

FORM A - AREA SURVEY

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

Form numbers in this area

Area no.

141-A-1

2. Photo (3x3" or 3x5")

Staple to left side of form

Photo number _____

1. Town Worcester

Name of area (if any) May Street -

National Register District

3. General date or period 1867-1896

4. Is area uniform (explain):

in style? no (mixed Victorian)

in condition? no (poor to excellent)

in type of ownership? yes (private)

in use? yes (residential)

Rolls 5 & 8

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.

Area straddles maps 140 & 141 on which it is labelled 140-A and 140-A respectively.

DO NOT WRITE IN THIS SPACE
USGS Quadrant _____

MHC Photo no. _____

6. Recorded by S. Lee & B.R. Pfeiffer

Organization Worc. Heritage Pres. Soc.

Date December 1977

UTM:

19/267440/4681840

(over)

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

Description:

The May Street - National Register District includes properties on both sides of May Street extending from #29 to #51 on the street's south side and from #30 to #44 on the street's north side. Boundaries for the area were selected to include the street's densest group of free-standing, Victorian houses, located on a slight rise. East of the area is modern construction while west of the area are smaller Victorian and twentieth-century cottages and "three-deckers." North and south boundaries are formed by rear lot lines. Included in the district are the houses in Worcester Assessors' Book 6, pp. 23 (Lots 5, 6, 26, 42, 43 & 49), 24 (Lots 9 & 10), 36 (Lots 20 & 25), and 38 (Lots 2, 26, 30, 31, 43, 44 & 49):

Street #----- 1st known owner (occupation) -----Date-----
----- Description-----

May Street

29	Dwight Smith (flock dealer)	1880
	Victorian Gothic--Barker & Nourse, arch'ts--2½ storey, gable roof, side hall plan, gable apron, paired window	
31	Samuel Hildreth (machinist-tools manufacturer)	1882
	Victorian Gothic--1½ storey, gable roof, 2-storey porch with brackets & original railing, bay window	
33	Ebenezer Abbott (real estate)	1873, ca. 1891
	Second Empire; Queen Anne alterations--3 storey, corner tower, window caps on consoles, brackets, decorative shingling	
35	John McGuire (real estate)	1889
	Queen Anne--2½ storey, complex hip & gable roof, porches 1st & 2nd storey, pedimented window frame, art glass	

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

Bldg. notices: 29 May--Plumber & Sanitary Eng. Vol. III, 5/15/1880, p. 238.
38 May--Eng. & Bldg. Record, Vol. XVII, 5/12/1888, p. ix.
40 May--Eng. & Bldg. Record, Vol. XVIII, 7/14/1888, p. ix.
44 May--Eng. & Bldg. Record, Vol. XX, 7/6/1889, p. 84.

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Worcester	Form No: 141-A-1
Property Name: May Street - National Register District	

2.

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

- 37 Edward Miles (boot manufacturer) 1890
Queen Anne--2½ storey, gable roof, 1st & 2nd storey
porches, decorative shingling
- 39 Thomas Lawler (currier) 1890
Queen Anne--2½ storey, hip roof, corner bay with
turret, recessed porch, decorative shingling
- 41 John Jordan (plumbing supplies) 1888
Queen Anne--2½ storey, gabled roof, decorative shingling,
angled corner bay, porch
- 43 Benjamin Kinney (school principal) 1892
Queen Anne--2 storey, facade gable, recessed porch,
bay window, decorative shingling
- 49 Frederic Fay (lumber dealer) 1888
three-decker--3 storey, side-hall plan, hip roof
- 51 S. G. Estabrook (not listed) ca. 1880
Victorian Gothic--2 storey, side-hall plan, brackets,
gable apron, porch
- 30 B.D. Allen (organist & music teacher) 1867
Second Empire--2½ storey, "L" plan, mansard roof,
decorated window surrounds, brackets, original entry
porch, granite steps & wall
- 32 William Hill (treas. National Mfg. Co.) 1878
Victorian Gothic--2½ stories, gable roof, elaborate
pierced apron and porch trim, decorated window hoods,
panelled bay window
- 34 John Goodell (hardware store) 1879
Victorian Gothic--2½ storey, jurkin-head gable, brackets,
porch with chamfered posts, cast-iron fence
- 36 John Greene (plumbing supplies) 1893
Queen Anne--2 storey, gable roof, porch with turned
posts, oriel
- 38 C. C. Whitcomb (Whitcomb & Miles Co.) 1888
Queen Anne--J.B. Woodworth, arch't-- 2½ storey, hip
roof, corner tower with domed roof, decorative shingling
- 40 James Sawin (grease & oil extracting) 1888
Queen Anne--W. H. Harvey, arch't-- 2½ storey, hip
roof, square corner bay with domed roof and panelling,
varied sash

Staple to Inventory form at bottom

(cont'd.)

