

MAY 15 1989

599

MASSACHUSETTS HISTORICAL COMMISSION
294 Washington Street, Boston, MA. 02108

Form numbers in this area Area letter

409, 410, 411
413

D

SOUTHERIDGE MASS
MCA

Town Southbridge

Photo (3x3" or 3x5")
Staple to left side of form

Photo number _____

Name of area (if any) Upper Chapin Street H.D.

Present Use: residential

General Condition: Good

General date or period 1870's-1890's

Acreage: 2.9 acres

Sketch map. Draw a general map of the area indicating properties within it. Number each property for which individual inventory forms have been completed. Label streets (including route numbers, if any) and indicate north. (Attach a separate sheet if space here is not sufficient)

UTM Reference

- Ⓐ 18/745 180/4661 960
- Ⓑ 18/745 130/4661 800
- Ⓒ 18/745 080/4661 800
- Ⓓ 18/745 050/4661 740
- Ⓔ 18/745 020/4661 750
- Ⓕ 18/745 070/4661 970

USGS Quadrangle

Southbridge, Mass-Conn

Scale

1:25,000

Recorded by E. Woodford, S. Ceccacci

ed. S. Ceccacci

Organization Southbridge Historical Com-
mission

Date May 1986

(Staple additional sheets here)

ARCHITECTURAL SIGNIFICANCE of area. (Describe physical setting, general character, and architecturally significant structures).

Upper Chapin Street is the quintessential Victorian middle class suburban neighborhood. Intact as a late-19th century middle class residential neighborhood, Upper Chapin Street is of particular importance as a sequel to the High-School Street Area which represents mid-19th century middle class housing in Southbridge. This district includes fourteen gable front, side hall cottages, one-and-a-half or two stories in height, which line both sides of a portion of Chapin Street South of Dresser Street. Built between 1870 and 1898, they are vernacular expressions of the Italianate, Gothic and Queen Anne styles. Although decorative brackets, bargeboards, cross bracings and other elements of trim are still intact on most houses in the area, old photographs show that some originally had more elaborate jigsaw-cut facade gables. Despite these losses, the neighborhood still retains its late 19th century charm. Because it contains well preserved houses on both sides of the street, the Upper Chapin Street Area is more intact as a period neighborhood than any other historic residential district in Southbridge.

With the exception of #131 which has synthetic siding, all of the houses in the area, despite some alterations, contribute to the historic feeling of the neighborhood.

HISTORICAL SIGNIFICANCE of area. (Explain development of area, what caused it, and how it affected community; be specific).

Chapin Street was constructed during the 1870's. By 1878 seven houses had been built on both sides of the street which had been extended only about one half of its present length from Dresser Street to Hartwell Street. The lower portion of Chapin Street, north of Dresser Street, was not opened until later (ca. 1880's). By 1898 almost all of Upper Chapin Street had been developed. All of the houses included in the Upper Chapin Street Area had been built by this time.

The development of Chapin Street was part of a larger pattern of development around Elm Street which began about 1870, shortly after the arrival of the railroad, as the town's industries grew and prospered. By 1898 this larger area which had been almost all open land in 1870 was almost entirely developed and densely settled with middle class single-family and some multifamily housing.

BIBLIOGRAPHY and/or REFERENCES

maps, atlases:

American Optical Company "Housing File," J. Edwards Library

C.F. Hill photographs, J. Edwards Library

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community:	MRA	Form No:
	Southbridge	D-409
Property Name: Upper Chapin Street Area		

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

NATIONAL REGISTER CRITERIA STATEMENT

The Upper Chapin Street District is significant as an example of new housing types developed in the middle of the 19th-century for the expanding middle class. The small single-family houses built here took the common gable-front cottage form, primarily favoring Gothic and Stick style ornament. During this growth, the town's villages coalesced with the construction of housing adjacent to work-places. It meets National Register criteria C at the local level and retains integrity of setting, location, materials, workmanship, design, feeling, and association. The boundaries indicated on the attached assessors map are those of current ownership and were drawn to include the best preserved surviving residential neighborhood in the town.

