

## Supplementary Listing Record

NRIS Reference Number: SG100004700

Date Listed:

12/2/19

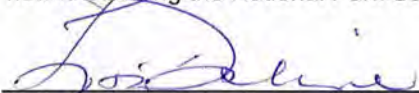
Property Name: Dale and Ethan Allen Streets Historic District

County: Worcester

State: MA

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This Property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation



Signature of the Keeper

12/2/19

Date of Action

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Amended Items in Nomination:  
Section 8: Areas of significance.

This SLR is to clarify that a local level context and evaluation for Social History under Criterion A has not been established and is therefore dropped as an area of significance.

The property is significant under Criterion C, for architecture, at the local level.

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The MASSACHUSETTS SHPO was notified of this amendment.

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**DISTRIBUTION:**

**National Register property file**

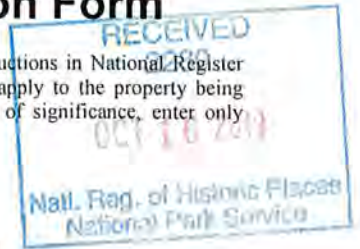
**Nominating Authority** (without nomination attachment)

United States Department of the Interior  
National Park Service

4700

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.



### 1. Name of Property

Historic name: Dale and Ethan Allen Streets Historic District

Other names/site number: \_\_\_\_\_

Name of related multiple property listing: N/A

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

### 2. Location

Street & number: 18 Dale Street, 31-33 Dale Street, 21-23 Dale Street, 11-15 Dale Street/1 Allendale Street, 22 Ethan Allen Street, 26 Ethan Allen Street, 25-27 Ethan Allen Street, 15 Ethan Allen Street, 17 Ethan Allen Street

City or town: Worcester State: MA County: Worcester

Not For Publication: \_\_\_\_\_ Vicinity: \_\_\_\_\_

### 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 forth in 36 CFR Part 60.

In my opinion, the property  meets  does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national  statewide  local

Applicable National Register Criteria:

A  B  C  D

<u><i>Brona Surin</i></u>	<u>October 4, 2019</u>
<b>Signature of certifying official/Title:</b>	<b>SHPO Date</b>
<b>State or Federal agency/bureau or Tribal Government</b>	
In my opinion, the property <input type="checkbox"/> meets <input type="checkbox"/> does not meet the National Register criteria.	
<b>Signature of commenting official:</b>	<b>Date</b>
<b>Title :</b>	<b>State or Federal agency/bureau or Tribal Government</b>

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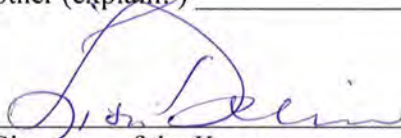
Worcester County, MA  
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#### 4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register  
 determined eligible for the National Register  
 determined not eligible for the National Register  
 removed from the National Register  
 other (explain: ) \_\_\_\_\_

  
Signature of the Keeper

12/2/19  
Date of Action

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#### 5. Classification

##### Ownership of Property

(Check as many boxes as apply.)

- Private:   
Public – Local   
Public – State   
Public – Federal

##### Category of Property

(Check only **one** box.)

- Building(s)   
District   
Site   
Structure   
Object

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**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>10</u>	<u>          </u>	buildings
<u>          </u>	<u>          </u>	sites
<u>          </u>	<u>          </u>	structures
<u>          </u>	<u>          </u>	objects
<u>10</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

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**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC: single and multiple dwellings

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**

(Enter categories from instructions.)

DOMESTIC: single and multiple dwellings

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY REVIVALS: Colonial Revival, Classical Revival, Tudor Revival

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**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: BRICK, STONE: SANDSTONE, CAST STONE, STUCCO, ASPHALT, SYNTHETICS: VINYL

### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

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#### Summary Paragraph

The Dale and Ethan Allen Streets Historic District (WOR.ER) occupies approximately three acres in the Piedmont section of Worcester (Figure 1). The densely developed district consists of ten contributing resources: seven brick apartment buildings, two wood-frame houses (originally single-family dwellings that were converted to a multi-family dwelling and a church, respectively), and one garage. Constructed from 1911 to 1930, the intact group of residential buildings reflects the Colonial Revival, Classical Revival, and Tudor Revival architectural styles popular in the early 20<sup>th</sup> century. The district abuts the Wellington Street Apartment House National Register Historic District (NRDIS/MRA 1980; NRIS 19800305; see district boundary map).

The buildings in the district retain the character-defining features of their styles, including accentuated and commanding entrance porticos, columns, pilasters, bracketed cornices, brick pediments, decorative brickwork and quoining, and quarried and cast-stone elements. Three of the apartment buildings (22, 26, and 25–27 Ethan Allen Street) were rehabilitated with the financial assistance of state and federal historic tax credits. Completed in April 2019, all three buildings were rehabilitated meeting the Secretary of the Interior’s Standards for Rehabilitation.

### Narrative Description

The Dale and Ethan Allen Streets Historic District—which comprises ten buildings on Ethan Allen, Allendale, and Dale streets—represents the development of the north portion of the former Allen-Marble estate following its subdivision in the early 20<sup>th</sup> century (see Figures 1 and 2). Buildings within the district postdate those in the surrounding neighborhood, which largely date to the late 19<sup>th</sup> century. The architectural styles found within the district, predominantly Colonial Revival with a few examples of

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modest Classical and Tudor Revival, also differ from those of the surrounding neighborhood. Immediately north of the district, Jaques Avenue has a mixture of wood-frame and masonry commercial, residential, and institutional buildings constructed primarily in the Queen Anne style. Farther north, Chandler Street/Route 122A is a main thoroughfare with a commercial strip and apartment blocks. South of the district is Murray Avenue, which is lined with five-story or taller brick apartment buildings and institutional buildings constructed in the Classical and Colonial Revival styles. A small park and tennis court (the YMCA Family Park) occupy a parcel on the north side of Murray Street that was originally part of the Allen-Marble estate. Main Street, another major thoroughfare farther south, is also lined with commercial properties and apartment blocks, many in the Romanesque Revival style. Preston Street to the west is largely residential in character with single and multi-family, wood-frame houses. Wellington Street to the east was developed in the late 19<sup>th</sup> and early 20<sup>th</sup> century with apartment blocks in a variety of revival styles.

In general, buildings in the Dale and Ethan Allen Streets Historic District have uniform setbacks, and streets are lined with concrete or asphalt sidewalks and granite curbing. Other hardscape features include stone and concrete walls, signage, and pole-mounted light fixtures. The vegetation consists of shrubs, grass, and mature trees.

The resources within the Dale and Ethan Allen Streets Historic District, all of which are contributing buildings, are described alphanumerically by street.

The **Morris Grossman Building, 11–15 Dale Street/1 Allendale Street (1924; WOR.2824; Photo Nos. 4-5)**, is a three-story, Colonial Revival-style, north- and west-facing, U-shaped, flat-roof, brick apartment block designed by architect Edwin Chapin. The building is set well back from the street edge on a slightly raised lot with grass, shrubs, and deciduous trees between the building and sidewalk. It has a stone water table, corner quoins, and belt courses between the second and third stories and the third story and the modillioned cornice. The symmetrical west (façade) elevation has two evenly spaced, three-bay-wide, shallowly projecting bays with corner quoins, a projecting molded cornice between the second and third stories, and stepped gable parapets with central decorative cast stone shields. The primary entrances, which are accessed by long runs of concrete steps, are recessed in the center of each projecting bay under wide entablatures supported by Tuscan columns. The entablatures have projecting cornices topped with stone balustrades. A secondary entrance is centered in the north elevation, facing Allendale Street, and also consists of a recessed door under a wide entablature supported by Tuscan columns and topped with a projecting stone cornice and stone balustrade. The entrances contain solid wood replacement doors with single-light sidelights and transoms. Fenestration consists of evenly spaced, single and paired, double-hung vinyl replacement sash with splayed brick lintels that have stone springers and keystones. Single windows above each entrance have segmental-arch surrounds with stone springers and keystones.