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Worcester	Form No: 141-A-1
Property Name: May Street - National Register District	

3.

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

- 42 Walter Spaulding (sec'y Graton & 1888
 Knight Co.)
Queen Anne--2½ storey, gable roof, corner tower, porch
with turnings and lattice work, window caps, decorative
shingling
- 44 George Miller (sales agent--Worc. 1889
 Coal Co.)
Queen Anne--Barker & Nourse, arch'ts--2 storey, gabled
roof, porches at first and second stories, bay window,
decorative shingling
- 46 Lester Bailey ("special agent") ca. 1895
Queen Anne--2½ storey, gable roof, 1st & 2nd storey, porches
octagonal porch pavilion, oriel

Significance:

Located at the crest of a ridge, the May Street District preserves a dense cluster of Queen Anne style houses as well as several earlier Victorian houses which pre-date the district's major development between 1888 and 1893. Although May Street existed prior to 1833, few buildings were built on it prior to 1851 when two houses stood east of the May Street district boundaries. By 1860, the fashionable development of Main Street South led to the construction of several more houses at the east end of May Street, including the country estate of Benjamin Butman (now demolished). Also shown on the 1860 map of Worcester is a subdivision, extending along the north side of May Street and northward between modern Dewey and Hollywood Streets. Although this subdivision remained largely undeveloped until the 1880s, it established lot lines and the street pattern which remain today. Gradually, properties on the south side of May Street were subdivided during the 1870s, although house building continued to be restricted to the street's eastern end, near Main Street.

The first house to be built within the May Street District was the B.D. Allen House of 1867 (30 May Street). Standing at the district's eastern boundary, this house is a good example of Second Empire architecture, one which retains its original entry porch, decorated window trim, dormers and brackets. Soon after the Allen House was built, Ebenezer Abbott (a real estate developer) built a large Second Empire style house at the corner of May and Woodland Streets (#33 May Street - 1873). Built, perhaps, to enhance the area's appeal to prospective buyers, this house retains most of its Second Empire style details on the first two stories. In 1891, the Abbott House was enlarged by the addition of a full third storey, tower and rear wing to allow its conversion to the "Home School" for girls. In the late 1870s and early 1880s, several Victorian Gothic style houses were built, of which #32 May Street, built for William Hill around 1878 is an outstanding example of the style in an unaltered condition.

Staple to Inventory form at bottom

(cont'd.)

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Worcester	Form No: 141-A-1
Property Name: May Street - National Register District	

4.

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

7.

Between 1888 and 1893, all remaining lots in the district were built up with large Queen Anne style houses, most of which appear to have been architect-designed. Of the houses built at this time, the John McGuire house is the most characteristically Queen Anne, with a complex roof, gables, eyebrow dormers, porches (first and second stories) and varied sash. Although altered by asphalt shingles, the McGuire House retains all the essential features of its original design. Other notable examples of Queen Anne architecture are #39 and #40 May Street (both of which have corner towers) and #42 May Street (with ornate first and second storey porches). At present, most buildings in the district are largely unaltered and present good examples of suburban architecture of the late nineteenth century.

Staple to Inventory form at bottom

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Worcester	Form No: 141-A-1
Property Name: May Street - National Register District	

5.

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

Address	Assessors' Data	Present Owner
<u>May Street</u>		
30	Book 6, p. 24 Lot 10--12,568 sq. ft.	Benjamin L. & Hazel E. Hayes 18 Northridge St. Worcester, Mass. 01602
32	Book 6, p. 24 Lot 9--10,186 sq. ft.	Evelyn B. McConkey
34	Book 6, p. 23 Lot 5--14,630 sq. ft.	Benjamin & Helen Koslowski
36	Book 6, p. 23 Lot 49--9,450 sq. ft.	Harry & Margaret Nishanian
38	Book 6, p. 23 Lot 6--10,830 sq. ft.	Clement T. & Anita C. Desautels
40	Book 6, p. 23 Lot 42--10,500 sq. ft.	Tau Epsilon Phi Fraternity, Inc. 1801 Piedmont Rd. N.E. Atlanta, Georgia
42	Book 6, p. 23 Lot 26--10,500 sq. ft.	Theodore A., Ariadne & Chaesanthé Kostarides
44	Book 6, p. 23 Lot 43--9,770 sq. ft.	Anne & William Ashe
46	Book 6, p. 23 Lot 56--5,990 sq. ft.	Androniki Petrides
29	Book 6, p. 36 Lot 25--10,675 sq. ft.	Gilbert C. & Florence Markarian
31	Book 6, p. 36 Lot 20--11,900 sq. ft.	Zambia Realty Trust 6 Einhorn Road Worcester, Mass. 01609
33	Book 6, p. 38 Lot 31--8,947 sq. ft.	Chester H. & Francine Robbins 6 Southwood Rd. Worcester, Mass. 01609

Staple to Inventory form at bottom

(cont'd.)

