS

roof ASPHALT, SLATE, SYNTHETICS

other

Narrative Description

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

See Continuation Sheet

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7. DESCRIPTION

Overview

The Eagleville Historic District is located in the northwest section of the town of Holden, Massachusetts, roughly 1.5 miles from Holden Center, the main village and center of town government. Eagleville and another former mill village, Jeffersonville, now form a community with its own post office known as Jefferson. Eagleville Historic District is in the southwestern part of Jefferson, along portions of High Street, Main Street (MA Route 122A), and the south end of Princeton Street. The remains of the former village of Jeffersonville are in the northeast part of Jefferson along Mt. Pleasant Street and the north end of Princeton Street.¹

The Eagleville Historic District is centered on Morse Square, a small triangular parcel owned by the Town and formed by the intersection of Main Street, High Street, and Princeton Street (Photo 1).² High Street and the portion of Main Street extending northwest from the square were originally part of the Sixth Massachusetts Turnpike, completed in 1800. It is along these streets that the earliest settlement and commercial development of the area occurred and the oldest buildings in the district are located. Of the 33 properties in the district, 21 are located along a half-mile stretch of Main Street, eight are grouped together at the west end of High Street at the square and four are at the end of Princeton Street at the square (Photos 2, 3, 4, 5, 6).

The mill villages of Eagleville and Jeffersonville were established on the waterpower potential of the Asnebumskit River. The river drops in elevation as it approaches and crosses Main Street at a point about 600 feet northwest of Morse Square. Main Street Bridge (Map #33) carries the road over the river on a concrete deck slab span built in 1986, but an undetermined number of bridges preceded it, dating back to 1795 or before. The river flows northeast from Eagleville through Jeffersonville and beyond to join the Quinapoxet River, a tributary of the Nashua River that in turn feeds the Merrimack.

The Mill Complex

The river was first dammed in 1806 to power Kendall's saw and gristmill at a point just a few hundred feet west of Morse Square, presumably about where the present Jefferson Manufacturing Co. Dam (Map #1j; Photo 7) now stands. No physical remains of Kendall's mill have been identified, but it was presumably located somewhere on the site of the present mill complex and was the impetus for the development of Eagleville. The present dam is of the gravity type, with a concrete weir or spillway section in the center flanked by earth fill sections extending from the natural banks. The dam creates Eagle Lake and Stump Pond to the south and west of the district. A modern

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¹ Jeffersonville, anchored by the Jefferson Manufacturing Company textile mill – a much larger enterprise than the Eagleville mill – was served by two rail lines, a rail station, and a post office, and developed into a larger and more diversified community with a wider range of building types, including churches and civic buildings.

² Alfred Morse, his brother Milton, and their offspring were the owners of the Eagleville mill during most of the second half of the 19th century. Other than the assigned name, the "square" has never possessed structures, improvements, physical features or historical association to the Morse family and is therefore not considered a historic property within the district.

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pedestrian bridge spans the spillway. The earth fill sections are armored with both concrete and stone. The dam was built ca.1918 in conjunction with other improvements to the mill, although sections of the dam appeared to have been renewed, probably during construction of the pedestrian bridge about eight years ago. Earlier dams were probably of stone or stone-filled timber crib construction. The 1910 map shows a longer dam extending to the west shore with a road crossing over it on a "wooden bridge." Stonewalls along the east end of the earthen dam on both the upstream and downstream sides appear to date from the mid 19th-century or earlier.

Immediately below the dam, straddling the river, are the brick buildings and remaining structures of the former Eagle Manufacturing Company and Jefferson Manufacturing Company Textile Mill Complex (1665 Main St.; Map #1 a-j; Photos 5,8,9). Two wood mill buildings erected in 1850 by the Eagle Mfg. Co. (Map #1a, 1b) stood behind the east end of the dam (in the open area in the foreground of Photo 8) until they were demolished in 2000 leaving only their stone foundations.

Jefferson Mfg. Co. Bldg. No. 3 (Map #1c) is a three-story flat-roofed brick industrial building fronting Main Street which was built in 1904 shortly after the mill was purchased by the Jefferson Manufacturing Company. The building retains a variety of wood double-hung windows in segmental-arch openings although many window openings have been bricked up. The building is utilitarian in design; the simple corbelled cornice is a structural element associated with the roof framing, not a stylistic feature. An iron pipe penstock leads from a headgate in the dam into the basement of the building where a turbine power plant was formerly located. The tailrace is a stone arched structure located beneath the concrete basement floor of the building. The initials "J.S." and the date "1895" are chiseled into the keystone of the arch at the end of the tailrace where it empties into an open channel at the Main Street Bridge (Map #1k).

Jefferson Mfg. Co. Bldg. No. 4 (Map #1d) was a one-story wood frame structure built in conjunction with the dam in 1918. The building was demolished in 2002, but its unique deck slab foundation with the river flowing underneath remains and is visible on the left of Photo 8. When the dam was built, the spillway was relocated about 100 feet east of its original location in line with the river channel. The flow over the new spillway was directed into eight parallel concrete tunnels running under Building No. 4. The rectangular tunnels or conduits are separated by continuous concrete walls supporting the deck slab. At the north end of the conduit structure the river flow is directed into a single concrete tunnel that then runs underground through the complex to an open channel at the Main Street Bridge (Map #1L).

The relocation of the river paved the way for the construction of the largest building in the complex, Jefferson Mfg. Co. Bldg. No. 5 (Map #1e; Photos 5,8), in a location directly over the original river channel. Built in 1925, it is three stories in height with a flat-roof and of the same industrial style as Building No. 3, previously described.

Three other buildings in the complex, Jefferson Mfg. Co. Bldg. No. 6, Map #1f), Building No. 8 (Map #1h) and Building No. 9, (Map #1i) date from the early 20th century and are of similar brick flat-roof industrial design devoid of architectural detailing. The building with the most character, Jefferson Mfg. Co. Gatehouse (Map #1g; Photo 5), built ca.1935, survives completely intact. The small rectangular one-story brick building features slate

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hip roof, wood 4/4 windows, and double doors with transom lights. A continuous soldier course runs around the building just under the eaves heading the door and window openings.

Development of the Mill Village to 1850

Around the mill grew the village, beginning in the early 19th century with a cluster of three brick **Federal**-style buildings rare to Holden, and uncommon to rural central Massachusetts. The date of construction of these buildings has not been documented, but local historians and stylistic evidence suggest they may date from shortly after establishment of the mill, about 1810, to as late as 1832 when they appear on the map of that year.

Eagleville Hotel/Eagle Lake House (1 Princeton St.; Map #2; Photo 10) was reportedly built in 1812. The original hotel was a brick, three-story structure with a hip roof that burned in 1939. It was rebuilt, apparently in 1939 or 1940, in the same location on Morse Square directly across from the mill in its original brick Federal style, but 2½ stories tall with a gable roof.³ Windows are wood 6/6, the centered entrance is capped with a full pediment and three small front-gable dormers are equally spaced across the front. The extent to which the present building faithfully duplicates the original or whether portions of the old structure survive or materials were reused has not been determined. Regardless, if it is entirely a Colonial Revival creation, it mimics the two other brick Federals that do survive intact and thereby contributes to the sense of architectural history and continuity at the core of the district.

White-Chapman-Rivers House, ca.1820 (10 Princeton St.⁴; Map #3; Photos 2,11) is a two-story brick dwelling with simple vernacular Federal styling located directly opposite the Hotel on the corner of High and Princeton streets. It is unusual for its asymmetrical fenestration and the side entrance at the back corner, features it shares with the other brick Federal house described below. A large rear ell, flush with the endwall of the main house, extends a second façade along Princeton Street. The ell is wood-frame with clapboard siding and likely dates to the 1860s when changes in ownership occurred. At some point 2/1 wood sash replaced the originals and a wrap-around porch was added.

Hebert & Lyons Mill Housing, ca.1822 (184 High St.; Map #5; Photo 12) is an unusual brick, two-story, Federal-style double house. The building reads as two five-bay center-entry houses joined end-to-end. Both sections have narrow entrance doors in arched openings that are fitted with simple five-pane fanlights. The east section is about eight feet wider than the west section, and has a large center chimney and two gable windows. The smaller west section has a typical Federal-period interior endwall chimney, and a single gable window. Both sections have uncommon side entrances on the endwall at the second floor level near the corners that appear to be original.

As might be expected in a small mill village, the expression of Federal-style architecture was limited primarily to building form with a minimum of stylization. The three wood-frame Federal houses in Eagleville provide

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³ None of the Holden histories are specific on the exact date of reconstruction of the building.

⁴ Historically known as 200 High Street but now 10 Princeton Street as a result of subdivision of the lot.

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examples: the John Bacon House, ca.1830 (1680 Main St.; Map #23; Photo 15) is a five-bay, two-story building with a center entrance with full sidelights. The house is turned 90 degrees with the gable end to the street. Of interest is the two-story wing, an essentially identical structure although slightly larger, that appears likely to have been moved from another location and attached to the house.

Several cotton storehouses shown owned by the mill on the 1870 map are depicted on the 1892 birds eye view map as two-story, gable-roof structures, probably built on the standard three-bay wide by two-bay deep structural plan used for Federal and Greek Revival houses of the period. One or more of the storehouses may have been converted to houses or moved and adjoined to existing houses, such as the John Bacon House.

The Multi-family Mill Housing and Company Store (1635 Main St.; Map #16; Photo 16) consists of three distinct blocks in a linear arrangement dating from separate periods. The building is on a narrow strip of land between the street and Eagle Lake that was owned by mill company interests until the 20th century. The south section is a two-story Federal-style double house ca. 1830. It is of similar design to the brick double house at 184 High Street, previously described, except of wood-frame construction with clapboard siding. Federal features include center entrances, brick interior endwall chimneys, and a lunette window in each gable end. The one-story middle and north sections were added before 1870. The north section is narrow with a front gable and served as the mill company store until about 1900. In 1910, a restaurant was located in the middle section.

Mill Housing, 1672 Main Street, ca.1830 (Map #21) is a two-story, five-bay, Federal-style house with a hip roof. The center entrance is flanked by half sidelights. The hip roof is unusual for Holden with only one other known to survive. The house is set back from road nearly 100 feet and may be one of the three structures shown near its location on the 1832 map; it appears on the 1898 map as owned by Eagle Lake Woolen Company, the name of the mill operation at that time.

Like the Federal style houses, the expression of the **Greek Revival** style in the district is equally muted; only four dwellings possess sufficient stylistic features to justify the label. The Mill Housing, 201 High Street, (Map#10; Photo 13), ca. 1830, is a good example of the common two-story, Greek Revival, side-by-side duplex mill worker housing found in mill villages across New England. Each half is a mirrored side-hall plan of the other, joined with the entrance doors at the center. The 1½-story rear ells with knee-wall framing are another typical form of the style, providing additional small bedrooms above what was typically the kitchen. Despite the application of synthetic siding that reportedly conceals the wide corner and frieze boards, the style remains clearly evident in the wide gable rakes with fully closed pediments. The pair of small stove chimneys on the ridge are a further example of the style. Mill Housing, 197 High Street, (Map #9; Photo 14) is a five bay, 1½-story Greek Revival built about 1830. The paired chimneys on the ridge, slightly widened corner, frieze and rake boards, and the half-story knee-wall form define the style. This was mill-owned worker housing. The full-width front porch with a hip roof was probably added much later, judging by the turned columns supporting it.

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The other examples of the Greek Revival style, both estimated to have been built about 1850 more on the basis of events than stylistic evidence, are examples of the difficulty in assigning the style to vernacular worker housing. The former mill company store, that forms the north section of the Mill Housing and Company Store described above, is a small one-story building with a full-pediment front-gable that strongly suggests that it dates to the period of Greek Revival in Eagleville, probably 1850 or earlier, but it lacks other stylistic features.

The Clark House, (1656-1660 Main Street, Map #19) is two-story with a full-pediment front gable. It is built on a sloping lot with the front of the brick basement open to the street for use as a storefront. Dwelling, 1664 Main Street, (Map #20) sits back behind the Clark House on an L-shaped parcel apparently created in the 20th century to subdivide the lot with street frontage. The building is shown on the 1898 map as a barn or storage building on the same lot as the Clark House, all owned by the Eagle Lake Woolen Company, owners of the mill at the time. It was converted to a two-story end-gable house presumably at some time during the 20th century, perhaps after the auction sale of the mill properties in 1940. Two barns were among the individual properties sold.

Development: 1850 to 1900

With a few exceptions, the architectural development of Eagleville during the last half of the 19th century continues as the simple vernacular expression of the stylistic trends of the day. The terms **No Style** and **Victorian Eclectic** apply to the majority of the buildings built at this time. Nearly all are worker housing, built by mill owners, real estate developers, or individuals that perhaps held supervisory positions or other higher salary jobs in the mill.

In a few cases the Greek Revival form continues to be expressed in duplex worker housing attributed by others to be of this period. Duplex Mill Housing 1689-1691 Main Street, (Map #30) is an extensively altered duplex dwelling, but retains its side-hall, knee-wall Greek Revival form. Duplex Mill Housing 1712-1714 Main St, (Map #25a; Photo 17) is essentially the exact same dwelling as 1689-1691 Main Street, with the exception of the 2/3 width shed-roof wall dormer incorporated into the front knee-wall to give more head room in the primary bedroom(s) on the second floor. Both properties have a small stove chimney in each unit and twin entrances side-by-side at the center. A full-width porch with a hip roof extends across the front of 1712-1714 Main Street.