The **Lawrence H. Foley Apartments, 18 Dale Street (1911; WOR.2825; Photo No. 1)**, is a four-story, Classical Revival-style, east-facing brick-and-brownstone apartment block designed by architect John P. Kingston. The building is set back from the street edge and surrounded by grass and low shrubs. A metal chain link fence encloses the north edge of the property. The building has a flat roof with a projecting corbelled cornice and a brick foundation with a brownstone water table. The two-bay-wide east (façade) elevation has a full-height, angled, projecting bay window in the south bay and a recessed entrance in the north bay accessed by a run of stone steps. A second bay window is near the east end of the south elevation. The recessed entry is sheltered by a deep brownstone entablature supported by decorative brick pilasters with applied pendants at the upper corners. The pendants are repeated at the corners of the façade's fourth story. The paired, glazed, wood-panel doors appear to be original and are flanked by

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sidelights with decorative lozenge-shaped tracery. A triple window is directly above the entrance, and paired windows are at the third and fourth stories. Window openings contain casements or 1/1 replacement sash and have brownstone sills, which are supported by a layer of decorative brick on the façade. Brick label moldings top the façade windows; the windows in the other elevations have segmental arch brick lintels.

The **Isadore Katz Apartment Building No. 1, 21–23 Dale Street (1924; WOR.2826; Photo No. 3)**, and **Isadore Katz Apartment Building No. 2, 31–33 Dale Street (1924; WOR.2827; Photo No. 2)**, are identical three-story, west-facing, Colonial Revival-style brick apartment buildings designed by architect Edwin Chapin. The buildings are set back from the street edge with grass, shrubs, and deciduous trees between them and the sidewalk. A low brick retaining wall capped with stone slabs runs along the west property line. The buildings have flat roofs with gable parapets, stone belt courses between the third story and the cornice, and brick foundations with stone water tables. Cast-stone diamonds with stone cornerstones are in each pediment peak. The symmetrical west (façade) elevations have slightly projecting three-bay blocks at the north and south ends and entrances centered in each of the projecting blocks. The entrances are under projecting enclosed gable pediments supported by Tuscan columns and pediments and contain solid wood replacement doors with single-light sidelights. Three windows within a stone surround with a projecting keystone are slightly recessed above each entrance, and a pair of windows with a projecting stone sill is at the third story. Fenestration throughout the building consists of single and paired, double-hung vinyl replacement sash with stone sills. The windows at the first and second stories have splayed brick lintels.

The **Thomas H. Hall House, 15 Ethan Allen Street (1928; WOR.2828; Photo Nos. 11-12, left)**, is a two-story, east-facing, Classical Revival-style, three-bay-by-three-bay, red-brick building with a flat roof enclosed by a low parapet and an ashlar limestone foundation. Originally constructed as a single-family residence, the building was converted into the Worcester Baptist Church in 1978. It is set well back from the street edge on a grassy lot with deciduous trees on the west half. A concrete sidewalk leads from Ethan Allen Street to a run of wood steps and an accessible wood ramp. The east (façade) elevation has a full-height projecting entry porch supported by replacement steel posts and Doric pilasters. The entrance contains double-leaf, half-light, wood-panel doors. The building's fenestration consists of double-hung aluminum replacement sash with projecting stone sills. Windows at the first story have stone lintels, and windows at the second story have soldier brick lintels, with the exception of a pair of windows above the entrance that have a splayed molded wood lintel.

The **Thomas G. and Elizabeth A. Doyle House, 17 Ethan Allen Street (1930; WOR.2829; Photo Nos. 11-12, right)**, is a two-story, east-facing, Colonial Revival-style, red-brick house with a corbelled side-gable roof and an ashlar-stone foundation. The building is set back from the street edge on a grassy lot surrounded by a metal chain-link fence and is accessed by a concrete path, leading west from Ethan Allen Street, that terminates at a run of concrete steps. The roof is clad in slate shingles, and corbelled brick end-wall chimneys on the north and south elevations are flanked by quarter-round windows in the gable peaks. The building has a header-brick water table and a header-brick belt course between the first and second stories. Its symmetrical east (façade) elevation has a slightly projecting center entrance with a pedimented wood surround enclosing a wood door and sidelights below a semicircular fanlight with tracery. Two window openings flank the entrance on the first story, and three are distributed evenly across the second story of the façade. The window openings have header-brick lintels and sills and contain double-hung vinyl replacement sash.

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The **Doyle Garage, 17 Ethan Allen Street (1930; Photo No. 12)**, is a one-story, astylistic, red-brick, one-car garage with a hipped, asphalt-shingled roof. It is accessed by a gravel driveway on the north side of the property. Plywood doors under a wide metal lintel fill the historic opening in the center of the east elevation.

The **Edward Medlinsky Apartment Building No. 1, 22 Ethan Allen Street (ca. 1926; WOR. 2831; Photo Nos. 6-7)**, and **Edward Medlinsky Apartment Building No. 2, 26 Ethan Allen Street (ca. 1926; WOR.2833; Photo No. 8)**, are a pair of three-story, west-facing, Colonial Revival-style, U-shaped, red-brick apartment buildings designed by architect Earle C. Storrs. The buildings are set slightly back from the street edge with shrubs enclosed by wrought-iron fencing between the buildings and the sidewalk. They have flat roofs with projecting bracketed and molded cornices below low stepped parapets; soldier-brick water tables and belt courses between the second and third stories; and brick foundations. The symmetrical west (façade) elevations are dominated by accentuated entrances with large curved pediments supported by paired Tuscan pilasters and columns. Accessed by shallow runs of concrete steps, the entrances contain paired, nine-light, double-leaf, replacement French doors topped by wood-panel, blind fanlights. Secondary entrances in the arms of the U-shaped buildings contain steel doors accessed by runs of concrete steps. Fenestration consists of double-hung aluminum sash arranged singly, in pairs, or in groups of three. Diamond-paned casement windows are above the entrance at the second and third stories. The façade windows have soldier-brick surrounds with cast-stone blocks at the upper corners.

Between December 2017 and April 2019, the buildings were rehabilitated with the financial assistance of state and federal historic tax credits. Work completed as part of each rehabilitation project met the Secretary of the Interior's Standards for Rehabilitation and included the selective cleaning and repointing of the exterior masonry, installation of historically appropriate and energy-efficient aluminum sash, new glazed wood doors at the façades matching the historic configurations, retention of interior elements including the historic wood stairs, and new heating, plumbing and electrical systems. In June 2019, the projects were awarded Massachusetts Historic Rehabilitation Tax Credits and federal Historic Preservation Tax Credits.

**Dworman Apartment Building, 25–27 Ethan Allen Street (1927; WOR.2832; Photo No. 9-10)**, is a three-story, east-facing, Tudor Revival-style, nine-bay-by-three-bay, U-shaped red-brick building designed by architect Earle C. Storrs. It is set slightly back from the street edge with grass and low shrubs surrounded by wrought-iron fencing between the building and the street. The building has a flat roof, a raised-brick foundation with a header-brick water table, and slightly projecting end bays on the east (façade) elevation. Three two-story, stucco-clad faux gables are evenly spaced across the central façade bays, which are spanned at the third story by monochromatic stucco and half-timbering under a slightly projecting, slate-clad pent roof. Entrances under the two outer faux gables contain fully glazed, commercial replacement doors below brick Tudor arches and flanked by half-light sidelights. Fenestration consists of single, paired, and triple double-hung aluminum replacement sash with square-headed brick lintels and sills. Windows in the rear (west) elevation have segmental-arch surrounds with header-brick sills, and windows in the side elevations have header-brick sills and no lintels. The basement is lit by hopper windows with header-brick sills.

Between December 2017 and April 2019, the building was rehabilitated with the financial assistance of state and federal historic tax credits. Work completed as part of the rehabilitation project met the Secretary of the Interior's Standards for Rehabilitation and included the selective cleaning and repointing of the exterior masonry, installation of historically appropriate and energy-efficient aluminum sash, retention of existing original exterior and interior elements including the slate roof, wood stairs, and



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window surrounds, and new heating, plumbing and electrical systems. In June 2019, the project was awarded Massachusetts Historic Rehabilitation Tax Credits and federal Historic Preservation Tax Credits.

### **Statement of Integrity**

The Dale and Ethan Allen Streets Historic District retains overall integrity of location, design, setting, materials, workmanship, feeling, and association. The district clearly conveys its significance as a collection of early 20<sup>th</sup>-century brick apartment buildings and single-family brick houses constructed in popular architectural styles for middle-class, white-collar workers. The buildings all retain their historic configurations and cladding. Some have been altered with replacement windows and doors as part of general renovations and rehabilitations undertaken using state and federal historic tax credits. The tax credit work completed in 2019 met the Secretary of the Interior's Standards for Rehabilitation and included repairs to the existing masonry, new doors and windows, retention of historic fabric including slate roofs, wood stairs and window surrounds, and updated mechanical systems.