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

6.

Community: Worcester	Form No: 141-A-1
Property Name: May Street - National Register District	

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

7. May Street

35	Book 6, p. 38 Lot 30--8,246 sq. ft.	Julie A. Brennan
37	Book 6, p. 38 Lot 44--6,600 sq. ft.	Thomas & Minnie Best
39	Book 6, p. 38 Lot 43--7,200 sq. ft.	Karum Shahinian
41	Book 6, p. 38 Lot 26--5,922 sq. ft.	Robert J. Mathieu
43 45	Book 6, p. 38 Lot 49--3,308 sq. ft.	Myron Katz 3 Zenith Drive Worcester, Mass. 01602
47	Book 6, p. 38 Lot 2--8,983 sq. ft.	Edward & Gladys Markarian 11 Allen St. Worcester, Mass. 01610
49	Book 6, p. 38 Lot 2--8,983 sq. ft.	same

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

HISTORIAN

Call/Accept
Lightner
10-30-79

ARCHITECTURAL HISTORIAN

ARCHEOLOGIST

OTHER

ACCEPT
MURPHY
2/28/80

HAER

Inventory _____

Review _____

REVIEW UNIT CHIEF

BRANCH CHIEF

KEEPER

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). ~~Down~~ opposition is high. Minor problems w/ some properties are listed on attached sheets.

Concur 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. DOUBLE

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 bgs 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 TECHNICALLY 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

OF THE SCALE MAPS AND CLEARLY DELINEATED BOUNDARIES. ALREDGE WAS MISSING IN SOME PROPERTIES BUT IS NOW INCLUDED AFTER THE 2/11 CORRECTIONS.

THE ONLY PROPERTIES THAT I DO NOT RECOMMEND LISTING ARE

✓ 116-CBD-13 - DESTROYED BY FIRE MD - 116 CBD-11

130-CBD-44 - DOES NOT RETAIN INTEGRITY FOR INDIVIDUAL ELIGIBILITY

✓ 102-L-3 I ~~DO NOT~~ ^{AM} NOT CONVINCED ABOUT BOUNDARIES

BUT BELIEVE THEY COULD BE OK. ~~BASED~~

ON ADDITIONAL DOCUMENTATION SUBMITTED - I DEFER JUDGEMENT.

Recommend

Listing all properties ~~except~~ ^{now} these 3. Return 116-CBD-11 to State

(not eligible); ~~to discuss further~~ w/NR staff + State. DOUBLE

Return 102-L-3 to State for correction;

HOLD 130-CBD-44 for info from State

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

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

Soldner
3/5/80

National Register Write-up _____

Send-back _____

Entered _____

MAR 5 1980

Federal Register Entry 2.3.81

Re-submit _____



Worcester MRA, Ma

141-A-1

32 May 86. 4.1.

South elevation

80 AUG 1979



141-A 30 AUG 1979
Hercules MRA/MC
32 May St. HD

West & south
elevations



141-A-31 4.0
30 May 1979
West + North
West + North
Elevation



535A

Worcester MA
141-A-1

35 May St. #1

north + west
elevations

30 AUG 1979



141-A-1

80 AUG 1979

38 May St. H.D.

West + South

Elevations

Worcester MRA, MA



JAN

JAN 1978

JAN 1978

by Berkeley

Prestige Pri

Worcester, MA, Ma
141-A-1

33.35 37.39
may 1978
north & west
elevations

80 AUG 1979



M

JAN 1978

by Berkeley

prints

141-A-1
Worcester MA
31 May St H. D.
extreme night
North elevations

JAN 1978

8

80 AUG 1979



JAN 1978

JAN 1978

by Berkeley

Prestige Prints

141-A-1

30

6761 AUG 1979

42 + 40 May 5th 1979

~~west + south~~

west + south

elevations



141-A-10
Weaster MR Arma H.D.
44 May St
South + east
elevations

AUG 1979



~~101-10~~
141-A-1

39 May St. 14.11

North + west elevations
Worcester MRA/Mg

10 AUG 1979

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

Multiple Property Cover Sheet Reference Number: 64000304