Several other dwellings assumed to date from the beginning of this period are strictly vernacular and considered as having "No Style." Mill Housing 189 High Street, (Map #7a) is a one-story, five-bay dwelling with a centered entrance. This house has been called Cape Cod style, but since the chimney(s) has been removed it is not evident if it had a center chimney, a feature that dictates a structural/floor plan many consider requisite of the Cape Cod form.

The Merrick House, ca. 1875, (1650 Main St; Map #18) is a transitional Greek Revival-to-Italianate style house that falls in the broader category of Victorian Eclectic. It is a two-story, front-gable house with a three-bay wide, side-hall plan – a typical Greek Revival form – but it is fitted with an angle-bay window, a half-round arched window in the gable and molded drip-caps over the door and window openings, features that characterize the Italianate style.

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As is often the case in mill villages, the highest expression of architectural style is usually found at the mill owner's house in one of the Romantic Revival styles. In Eagleville it is the Stillman F. Morse, House (1727 Main St; Map#29; Photo 18), a well-preserved example of high-style Gothic Revival, built in 1882. Morse was the mill's Agent at the time – the equivalent of the Chief Operating Officer today – and later a one-third owner of the mill with his two cousins. The 1½-story house is richly appointed with many of the style's characteristic features: a steep cross-gable roof with decorative barge boards, timber cross framing and pierced screens in the peaks; heavy pointed-arch window hoods on brackets over narrow paired windows; angled and square window bays with heavy bracketed cornices; and steep-gabled wall dormers with decorative eave treatments. The house sits commandingly atop a knoll at the center of the district and is easily its most prominent architectural statement.

Although devoid of style, the Rivers Skating Rink, (22-24 Princeton St.; Map #32; Photo 20) was one of the few, if not the only, buildings erected in the 19th century for a recreational purpose. It was built in 1891 as a simple two-story, front-gable structure for use as a roller skating rink. In 1894, the building was converted to a four-family tenement building. This was a year after the Jefferson Manufacturing Co. bought the Eagleville mill complex and relocated most of its operations there. The owner of the rink, Edward Rivers, apparently saw a need for rental units and a better return on his investment.

Only one property in the district has a historic outbuilding. Behind the Matthew Lee House (1708 Main St.) is a small horse and carriage barn believed to have been built in 1896 at the same time as the Victorian Eclectic house. It is a front-gable barn, built close to the house and turned at a right angle to it. The original door opening has been reduced in size to accommodate a modern overhead garage door, but a hay door above it in the front gable remains. There are three other small garages in the district that date from the late 20th century and are non contributing structures.

Twentieth Century Developments

Although the 20th century again brought changes in the ownership of the mill and major improvements and additions to the mill complex, very little changed in the village beyond the mill's gates. From the architectural standpoint, the **Queen Anne** style made a very limited and muted appearance in Eagleville. Two dwellings, both ca. 1900, are located on Main Street at each end of the district and possess a stylistic feature or two to warrant the classification. Dwelling, 1736 Main Street, (Map #28; Photo 19) is a 2½-story side-gable house with a centered, three-story, front-gable entrance pavilion. The front and side gables have decorative triangular panes, the details of which are presently obscured with synthetic siding.

Dwelling, 1576 Main Street (Map #11) is a two-story house with a hip roof and a wide two-story angle bay projecting from the front. The wide eaves are supported on large solid bracket at one front corner and carry a decorative spindle valance. A "Queen Anne" stained glass window, a hip-roof dormer, and a narrow rear two-story porch recessed under the main roof are other features of the style.

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Jefferson Mfg. Co. Office, 1655 Main Street (Map # 17; Photo 21) was built ca.1900 as the office of the Jefferson Manufacturing Company on Princeton Street in the village of Jeffersonville, and physically moved to its present location next to the Eagleville plant in 1923.⁵ The building is an interesting example of Dutch Colonial Revival style, with a mix of stylistic elements typical of the often eclectic adaption of the original style. The wide cross-gambrel roof features a tall central chimney and three front-gable dormers on the south roof slope. The east and north gambrel endwalls feature arched Palladian windows with diamond pattern muntins in the arch light and two casement windows flanking the larger 6/2 center window. First-floor windows are 6/2, with diamond-pattern transom windows above. A one-story addition joins the building to a long rectangular building built about 1925 to house the machine shop equipment and operations, also moved from the Jeffersonville plant.

Since the closing of the mill and the sale of all the buildings and real estate holdings owned by it in 1940 and 1941, only two other properties – a residence and an automotive service station – have been added to the district. The youngest residential building in the district, Dwelling, 1718 Main Street, (Map #26) is a typical post-WWII "starter home" built in 1947 in the modern Cape Cod style, also considered a continuation of the early 20th century Colonial Revival movement. The house is a small, three-bay example of the type. It rests on a mortared fieldstone foundation and blends suitably with the mostly modest residential feeling of the district.

Jefferson Service Station, (1594 Main St; Map# 14; Photo 22) was built in 1951. It is single-story, four-bay, rectangular-plan, flat-roofed, gasoline service station sheathed with flat porcelainized steel panels. It is an unaltered example of a pre-fabricated service station produced between 1931 and the mid-1950s by the oil companies such as Texaco. The market for these pre-fabricated, quickly erected, inexpensive steel oblong boxes was created during the depression. The oil companies sought to counter sagging gasoline sales by expanding the products and services they offered. The sale of tires, batteries, and accessories required additional office and storage space. One or two drive-in bays, one or both over an "oil change pit," provided space for lubrication and repairs. This design introduced the term "service station," replacing the earlier term "filling station." The service station represented the fourth generation or phase of gas station design, preceded by the "curb-side pump," the "shed-type," and the "house-type." The first stations were sheathed completely in glass: clear plate extended across the front and around one side of the office; solid color Vitrolite covered the remaining wall surfaces. Porcelainized steel panels, easily bolted together to form exterior walls, emerged in the early 1930s and remained the dominant material until the 1950s when concrete block walls became more popular. The flat shiny box design, although touted at the time as embracing the new "International Style," was actually a response to an increasingly competitive market and the need for cheap, highly visible, retail outlets. Tens of thousands of these structures were built in all parts of the country, many of which remain in service today.

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⁵ According to "Jefferson Mill Village" MHC Form A inventory form prepared in 1977 by Rosemary Heinhold of the Holden Historical Commission the building was moved. Heinhold interviewed former employees of the mill Joseph Soetens, Clark Sandin and Leo Occhiliani.

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Archaeological Description

While no ancient Native American sites are known in the district, sites may exist. Five ancient sites are recorded in the general area (within one mile) including one site, 19-WR-29, which may extend into the district. The site is located immediately southwest of the district on a peninsula with a southern exposure to Eagle Lake. The site is listed as a campsite containing Archaic and Woodland Period components. Site boundaries cannot be determined at this time due to the lack of systematic intensive or site examination-level surveys. Environmental characteristics of the district represent locational criteria (slope, soil drainage, proximity to wetlands) that are favorable for the presence of Native American sites. The district includes several well-drained level to moderately sloping terraces and other landforms in close proximity to wetlands. The Asnebumskit River flows northerly through the district. The river eventually joins the Quinapoxet River, a tributary of the Nashua River. The district is part of the Merrimack River drainage. The Asnebumskit River is now dammed in the district, forming Stump Pond and Eagle Lake. A swampland also borders the northern portion of the district. Given the information presented above, the size of the district (17.85 acres), the availability of open space, and the extent of historic land use, a moderate potential exists for locating significant ancient Native American resources in the district.

A high potential exists for locating historic archaeological resources in the district. Structural evidence may survive from several mill buildings known to exist in the district. In 1806, the river was first dammed to power Kendall's sawmill and gristmill at a point a few hundred feet west of Morse Square, presumably about where the Jefferson Manufacturing Company dam (ca. 1918) now stands. No physical remains of Kendall's mill(s) have been identified; however, it may have been located somewhere on the site of the present mill complex. Kendall's mill(s) were the stimulus for the development of Eagleville. Structural evidence may survive from Kendall's mill building(s) and associated barns, stables, and outbuildings. It is unknown whether the Kendall sawmill and gristmill operated in the same structure or whether the mills operated from two structures at both ends of the same dam on opposite sides of the river. Structural evidence may also survive for the dam and waterpower-related structures (head and tail races, wheel pits etc.) related to the Kendall mill(s). Archaeological evidence may also survive from occupational-related features (trash pits, privies, wells) associated with buildings and manufacturing activities associated at the Kendall mill(s).

Between 1820 and 1831, the Kendall Mill(s) was purchased by Samuel Clark, who erected a small factory on the property. The exact date of the purchase is unknown. The nature of Clark's factory, its equipment and product, and the fate of the saw and gristmill are also unknown. The mill(s) were sold again in 1832 and 1833, then destroyed by fire ca. 1834. Additional historical research, combined with archaeological survey and testing, may locate structural evidence of Clark's mill, associated outbuildings, and occupational-related features. Structural evidence may also survive from waterpower-related structures associated with Clark's new mill. Archaeological evidence may also exist from earlier waterpower-related structures associated with Kendall's mill(s) that were either reused and/or modified by Clark. Similar research may also contribute evidence that clarifies the relationship between Kendall's saw and gristmills and Clark's factory

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In 1825, tavern owner John Maynard built a tannery opposite the mill to supply a growing leather industry elsewhere in the town that included boot and shoe manufacture. The exact location of the tannery and its facilities is unknown. Historical research, combined with archaeological testing, may locate structural evidence of the tannery buildings and the internal configuration of its facilities. Structural evidence of residences, outbuildings, and evidence from occupational-related features may also contribute important information related to boot and shoe manufacture as a cottage industry in the district.

Foundation remains from the former Eagle Manufacturing Company and Jefferson Manufacturing Company Textile Mill Complex (1665 Main Street) are visible on the surface straddling the river immediately below the existing Jefferson Manufacturing Company Dam (ca.1918). Structural evidence may exist from several mill buildings, barns, stables, and outbuildings associated with both of the manufacturing companies listed above. Archaeological evidence of occupational-related features may also survive at both sites. Two wooden mill buildings constructed by the Eagle Manufacturing Company in 1850 were located behind the east end of the dam until they were demolished in 2000. Only the stone foundations survive from the Eagle Manufacturing Company today.

Foundation remains from the Jefferson Manufacturing Company Building No. 4 are also visible below the extant dam. Building No. 4 was built in conjunction with the dam in 1918. The mill building was built directly over the river on a cement slab supported by concrete walls anchored to bedrock in the river below. Structural evidence of the mill, outbuildings and evidence of occupational-related features may exist in the river, over the river, and abutting both shores of the river. Archaeological evidence of occupational-related features may also exist with extant mill buildings associated with the Jefferson Manufacturing Company Complex.

Structural evidence may exist from waterpower-related resources built for both the Eagle and Jefferson Manufacturing Companies. Similar evidence may also exist for waterpower resources that were reused from the earlier Kendall and Clark mills. Examination of surface structures related to the use of water power in the district, combined with archaeological survey, testing, and careful mapping, may contribute important information related to the evolution of water power at the mills and the complex maze of mill canals that may underlay the district.

Although few have been identified, structural evidence might also survive from residential, commercial, and institutional buildings in the district. No evidence of historic land use has been identified in the Eagleville historic district prior to 1800. After that date, Eagleville developed as a company town. Additional documentary research, combined with archaeological survey and testing, may locate the sites of privately owned and company-owned residential housing and related barns, stables, outbuildings, and occupational-related features. Few buildings have been identified in the district existing prior to 1832. Besides the mill and hotel, the 1832 map shows only nine other buildings in the proposed district along Main and High Streets. While the sites of some residential housing are known to have existed by that date, many potential sites of residential housing may date from the mid to late 19th century. Residential housing included both single and multi-family tenement housing. During that period,

(continued)

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most potential sites of residential housing may be company-owned housing. Structural evidence of barns, stables, outbuildings, and archaeological evidence of occupational-related features (trash pits, privies, wells) may also survive in the district, with extant industrial and residential buildings.

Commercial and institutional buildings may also survive in the district as archaeological resources. Structural evidence may survive from a two-story general store (1818), originally built at the corner of High Street facing Morse Square and the Tavern. The store was gone by 1910 to enlarge the intersection of Princeton, High, and Main Streets. Similar archaeological evidence may survive from the Eagleville Hotel/Eagle Lake House, reportedly built in 1812 opposite Kendall's Mill at 1 Princeton Street. The hotel burned in 1939, and was rebuilt at the same location by 1940. Structural evidence may survive from the School No. 5, a brick schoolhouse built on High Street. While the school's date of construction is unknown, in 1844, the old brick schoolhouse was moved or demolished. By 1870, a tenement house was erected in its place.

(end)



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 a religious institution or used for religious purposes.

B. removed from its original location.

C. birthplace or grave of a historical figure of outstanding importance.

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.