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## 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.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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**Areas of Significance**

(Enter categories from instructions.)

SOCIAL HISTORY

ARCHITECTURE

**Period of Significance**

1911-1930

**Significant Dates**

\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

\_\_\_\_\_

\_\_\_\_\_

**Cultural Affiliation**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Architect/Builder**

Chapin, Edwin T.

Dworman Building Company

Kingston, John P.

Storrs, Earle C.

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**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Dale and Ethan Allen Streets Historic District meets National Register Criteria A and C with a local level of significance. Under Criterion A, the district is significant in the area of Social History for its association with Worcester's early 20<sup>th</sup>-century residential growth driven primarily by European immigrants, notably Irish and Russian Jewish groups, drawn to the work opportunities presented by the factories on the south side of Worcester. Buildings in the district were constructed primarily by and for middle-class immigrant families, reflecting the wider composition of the district's immediate neighborhood. Under Criterion C, the district is significant in the area of Architecture as an intact collection of representative examples of early 20<sup>th</sup>-century architectural styles designed by local architects Earle C. Storrs, Edwin T. Chapin, and John P. Kingston. Three of the buildings were constructed by Dworman Building Company, prominent local builders.

The period of significance for the district begins in 1911, the year the earliest building in the district was completed, and ends in 1930, when the last buildings in the district were constructed.

**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

#### **CRITERION A – SOCIAL HISTORY**

The Dale and Ethan Allen Streets Historic District possesses significance in the area of Social History for its association with the early to mid-20<sup>th</sup>-century residential expansion of the Piedmont area of Worcester as home to immigrant families seeking manufacturing jobs in the rapidly urbanizing city. The buildings in the district were predominantly designed by immigrants (see **Criterion C – Architecture**) and built for an influx of middle-class immigrants and native New Englanders, increasing the available housing in the immediate neighborhood.

#### **Historical Overview of Worcester**

Worcester's first permanent settlement occurred in 1713, with Main Street serving as the main thoroughfare. By 1730, with additional settlement elsewhere in central Massachusetts, Worcester was chosen as the seat of the county government. Between 1776 and 1830, Worcester's population rose from 1,925 to 4,173.

In the first half of the 19<sup>th</sup> century, Worcester emerged as an industrial center largely due to its location on newly established transportation routes, including the Providence-to-Worcester Blackstone Canal (1828) and the Boston-to-Worcester Railroad (1835). An important hub in the regional transportation system, Worcester became a city in 1848. By the late 19<sup>th</sup> century, it had rapidly expanded due to a development boom brought on by a ballooning native and immigrant population seeking work in the growing industrial sector. The influx of new residents created a demand for housing that spurred the construction of numerous multiple-family buildings. In the 1870s, apartment houses began to be constructed in east, south, and southwest Worcester, including along the south end of Main Street near Wellington Street.



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Industrial and residential expansion continued through the end of World War I, by which time over 187,000 people lived in Worcester. Following the war, a recession temporarily slowed the economy nationwide, but economic growth resumed during the 1920s. Most of the buildings in the Dale and Ethan Allen Streets Historic District were constructed during this period, after World War I and prior to the Great Depression of the 1930s. Though manufacturing during World War II boosted the local economy, the effects of the Great Depression and movement of the textile industry out of New England to southern states permanently changed the city. In the post-World War II era, many of the buildings within the district that had housed white-collar workers and business owners were occupied by people with service or administrative positions. During the urban renewal movement of the 1960s, many vacant and abandoned industrial and commercial buildings in Worcester were demolished. In the late 20<sup>th</sup> and early 21<sup>st</sup> centuries, reinvestment in the city and a greater emphasis on preserving historic buildings has impacted many neighborhoods.

### **Residential Development of the Allen-Marble Estate**

The Dale and Ethan Allen Streets Historic District occupies the northern half of the former Allen-Marble estate, which was established in the mid-19<sup>th</sup> century by prosperous pistol manufacturer Ethan Allen (1807–1871). Historic maps of the area show Allen's large suburban estate with a mansion at its center bounded by Main Street on the south, Wellington Street on the east, Chandler Street on the north, and Piedmont Street on the west. In 1870, Allen resided at the property with his wife Sarah; two of their daughters, Helen and Nellie; and two domestic servants. Shortly after Allen's death in 1871, portions of the estate along Main Street were sold, creating Murray Avenue and lots along it (outside the district). In 1878, a bird's-eye view of the city depicted the estate with an imposing Greek Revival mansion at the center of landscaped grounds. The 1886 city atlas recorded the property as owned by W. E. Allen, Ethan and Sarah's son William. The 1886 map also showed about half of the original estate platted with vacant house lots along three new streets, Dale, Preston, and Murray. The lots on the west side of Dale Street, east side of Preston Street, south side of Murray Street, and north side of Main Street were all owned by William Allen. The east side of Wellington Street, also laid out by 1886, was developed, but the west side predominantly remained part of the Allen estate.

The next atlas, published in 1896, recorded Helen Marble as the owner of the remaining portion of the former Allen estate, which consisted of a brick residence, a brick outbuilding, and a wood-frame outbuilding surrounded by a dense development of single- and multiple-family residences (Figure 2). Helen Marble (1850–1911) was Ethan Allen's youngest daughter and had married Dr. John O. Marble (1839–1920) in 1873. Her property in 1896 also included vacant lots on the west side of Dale Street, the south side of Murray Avenue, the south side of Jaques Avenue (to the north), and the west side of Wellington Street. The 1896 map showed wood-frame buildings on Preston and Dale streets and brick buildings on the west side of Wellington Street. A second vacant lot on the west side of Dale Street belonged to O. J. Carroll. By 1911, Lawrence H. Foley had purchased Helen Marble's Dale Street lot. The remaining portion of the original estate was owned by the H. M. A. Marble Estate, which also retained ownership of a vacant lot on the south sides of Jaques and Murray avenues.

Irish ironworks foreman Lawrence H. Foley (1852–1944) hired architect John P. Kingston (1853–1926) in 1911 to build an apartment building at **18 Dale Street (WOR.2825)**, which was surrounded by wood-frame, single-family houses. Foley and his family lived on the first floor of the building and rented the second-floor apartment to Nettie M. Davis and her three unmarried children and the third-floor apartment to driver George F. Moiles and his wife, who lived with two boarders and their son William. The fourth floor was initially vacant.

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After John Marble's death in 1920, the remainder of the former Allen-Marble estate was subdivided and sold and Ethan Allen and Allendale streets were platted. In 1924, the apartment buildings at **11–15, 21–23, and 31–33 Dale Street (WOR.2824, 2826, and 2827, respectively)**, all designed by architect Edwin T. Chapin (1872–1959), were constructed on the east side of Dale Street. Russian Jewish immigrant Morris Grossman (1898–1965) hired Chapin to design 11–15 Dale Street, and Russian Jewish immigrant and real estate developer Isadore Katz (1898–1957) had 21–23 and 31–33 Dale Street built.

By 1926, Ethan Allen and Allendale streets were platted and partially developed. That year, Polish Jewish immigrant and dairy owner Edward Medlinsky had the apartment buildings at **22 and 26 Ethan Allen Street (WOR.2831 and 2832, respectively)** designed by architect Earle C. Storrs (1883–1950) and constructed by the Dworman Building Company. A six-car brick garage originally constructed behind the apartment blocks (see Figure 3) was demolished ca. 1970. The Dworman Company also built the apartment block at **25–27 Ethan Allen Street (WOR.2833)** in 1927 for company partner Nathan Dworman (1897–1971), who emigrated from Russia with his family in 1910.

