

FORM B - BUILDING

MAY 15 1989

SOUTHBRIDGE MASS  
MRA

MAY 15 1989

564

AREA	FORM NO.
A	122

MASSACHUSETTS HISTORICAL COMMISSION  
80 BOYLSTON STREET  
BOSTON, MA 02116

200-2-37

Photo (3"x3" or 3"x5", black and white) Indicate address of property on back of photo. Staple to left side of form.

Sketch Map: Draw map showing property's location in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection(s).  
Indicate north

Town Southbridge

Address 32 Edwards Street

Historic Name J. M. Cheney Rental House

Use: Present residential

Original residential

DESCRIPTION

Date 1878-1898

Source maps

Style Victorian Vernacular

Architect unknown

Exterior Wall Fabric clapboards

Outbuildings none

Major Alterations (with dates) none

Condition Excellent

Moved no Date n/a

Acreage less than one acre

Setting quiet tree-lined residential

street set on a hillside

Recorded by E. Woodford, S. Ceccacci

Organization Southbridge Historical Com-

Date May 1986

UTM REFERENCE 18/745 180/4662 570

USGS QUADRANGLE Southbridge, Mass - Conn

SCALE 1:25,000

### **NATIONAL REGISTER CRITERIA STATEMENT (if applicable)**

The J.M.Cheney Rental House is significant for its association with the town's late— 19<sup>th</sup> century real estate development and its adaptation of the familiar gable-front form to the Queen Anne style. It meets National Register criteria A and C at the local level and retains integrity of setting, location, materials, workmanship, design, feeling, and association. The boundaries indicated on the attached assessors map are those of current ownership.

### **ARCHITECTURAL SIGNIFICANCE Describe important architectural features and evaluate in terms of other buildings within the community.**

This Victorian Vernacular style house is representative of many late-19th century houses in Southbridge and in Central Massachusetts in general. This three bay, side hall, gable front plan was the most popular form for a variety of styles of middle and upper middle class houses from the mid to late-19th century. Typical of many late-19th century houses built on this plan, this house is eclectic in style. The architrave/cornice window caps and round arched gable window are Italianate in inspiration. A Gothic Revival pointed window is seen in the side gable. Elaborate Stick Style ornament adorns the gables. The porch bears a mixture of bracketed Italianate and lacy Queen Anne trim. This well preserved house retains its original slate roof, 2/2 sash and its trim all intact and in excellent condition.

### **HISTORICAL SIGNIFICANCE Explain the role owners played in local or state history and how the building relates to the development of the community.**

The construction of this house was part of a second stage in the development of the Hamilton Street area which took place between 1878 and 1898. The original houses built along Hamilton Street and along Edwards and Marcy Streets were largely the houses of community leaders, industrialists and successful merchants. Built between 1855 and 1870, they were relatively large in size and set on large lots. As Southbridge expanded after 1870, Hamilton Street and nearby streets gradually became more thickly settled. By 1898, most of the large lots of the original houses in the area had been broken up and smaller less imposing houses built in between. The J. M. Cheney Rental House was built on a lot which appears to have been part of the side yard of the A. Kinney House (form #A-123) to its east. Contemporary to the construction of this house, other houses were built to its west on land which was apparently originally part of the Edwards estate on Hamilton Street.

J. M. Cheney, who apparently built whis house, was the treasurer of Litchfield Shuttle Company. He lived nearby on the corner of Marcy and Edwards Street in the large Italianate style house formerly owned by Liberty Litchfield. The 1898 atlas shows that he also owned the A. Kenney House, directly behind his own house, and this more recent house. Although no documentation has been found to prove that this house was built as a rental property, it seems likely that that was the case.

### **BIBLIOGRAPHY and/or REFERENCES**

maps, atlases, directories

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number \_\_\_\_\_ Page \_\_\_\_\_

Multiple Resource Area  
Thematic Group

Name Southbridge MRA  
State Worcester County, MASSACHUSETTS

Nomination/Type of Review Date/Signature

- 11. Building at 38--42 Worcester Street  
Entered in the  
National Register *f* Keeper *Aelous Byer* 6/22/89  
Attest \_\_\_\_\_
- 12. Building at 52 Main Street  
Entered in the  
National Register *f* Keeper *Aelous Byer* 6/22/89  
Attest \_\_\_\_\_
- 13. Central Mills Historic District  
Entered in the  
National Register *f* Keeper *Aelous Byer* 6/22/89  
Attest \_\_\_\_\_
- 14. Chamberlain--Bordeau House  
Entered in the  
National Register *f* Keeper *Aelous Byer* 6/22/89  
Attest \_\_\_\_\_
- 15. Chapin Block  
Entered in the  
National Register *f* Keeper *Aelous Byer* 6/22/89  
Attest \_\_\_\_\_
- 16. Cheney, Alpha M. House  
Entered in the  
National Register *f* Keeper *Aelous Byer* 6/22/89  
Attest \_\_\_\_\_
- 17. Cheney, J.M., Rental House  
Entered in the  
National Register *f* Keeper *Aelous Byer* 6/22/89  
Attest \_\_\_\_\_
- 18. Clarke--Glover Farmhouse  
Entered in the  
National Register *f* Keeper *Aelous Byer* 6/22/89  
Attest \_\_\_\_\_
- 19. Cliff Cottage  
Entered in the  
National Register *f* Keeper *Aelous Byer* 6/22/89  
Attest \_\_\_\_\_
- 20. Cole, E., Merritt, House  
Entered in the  
National Register *f* Keeper *Aelous Byer* 6/22/89  
Attest \_\_\_\_\_

NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Cheney, J. M., Rental House

MULTIPLE NAME: Southbridge MRA

STATE & COUNTY: MASSACHUSETTS, Worcester

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

REFERENCE NUMBER: 89000564

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT     RETURN     REJECT    6/22/89 DATE    Entered in the  
National Register

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA \_\_\_\_\_  
REVIEWER \_\_\_\_\_  
DISCIPLINE \_\_\_\_\_  
DATE \_\_\_\_\_

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

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CLASSIFICATION

count       resource type

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STATE/FEDERAL AGENCY CERTIFICATION

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FUNCTION

historic       current

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DESCRIPTION

architectural classification  
 materials  
 descriptive text

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SIGNIFICANCE

Period      Areas of Significance--Check and justify below

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

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

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BIBLIOGRAPHY

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GEOGRAPHICAL DATA

acreage       verbal boundary description  
 UTMs       boundary justification

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ACCOMPANYING DOCUMENTATION/PRESENTATION

sketch maps       USGS maps       photographs       presentation

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OTHER COMMENTS

Questions concerning this nomination may be directed to

\_\_\_\_\_ Phone \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_



32 Edwards Street  
J.M. Cheney Rental Hse  
Southbridge, MA *NRA*

Cecione 1986

Southbridge Historical Commission

Roll # 2-37



A-122  
#32

SOUTHRIDGE MASS  
MRA

JOHN E. O'DONNELL & ASSOCIATES  
AUBURN, MAINE  
1971

ASSESSOR'S MAP  
SOUTHRIDGE, MASS.

SCALE IN FEET  
0 100 200

EX-EXEMPT-TOWN  
X 90 PARCELS 182, 184, 187

35

32 Edwards Street

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

Multiple Property Cover Sheet Reference Number: 64000294