Levels of Significance (local, state, national)

Local

Areas of Significance (Enter categories from instructions)

ARCHITECTURE

ENGINEERING

INDUSTRY

COMMUNITY PLANNING & DEVELOPMENT

Period of Significance

1806-1960

Significant Dates

Significant Person (Complete if Criterion B is marked)

Cultural Affiliation (Complete if Criterion D is marked)

Architect/Builder

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

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 # _____

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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8. STATEMENT OF SIGNIFICANCE

Summary

The Eagleville Historic District in Holden, MA, encompasses a small textile mill village that developed and prospered from the early 19th century until the middle of the 20th century. It is centered around the complex of brick mill buildings that operated for the greater part of its history under the names Eagle Manufacturing Company and Jefferson Manufacturing Company. The mill directly or indirectly employed essentially the entire population of the village. The District contains an undisturbed collection of 19th century worker housing, important for its representation of the building type as it evolved through the Federal, Greek Revival, and Victorian architectural periods. Eagleville is considered the only remaining mill village in Holden – there were once eight – that survives with sufficient integrity to be readily recognized as such. Previously conducted townwide historic property surveys have identified Eagleville as a potential Historic District containing one of the earliest surviving concentrations of historic buildings in the town. The mill complex retains stone structures related to the industrial use of waterpower during the 19th century, and a significant collection of early 20th-century brick mill buildings representative of the type. The District is therefore eligible for the National Register at the local level under Criterion A, for its association with events important to the cultural and industrial history of Holden, and under Criterion C for its representative collection of historic building types. The district retains integrity of location, design, setting, materials, workmanship feeling, and association. The period of significance begins in 1812, the date of the earliest extant building, and extends to 1960, the fifty-year cutoff date for historic resources.

History of the District

Early Nineteenth Century – Establishment of Eagleville

The settlement and industrial development of Eagleville, like many other early 19th century mill villages, was due to the presence of a falling watercourse and a good road. The Asnebumskit River⁶ drops roughly 20 feet as it flows down a narrow valley between the low hills of what is now Jefferson on its northeast path, to join the Quinapoxet River. The 1795 map of Holden depicts the "Road from Boston to Petersham" – later named the Rutland Road and now Main Street – crossing the Asnebumskit on a bridge in the same location of the present bridge – the center of what would become the village of Eagleville. No buildings or indications of settlement are shown in the vicinity of the bridge, but only one building is depicted on the entire 1795 map, the "Meeting house" in Holden Center. There were five grist mills and seven saw mills in Holden in 1795, but none of the published histories of the town discuss any development in the vicinity of Eagleville prior to 1800. In that year the Sixth Massachusetts Turnpike opened through Holden, passing directly through what would become Eagleville.⁷

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⁶ Asnebumskit River is called a Brook on early maps. Asnebumskit Hill is located Paxton, Massachusetts, 4.0 miles south of Jefferson. The word is presumably of Native American origin although no historical sources used make that claim. Spelled *Asknebumskit* on early maps and in Estes, 1894, *History of Holden, Massachusetts 1684-1894*.

⁷ A notation on the 1795 map states that the town possessed five grist mills and seven saw mills.

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The Sixth Massachusetts Turnpike Corporation was chartered 22 June 1799 to build an improved toll road between Amherst and Shrewsbury, a distance of about 43 miles.⁸ Massachusetts typically required turnpike corporations to build entirely new roads in nearly a straight line, up and over hills if necessary. In some instances parts of old established roads were taken, rebuilt, and incorporated into the "pike." This was largely the case through Holden where the existing Boston-Petersham Road became the Sixth Turnpike, following what is now Main and High streets through the Eagleville district. Mapping indicates that High Street was a new section of turnpike constructed over a hill to eliminate a curve in the existing road that followed a lower contour.⁹ Today Main Street/State Route 122A follows the older lower route. Turnpikes were built to stimulate development as much as profit from tolls. A group of citizens in Rutland agreed to pay for the construction of the Sixth Turnpike through their town. Holden offered the existing road for the taking, apparently hoping that a well-built and maintained highway would generate new prosperity. Moses White built a 1.6 mile section "of the west end" of the Sixth Turnpike, and in 1802 was one of the five Directors of the Corporation. His relationship, if any, to the Whites who would build one of the earliest homes in Eagleville right on the turnpike opposite the mill, has not been determined.

The extent to which the turnpike should be credited with opening the development of the northwestern section of town is unclear. Six years passed before Caleb Kendall and his wife came to Holden in 1806 and "built a saw and grist mill at Eagleville." It was not determined whether Kendall was granted the land free in exchange for building and operating the mill, as was sometimes the case, or if he purchased the property. The mill would have required a dam across the falls of Asnebumskit Brook, and it probably stood somewhere on the site of the present mill complex. "Gristmills and sawmills were often housed in the same structure or built close to one another, usually on the opposite banks of the same dam."¹⁰ No documentary or physical evidence has been obtained that would help locate the original site of Kendall's mill, or would suggest any of the properties in the district or immediate surrounding area predate the mill.

By 1812, the combination of traffic along the turnpike, activity at Kendall's mill, and the future potential of the area evidently led John P. Maynard to build a brick tavern in that year opposite Kendall's mill on the north side of the turnpike.¹¹ The 1892 birdseye view map depicts the tavern as having three stories, a hip roof, a full-width front porch, and a long, narrow, two-story rear ell connecting to a large barn. Sanborn mapping shows the main tavern section as brick and the other buildings of wood. The establishment of a tavern typically stimulated land and commercial development in its own right, but if such activity occurred over the remainder of the decade it has not been reported by Holden historians.

(continued)

⁸ Discussion of the 6th Massachusetts Turnpike is from Frederic J. Wood, *The Turnpikes of New England* (Boston: Marshall Jones Company 1919).

⁹ "High street (O.E. heahstræte) was the word before 17c. applied to highways and main roads, whether in the country or town, especially one of the Roman roads. In more recent usage, it generally is the proper name of the street of a town which is built upon a highway and was the principal street of the place." [see "highway" Dictionary.com]

¹⁰ Martha and Murray Zimiles, *Early American Mills*. (New York: Bramhall House, 1973), p.51.

¹¹ The hotel survives as a reconstruction following a severe fire in 1939.

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In 1818 it seems a large, two-story general store was built on the corner of High Street facing Morse Square opposite the Tavern. It appears on the 1892 map as adjoined or nearly adjoined to the duplex mill house at 201 High Street. By 1910 the store building was gone, and the land on which it stood had been taken to enlarge the intersection of Princeton, High, and Main streets. When the store was sold by Eunice A. White in 1838 she stated the property had been improved as a store for twenty years.¹² [White's store is further discussed below].

Holden historians agree that Samuel Clark purchased the mill property from Caleb Kendall and "erected a small factory," but disagree on the date of the transaction. Hurd and Estes say 1821, Prouty and Zook say 1829, and Samuel and Issac Damon say 1831. The nature of Clark's factory, its equipment and product, and the fate of the saw and grist mill are not known. By 1832, the mill had been sold to George Hebert and Elijah Lyon. The 1832 map depicts the mill as "Hebert & Lions Cotton Manfy" and the brick double house at 184 High Street as owned by "Hebert & Lions" [Lyon is misspelled]. In 1833, George A. Trumbull bought half ownership of the mill for \$3,565 only to see it destroyed by fire the next year. After the fire Hebert and Lyon apparently sold their half of the business to LeBarron Putnam. As partners, Trumbull and Putnam obtained two mortgages in 1835 totaling \$18,000 and rebuilt the mill, equipping it with 64 spindles. By 1840, the mill was operating as the Eagle Manufacturing Company under the sole ownership of LeBarron Putnam, and producing 275,000 yards of cotton "shirting goods" annually on 1,600 spindles and 40 looms. Presumably the settlement around the mill became generally known as Eagleville about this time.

The 1832 map shows that numerous developments and improvements had occurred around the mill in the three decades since the opening of the Sixth Turnpike. The turnpike had become a free county road in 1829 when the toll corporation disbanded. Three new roads are shown meeting with the turnpike at the mill to form an intersection that would become Morse Square: Princeton Street, extending northeast from High Street; Main Street (at the south end of the district) bypassing High Street; and a now nonexistent street that extended to the west, crossing over the mill dam forming Eagle Lake on a wood bridge. This latter road followed what is now Hilltop Avenue and part of Causeway Street. By 1870, the elevation of the dam had been raised, flooding a low area to the west and creating Stump Pond. A new road, cut from Main Street around the hill north of the mill, crossed the pond on an earthen causeway, hence the street's name. The road over the dam was discontinued.

Besides the mill and hotel, the 1832 map shows nine other buildings in the proposed district along Main and High Streets. About a half mile downstream (northeast) of the mill, another dam had been constructed where Princeton Street crossed Asnebumskit Brook. This was the "A. Dryden's Cotton Manufactory," established in 1825 and known briefly as Drydensville, that would later become the Jefferson Manufacturing Company and grow into the separate mill village of Jeffersonville.

What was developing in Eagleville around the mill would be for the most part a company town. The majority of the land in the district would be owned by the mill company or its individual owners during the 19th century, with a few notable exceptions. In 1825, tavern owner John Maynard built a tannery "across from the mill" to supply a

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¹² David F. Estes. *History of Holden, Massachusetts, 1684-1894*. (Worcester: Press of C.F. Lawrence & Co., 1894):200.

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growing leather industry elsewhere in town that included boot and shoemaking. Maynard sold the tannery to Waterman G. and Samuel Warren in 1840, and they ceased operations there in 1850. The exact location of the tannery and whether any buildings associated with it survive in other uses is unknown. Maynard also built several large barns or sheds behind the hotel along Princeton Street that he operated as a livery.

The most prominent private residence in Eagleville, the brick Federal-style White-Chapman-Rivers House, was erected prior to 1832 on the corner of High and Princeton Streets facing the square. The 1832 map shows the property in the name of S. White; Farnum White was owner in 1842 when he sold the property. The house, (ca. 1818) was built directly across from the general store that may also have been built and operated by a member of the White family. Nothing is known about the early ownership and operation of the store, except that when it was sold in 1838 by Eunice E. White, she was acting as the "guardian for minor heirs."¹³ Farnum White was an owner of the Rider Mill at Unionville in Holden from 1810 to 1819 when he sold his interest. Perhaps Farnum purchased the prime corner parcel and built the house with proceeds from the sale of the Rider Mill. He also served as town Selectman from 1827 to 1831. The relationship between these Whites has yet to be determined but they are among the few who bought land near the falls before those with mill interests began accumulating it. They are not known to have been involved with the Eagleville mill. The brick Federal-style house is an uncommon type in the Holden area. By 1832, the Whites' immediate neighbors were apparently all mill operatives living in mostly simple wood-frame houses and tenements built and owned by the mill company interests.

The White-Chapman-Rivers House and the cluster of vernacular Federal-style worker housing on High Street survive as an important example of early Massachusetts mill village architecture. Outstanding among the mill houses is the well-preserved brick double house at 184 High Street at the south end of the district. According to the Central Massachusetts regional report by the Massachusetts Historical Commission, brick was not a widely popular building material either in Holden or in Central Massachusetts but enjoyed limited popularity during the Federal period. There is no mention of bricks being made in Eagleville, but a brickyard was operating in the eastern part of Holden when that section of town became part of West Boylston in 1808. The yard was probably less than five miles from Eagleville and may have been the source of the brick. Another brickyard was operated in Holden by Josiah Ball and his son Israel, but its location and dates of operation are not known.

On High Street, between White's house and the brick double house, was "School No. 5," also of brick construction. Its date of construction has not been determined. In 1844, two years after Lewis Marsh bought the White property, the school was moved into a new frame building on Main Street (1726 Main St.). The old brick schoolhouse was reportedly sold to Alfred Morse and Edward Merrick who moved or demolished the building; by 1870 a tenement house had been erected in its place. The land on which the school stood does not appear on the maps as a separate parcel; if it was town land, then Lewis Marsh apparently acquired it after the school was moved and incorporated it into his parcel. [In 1972 the former White parcel was subdivided to create a separate lot with the tenement house on it, now 190 High Street. At that time the address of the White-Chapman-Rivers House parcel was changed from 200 High Street to 10 Princeton Street, its current tax assessment address.]

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¹³ Estes, *History of Holden, Massachusetts, 1684-1894*, p. 200.

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This row of brick buildings – the tavern, White house, school and brick double house – apparently led to the village's nickname "Brick City." The original name of the tavern is not known, but when sold in 1879 it was called the Brick City Hotel. The new owners renamed it the Eagleville Hotel.

The ultimate disposition of the other buildings shown on the 1832 map (in the proposed district) remains uncertain due to the scale and impreciseness of the map and the possibility that some buildings were demolished, moved, or altered beyond recognition. Exhaustive deed research would be necessary to sort out the complicated chains of title. Conclusions drawn by previous researchers, apparently based on assumptions, also confuse their interpretation. For example, of the three buildings shown on the 1832 map located on the south side of High Street, it is believed that only two survive, probably 201 High Street and 197 High Street, both vernacular Greek Revival in style. They were likely built by the mill owners or purchased by them by 1832, and they remained part of the mill company assets until 1940. The third building was evidently White's general store that stood at the end of High Street facing Morse Square (previously discussed) that burned or was demolished between 1894 and 1910. The street intersection was also reconfigured during that time period, which makes interpretation of the remaining houses on the south side of High Street confusing, based on the later mapping.

On Main Street west of Morse Square stood three other buildings prior to 1832. The house at 1672 Main is a two-story, five-bay, Federal-style house with a hip roof, typical for the period in Massachusetts but rare in Holden. The Tavern located just a few hundred feet to the east, also had a hip roof according to its depiction on the 1892 birdseye map. The Lemuel Davis House, built 1797 in Holden Center, is the only hip-roof Federal known to have been built in town.¹⁴ The other two properties may have been moved or incorporated into later houses.

Middle to Late 19th Century

During the middle to late 19th century period of Eagleville's history, the mill and its owners increasingly dominated the development of the village. To house the growing population of mill operatives the mill owners bought and developed property in the village into single houses, tenements, and at least one store. They owned these real estate developments individually and in partnership with others who probably oversaw their building and management. A new school building was built in 1844 on Main Street at the north end of the village (1726 Main Street).