By 1936, the single-family brick buildings at **15 Ethan Allen Street (1928; WOR.2828)** and **17 Ethan Allen Street (1930; WOR.2830)** had been constructed on the west side of Ethan Allen Street, north of Allendale Street. Both were single-family houses built for Irish immigrant and real estate agent Thomas H. Hall (1854–1938) and first-generation Irish-American siblings Thomas and Elizabeth Doyle, respectively. Hall, a real estate professional, built his impressive Classical Revival-style house on the corner of Ethan Allen and Allendale streets and ran his real estate company from the building. It seems likely that he was a success in real estate, as reflected in the quality of the house. Concordia Lutheran Church (WOR.2132) occupied the northeast corner of Murray Avenue and Ethan Allen Street. The large lot south of 22 Ethan Allen Street on the east side of the street (now a playground) and the large, L-shaped parcel on the west side of Ethan Allen Street between Allendale Street and Murray Avenue (now a park) remained vacant through at least 1960.

Although the primary developers of the Dale and Ethan Allen Streets Historic District—Isadore Katz, Morris Grossman, Edward Medlinsky, and Nathan Dworman—were immigrants of eastern European Jewish descent, the tenants of their buildings generally were not. According to census records, most of the tenants were born in New England, and only a small number of them were immigrants of Irish, French Canadian, or Eastern European descent, reflecting the overall ethnic make-up of Worcester. In the 1930s, some tenants worked in skilled labor and service positions, while others held white-collar jobs such as manager, golf professional, and newspaper copy editor. Still others were medical professionals, including a dentist and nurses. Through the mid-20<sup>th</sup> century, as Worcester's overall economy declined, the ethnic distribution of residents in the district's apartment buildings remained much the same, but the occupations shifted from primarily white-collar to blue-collar.

With the exception of 18 Dale Street, which stayed in the Foley family until the 1970s, all the apartment buildings in the district changed owners by 1940. Many had been either speculatively built or used primarily as investment properties. By 1926, Isadore Katz had sold 21–23 and 31–33 Dale Street to Joseph Gordon and Samuel Skeist. Gordon was a first-generation Russian Jewish-American who owned a second-hand clothing store, and Skeist was a Jewish immigrant from Lithuania who worked as a salesman for a mattress company. Both buildings again changed hands in 1928 when Jewish Lithuanian immigrant Max B. Shear bought 21–23 Dale Street and stenographer Blanche Rubinsky, a first-generation Lithuanian-American, purchased 31–33 Dale Street. In 1930, Agnes Daniels and her sisters Gertrude, Jane, and Mary purchased both buildings and rented them out until 1950, when the Dale Realty

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Corporation acquired them. Likewise, by 1930, Morris Grossman had sold 11–15 Dale Street to first-generation Swedish-American stenographer Ruth E. Carlsson. Unlike some of their neighbors, Nathan Dworman and Edward Medlinsky retained ownership of 25–27 Ethan Allen Street and 22 and 26 Ethan Allen Street, respectively, through about 1940, and were likely income-producing properties. The apartment blocks all changed owners several times over the subsequent decades and generally were not owner-occupied.

Thomas Hall lived in his house at 15 Ethan Allen Street until his death in 1940, and Thomas Doyle lived in his house at 17 Ethan Allen Street until about 1960. In the late 20<sup>th</sup> century, both of these single-family residences were converted to other uses. Since 1978, the Worcester Baptist Church, founded in 1967, has used the building at 15 Ethan Allen Street for worship and Sunday School classes. The building at 17 Ethan Allen Street was converted into a multiple-family residence after 1980.

In the mid-to-late twentieth century, the buildings in the district generally underwent several changes, typically consisting of interior alterations to apartment houses and replacement of windows and doors. Nearly all of the brick apartment buildings were constructed as six-family dwellings, but by the mid-to-late 20<sup>th</sup> century the apartments had been subdivided and the buildings became twelve-family dwellings. 25–27 Ethan Allen Street was constructed as a twelve-family building and remains in that configuration. Subdivisions of this type, along with overall interior and exterior renovations, were common during the mid-20<sup>th</sup> century as buildings changed hands and owners made improvements, often funded or directed by the Department of Housing and Urban Development (HUD) during larger urban renewal campaigns (City of Worcester 2019). In many instances windows and doors have been replaced with vinyl or aluminum windows and doors, which was a common practice in the mid-to-late 20<sup>th</sup> century.

## **CRITERION C – ARCHITECTURE**

The Dale and Ethan Allen Streets Historic District is significant under Criterion C in the area of Architecture as a well-preserved group of early 20<sup>th</sup>-century brick apartment buildings and single-family dwellings designed by local architects Edwin T. Chapin, John P. Kingston, and Earle C. Storrs. The buildings, all designed in the Colonial, Classical, and Tudor Revival styles, reflect the early 20<sup>th</sup>-century development pattern in Worcester southwest of the town common. Most, if not all, of the buildings in the district were architect designed, and they retain such character-defining features as bracketed cornices, decorative brickwork, quoining, columns, pilasters, and quarried and cast-stone details. With the exception of 18 Dale Street, the brick apartment buildings in the district were all built in the fashionable U-shaped garden apartment form.

Apartment buildings began to be built in the United States in the mid-1800s, when real estate speculators and developers were constructing multiple-family residences near city and industrial centers to accommodate the numerous native-born and immigrant families flocking to factory jobs. Rowhouses were built through the 19<sup>th</sup> and early 20<sup>th</sup> centuries but in urban centers were supplanted by apartment houses by 1902. Initially intended for middle- and working-class residents, apartments were often designed in the most popular architectural styles as a means of attracting residents. Following World War I, garden apartments, a moniker generally applied to any apartment building with landscaping and outdoor space, became a popular choice for developers. Garden apartments were frequently built in a U shape, with the center courtyard facing toward or away from the street depending on the builder's intent for how tenants should use the space. Facing the street, the courtyard formed a graceful entrance; facing away, it became a space for passive outdoor recreation.

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Apartment buildings, primarily of the three-decker form, first came into use in Worcester in the late 1870s, generally in the Victorian Gothic style with offices on the first story. Three-deckers remained the predominant multiple-family housing form in the city through at least 1930. By the 1890s, much of the apartment construction was speculative, as can be seen in the adjacent Wellington Street Apartment House Historic District (WOR.DW; NR1980) and in the Dale and Ethan Allen Streets Historic District. The Wellington Street Apartment House Historic District, constructed between 1886 and 1898, was initially developed with brick three-deckers, often with sandstone ornament. By the end of the 19<sup>th</sup> century and into the early 20<sup>th</sup> century, larger brick apartment houses, similar to those found in the Dale and Ethan Allen Streets Historic District, were constructed, generally in the Classical Revival style. As in the Dale and Ethan Allen Streets district, the apartment houses in the Wellington Street district were generally built as real estate investment properties. Thomas H. Hall, the owner of a single-family house in the Dale and Ethan Allen Streets district, owned at least three properties in the Wellington Street district: 698–704 Main Street (WOR.1212; demolished), 2–6 Wellington Street, (WOR.1224), and 12 Wellington Street (WOR.1230). The Dale and Ethan Allen Streets district, discussed below, presently appears to be more intact than the Wellington Street district.

The Colonial Revival style is the predominant architectural style employed by the architects and builders who constructed the buildings within the Dale and Ethan Allen Streets Historic District. Two buildings in the district exhibit elements of other popular early 20<sup>th</sup>-century styles, the Tudor Revival and Classical Revival.

The **Lawrence H. Foley Apartment Building, 18 Dale Street (WOR.2825)**, more closely resembles earlier rowhouses, although it was constructed as a stand-alone unit. The building, two bays wide, has a four-story projecting bay window in the south bay and a recessed entry in the north bay. Rowhouses were frequently built as two-bay-wide units with a bay window in one bay.

The apartment buildings at **11–15, 21–23, and 31–33 Dale Street (WOR.2824, 2826, and 2827, respectively)** and **22, 26, and 25–27 Ethan Allen Street (WOR.2831, 2832, and 2833, respectively)** were all built in the garden apartment form, with rear courtyards between the two arms of a U-shaped building. The front and side yards have minimal landscaping, generally consisting of shrubs and small, enclosed garden spaces. It is unknown what restrictions, if any, building owners put on tenant use of the courtyard.

### *Colonial Revival*

The Colonial Revival style, an outgrowth of the American Centennial in 1876, enjoyed a long period of popularity from about 1880 through the middle of the 20<sup>th</sup> century. Colonial Revival-style buildings employed architectural devices drawn from the Georgian and Federal buildings of the 18<sup>th</sup> and early 19<sup>th</sup> centuries. Typical features included centered entries, often with decorative pediments either supported by pilasters or projecting forward and supported by simple columns; windows with double-hung, multi-pane sash; and roof forms such as side gable, gambrel, or hip. Cornices were frequently decorated with dentils or modillions, particularly in high-style examples (McAlester 2013:409–412).