Staple to Inventory form at bottom

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: SOUTHBRIDGE	Form No: D 409, 410, 411, 413
Property Name: Upper Chapin St.	

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

140, 144 Upper Chapin St - Streetscape

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet

Section number _____ Page _____

Multiple Resource Area
Thematic GroupName Southbridge MRA
State Worcester County, MASSACHUSETTS

Nomination/Type of Review	Date/Signature
71. Tapin, Eugene, House	Entered in the National Register <u>Keeper Helene Byers 6/22/89</u> Attest _____
72. Tiffany--Leonard House	Entered in the National Register <u>Keeper Helene Byers 6/22/89</u> Attest _____
73. Twinehurst American Optical Company Neighborhood	Entered in the National Register <u>Keeper Helene Byers 6/22/89</u> Attest _____
74. Upper Chapin Street Historic District	Entered in the National Register <u>Keeper Helene Byers 6/22/89</u> Attest _____
75. Vinton--Boardman Farmhouse	Entered in the National Register <u>Keeper Helene Byers 6/22/89</u> Attest _____
76. Vinton--Torrey House	Entered in the National Register <u>Keeper Helene Byers 6/22/89</u> Attest _____
77. Wells, George B. and Ruth D., House	Entered in the National Register <u>Keeper Helene Byers 6/22/89</u> Attest _____
78. Wells, H.C., Double House	Entered in the National Register <u>Keeper Helene Byers 6/22/89</u> Attest _____
79. Wells, John M., House	Entered in the National Register <u>Keeper Helene Byers 6/22/89</u> Attest _____
80. Wheeler, Albert H., House	Entered in the National Register <u>Keeper Helene Byers 6/22/89</u> Attest _____

NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Upper Chapin Street Historic District
NAME:

MULTIPLE Southbridge MRA
NAME:

STATE & COUNTY: MASSACHUSETTS, Worcester

DATE RECEIVED: 5/15/89 DATE OF PENDING LIST: 5/31/89
DATE OF 16TH DAY: 6/16/89 DATE OF 45TH DAY: 6/29/89
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 89000599

NOMINATOR: STATE

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 6/22/89 DATE Entered in the
National Register

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA _____
REVIEWER _____
DISCIPLINE _____
DATE _____

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

CLASSIFICATION

___ count ___ resource type

STATE/FEDERAL AGENCY CERTIFICATION

FUNCTION

___ historic ___ current

DESCRIPTION

___ architectural classification
___ materials
___ descriptive text

SIGNIFICANCE

Period Areas of Significance--Check and justify below

Specific dates Builder/Architect
Statement of Significance (in one paragraph)

___ summary paragraph
___ completeness
___ clarity
___ applicable criteria
___ justification of areas checked
___ relating significance to the resource
___ context
___ relationship of integrity to significance
___ justification of exception
___ other

BIBLIOGRAPHY

GEOGRAPHICAL DATA

___ acreage ___ verbal boundary description
___ UTMs ___ boundary justification

ACCOMPANYING DOCUMENTATION/PRESENTATION

___ sketch maps ___ USGS maps ___ photographs ___ presentation

OTHER COMMENTS

Questions concerning this nomination may be directed to

_____ Phone _____

Signed _____ Date _____



Upper Chapin St. District
East Side looking South
Southbridge, MA *MRT*
Ceccucci, 1986



Roll # 2-8

Southbridge Historical Commission
Roll # 2-8

Form # 409-D 1986 photo
Southbridge
Upper Chapin Street Area
E. side looking S.

Roll # 2-8



144, 140 Upper Chapin St.
West Side of Street Looking North
Upper Chapin St. District

Southbridge, MA MRA

Ceccacci, 1986

Southbridge Historical Commission
Roll # 2-6

Form # 409-D 1986 photo

Southbridge

Upper Chapin Street Area
West Side of Street looking N.