In 1850, just two years before selling the mill, LeBarron Putnam greatly expanded the operation with the construction of two large wood mill buildings that would later be known as Buildings Nos. 1 and 2. Building No. 1 fronted Main Street and was two stories with a clerestory roof. Building No. 2 was three stories with a gable roof and joined Building No. 1 at a right angle, extending west alongside the mill dam. The two mill buildings remained the center of textile manufacturing operations until the early 20th century when new owners erected the brick buildings standing today. In 2000, after years of abandonment, Buildings Nos. 1 and 2 were found severely deteriorated and deemed unsafe for firefighters to enter.¹⁵ The buildings were both demolished in 2000.

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¹⁴ MHC Town of Holden Narrative History.

¹⁵ Mary Anne Magiera, "Holden Mill Faces Grim Future." *Telegram and Gazette* [Worcester, Mass.] December 14, 2001.

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In 1852, the mill was sold to Luther Wright and Alfred Morse. In 1860, Morse bought Wright's share and became sole owner. Milton Morse joined his brother as a partner in 1862. The brothers also purchased a mill in Farnumsville [Grafton], Massachusetts, NRDIS, that same year. Milton, age sixty-three at the time, had worked in mills since childhood and possessed extensive experience owning and operating mills in Rhode Island and Massachusetts.¹⁶ Alfred had apparently already named the mill business "A. Morse & Son," as it appears on the 1870 map next to the "Cotton Mill" and on other properties along Main Street and High Street. Alfred's son, Stillman F. Morse, and Milton's son, George M. Morse, both participated in the operation of the mill from the start of their father's involvement.

Like many mill villages, changes in the mill's ownership and levels of production and employment are usually reflected in the village's development. Shortly after the Morse brothers assumed the mill's operations, additional worker housing was built. In 1868, eleven houses were added to the tax roll in the name of A. Morse, presumably all tenements for housing mill workers. The eleven houses have not been positively identified. Based on mapping, physical evidence, and the work of previous researchers, there are three houses on High Street (189, 190, 195) and eight on Main Street (1635, 1656-60, 1664, 1712-14, 1689-91, 1712-14) that could be among the properties owned by Morse in 1868.¹⁷ The duplexes may have been counted as two properties. Physical and stylistic evidence clearly indicates that these houses were not all built at the same time; some have vernacular Federal and Greek Revival characteristics that place them nearer the beginning of this period (1840-1850s), while others are more likely to date from the 1860s or 1870s. It seems then that several of the eleven Morse properties listed in 1868 were built many years earlier, perhaps on mill-owned parcels that were subdivided in 1867-1868 into individual lots with a house on each.

Milton Morse assumed ownership in 1874 following his brother's death, but died himself three years later in a fall from a construction derrick. At this time, the mill was producing cotton sheeting with 5,600 spindles and 120 looms.¹⁸ By 1879 Stillman Morse was officially in charge of operations as the mill's agent. Milton's estate was divided after the death of his wife Suzanna in 1881. Ownership passed to their two children, George M. Morse and Susan A. Monroe, and the business was renamed Holden Mills.

About 1882, Stillman Morse erected a home in the Gothic Revival style on Main Street in a prominent location atop a small hill looking the mill (1727 Main Street). In 1888, he purchased a one-third interest in Holden Mills from his two cousins and continued to supervise operations as mill agent until the Morse family sold the mill in 1893.

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¹⁶ "Milton Stratton Morse" in J.D. Van Slyck, *New England Manufactures and Manufactories*. (Boston: Van Slyck and Company, 1879).

¹⁷ Previous researchers have noted on MHC historic property inventory forms that the 1867 town valuations lists "A. Morse" as owning numerous unimproved lots and that the 1868 valuation lists him as owning 11 houses with a value of \$6500, and reached the conclusion that Morse built 11 houses between 1867 and 1868. There is not convincing physical evidence, such as a group of small identical mill houses, to support that conclusion. It seems more likely that existing mill houses came to the attention of the tax assessor and were added to the tax roll.

¹⁸ *United States Industrial Directory: comprising woolen, cotton, silk, jute ...* (Boston: National Association of Wool Manufacturers, 1876):292.

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Very little in the way of development occurred in Eagleville during the final decades of the 19th century. Several more residences were added to the district on Main Street and Princeton Street. In 1891, a roller skating rink was constructed on the corner of Princeton Street on land split off from the White-Chapman-Rivers House. Gates Chapman sold the house and rink property to Edward Rivers in 1892.

Late 19th-Early 20th Century

Big fires that destroy buildings and businesses are usually followed by changes in a community's building stock or development patterns. The fire that changed Eagleville's fortunes occurred in the neighboring mill village of Jeffersonville in December, 1892. The calamity destroyed a major portion of the Jefferson Manufacturing Company's satinet mill and brought operations to a standstill. Over 300 mill worker were idled, essentially the village's entire workforce.¹⁹ A spark from a piece of metal passing through the gears of a picker machine was blamed for igniting the fire just minutes before the noon whistle. The mill's sprinklers, hose crews and a bucket brigade could not keep up with the hot, fast-moving fire. Complications due mostly to the dinner hour delayed arrival of the Worcester fire department for more than two hours, by which time the picker house, one of the two main mill buildings, the large stock house, and a tenement house were completely destroyed. In March 1893, during the course of rebuilding, the mill's owner, Martin V.B. Jefferson, purchased the entire Holden Mills complex in Eagleville and restarted his textile manufacturing there. Jefferson operated the Eagleville plant as a separate proprietorship under the name Eagle Lake Woolen Company.

Historian David Estes gives the following description of the woolen mill operation as it was in 1894:

"The property consists of a large mill, an office, a boiler house, a store and about twenty tenements. The power consists of a water wheel of 143-horse power and a steam engine of 100 horsepower. The mill contains 5664 spindles, and 86 twenty-eight inch, and 52 forty inch looms. Seventy hands are regularly employed. The weekly product is twenty thousand yards of print cloth and nine thousand five hundred yards of four-leaf twill goods."

Several developments followed the establishment of the Jefferson Mills operation in Eagleville. Edward Rivers, an engineer at the mill, converted his Roller Rink on Princeton Street into a three-unit tenement in 1894, apparently to take advantage of the need for additional worker rental housing. It remains in use as a multi-unit residence today (22-24 Princeton Street). A single-family house was built in 1896 at 1708 Main Street, and two others, larger and with elements of the Queen Anne style, were built ca. 1900 at 1736 Main Street and 1676 Main St.

By 1896 the combined operations of the Jeffersonville and Eagleville mills employed 325 people. In that year William H. Coe was listed in *The "Blue Book" Textile Directory* as operating the North Woods Woolen Company

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¹⁹ Satinet is a type of cloth made with a cotton warp and woolen filling. For a detailed account of the fire, see: "A Satinet Mill Burned," *Worcester Daily Spy*, December 9, 1892.

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in Jefferson, manufacturing cassimeres with three sets of cards and eleven broad looms. It is not known where this operation was located, but it was likely that Coe was leasing space and perhaps machinery from Martin Jefferson in one of his two locations, probably Eagleville. In ten years, Coe would own the Jefferson Manufacturing Company.

In 1904, Jefferson made a major improvement to the Eagleville plant by building a new three-story brick factory for carding, spinning, and dyeing. Known as Building No. 3, it fronted Main Street adjoined to Building No. 1, and was apparently the first brick mill building on the property.

As previously mentioned, a general store stood for nearly a century at the corner of Main and High Street facing Morse Square. It was operated by the White family, who lived in the brick house across the street. Eunice A. White sold the store in 1838, but to whom, and its disposition in the subsequent years up to 1856, is unknown. Between 1856 and 1868 it was owned by Alfred Morse, owner of the cotton mill at the time. Morse owned numerous other properties in the village, several in partnership with Edward W. Merrick. Merrick bought the store in 1868 and operated it until 1882. Merrick sold it to James F. Putnam who operated it until his death in 1890; his widow Sophia carried it on until 1894.²⁰ It is not known what happened to the store after that. The 1910 map shows the building gone and the land on which it stood taken over to enlarge the intersection of Princeton, High, and Main streets. Between 1898 and 1910, an 8-inch water main was installed down the center of Main, High, and Princeton streets and it appears that in the course of these improvements the town acquired the property for the street intersection redesign.

Martin V. B. Jefferson died in 1906 at the age of seventy-three. He had served as a Holden Selectman for 10 years, a State Representative for two years (1880-81), and a State Senator for two years (1884-85). Prior to his death he incorporated his business as Jefferson Manufacturing Company, Inc. and appointed himself President and Treasurer. The company was then sold to William H. Coe who assumed the same offices. Coe appointed Theodore S. Johnson and his son Jefferson W. Coe to the Board of Directors.

Between 1906 and 1907, employment at Jefferson Manufacturing Company, Inc. dropped suddenly from over 300 persons down to 150, then jumped back up to 225 between 1907 and 1908. Operations were apparently reduced and the workforce thinned during the transition in ownership; then Coe rehired workers as he saw fit.

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²⁰ Estes. *History of Holden, Massachusetts, 1684-1894*, p. 200.

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In 1911, the corporation reported assets of \$279,000 and 225 employees; products included union cassimeres, all-wool chevots, cassimeres, unions, thibets, and kerseys.²¹ During World War I, the company manufactured thousands of military blankets for American and Italian soldiers. During 1917, the value of goods produced or in process totaled \$638,000, a nearly eightfold increase over the 1911 total. This huge jump in production value was accomplished with an only a threefold increase in equipment assets and with the same workforce, suggesting the blankets commanded a large premium.²²

The wartime bounty provided for major capital improvements in 1918 including the construction of a new one-story, wood-frame, weaving and finishing building (Building No. 4), a new concrete dam, and new production machinery. The new mill building was erected directly over the river on a concrete slab supported by a series of concrete walls that were anchored to the rock river bed and formed eight square conduits for the river. Twenty-four hundred spindles were added, raising the total to 5000.²³ In 2002, Building No. 4 was determined unsafe and demolished.

The specific nature of the waterpower machinery used at the mills is unknown. Repeated efforts were made to obtain information on the power systems used at the mills without success.

The 1920s continued to be a prosperous period for the company but sadly began with the death of Jefferson Coe. His brothers, Robert H. Coe and Francis L. Coe, joined the company as Treasurer and Secretary respectively. A period of construction and modernization was undertaken between 1922 and 1926 that greatly expanded the square footage of manufacturing space and improved efficiency. A new three-story (counting the basement level built above grade on two sides) brick weaving building of fireproof construction (Building No. 5) was erected over the remaining open portion of the river downstream of Building No. 4, becoming the largest building in the complex. A new brick dye house (Building No. 6) was built fronting Main Street. "In 1923 it was decided to concentrate all activities in one plant and the machinery and office of the company at the lower plant at the junction of Princeton and Quinapoxet Streets was moved to the Eagle Lake plant on Main Street in the westerly part of the village."²⁴ The original Jefferson Manufacturing Company office building, a wood two-story gambrel-roofed structure, was

(continued)

²¹ *Bennett's Handbook of Textile Corporations*. (Boston: Frank P. Bennett & Company, 1912):195. Historic fabric types are defined in George S. Cole. *A Complete Dictionary of Dry Goods* (Chicago: W.B. Conkey Company, 1892): A cassimere is a general term for a class of thin wool cloth used for men's clothing, either plain or twill woven with coarse or fine yarn. A chevot is a woolen fabric with a coarse twill weave, used chiefly for suits and overcoats, originally made for the wool of Cheviot sheep raised in the Cheviot Hills between England and Scotland. A union is cloth made with two or more different types of fibers, in this case referring to *union cassimeres*, which were made with a cotton warp and a wool weft. A thibet is a type of woolen cloth used for women's dresses finished with a shaggy appearance to resemble goat's hair cloth. Kersey has several definitions but in this case is believed to refer to a coarse diagonally-ribbed *union kersey* made with a cotton warp and woolen weft, finished with a shaggy appearance for inexpensive men's clothing.

²² *American Wool and Cotton Reporter* (Boston: Frank P. Bennett & Company, 1919):266.

²³ *Ibid.*

²⁴ This quote is from Francis L. Coe, who was interviewed by Florence Prouty for her 1941 *History of Holden*. Information on the 20th century history of the mill was gathered by Rosemary Heinhold of the Holden Historical Commission in 1977 and entered on a MHC Form A inventory forms entitled "Jefferson Mill Village." Heinhold interviewed former employees of the mill Joseph Soetens, Clark Sandin and Leo Occhiliani.