The majority of the apartment buildings in the district were constructed in the popular Colonial Revival style, possibly reflecting their owners' desire to fit into American society and attract more prosperous residents. The prolific Worcester architect Edwin T. Chapin (1872–1959, see biography below) designed the **Isadore Katz Apartment Building No. 1 (21–23 Dale Street; WOR.2826)** and **Isadore Katz Apartment Building No. 2 (31–33 Dale Street; WOR.2827)** in 1924. That same year, Chapin also



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designed the **Morris Grossman Apartment Building (11–15 Dale Street/1 Allendale Street; WOR.2824)**. All of the Chapin buildings have projecting gable parapets, stone belt courses, and cast-stone keystones in window lintels. The two Katz buildings have splayed stone lintels, and the Grossman building has splayed brick lintels with cast-stone keystones and springers. The Grossman building is the most ornate of the three, with cast-stone quoins, cornice modillions, and a cast-stone cartouche in the pediment peak. The modillioned cornice above the entrance porch is supported by Tuscan columns and has a stone balustrade. The two Katz buildings are less ornate but have stone oculus insets in the pediment peaks and projecting enclosed-gable entry porches supported by Tuscan columns and pilasters.

Architect Earle C. Storrs designed two Colonial Revival-style buildings constructed by the Dworman Building Company, the **Edward Medlinsky Apartment Buildings Nos. 1 and 2, 22 and 26 Ethan Allen Street (WOR.2831 and 2833)**. Like the buildings designed by Chapin described above, the Storrs buildings have projecting gable parapets. The Storrs buildings also have bracketed molded cornices, soldier-brick belt courses at the second story, soldier-brick window surrounds with cast-stone blocks at the upper corners and projecting segmental-arch entry porches supported by Tuscan columns with exaggerated faux fanlights above the entrances.

The **Thomas G. and Elizabeth A. Doyle House and Garage, 17 Ethan Allen Street (1930; WOR.2829 and 2830)** is a Colonial Revival-style house with a rectangular form, side-gable roof, and end-wall brick chimneys. The side-gable roof was among the most popular variants of the Colonial Revival house style, comprising approximately 30 percent of all houses built in the style. The side-gable roof atop a relatively plain, two-story, rectangular block gained popularity after about 1915 and was widely built by 1930. Brick examples of the side-gable variant also became popular after 1915 and remained popular through the mid-20<sup>th</sup> century. The building's projecting gable entry porch is another hallmark of the style, reflecting the style's Georgian (1700–1780) and Federal (1780–1820) roots.

#### *Classical Revival*

The Classical Revival style emerged in the early 20<sup>th</sup> century, influenced by the classical theme of the 1893 World's Columbian Exposition and the neoclassical buildings designed for it by some of the era's most prominent architects. The architecture at the exhibition displayed prominent colonnades and full-height entry porches with semi-circular or gable pediments. A replica of George Washington's Mount Vernon included the full-width porch added in 1777 to the earlier Georgian house.

The **Lawrence H. Foley Apartment Building, 18 Dale Street (1911; WOR.2825)**, designed by Worcester architect John P. Kingston and completed in 1911, was the first building constructed within the district. The four-story, red-brick building has numerous hallmarks of the Classical Revival style, including a projecting molded cornice with corbels and dentils, projecting brick drip moldings, and rough-dressed stone sills with brick brackets. Windows in the side elevations have segmental-arch lintels, and the deeply recessed entrance is beneath a wide stone entablature supported by stone brackets and topped with a rough-dressed stone lintel.

The **Thomas H. Hall House, 15 Ethan Allen Street (WOR.2828)**, was the first of the two single-family houses constructed in the district. The Classical Revival-style brick house has a cast-stone cornice; a projecting, full-height, center-entry porch supported by replacement posts and Tuscan pilasters; a cast-stone belt course between the third story and the cornice; and a stone water table. Windows and doors in the first story have stone sills and lintels, and windows in the second story have stone lintels in the center bay and soldier-brick lintels in the outer bays.

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### *Tudor Revival*

The Tudor Revival style, loosely based on earlier English building traditions, was popular, particularly in suburban areas, in the early 20<sup>th</sup> century, comprising about 25% of houses built during the 1920s. The Tudor Revival style in the United States emphasized steeply pitched end gables and often had half-timbered panels or entire stories clad with stucco. Masonry walls—stone, brick, or stucco—were typically employed in free-form houses that did not adhere to a particular plan. Frequently used for ambitious suburban houses, the Tudor Revival style was not frequently used for apartment or multiple-family buildings.

The Dworman Building Company constructed the **Dworman Apartment Building, 25–27 Ethan Allen Street (WOR.2833)**, in 1927 for partner Nathan Dworman, and it retains modest Tudor Revival references. The large, twelve-unit building designed by architect Earle C. Storrs has alternating projecting bays along the façade, three of which are topped with faux end gables clad in stucco. The third story of the seven center bays, topped with a steeply pitched slate roof, is also stuccoed and has evenly spaced, faux timbers. Entrances in the third bay from each end of the façade are topped with wide Tudor arches, and windows have narrow header-brick sills. A soldier-brick beltcourse runs above the watertable.

### **Architects**

#### *Edwin T. Chapin (1872–1959)*

Edwin T. Chapin designer of the apartment buildings at **11-15, 21-23, and 31-33 Dale Street**, was a prominent Worcester architect who also practiced in surrounding communities. Chapin grew up in Worcester where his father worked as a bookkeeper. His designs demonstrate an understanding of the popular architectural styles of his era, particularly the Classical Revival and Colonial Revival. Active in the late 19<sup>th</sup> through the mid-20<sup>th</sup> centuries, Chapin typically designed residential buildings but also produced many commercial, municipal, and religious designs, including the Starrett Memorial United Methodist Church, 40 Island Street, Athol (1918; ATH.156); United Methodist Church, 61 Linwood Ave, Northbridge (1911; NBD.50); and Chamberlain House, 275 Main Street, Sturbridge (1918; STU.35).

At the time he designed the Dale Street apartment buildings, Chapin lived in Worcester with his wife, Flora, and family on Kenilworth Road and had an office at 340 Main Street. His office address was the same as that of developer Isadore Katz, and it is possible that Chapin and Katz were partners. The two collaborated on a number of projects in addition to the apartment buildings on Dale Street. Among the notable examples of Chapin's non-residential work in Worcester are the Classical Revival-style Sharaai Torah Synagogue, 32 Providence Street (1905; WOR.1256; NRIND 1990); the Romanesque Revival/Classical Revival-style Saint Mary's Assyrian Apostolic Church, 17 Hawley Street (1925; WOR.2178); and the Colonial Revival-style Abraham Israel Underwear Factory, 65 Water Street (1898; WOR.2466). Chapin is also credited with designing most of the mixed-use apartment and commercial buildings in Worcester's Water Street Area (WOR.EG), the commercial core of a predominantly Jewish neighborhood. He typically designed apartment buildings in the Classical Revival and Colonial Revival styles, often using paired window openings, columned porticoes, and cast-stone trim with similar adornment to that seen in the Dale and Ethan Allen Streets Historic District.

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*John P. Kingston (1853–1926)*

John P. Kingston, designer of the apartment building at **18 Dale Street**, was an immigrant from New Brunswick, Canada, who arrived in the United States in 1873 as a widower with a young daughter. In 1888, he married a woman named Helen. Kingston initially worked as a carpenter and became a self-employed architect by 1900. He designed a variety of residences, commercial, and industrial buildings, primarily in Worcester, including the Worcester Muslin Underwear Company, 104–106 Harding Street (1910; WOR.2357); the Bay State Bakery, 86 Water Street (1910; WOR.2469); and the Worcester Lunch Car and Carriage Manufacturing Company Factory, 4 Quinsigamond Ave (1916; WOR.2359). He also constructed additions to local schools, such as the ornate Classical Revival-style Bloomingdale Grammar School (1896; WOR.420; NRIND). Outside Worcester, Kingston designed the Tiffany Block, 225 Main Street, Webster (1900; WEB.88; NRDIS), and the Frank Evans House, 57 Bayswater Street, Boston (1911; BOS.3), among others. Kingston often designed buildings in the Classical Revival style, but 18 Dale Street is among his more high-style masonry buildings.