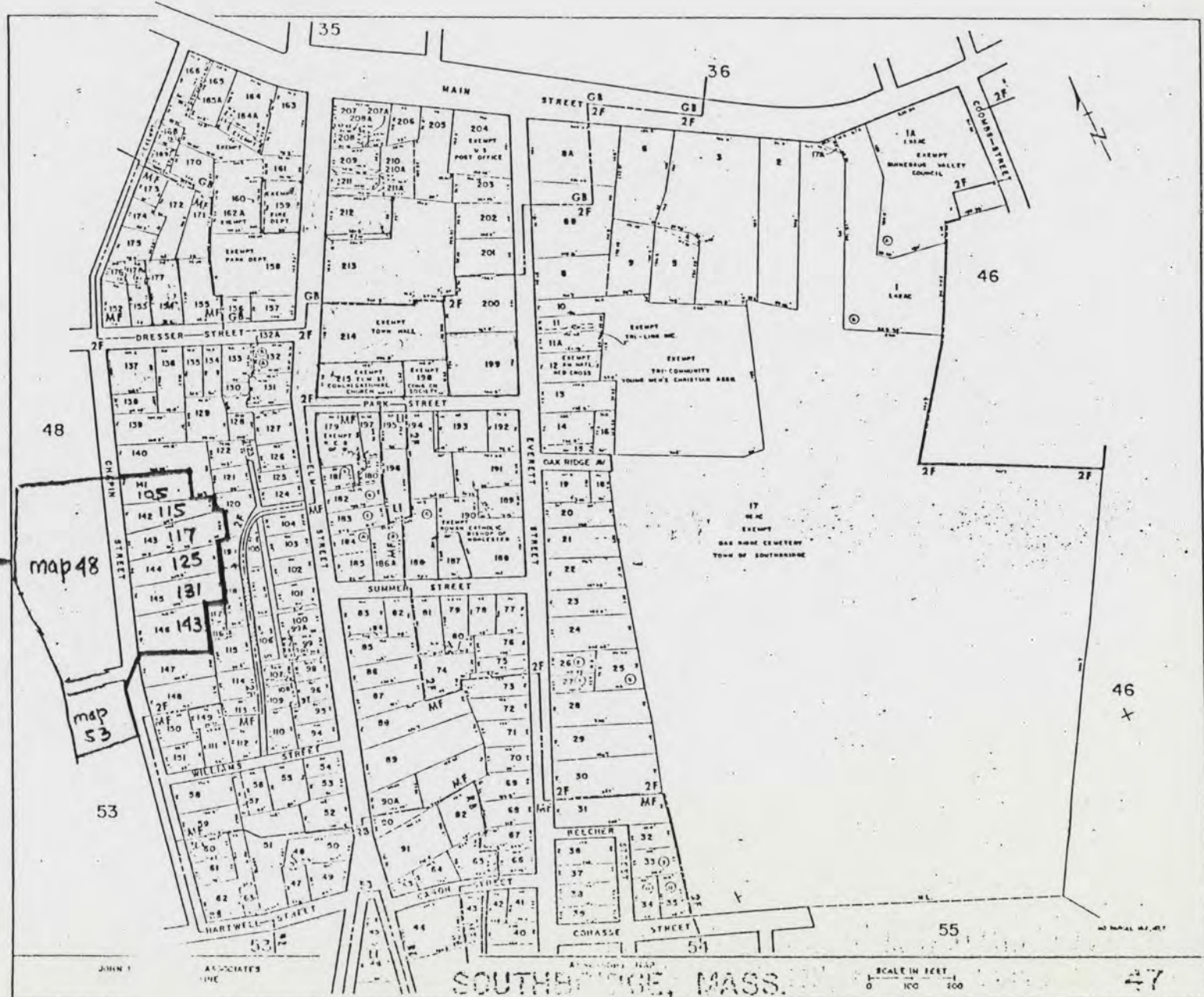
Roll # 2-6

Roll # 2

Upper Chapin Street Area



Upper Chapin Street Area

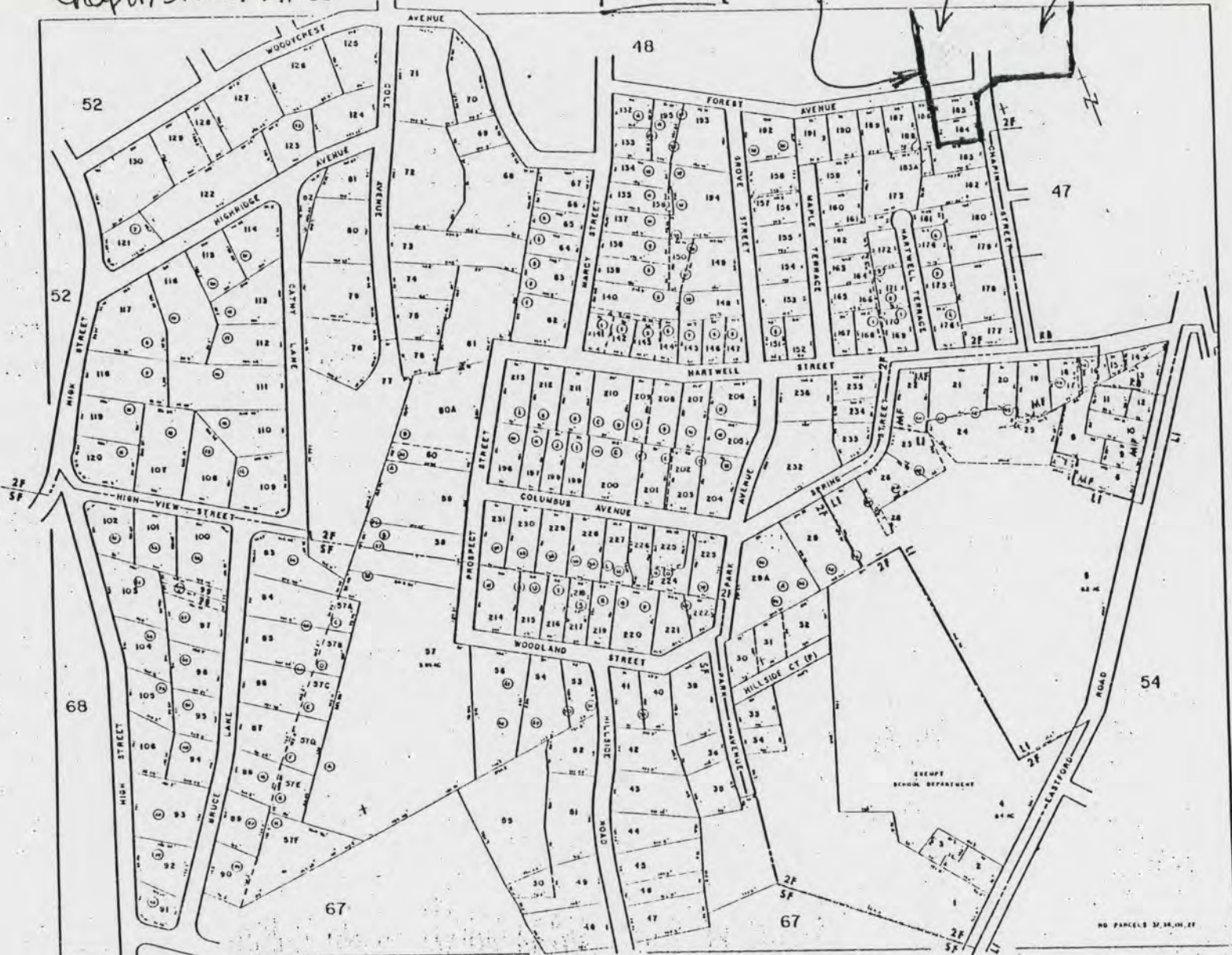


Chapin Street Area

D-409

See map 48

See map 47



JOHN E. O'DONNELL & ASSOCIATES
SOUTHBIDGE, MASS.

SOUTHBIDGE, MASS.

SCALE IN FEET
1" = 100'

53

Please refer to the map in the
Multiple Property Cover Sheet
for this property

Multiple Property Cover Sheet Reference Number: 64000294