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physically moved from the corner of Princeton Street and Quinapoxet Streets in Jeffersonville to a narrow lot on Main Street, next to the dam. The machine shop operation was also moved from the Jeffersonville plant to a new one-story frame building erected near the office along the edge of Eagle Lake. A new boiler house was added in 1924. All operations at the "lower plant" in Jeffersonville are presumed to have ceased in 1923-1924.²⁵

According to annual directories of the textile industry, the product line narrowed during the 1920s to just heavy woolen fabrics known in the trade as overcoatings, top coating, and cloakings. Production remained relatively steady, as did the workforce, which fluctuated between 200 and 250. Following the death of William Coe in 1929, Robert Coe took over as President and Francis became Treasurer. The 1930s brought events that would cripple the New England textile industry: the economic depression caused a downturn in product demand and price; workers unionized to protect their wages (in 1934 in the case of the Jefferson Manufacturing Company); and the Southern mills – newer, more efficient and nonunion – began a relentless rise to market dominance. By 1939 the stockholders had had enough and voted to sell the company and its assets. In 1940, the company auctioned off their real estate holdings, including 27 dwellings, a clubhouse, two barns, and six parcels of land, for a total of \$67,690.²⁶ This sale appears to be the first time in the history of Eagleville that company housing associated with the mill was sold off into private hands. There were apparently no special conditions or restrictions placed on the properties at the time of their sale. An advertisement for the auction states that the properties were excellently maintained but does not mention if they were prepared for sale in any way. Mortgages covering 75% of the purchase price of properties with dwellings were provided to qualified buyers, with 10% due on the day of sale and 30 days to settle the purchase.²⁷ The following year the machinery and equipment was sold at auction for approximately \$200,000. The mill complex was sold in 1947 to Duesberg-Bosson Realty Corporation, who restarted the mill as a spinning operation and produced woolen yarns with about 170 workers. Duesberg-Bosson closed down their operations in 1969 and sold the property in 1973 to a group of businessmen operating under the name Jefferson Industries Limited of Holden, which leased the space to a variety of small businesses.²⁸

Apparently about 1985, the mill property was divided and the land west of the pond and Building No. 5 was developed into residential condominiums. The 1954 Sanborn map shows two one-story storehouse buildings on the west side of the pond at the south end of the property, but it is not known if they were present and demolished for the condominium buildings that now occupy the site. The property was rezoned as a special "Village zone" to allow mixed-use residential and commercial activity, but not manufacturing. The east half of the property with the mill complex was slated for renovation as a mixed-use development.

(continued)

²⁵ None of the 20th century sources discuss the abandonment and ultimate demolition of the Jeffersonville mill buildings. According to Reinhold, (see note 22) in 1977 only one industrial building from the original mill complex remained, a brick building at 156 Princeton Street occupied by Electronics Control Corporation. Tax records for 2009 show the building still owned by Electronics Control Corporation.

²⁶ "Jefferson Mfg. Co. Sells Property for 67,690." *Worcester Telegram and Gazette*, April 27, 1940.

²⁷ Charles Skillings, et.al. *A Pictorial History of Holden, Massachusetts*. Holden, MA: Holden Historical Society, 1991, p. 25.

²⁸ This information is taken primarily from MHC Inventory Forms recorded by Rosemary Heinhold of the Holden Historical Commission, May 1977.

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The current owner, Paul Roiff, trustee of Mill Pond Realty Trust, purchased the property in 1992 from Howmac, Inc. a Massachusetts corporation. In 2000 and 2002, three wood-frame buildings (previously discussed) were condemned by the building inspector and demolished. Roiff has partly renovated Building No. 5 for use as condominium apartments with new windows, doors, and a parking garage on the lower level. The interior is roughly framed and partitioned, but unheated and unfinished. Other buildings in the complex are boarded-up and largely unaltered. Work has stalled on the property but, according to the town planner, the owner is hoping to soon resume development of a mixed-use complex.

Archaeological Significance

Since patterns of ancient Native American settlement and subsistence in Holden are poorly understood, any surviving sites could be significant. Ancient sites in the district may contribute important information related to Native American settlement and subsistence patterns in the Central Massachusetts Uplands/Worcester Plateau locale, and the relationship of those sites to ancient sites in the coastal lowlands. Ancient sites in this area may also enable researchers to test hypotheses that focus on the socio/political relationship of Native groups inhabiting different riverine drainages. The Eagleville Historic District lies near the southern extent of the Nashua (Merrimack) River drainage, with the Blackstone River drainage located in neighboring towns to the south, and the Chicopee River drainage (Connecticut River) to the west. Ancient Native American sites in this area may contribute important information related to the extent that these drainages influenced the social, cultural, and economic characteristics of Native people who lived in the area.

Historic archaeological resources described above may contribute important information related to the growth and evolution of a small textile mill village that developed and prospered from the early 19th century through the middle of the 20th century. Additional historical research combined with archaeological survey and testing and architectural study of standing structures and foundation remains of mills and waterpower structures, may contribute important information related to the growth of the mills, and residential, commercial, and institutional structures that developed around them.

Historical and archaeological resources may identify physical remains of Kendall's mills. These resources can be important since they provided the impetus for the development of Eagleville. Archaeological resources may contribute important information related to the exact site of Kendall's saw and gristmill, whether they were in the same or separate buildings, the location of Kendall's dam, and waterpower canals. Archaeological resources may also contribute important information related to the architectural characteristics of early 19th century sawmill and gristmill buildings and techniques and materials used in their construction. Detailed analysis of the contents of industrial fill and occupational-related features may contribute important information related to sawmill and gristmill technologies, products produced, and workers at the mill(s).

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Historical and archaeological resources may contribute important information related to Clark's mill, about which little is known. Structural evidence and the contents of occupational-related features may contribute architectural information for the factory building, its relationship to the earlier Kendall saw and gristmill, the overall function of the mill, its equipment, and products. More intensive historical research may help to achieve the goals stated above; however, archaeological research may be the source of most of the evidence for Clark's mill.

Historical and archaeological research at the former complex represent the first opportunity for industrial research in the district of resources whose locations are known and available as both extant buildings and foundation remains of former structures. Structural evidence of foundation remains from two wooden buildings associated with the Eagle Manufacturing Company may contribute important information related to the layout of each building and architectural details of mid 19th-century mill buildings. Important information may also be available on the distribution of power through the mill, textile technologies in use, and the overall manufacturing process. Detailed analysis of the contents of occupational-related features can contribute information to many of the data categories described above, as well as information related to the overall conditions of workers at the mills.

Historical and archaeological evidence of waterpower-related structures may contribute some of the most important information related to the district. Without naturally occurring fall lines in the Asnebumskit River and the technological means to harness that power, there would have been no mills and no Eagleville. Given the importance of waterpower to the district, it is surprising that so little information is known about the origins, evolution, and distribution of that power and its related structures. Additional historical research combined with archaeological survey and testing, may locate the exact site of Kendall's initial dam, its construction details, alterations, and demolition. Similar research may contribute important evidence related to changes to the dam structure for Clark's Mill, Eagle Mill, and other modifications leading to the extant dam of ca. 1918 and any subsequent changes to that structure. Historical and archaeological research may contribute important evidence that documents the technology used by each mill to harness waterpower from the dam and how that technology changed through time. Documentary research combined with archaeological testing and mapping may also re-create the complex route of water transport from the dam to various mills at specific points in time and changes to those routes over time. Waterpower-related structures and discarded machinery may also trace the evolution of waterpower at the district's mills, possibly spanning the spectrum from the direct harnessing of power through water wheels to water generated electrical power. Waterpower-related structures may also contribute important evidence related to patterns of reuse as water canals and power-related structures were used for other aspects of the manufacturing process other than the generation of power.

Structural evidence of residential, commercial, and institutional buildings, related barns, stables, outbuildings, and the contents of occupational-related features may contribute important information on the overall settlement of the district, and the social, cultural, and economic characteristics of the district's inhabitants. Structural evidence and

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occupational-related features related to the Eagleville Hotel and general store may contribute additional information related to the overall settlement and growth of Eagleville and the importance of the mills as a focal point for that development. The contents of occupational-related features related to the general store may contribute information related to the types of goods available to the district's inhabitants. Information may also exist that indicates the extent that various companies in the district played a role in the availability and sale of goods to the local population. Historical and archaeological information may exist that indicates the role that local cottage industries played in the local distribution of goods they produced and the extent that bartering might have replaced a cash economy for the payment of goods.

Structural evidence of housing and related barns, stables, and the contents of occupational-related features may contribute important information on the social, cultural, and economic characteristics of the district's inhabitants, and the extent those characteristics were influenced by the companies that owned the mills. Much of the evidence described above can exist with extant housing as well as archaeological sites. Structural evidence from single family versus tenement housing may form the basis for studies of social stratification within the district and in the mills. Detailed analysis of occupational-related features associated with both extant residential buildings and archaeological sites should assist in these studies by contributing information specific to individuals, families, and other social groups who inhabited each dwelling.

(end)

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(end)

Eagleville Historic District
Name of Property

Worcester, MA
County and State

10. Geographical Data

Acreage of Property 17.85 acres

UTM References

SEE CONTINUATION SHEET

1	<u>19</u> Zone	<u>262373</u> Easting	<u>4694098</u> Northing	3	<u>19</u> Zone	<u>262487</u> Easting	<u>4693981</u> Northing
2	<u>19</u>	<u>262412</u>	<u>4694075</u>	4	<u>19</u>	<u>262621</u>	<u>4694129</u>

See continuation sheet

Verbal Boundary Description

SEE CONTINUATION SHEET

Boundary Justification

SEE CONTINUATION SHEET

11. Form Prepared By

name/title Richard M. Casella, Historic Documentation Co. Inc., with Betsy Friedberg, NR Director, MHC
organization Massachusetts Historical Commission date August 2010
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 SHPO or FPO.)

name multiple
street & number _____ telephone _____
city or town _____ state _____ zip code _____

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 listing. 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 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 Projects (1024-0018), Washington, DC 20303.

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10. GEOGRAPHICAL DATA

UTM References:

Refer to accompanying map entitled "District Boundary on Topographical Map" on which the following map points are plotted along a closed shape enclosing the district boundary. The precise district boundary follows the tax parcel boundaries of the individual properties within the district as delineated on the accompanying map "District Boundary on Holden Tax Map."

<u>Point</u>	<u>UTM Coordinate</u>	<u>Point</u>	<u>UTM Coordinate</u>
A	19.262373.4694098	K	19.262733.4693464
B	19.262412.4694075.	L	19.262684.4693628
C	19.262487.4693981.	M	19.262561.4693639
D	19.262621.4694129	N	19.262476.4693859
E	19.262579.4693956	O	19.262385.4693873
F	19.262619.4693933	P	19.262440.4693940
G	19.262783.4693798	Q	19.262404.4693969
H	19.262801.4693710	R	19.262357.4693951
I	19.262736.4693630	S	19.262310.4694002
J	19.262773.4693479	T	19.262319.4694056

Boundary Description

Refer to accompanying map entitled "District Boundary on Holden Tax Map."

Boundary Justification

Eagleville Historic District is a small mill village consisting mostly of single and multiple residences dating from the 19th and early 20th centuries. The resources are clustered around the former textile mill complex and form a compact and somewhat linear district of about 18 acres. Historic mapping indicates that nearly all properties built during the village's development from its establishment to its economic collapse at the end of the Great Depression survive. Many retain a high degree of integrity of stylistic form and features associated with worker housing, and effectively chronicle the development of a typical New England textile mill village. The proposed boundary encloses this unique group of resources that are directly associated with the development of Eagleville as a mill village during its period of significance. The district properties are contiguous and the boundary follows the outside edges of the tax parcels of the individual resources within the district, including the dam and former millpond. Excluded from the district along the west boundary next to the former mill complex are a group of condominium buildings constructed in the 1980s on land formerly associated with the mill. Properties just outside the northwest boundary are two residences on Causeway Street under 50 years of age, and a mid- to late 20th century middle school complex built after the main period of significance of the district and lacking integrity. Properties excluded from the district along the northeast and south boundary all date to the late 20th century, and have no historical relationship to the district.

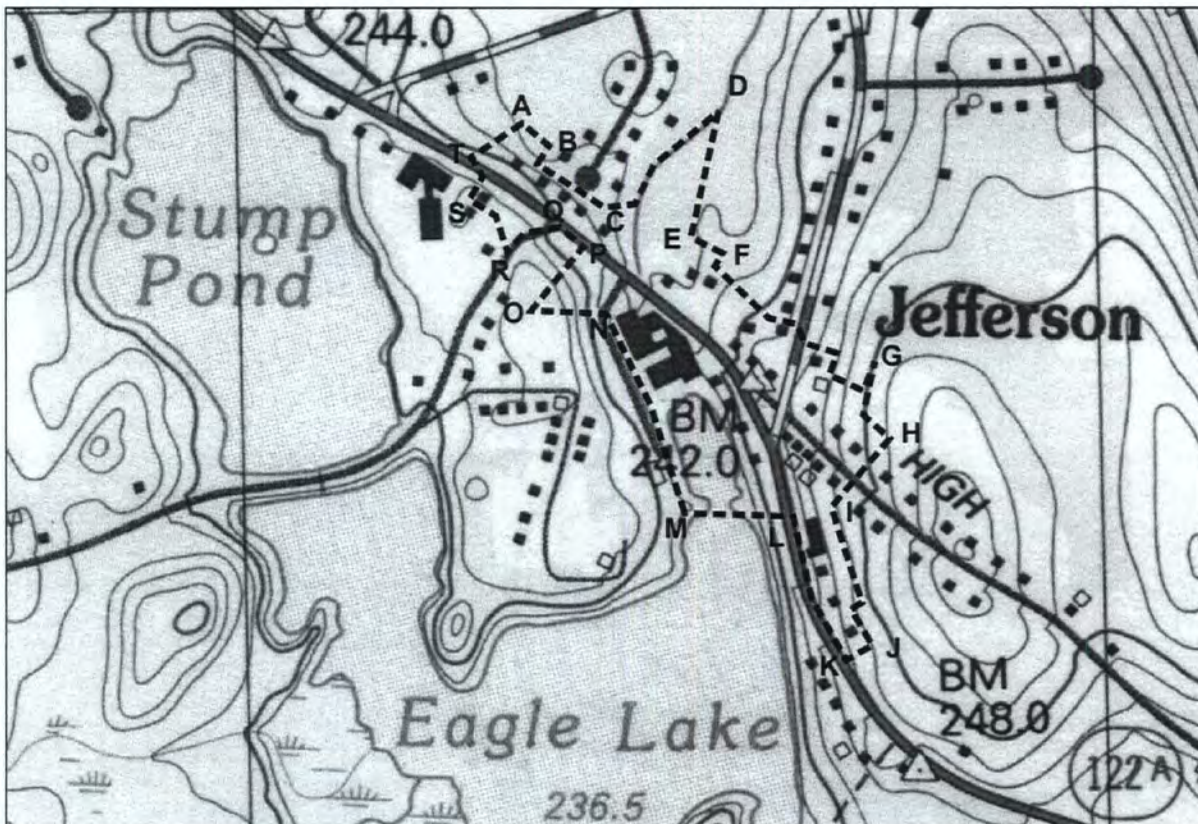
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Additional Documentation Page 1