*Earle C. Storrs (1883–1950)*

Earle C. Storrs, who designed the apartment buildings at **22, 26, and 25-27 Ethan Allen Street**, was born in 1883 in Danielson, Connecticut, and moved to Worcester as a child with his family. Storrs worked as an architect and building materials salesman and in 1940 listed his occupation in the federal census as a traffic survey draftsman. He married Florence Rice in 1910 and continued to reside in Worcester. A 1930 *Boston Globe* article indicated that he was a partner in the Dworman Building Company, along with Nathan and Albert E. Dworman (*Boston Globe* 1930). In addition to the Ethan Allen Street buildings, Storrs designed the Colonial Revival-style Solomon Lofman Apartment Houses, 1020 Main Street (1928; WOR.2405), and 1A Agawam Street (1928; WOR.2406), both in Worcester. These apartment blocks are very similar in design to 22 and 26 Ethan Allen Street and are representative of the type constructed during the 1920s in response to Worcester's growing middle-class population. The few known examples of Storrs' work were predominantly designed in the Colonial Revival style, making the Tudor Revival-style building at **25–27 Ethan Allen Street** an unusual example of his work.

### **Conclusion**

In recent years, Worcester, which maintains its position as Massachusetts' second largest city, has seen an economic rebound with technology, education, and healthcare becoming major industries. Increased reinvestment in the city prompted the 2018 tax-advantaged rehabilitation of three apartment buildings in the Dale and Ethan Allen Streets Historic District (**22, 25–27, and 26 Ethan Allen Street**), discussed above. Together the three currently occupied buildings contain 24 affordable housing units.

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Case B. Rack 1, Apt. 23, No. 17386 (Jan 31, 1924): 21–23 & 31–33 Dale St.

Case C. Rack 1a, Apt. 3, No. 21199 (March 20, 1924): 11–15 Dale St.

Case B. Rack 1, Apt. 4, No. 17528 (March 20, 1924): 11–15 Dale St.

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**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 # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
  - Other State agency
  - Federal agency
  - Local government
  - University
  - Other
- Name of repository: \_\_\_\_\_

**Historic Resources Survey Number (if assigned):** WOR.ER

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## 10. Geographical Data

**Acreege of Property** approximately 3 acres

Use either the UTM system or latitude/longitude coordinates

### Latitude/Longitude Coordinates

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

Letter	Latitude	Longitude
A	42.259481	-71.810504
B	42.259767	-71.809382
C	42.259456	-71.809073
D	42.259221	-71.809531
E	42.259089	-71.809401
F	42.258798	-71.809945
G	42.258352	-71.809828
H	42.258177	-71.810159
I	42.258741	-71.810307
J	42.258680	-71.810823
K	42.258843	-71.810865
L	42.258907	-71.810351

### Verbal Boundary Description (Describe the boundaries of the property.)

As shown on assessor's map L25-L26 (attached), the Dale and Ethan Allen Street Historic District is roughly L-shaped. The boundaries follow the lot lines of the parcels outlined on the district map and listed in the district data sheet. The buildings at 22 and 26 Ethan Allen Street currently share a parcel (06-17B-13-15) with 51 Wellington Street, which is included in the Wellington Street Apartment House National Register District, listed in 1980, at which time they did not share the parcel; thus, a line of convenience has been drawn through the present parcel to exclude the previously listed Wellington Street building.

### Boundary Justification (Explain why the boundaries were selected.)

The district boundaries reflect a core collection of brick residential buildings along Dale and Ethan Allen streets dating from 1911 to 1930. The boundaries include multi-family buildings and intervening single-family houses, all built in the early 20<sup>th</sup> century. While several earlier single-family residences and wood-frame three-deckers abut the west edge of the district, they are stylistically and temporally earlier than the buildings within the district, and represent a different pattern of development than the buildings within the district. The district also abuts the Wellington Street

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Apartment House National Register Historic District (NRDIS/MRA 1980), which is to the east (see district map).

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### 11. Form Prepared By

name/title: Gretchen M. Pineo, Laura J. Kline and Tracy Jonsson (PAL);  
Brian Lever, William Young, and Tonya Loveday (Epsilon) with Betsy Friedberg, National  
Register Director, MHC

organization: Massachusetts Historical Commission

street & number: 220 Morrissey Blvd.

city or town: Boston state: MA zip code: 02125

e-mail: betsy.friedberg@sec.state.ma.us

telephone: (617) 727-8470

date: October 2019

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### Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

**Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

### Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

### Photo Log

Name of Property: Dale and Ethan Allen Streets Historic District

City or Vicinity: Worcester

County: Worcester State: MA

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Photographer: Brian Lever, Epsilon Associates, Inc. and  
Tracy Jonsson, The Public Archaeology Laboratory, Inc.  
(PAL)

Date of Photographs: February 2019 and May 2019

Location of Original Digital Files: 220 Morrissey Blvd., Boston, MA 02125

Description of Photograph(s) and number, include description of view indicating direction of camera:

- Photo 1 of 12: 18 Dale Street, east and north elevations; view southwest  
(February 2019)
- Photo 2 of 12: 31–33 Dale Street, front (west) and north elevations; view southeast (February  
2019)
- Photo 3 of 12: 21–23 Dale Street, front (west) and north elevations; view southeast  
(February 2019)
- Photo 4 of 12: 11–15 Dale Street/1 Allendale Street, west elevation; view east  
(February 2019)
- Photo 5 of 12: 11–15 Dale Street/1 Allendale Street, north elevation; view south  
(February 2019)
- Photo 6 of 12: 22 Ethan Allen Street, north and west elevations; view southeast  
(May 2019)
- Photo 7 of 12: 22 Ethan Allen Street, north and east elevations; view southwest  
(May 2019)
- Photo 8 of 12: 26 Ethan Allen Street, front (west) elevation; view northeast (May 2019)
- Photo 9 of 12: 25–27 Ethan Allen Street, front (east); view west (May 2019)
- Photo 10 of 12: 25–27 Ethan Allen Street, front (east) and north elevations; view southwest (May  
2019)
- Photo 11 of 12: 15 and 17 Ethan Allen Street, south and east elevations, view northwest  
(February 2019)
- Photo 12 of 12: 15 and 17 Ethan Allen Street, front (east) and north elevations and 17  
Ethan Allen Street garage, view west (February 2019)



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## List of Figures

Figure 1. Locus map showing the historic district (black outline) within the Piedmont neighborhood (outlined in red and shaded).

Figure 2. 1911 Richards map showing the former Allen-Marble estate (white area, center) and the Dale and Ethan Allen Streets Historic District (black outline). Image courtesy of the Massachusetts State Library, Massachusetts Real Estate Atlas Digitization Project.

Figure 3. 1936 Sanborn map showing the Dale and Ethan Allen Streets District (black outline). Image courtesy of the Berkshire Athenaeum via the Pittsfield Library.

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Dale and Ethan Allen Streets Historic District  
 Name of Property

Worcester County, MA  
 County and State

**Dale and Ethan Allen Streets Historic District Data Sheet**  
**Worcester, MA**

Note: All resources within the district are buildings and are contributing to the district

Photo No.	Sketch Map No.*	Assessor ID	MHC No.	Address	Historic Name	Style	Date
4, 5	1	06-17B-000052	WOR.2824	11-15 Dale St./ 1 Allendale St.	Morris Grossman Building	Colonial Revival	1924
1	18	06-17C-00078	WOR.2825	18 Dale St.	Lawrence H. Foley Apartments	Classical Revival	1911
3	21	06-17B-00077	WOR.2826	21-23 Dale St.	Isadore Katz Apartment Building No. 1	Colonial Revival	1924
2	31	06-17A-00022	WOR.2827	31-33 Dale St.	Isadore Katz Apartment Building No. 2	Colonial Revival	1924
11, 12	0015	06-17B-74+76	WOR.2828	15 Ethan Allen St.	Thomas H. Hall House	Classical Revival	1928
11, 12	17	06-17B-00075	WOR.2829	17 Ethan Allen St.	Thomas G. and Elizabeth A. Doyle House	Colonial Revival	1930
12	17	06-17B-00075	WOR.2830	17 Ethan Allen St.	Doyle Garage	No Style	1930
6, 7	22-26	06-17B-13-15	WOR.2831	22 Ethan Allen St.	Edward Medlinsky Apartment Building No. 1	Colonial Revival	1926
8	22-26	06-17B-13-15	WOR.2833	26 Ethan Allen St.	Edward Medlinsky Apartment Building No. 2	Colonial Revival	1926
9, 10	25-27	06-17A-00017	WOR.2832	25-27 Ethan Allen St.	Dworman Apartment Building	Tudor Revival	1927

\* Map numbers are abbreviated street numbers on the Sketch map on the following page.





