

FORM A - AREA SURVEY

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston

NY 170 84000540

Form numbers in this area	Area no.
	142-T-3

2. Photo (3x3" or 3x5")
Staple to left side of form
Photo number _____

1. Town Worcester
- Name of area (if any) The Boynton & the Windsor National Register District
3. General date or period 1887-1888
4. Is area uniform (explain):
in style? yes (Victorian-astylistic)
in condition? yes (fair)
in type of ownership? yes (private)
in use? yes (residential)

5. Map. Use space below to draw a general map of the area involved. Indicate any historic properties for which individual reports are completed on Forms B thru F, using corresponding numbers. Show street names (including route numbers, if any) and indicate north. Indicate with an "x" existing houses not inventoried on Form B.

DO NOT WRITE IN THIS SPACE
USGS Quadrant _____
MHC Photo no. _____

6. Recorded by Brian R. Pfeiffer
Organization Worcester Heritage Society
Date December 1977

(over)

UTM
19/268310/4682020

7. Historical data. Explain the historical/architectural importance of this area.

The Boynton (718 Main Street) and The Windsor (720 Main Street) are free-standing brick apartment houses of identical design. Of the two buildings, the Boynton remains unaltered; it is four stories high with a flat roof. The Boynton's facade is symmetrically arranged (except for the front door which is south of center) and consists of a wide central bay (with two windows at each storey) framed by piers and flanked by narrower outer bays. At the roof line is a panellled brick parapet with a raised central section. At the first storey of the facade is an open entry porch consisting of five arches (three on the front, one on each end) above which are terracotta tiles and an iron railing. Window trim and copings are of rock-faced sandstone. While the Windsor was originally identical to the Boynton, it now differs by the loss of its parapet and the replacement of its original 1/1 wooden sash with 1/1 metal-frame sash.

Built in 1887 at a cost of \$16,000 for J.C. Ellis, a real estate developer, the Boynton was designed by the local firm of Barker & Nourse. Although no building notice has been found for the Windsor, the building's design and construction date (1887-1888) make it likely that it, too, was designed by Barker & Nourse, and built for G.D. Moore. In their present condition, these two buildings are good examples of local apartment house construction, which began in the early and mid-1880s. Also characteristic of early apartment house development in Worcester are the building's original appeal to middle-class tenants. Among the Boynton's earliest tenants were its owner, J.C. Ellis, a physician, a printer, a dressmaker, a hairdresser and two widows; the first tenants of the Windsor included a teacher, an artist, a machinist, an ammunition maker, a clerk, a druggist and Mrs. L.B. Smith, an "electric and botanic physician" who kept an office in her apartment. Prior to recent demolitions, the Boynton and the Windsor were part of the city's most extensive early apartment house district, one which extended along Main Street South, Wellington Street, and northward to Chandler Street. Now fragmented, the architectural types which dominated this area's development during the 1880s and 1890s are best represented by the Boynton, the Windsor and a cluster of brick apartment houses remaining on Wellington Street (see Area Form 142-T-2).

8. Bibliography and/or references such as local histories, deeds, assessor's records, early maps, etc.

city atlases & directories.

Sanitary Engineer, Vol. XV, 4/23/1887, p. 560 (building notice).

Rice, F.P. Dictionary of Worcester & Its Vicinity. (1893).

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community:

Worcester

Form No:

142-T-3

Property Name: The Boynton & The
Windsor National Register Dist

2.

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

7.