District Boundary on Topographical Map



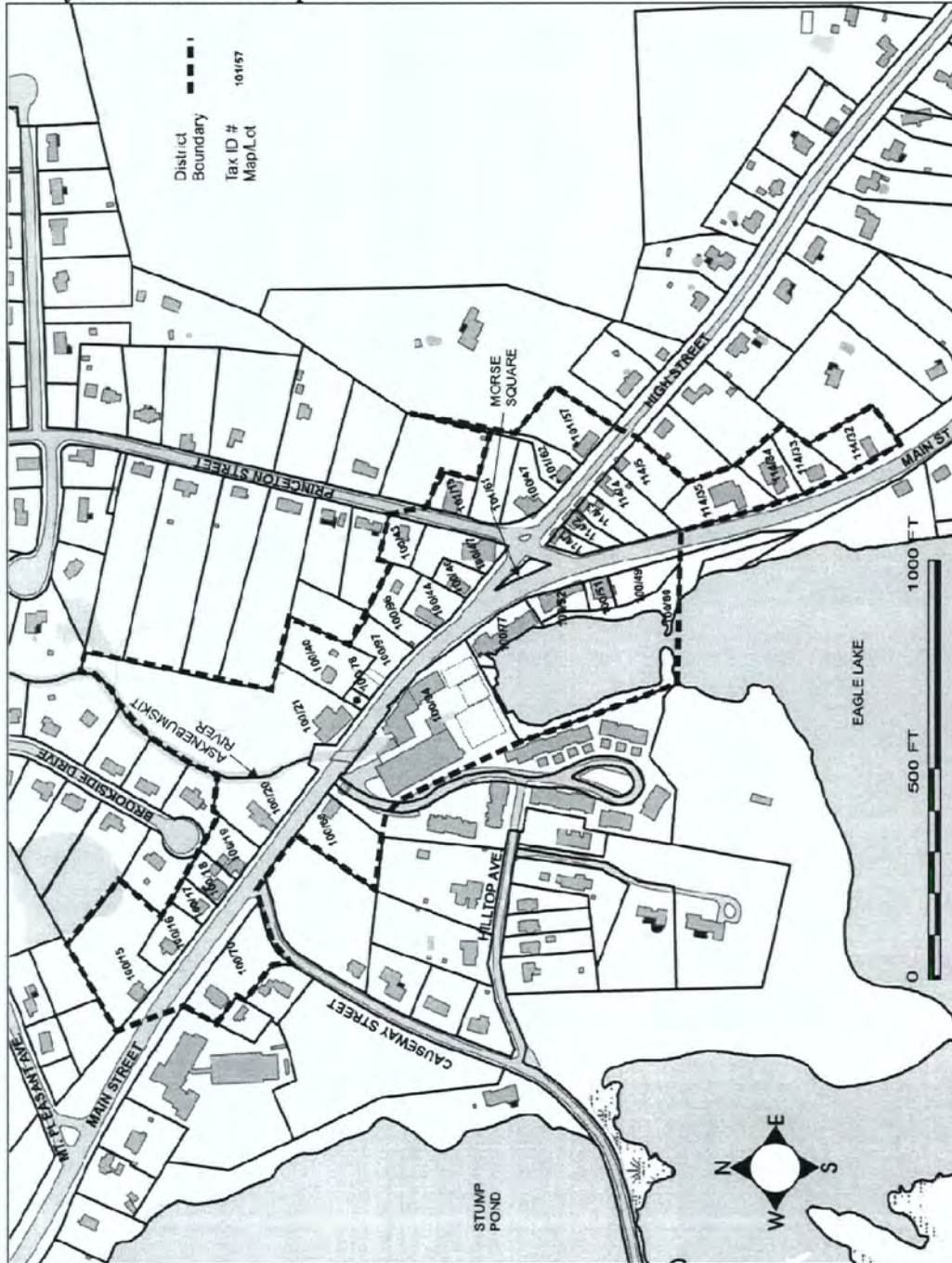
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District Boundary on Holden Tax Map



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Additional Documentation Page 3 Photo Key



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EAGLEVILLE HISTORIC DISTRICT PROPERTY LIST

MAP #	MHC #	TAX ID #	ADDRESS	HISTORIC NAME	YEAR	STYLE/Form	TYPE	STA-TUS
1a	HOL.210	100/94	1665 Main St	Eagle Mfg. Co./Jefferson Mfg. Co. Building #1	1850	No Style Building demolished, foundation remains	ST	C
1b	HOL.309	100/94	1665 Main St	Eagle Mfg. Co./Jefferson Mfg. Co. Building #2	1850	No Style Building demolished, foundation remains	ST	C
1c	HOL.310	100/94	1665 Main St	Jefferson Mfg. Co. Building #3 Spinning, Carding & Dyeing	1904	Other: Utilitarian 3-story brick; flat roof	B	C
1d	HOL.311	100/94	1665 Main St	Jefferson Mfg. Co. Building #4 Weaving & Dry Finishing	1918	No Style Building demolished, foundation remains	ST	C
1e	HOL.380	100/94	1665 Main St	Jefferson Mfg. Co. Building #5 Picking, Carding, Spinning	1925	Other: Utilitarian 2-story brick; flat roof	B	C
1f	HOL.312	100/94	1665 Main St	Jefferson Mfg. Co. Building #6 Dye House	1922	Other: Utilitarian 2-story brick; flat roof	B	C
1g	HOL.910	100/94	1665 Main St	Jefferson Mfg. Co. Gatehouse	c.1935	Other: Utilitarian 1-story brick; hip roof	B	C
1h	HOL.381	100/94	1665 Main St	Jefferson Mfg. Co. Building #8 Boiler House	1924	Other: Utilitarian 1-story brick; flat roof	B	C
1i	HOL.382	100/94	1665 Main St	Jefferson Mfg. Co. Building #9 use unknown	1938	Other: Utilitarian 1-story brick; hip roof	B	C
1j	HOL.925	100/94	1665 Main St	Jefferson Mfg. Co. Dam	c.1918	No style Masonry & Concrete	ST	C
1k	--	100/94	1665 Main St	Jefferson Mfg. Co. Tailrace	1895	No style Stone Masonry	ST	C
1L	--	100/94	1665 Main St	Jefferson Mfg. Co. River Channel Tunnel	c.1918	No style Concrete	ST	C
2	HOL.216	101/57	184 High St	Hebert & Lyons Mill Housing [184 High St.]	c.1822	Federal	B	C
3	HOL.243	114/5	185 High St	Stearns-Merrick House	c.1860	No Style	B	C
4a	HOL.244	114/4	189 High St	Mill Housing [189 High St]	c.1850	No Style	B	C
4b	HOL.244	114/4	189 High St	Garage	c.1960	No Style	B	C

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MAP #	MHC #	TAX ID #	ADDRESS	HISTORIC NAME	YEAR	STYLE/Form	TYPE	STA-TUS
5	HOL.217	101/62	190 High St	Mill Housing [190 High St]	c.1860	No Style; lacks integrity	B	NC
6	HOL.245	114/3	195 High St	Mill Housing [195 High St]	c.1850	No Style	B	C
7	HOL.196	114/2	197 High St	Mill Housing [197 High St]	c.1830	Greek Revival	B	C
8	HOL.197	114/1	201 High St	Mill Housing [201 High St]	c.1830	Greek Revival	B	C
9	HOL.383	114/32	1576 Main St	None [1576 Main St]	c.1900	Queen Anne	B	C
10	HOL.263	114/33	1586 Main St	Mill Housing [1586 Main St]	c.1870	Victorian Eclectic	B	C
11	HOL.384	114/34	1592 Main St	None [Dwelling, 1592 Main St]	c.1870	Victorian Eclectic	B	C
12	HOL.385	114/35	1594 Main St	Jefferson Service Station	1951	Commercial	B	C
13	HOL.264	100/51	1625 Main St	Jarvis' Store	c.1925	No Style	B	C
14	HOL.204 HOL.265	100/52	1631-1635 Main St	Multi-family Mill Housing & Company Store	c.1830	Federal	B	C
15	HOL.266	100/46	1650 Main St	Merrick, Edward House	c.1875	Victorian Eclectic	B	C
16	HOL.314	100/77	1655 Main St	Jefferson Mfg. Co. Office	c.1900 /1923	Colonial Revival	B	C
17	HOL.267	100/44	1656-1660 Main St.	Clark House	c.1850	Greek Revival	B	C
18	HOL.386	100/96	1664 Main St	None [Dwelling, 1664 Main St]	c.1850	Former barn	B	C
19a	HOL.206	100/40	1672 Main St	Mill Housing [1672 Main St]	c.1830	Federal	B	C
19b	HOL.206	100/40	1672 Main St	Garage	c.1960	No Style	B	C
20	HOL.269	100/21	1676 Main St	Rivers Bowling Alley	c.1925	No Style	B	C
21	HOL.271	100/20	1680 Main St	Bacon, John House	c.1830	Federal	B	C
22	HOL.270 HOL.207	100/68	1689-1691 Main St	Duplex Mill Housing [1689-1691 Main St]	c.1860	No style	B	C
23a	HOL.209	100/19	1708 Main St	Lee, Matthew House	1896	Victorian Eclectic	B	C
23b	HOL.209	100/19	1708 Main St	Barn	1896	No Style	B	C
24a	HOL.205	100/18	1712-1714 Main St	Duplex Mill Housing [1712-14 Main St]	c.1860	No Style	B	C
24b	HOL.205	100/18	1712-1714 Main St	Garage	c.1975	No Style	B	NC
25	HOL.387	100/17	1718 Main St	None [Dwelling, 1718 Main St]	1947	Colonial Revival	B	C

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MAP #	MHC #	TAX ID #	ADDRESS	HISTORIC NAME	YEAR	STYLE/FORM	TYPE	STA-TUS
26	HOL.208	100/16	1726 Main St	Holden School House #5	1844	No Style	B	C
27	HOL.170	100/70	1727 Main St	Morse, Stillman F. House	1882	Gothic Revival	B	C
28	HOL.272	100/15	1736 Main St	None [Dwelling, 1736 Main St]	c.1890	Queen Anne	B	C
29	HOL.926	--	Main St (SR 122 A)	Main Street Bridge over Asnebumskit River	1986	concrete deck slab	ST	NC
30	HOL.195	100/47	1 Princeton St	Eagleville Hotel-Eagle Lake House	1812/ c.1939	Colonial Revival; Federal	B	C
31	HOL.246	101/69	10 Princeton St	White-Chapman-Rivers House	c.1820	Federal	B	C
32	HOL.226	101/15	22-24 Princeton St	Rivers Skating Rink	1891	No Style	B	C
33	HOL.287	100/43	29 Princeton St	None [Dwelling, 29 Princeton St]	c.1925	No Style	B	C

Total Contributing = 45
Buildings = 39
Sites = 0
Structures = 6
Objects = 0

Total Non-Contributing = 3
Buildings = 2
Sites = 0
Structures = 1
Objects = 0

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Eagleville HD
Holden (Worcester), MA

Additional Documentation Page 7

PHOTOGRAPHIC DOCUMENTATION

All photographs:

1. Eagleville Historic District
2. Worcester County, Massachusetts
3. Richard M. Casella
4. April-July, 2008
5. Digital images filed with Massachusetts Historical Commission, Boston, MA.