Dale and Ethan Allen Streets Historic District  
Name of Property

Worcester County, MA  
County and State



Photo Key. Dale and Ethan Allen Streets Historic District

Dale and Ethan Allen Streets Historic District  
Name of Property

Worcester County, MA  
County and State



Figure 1. Locus map showing the historic district (black outline) within the Piedmont neighborhood of Worcester, which is outlined in red and shaded.



Dale and Ethan Allen Streets Historic District  
Name of Property

Worcester County, MA  
County and State

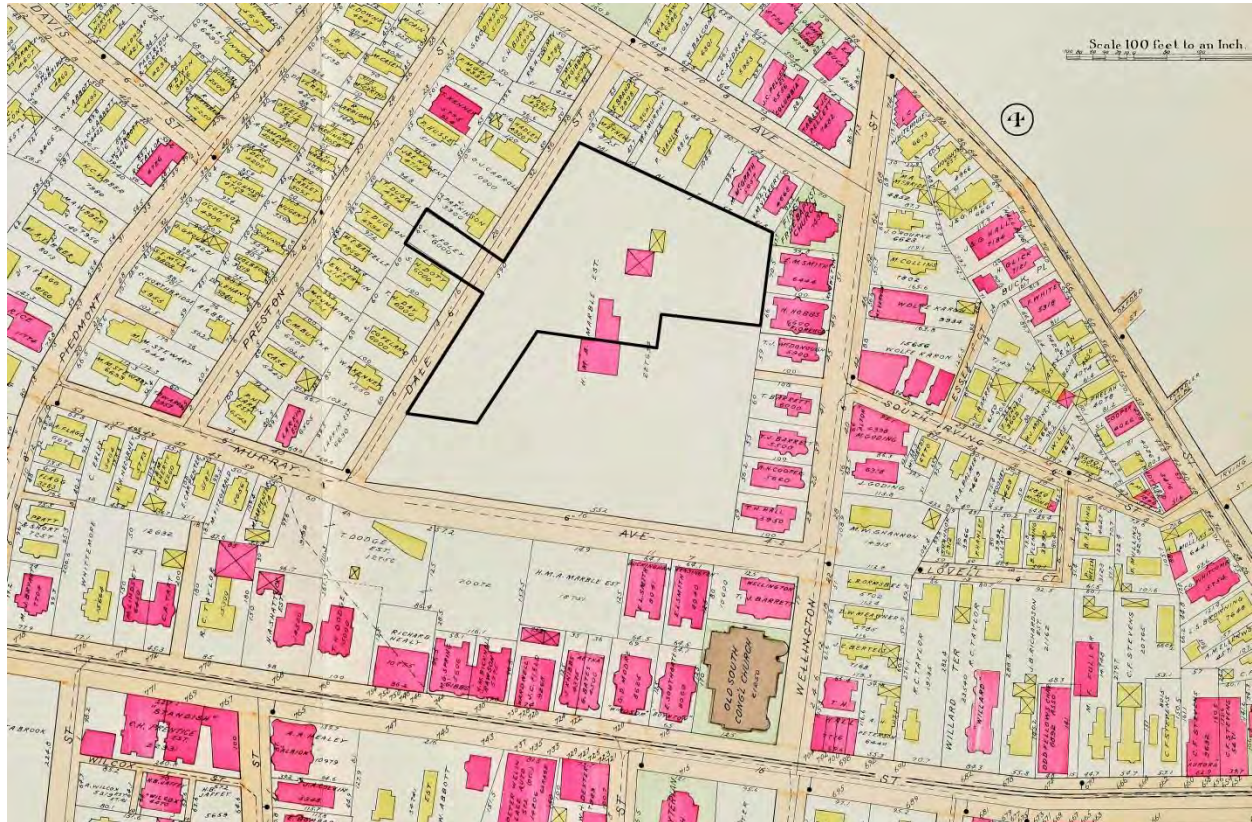


Figure 2. 1911 Richards map showing the former Allen-Marble estate (white area, center), overlaid with the boundary of the Dale and Ethan Allen Streets Historic District (black line).





Dale and Ethan Allen Streets Historic District  
Name of Property

Worcester County, MA  
County and State

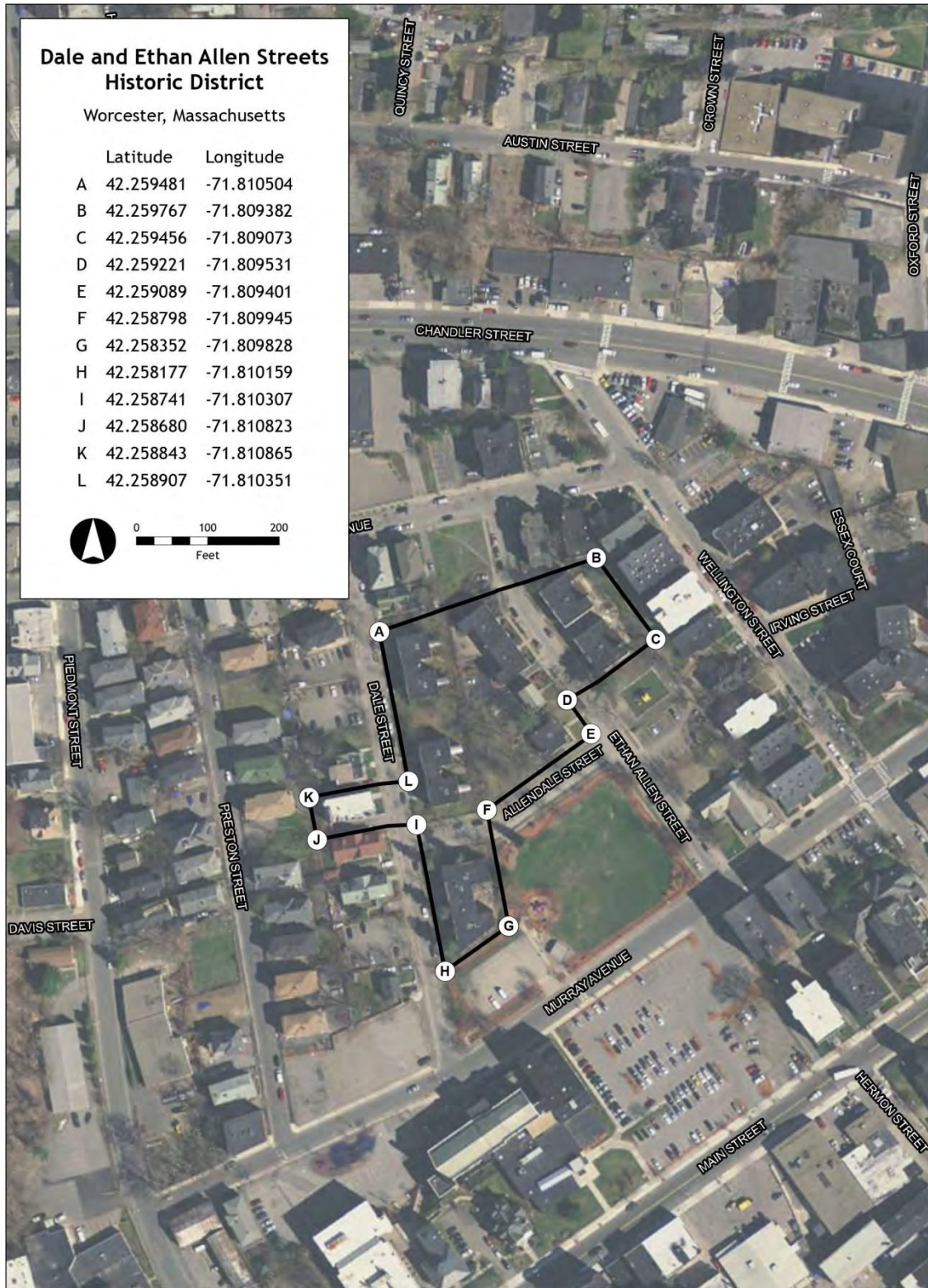


US Geological Survey. Excerpt from Worcester North and Worcester South quadrangles (1983)