Property	Assessor's Data	Present Owner
718 Main Street (The Boynton)	Assessor's Book 6, p. 17B Lot 4 8,069 sq. ft.	Harvey G. Poulin J.P. Realty Co. 718 Main St. Worcester, Mass. 01610
720 Main Street (The Windsor)	Assessor's Book 6, p. 17B Lots 5 & 6 24,695 sq. ft.	Chestnut Renewal Corp. 5 Chestnut St. Worcester, Mass. 01608

Staple to Inventory form at bottom

Property Worcester Multiple Resource Area (Partial Inventory)

State MA (Worcester) Working Number 8.30.79.2060

TECHNICAL

CONTROL

Photos 383 + 13
Maps 2, 63

Excellent multiple resource nomination for the entire city of Worcester. Both the general description & statement of significance & the individual inventory sheets are well done. Each type of property included is well justified & reasons are listed for not including others at this time (e.g. 3-deckers). Opposition is high. Minor problems w/ some properties are listed on attached sheets.

HISTORIAN
Call/Accept
Lightner
10.30.79

Common with Bruce's comments on 102-L-3, 116-CBD-11, 117-E, and 130-CBD-50 and 44. Integrity and/or boundaries need to be addressed specifically on individual forms. **DUBIE**

ARCHITECTURAL HISTORIAN

ARCHEOLOGIST

116-CBD-11 - Destroyed, cannot be listed.
130-CBD-44 - I am not convinced this has lost integrity. See attached.
102-L-3 - Period of significance and categorization of 1 bays need to be discussed with State.

With 3 exceptions all properties appear to me to meet the criteria and the forms are adequate. ~~Both~~ **BOTH** TECHNICAL AND TO DETERMINE SIGNIFICANCE. ALTHOUGH SOME OF THE FORMS DID NOT CONTAIN STRONG STATEMENTS OF SIGNIFICANCE THE RESOURCE CATEGORIES WERE THOROUGHLY DISCUSSED IN THE BODY OF THE NOMINATION; THEREFORE SIGNIFICANCE WAS ESTABLISHED. VBDS WERE NOT NECESSARY BECAUSE

OTHER
ACCEPT
MURPHY
2/28/80

OF THE SCALE MAPS AND CLEARLY DELINEATED BOUNDARIES. RESERVE WAS MISSING ON SOME PROPERTIES BUT IS NOW INCLUDED AFTER THE 2/11/CORRECTIONS. THE ONLY PROPERTIES THAT I DO NOT RECOMMEND LISTING ARE

HAER

Inventory _____
Review _____

- ✓ 116-CBD-13 - DESTROYED BY FIRE MD - 116 CBD-11
- 130-CBD-44 - DOES NOT RETAIN INTEGRITY FOR INDIVIDUAL ELIGIBILITY

- ✓ 102-L-3 I ~~am~~ ^{now} NOT CONVINCED ABOUT BOUNDARIES BUT BELIEVE THEY WOULD BE OK. ~~BASED~~ ON ADDITIONAL DOCUMENTATION SUBMITTED - I DEFER JUDGMENT.

REVIEW UNIT CHIEF

Recommend listing all properties ^{now} ~~except~~ these 3. Return 116-CBD-11 to State (not eligible); ~~to discuss further~~ w/NR staff + state. **DUBIE**
Return 102-L-3 to state for correction;
HOLD 130-CBD-44 for info from state

BRANCH CHIEF 3/3/80

Staff conference 3/5/80 - agreed to action as noted below:

KEEPER

Accept with exception of 116-CBD-11 (official notification of fire & clean from State), 102-L-3 (returning to state for revision - also returning 116-CBD-11) and 130-CBD-44 (listing from state)

Soldner
3/5/80

National Register Write-up _____ Send-back _____ Entered MAR 5 1980
Federal Register Entry 2.3.81 Re-submit _____ **DUBIE** SEE 3/3/80 REPORT



JUN 1979

Prestige Prints

by Berkeley

142-T-3³⁰

Dayton + Windsor - N.D.

720 Main St.

Worcester MA, Ma

East elevation

AUG 1979



Prestige Prints
by Berkeley

by Berkeley

JUN 1979

Prestige Prints

by Berkeley

30 AUG 1979

142-T-3

Boynston + Windsor H. Dr.
718 Main St.
Worcester MRA, Ma
South + east
elevations

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

Multiple Property Cover Sheet Reference Number: 64000304