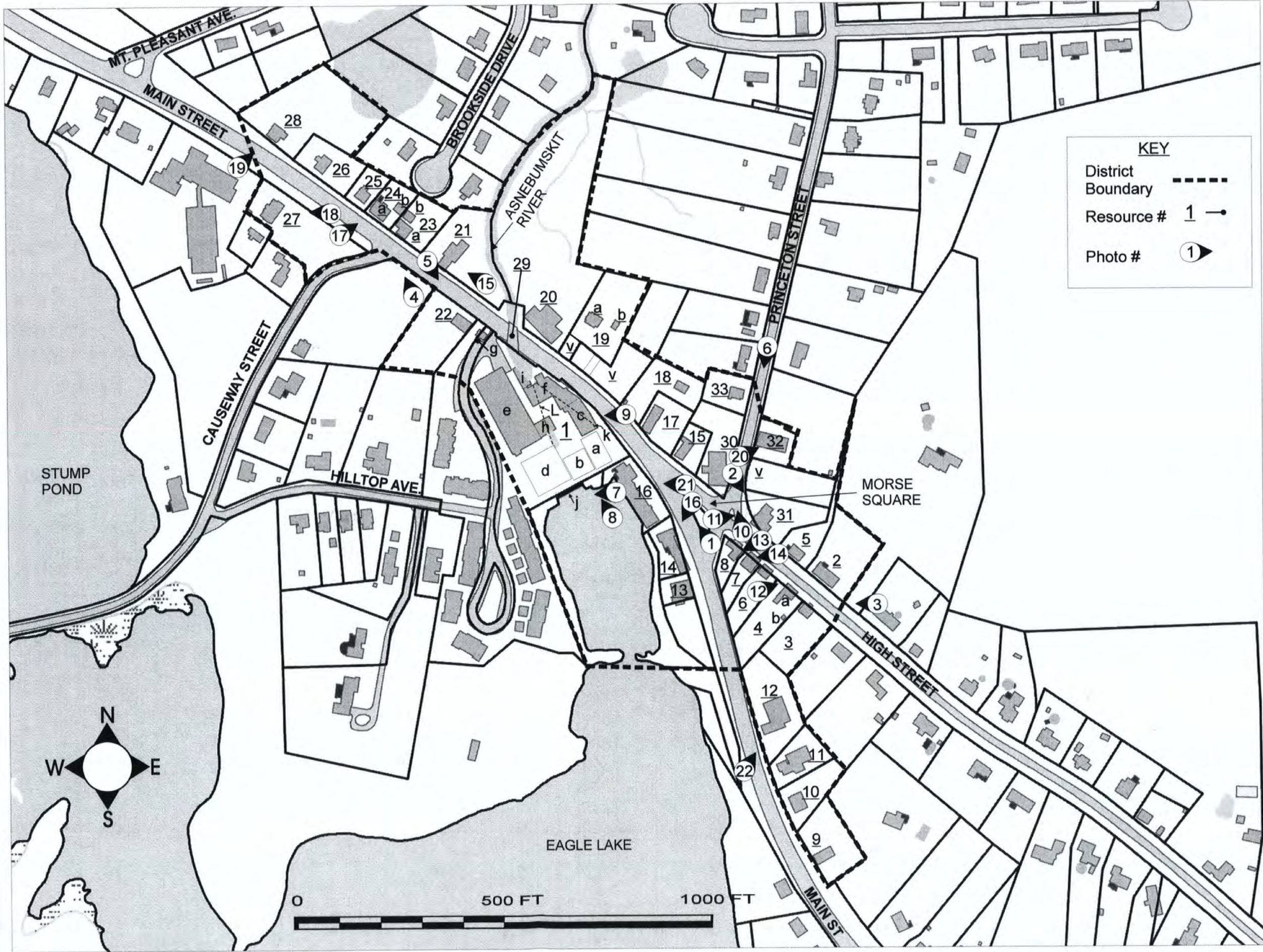
List of Photographs:

<u>Digital File Prefix</u>	<u>No.</u>	<u>Description</u>
MA_Holden_WorcesterCo_EaglevilleHD_0001		Context, Morse Square, view northwest
MA_Holden_WorcesterCo_EaglevilleHD_0002		Context, High Street, view southeast
MA_Holden_WorcesterCo_EaglevilleHD_0003		Context, High Street, view west
MA_Holden_WorcesterCo_EaglevilleHD_0004		Context, Main Street, view northwest
MA_Holden_WorcesterCo_EaglevilleHD_0005		Context, Main Street, view southeast
MA_Holden_WorcesterCo_EaglevilleHD_0006		Context, Princeton Street, view south
MA_Holden_WorcesterCo_EaglevilleHD_0007		Context, mill pond & dam, view west
MA_Holden_WorcesterCo_EaglevilleHD_0008		Jefferson Mfg. Co. Mill complex, view northwest
MA_Holden_WorcesterCo_EaglevilleHD_0009		Jefferson Mfg. Co. Building No. 3, view northwest
MA_Holden_WorcesterCo_EaglevilleHD_0010		Eagleville Hotel-Eagle Lake House, view north
MA_Holden_WorcesterCo_EaglevilleHD_0011		White-Chapman-Rivers House, view east
MA_Holden_WorcesterCo_EaglevilleHD_0012		Hebert & Lyons Mill Housing 184 High Street, view east
MA_Holden_WorcesterCo_EaglevilleHD_0013		Mill Housing 201 High Street, view west
MA_Holden_WorcesterCo_EaglevilleHD_0014		Mill Housing 197 High Street, view west
MA_Holden_WorcesterCo_EaglevilleHD_0015		John Bacon House, view northwest
MA_Holden_WorcesterCo_EaglevilleHD_0016		Multi-family Mill Housing & Company Store, view west
MA_Holden_WorcesterCo_EaglevilleHD_0017		Duplex Mill Housing 1712-14 Main Street, view northeast
MA_Holden_WorcesterCo_EaglevilleHD_0018		Stillman F. Morse House, view west
MA_Holden_WorcesterCo_EaglevilleHD_0019		House 1736 Main Street, view northeast
MA_Holden_WorcesterCo_EaglevilleHD_0020		Rivers Skating Rink, view northeast
MA_Holden_WorcesterCo_EaglevilleHD_0021		Jefferson Mfg. Co. Office, view west
MA_Holden_WorcesterCo_EaglevilleHD_0022		Jefferson Service Station, view northeast

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number ADDITIONAL DOCUMENTATION Page



572-2100-6.11 Final

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Eagleville Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: MASSACHUSETTS, Worcester

DATE RECEIVED: 8/11/10 DATE OF PENDING LIST: 9/08/10
DATE OF 16TH DAY: 9/23/10 DATE OF 45TH DAY: 9/25/10
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 10000786

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 9.24.10 DATE

ABSTRACT/SUMMARY COMMENTS:

**Entered in
The National Register
of
Historic Places**

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.



CONTEXT, MORSE SQUARE

EAGLEVILLE HISTORIC DISTRICT

WORCESTER COUNTY, MA

0001



CONTEXT, HIGH STREET

EAGLEVILLE HISTORIC DISTRICT

WORCESTER COUNTY, MA

0002



CONTEXT, HIGH STREET

EAGLEVILLE HISTORIC DISTRICT

WORCESTER COUNTY, MA

0003



CONTEXT, MAIN STREET

EAGLEVILLE HISTORIC DISTRICT

WORCESTER COUNTY, MA

0004



CONTEXT, MAIN STREET

EAGLEVILLE HISTORIC DISTRICT

WORCESTER COUNTY, MA

0005



CONTEXT, PRINCETON STREET

EAGLEVILLE HISTORIC DISTRICT

WORCESTER COUNTY, MA

0006



CONTEXT, MILLPOND + DAM

EAGLEVILLE HISTORIC DISTRICT

WORCESTER COUNTY, MA

0007



JEFFERSON MFG. CO. MILL COMPLEX

EAGLEVILLE HISTORIC DISTRICT

WORCESTER COUNTY, MA

0008



JEFFERSON MFG. CO. BUILDING No. 3

EAGLEVILLE HISTORIC DISTRICT

WORCESTER COUNTY, MA

0009



EAGLEVILLE HOTEL - EAGLE LAKE HOUSE

EAGLEVILLE HISTORIC DISTRICT

WORCESTER COUNTY, MA

0020



WHITE - CHAPMAN - RIVERS HOUSE

EAGLEVILLE HISTORIC DISTRICT

WORCESTER COUNTY, MA

0011



HEBERT & LYONS MILL HOUSING 184 HIGH STREET

EAGLEVILLE HISTORIC DISTRICT

WORCESTER COUNTY, MA

0012



MILL HOUSING 201 HIGH STREET

EAGLEVILLE HISTORIC DISTRICT

WORCESTER COUNTY, MA

0013



MILL HOUSING 197 HIGH STREET

EAGLEVILLE HISTORIC DISTRICT

WORCESTER COUNTY, MA

2014



JOHN BACON HOUSE

EAGLEVILLE HISTORIC DISTRICT

WORCESTER COUNTY, MA

0015



MULTI-FAMILY MILL HOUSING & COMPANY STORE

EAGLEVILLE HISTORIC DISTRICT

WORCESTER COUNTY, MA

0016



DUPLEX MILL HOUSING 1712-14 MAIN STREET

EAGLEVILLE HISTORIC DISTRICT

WORCESTER COUNTY, MA

0017



STILLMAN F. MORSE HOUSE

EAGLEVILLE HISTORIC DISTRICT

WORCESTER COUNTY, MA

0018



HOUSE 1736 MAIN STREET

EAGLEVILLE HISTORIC DISTRICT

WORCESTER COUNTY, MA

0019



RIVERS SKATING RINK

EAGLEVILLE HISTORIC DISTRICT

WORCESTER COUNTY, MA

0020



JEFFERSON MFG. CO. OFFICE

EAGLEVILLE HISTORIC DISTRICT

WORCESTER COUNTY, MA

0021



JEFFERSON SERVICE STATION

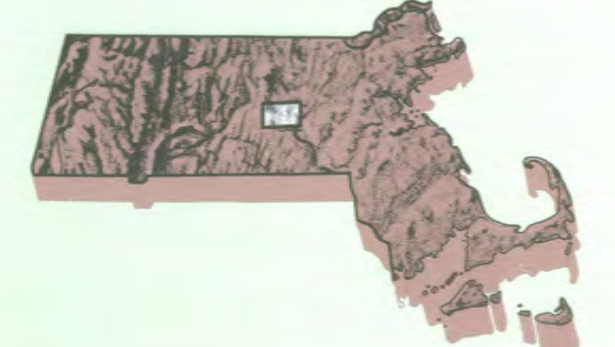
EAGLEVILLE HISTORIC DISTRICT

WORCESTER COUNTY, MA

0022

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



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 1980. 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, mainline 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 0.5 METER

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS

CONVERSION TABLE		DECLINATION DIAGRAM		ADJOINING MAPS		
Meters	Feet	1°	2°	1	2	3
1	3.2808	10'	10'	1	2	3
2	6.5617	20'	20'	4	5	
3	9.8425	30'	30'	6	7	8
4	13.1234	40'	40'			
5	16.4042	50'	50'			
6	19.6850	60'	60'			
7	22.9659	70'	70'			
8	26.2467	80'	80'			
9	29.5276	90'	90'			
10	32.8084					

To convert meters to feet multiply by 3.2808
 To convert feet to meters multiply by 0.3048

UTM grid convergence (B.M. section center) (declination) (M) Diagram is approximate

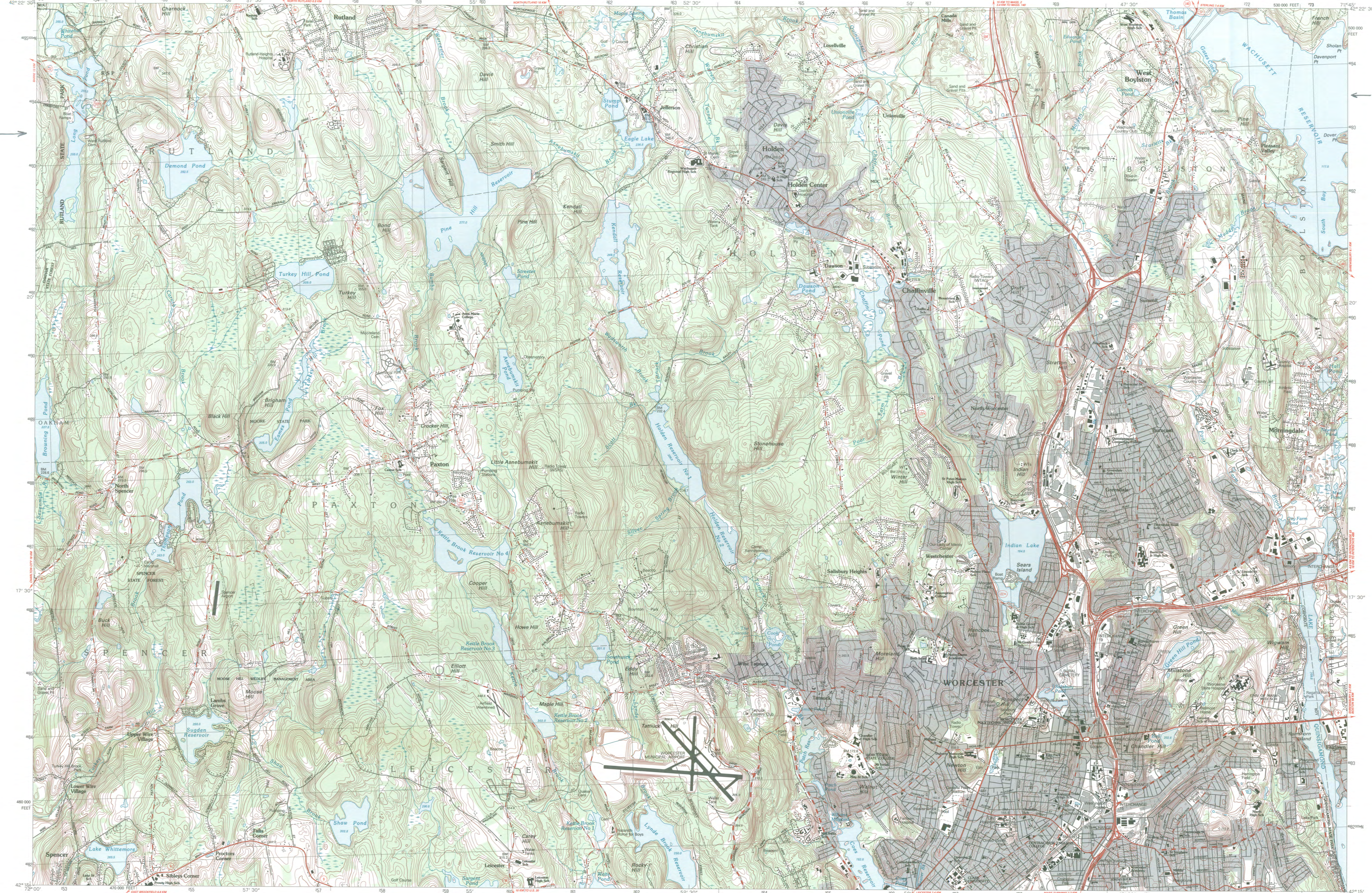
1 State
 2 State
 3 North Brookfield
 4 Middlesex
 5 Worcester
 6 Worcester South
 8 Milford

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, intermediate; U. S. State	
Railroad: standard gauge; narrow gauge	
Bridge; drawbridge	
Footbridge; overpass; underpass	
Build-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; forest section corner	
U. S. public lands survey; range, township, section	
Range, township, section line: location approximate	
Fence or field line	
Power transmission line, local 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	
Cluttered surface: strip mine; low, sand	
Bathymetric contours: index; intermediate	
Perennial lake and stream; intermittent lake and stream	
Rapids, large and small; falls, large and small	
Shaded relief; marsh; swamp	
Land subject to controlled inundation; woodland	
Sorb; mangrove	
Orchard; vineyard	

A pamphlet describing topographic maps is available on request



SCALE 1:25 000
 1 CENTIMETER ON THE MAP REPRESENTS 250 METERS ON THE GROUND
 CONTOUR INTERVAL 3 METERS

WORCESTER NORTH, MASS.
 42071-C7-TM-025
 1983

1755-1757 MAIN STREET CONDOS

Parcel	Unit	Owner
545	A	
546	B	

98



SEE
MAP 98-9
P/O 31.89 AC. CAL.