Dale and Ethan Allen Streets Historic District  
Name of Property

Worcester County, MA  
County and State



Coordinate map. Dale and Ethan Allen Streets Historic District









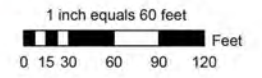
Legend

- Building
- Garage
- Outbuilding
- Deck
- Patio
- Tank
- Smokestack
- Parking - Paved
- Parking - Unpaved
- Driveway - Paved
- Driveway - Unpaved
- Parcel
- Street - Paved
- Street - Unpaved
- Street - Cemetery
- Airport
- Railroad
- Pond
- Stream
- Tile Grid

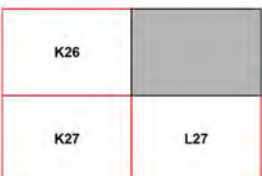
**DATA SOURCES:**  
 Spatial Data: City of Worcester GIS  
 Planimetric Data: Original (ca. 1989) Digitized at 1:480 scale  
 (Data true resolution: 1 inch = 40 feet)  
 Updated (Spring 2003) Digitized at 1:1200 scale  
 (Data true resolution: 1 inch = 100 feet)  
 Maintained: Various City of Worcester departments  
 Parcel Data: City of Worcester Assessing Division  
 Assessment date: January 1, 2011.

**COORDINATE SYSTEM:**  
 All map data is in the Massachusetts State Plane Coordinate system,  
 North American Datum of 1983, Massachusetts Mainland Zone (4151).  
 Units are measured in Feet.

**NOTICE:**  
 Considerable effort has been made to ensure the accuracy,  
 correctness and timeliness of data presented; however, this information  
 is only as accurate as its sources and may not reflect the most  
 current information. This map is for tax administration purposes only  
 and does not represent a professional survey. The City of Worcester  
 assumes no liability for any errors, omissions or inaccuracies and  
 makes no warranty, representation or guaranty of any  
 kind as to the content or for any decisions made or actions taken or not  
 taken by the user based upon any information provided on this map.



Tile: L26



03-001-0001 03-001-0002 03-001-0003 03-001-0004 03-001-0005 03-001-0006 03-001-0007 03-001-0008 03-001-0009 03-001-0010 03-001-0011 03-001-0012 03-001-0013 03-001-0014 03-001-0015 03-001-0016 03-001-0017 03-001-0018 03-001-0019 03-001-0020 03-001-0021 03-001-0022 03-001-0023 03-001-0024 03-001-0025 03-001-0026 03-001-0027 03-001-0028 03-001-0029 03-001-0030 03-001-0031 03-001-0032 03-001-0033 03-001-0034 03-001-0035 03-001-0036 03-001-0037 03-001-0038 03-001-0039 03-001-0040 03-001-0041 03-001-0042 03-001-0043 03-001-0044 03-001-0045 03-001-0046 03-001-0047 03-001-0048 03-001-0049 03-001-0050 03-001-0051 03-001-0052 03-001-0053 03-001-0054 03-001-0055 03-001-0056 03-001-0057 03-001-0058 03-001-0059 03-001-0060 03-001-0061 03-001-0062 03-001-0063 03-001-0064 03-001-0065 03-001-0066 03-001-0067 03-001-0068 03-001-0069 03-001-0070 03-001-0071 03-001-0072 03-001-0073 03-001-0074 03-001-0075 03-001-0076 03-001-0077 03-001-0078 03-001-0079 03-001-0080 03-001-0081 03-001-0082 03-001-0083 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# Dale & Ethan Allen Streets Historic District Worcester (Worcester Co.), MA



1. 18 Dale Street, east and north elevations; view southwest



2. 31-33 Dale Street, front (west) and north elevations; view southeast



Dale & Ethan Allen Streets Historic District  
Worcester (Worcester Co.), MA



3. 21–23 Dale Street, front (west) and north elevations; view southeast



4. 11–15 Dale Street/1 Allendale Street, west elevation; view east



Dale & Ethan Allen Streets Historic District  
Worcester (Worcester Co.), MA



5. 11–15 Dale Street/1 Allendale Street, north elevation; view south (February 2019)



6. 22 Ethan Allen Street, north and west elevations; view southeast (May 2019)



Dale & Ethan Allen Streets Historic District  
Worcester (Worcester Co.), MA



7. 22 Ethan Allen Street, north and east elevations; view southwest



8. 26 Ethan Allen Street, front (west) elevation; view northeast



# Dale & Ethan Allen Streets Historic District Worcester (Worcester Co.), MA



9. 25–27 Ethan Allen Street, front (east); view west



10. 25–27 Ethan Allen Street, front (east) and north elevations; view southwest



Dale & Ethan Allen Streets Historic District  
Worcester (Worcester Co.), MA



11. 15 and 17 Ethan Allen Street, south and east elevations, view northwest



12. 15 and 17 Ethan Allen Street, front (east) and north elevations and 17 Ethan Allen Street garage, view west

*Photos: Brian Lever, February 2019*





NO PARKING

8HV 839





POSTED  
KEEP OUT

NO  
TRESPASSING

2TR 192

















22





PRIVATE  
PROPERTY  
NO  
TRESPASSING  
SOLICITING  
OR  
LOITERING

25





26





25

25

27





25

27

5SF 542





WORCESTER  
BAPTIST CHURCH  
SUNDAY SCHOOL - 10:00 AM  
WORSHIP 11:00 AM & 7:00 PM





A two-story red brick building with a white door featuring a star. The building has several windows and a prominent chimney. The facade is made of red brick with white window frames and a white door. A small portico with a pediment is above the door. A white downspout runs vertically down the side of the building.

A green trash bin with the number 36102932 on it, located in the foreground near the chain-link fence.

A small, single-story brick structure, possibly a shed or garage, located to the right of the main building. It has a gabled roof and a weathered appearance.

A chain-link fence runs across the foreground, separating the property from the street. The fence is supported by metal posts and has a gate on the left side.

The background shows a residential street with bare trees and a paved road. The sky is overcast and grey.



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Dale and Ethan Allen Streets Historic District

Multiple Name:

State & County: MASSACHUSETTS, Worcester

Date Received: 10/16/2019      Date of Pending List: 11/12/2019      Date of 16th Day: 11/27/2019      Date of 45th Day: 12/2/2019      Date of Weekly List:

Reference number: SG100004700

Nominator: SHPO

Reason For Review:

- |                                       |  |   |
|---------------------------------------|--|---|
| <input type="checkbox"/> Appeal       | <input checked="" type="checkbox"/> PDIL | <input type="checkbox"/> Text/Data Issue    |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape       | <input type="checkbox"/> Photo              |
| <input type="checkbox"/> Waiver       | <input type="checkbox"/> National        | <input type="checkbox"/> Map/Boundary       |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period             |
| <input type="checkbox"/> Other        | <input type="checkbox"/> TCP             | <input type="checkbox"/> Less than 50 years |
|                                       | <input type="checkbox"/> CLG             |   |

Accept       Return       Reject      12/2/2019 Date

Abstract/Summary NR Criterion: C.  
Comments:

Recommendation/ Criteria AOS: architecture; POS: 1911-1930; LOS: local

Reviewer Lisa Deline

Discipline Historian

Telephone (202)354-2239

Date 12/2/19

DOCUMENTATION: see attached comments : No      see attached SLR : No *[Signature]*

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



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

October 4, 2019

Kathryn Smith  
Deputy Keeper  
Acting Chief, National Register of Historic Places  
Department of the Interior  
National Park Service  
1849 C Street NW, Stop 7228  
Washington, DC 20240

Dear Ms. Smith:

Enclosed please find the following nomination form:

Dale and Ethan Allen Streets Historic District, Worcester (Worcester County), Massachusetts

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

Sincerely,

A handwritten signature in blue ink that reads "Betsy Friedberg".

Betsy Friedberg  
National Register Director  
Massachusetts Historical Commission

enclosure

cc: Joseph Petty, Mayor of Worcester  
Randolph Bloom, Chair, Worcester Historical Commission  
Alisa Augenstein, PAL, consultant,  
Chair, Worcester Planning Board  
Preservation Planner, City of Worcester