SEE
MAP 113-2
P/O 12.12 AC. CAL.

3.418 AC Resid
2.667 AC Comm
6.085 AC Total
MILL POND PLACE
COMMERCIAL CONDO AREA
CONDO PARCELS LISTED BELOW

MILL POND PLACE
Condo Parcels Listed Below

Parcel	Unit	Owner	Parcel	Unit	Owner
501	1		523	23	
502	2		524	24	
503	3		525	25	
504	4		526	26	
505	5		527	27	
506	6		528	28	
507	7		529	29	
508	8		530	30	
509	9		531	31	
510	10		532	32	
511	11		533	33	
512	12		534	34	
513	13		535	35	
514	14		536	36	
515	15		537	37	
516	16		538	38	
517	17		539	39	
518	18		540	40	
519	19		541	41	
520	20		542	42	
521	21		543	43	
522	22		544	44	

DRAFTED BY: *AP*
CHECKED BY: *WR*

FOR TAX PURPOSES ONLY

PREPARED BY

AMERICAN AIR SURVEYS, INC.
907 PENN AVENUE, PITTSBURGH, PA. 15222
NEW YORK PHILADELPHIA ATLANTA

Legend

Property line	---	Deed lot number	75
Original lot line	---	Parcel number (in circle)	⊙
Right of way line	---	Dwelling	•
Edge of pavement or roadway	---	Railroad	—+—
Trunk sewer line	—S—	Scaled dimension	5
City line	D	Deed dimension	5
Town line	36	Original block number	36
Aqueduct line	A	Calculated area	CAL
Stream	—		

Revisions

1	9-22-75	9	1-1-92 LAW	17
2	8-2-76	10	12-16-93 DRS	18
3	6-26-81	11	1-1-99 LAW	19
4	1-7-85 U-J.D.	12	1-1-03 LAW	20
5	1-1-86 LAW	13		21
6	1-1-87 LAW	14		22
7	1-1-89 LAW	15		23
8	1-1-90 LAW	16		24

TOWN OF HOLDEN

Office of Assessor

MASSACHUSETTS

Map No. 100

Photo No.: 262, 264
Date, Photography: 5-3-85

Scale: 1" = 100'
Date, Map: 6-3-86



DRAFTED BY: CRM
 CHECKED BY: WR

FOR TAX PURPOSES ONLY
 PREPARED BY
AMERICAN AIR SURVEYS, INC.
 907 PENN AVENUE, PITTSBURGH, PA. 15222
 NEW YORK PHILADELPHIA ATLANTA

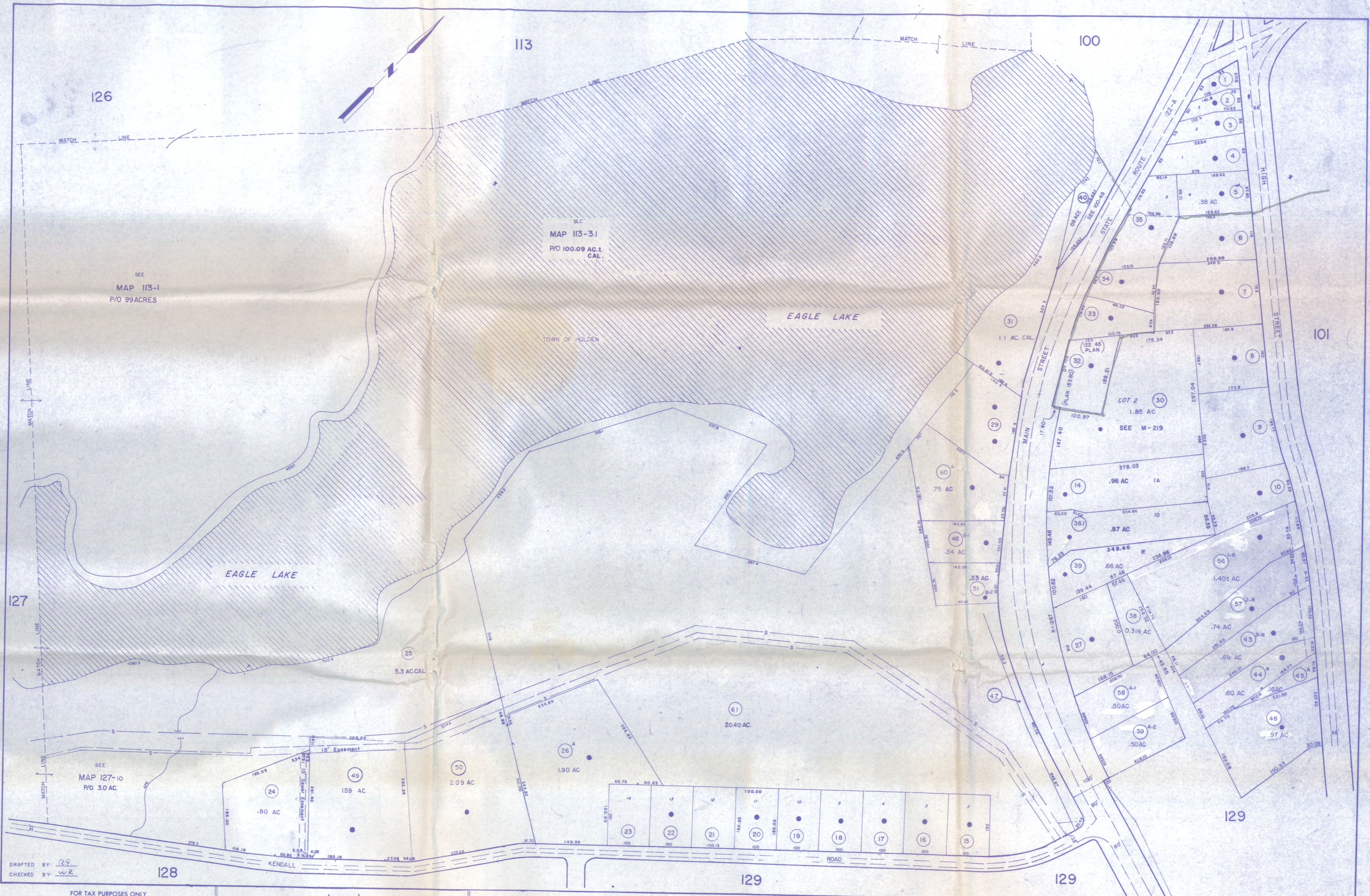
Legend	
Property line	---
Original lot line	---
Right of way line	---
Edge of pavement or roadway	---
Trunk sewer line	---
City line	---
Town line	---
Aqueduct line	---
Stream	---
Dead lot number	15
Parcel number (in circle)	20
Dwelling	•
Railroad	—+—+—+—
Scaled dimension	S
Dead dimension	D
Original block number	36
Calculated area	CAL

Revisions	
1	3-25-75
2	7-28-77
3	7-15-81
4	8-27-81
5	12-26-85 U.J.D.
6	1-1-87 LAW
7	1-1-90 LAW
8	1-1-97 LAW
9	1-1-03 LAW
10	
11	
12	
13	
14	
15	
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17	
18	
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21	
22	
23	
24	

TOWN OF HOLDEN
 Office of Assessor
 MASSACHUSETTS

NOTE
 PARCEL NO. 24 NOT USED
 PARCEL NOS 22, 34, 37
 EXEMPT ROMAN CATHOLIC
 BISHOP OF WORCESTER

Map No. 101
 Photo No.: 261
 Date, Photography: 5-5-65
 Scale: 1" = 100'
 Date, Map: 6-3-66



DRAFTED BY: CP
CHECKED BY: WR

FOR TAX PURPOSES ONLY

PREPARED BY
AMERICAN AIR SURVEYS, INC.
907 PENN AVENUE, PITTSBURGH, PA. 15222
NEW YORK PHILADELPHIA ATLANTA

Legend	
Property line	Deed lot number
Original lot line	Parcel number (in circle)
Right of way line	Dwelling
Edge of pavement or roadway	Railroad
Trunk sewer line	Scaled dimension
City line	Deed dimension
Town line	Original block number
Aqueduct line	Calculated area
Stream	

Revisions		
1	4-15-75	9 1-24-91 MAS
2	7-15-81	10 1-1-96 LAW
3	12-27-81	11 1-1-07 LAW
4	12-29-83 U.J.D.	12 1-1-08 LAW
5	1-1-86 LAW	13
6	1-1-87 LAW	14
7	1-1-89 LAW	15
8	1-1-90 LAW	16
		17
		18
		19
		20
		21
		22
		23
		24

TOWN OF HOLDEN
Office of Assessor
MASSACHUSETTS

Map No. 114

Photo No.: 262, 264 Scale: 1" = 100'
Date, Photography: 5-5-65 Date, Map: 6-3-66

RECEIVED

FEB 24 2010

MASS. HIST. COMM

February 22, 2010

State Historic Preservation Officer
Massachusetts Historical Commission
Office of the Secretary of the Commonwealth
William Francis Galvin, Secretary
Massachusetts Archives Building
220 Morrissey Blvd
Boston, MA 02125

Dear Sir or Madam:

I am the partial owner of the private property located at 1727 Main Street, Jefferson, MA. I would like to state my *objection* to this proposed nomination to the National Register of Historical Places. I do not feel that it is necessary to include my property in these National and State Registers of Historical Places.

Thank you,

Carol Ann Koski

Carol Ann Koski

See Notary attached

RECEIVED

FEB 25 2010

MASS. HIST. COMM

February 22, 2010

State Historic Preservation Officer
Massachusetts Historical Commission
Office of the Secretary of the Commonwealth
William Francis Galvin, Secretary
Massachusetts Archives Building
220 Morrissey Blvd
Boston, MA 02125

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Thank you,

Barbara Ann Nygard-Besse

Barbara Nygard-Besse

Cheryl Gregson Lavallee



CHERYL GREGSON LAVALLEE
Notary Public
Commonwealth of Massachusetts
My Commission Expires
January 18, 2013



BF
RECEIVED

MAR 08 2010

MASS. HIST. COMM

March 5, 2010

Commissioners
c/o Betsy Friedberg
Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, MA 02125

Dear Commissioners:

I am writing today to express the strong support of the Trust for Architectural Easements for listing Holden's Eagleville Historic District in the National Register of Historic Places.

For the past two years, the Trust has been working with Richard Casella of Historic Documentation Company to research the history of the area and complete the nomination form. The effort to list the historic district in the National Register began after the owner of the historic mill at the center of the village contacted the Trust to express interest in adapting the mill into a mixed-use facility, while at the same time preserving its historic character. At that time, the Trust hired Mr. Casella to research the property and discover its history.

Through his research, Mr. Casella discovered that the area surrounding the mill contained a large portion of the original mill village. The Town of Holden once contained eight of these small mill villages. Today, the village at the Eagleville Mill is the only one that retains the essential characteristics of a mill village. Therefore, the Trust feels that it is imperative to recognize the history of the village as a whole and encourage its preservation instead of simply focusing on the mill complex.

It is the hope of the Trust for Architectural Easements that the proposed Eagleville National Register historic district receives the necessary support of the Commission. We believe that it is a central feature to the history of Holden, and that it helps to tell the story of the economic development of Massachusetts and the mill industry.

Sincerely,

Victoria C. McCormick
Vice President

District of Columbia) ss.
On this 5th day of March, 2010, before me, the undersigned notary public, personally appeared Victoria C. McCormick, proved to me through satisfactory evidence of identification which was my personal knowledge of the identity of the principal, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purposes.

Notary Public
Betty A. Kastelic My Commission Expires: Aug. 14, 2014



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

August 4, 2010

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:

Eagleville HD, Holden (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 were notified of pending State Review Board consideration 30 to 45 days before the meeting and were afforded the opportunity to comment.

Two letters of objection relating to a single property have been received. One letter of support has been received.

Sincerely,

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

Enclosure

cc: Charles Skillings, Holden Historical Commission
Kimberly Ferguson, Holden Board of Selectmen
Richard Casella, Historic Documentation Company
Jennifer Brennan, Trust for Architectural Easements
David Lindberg, Holden Planning Board