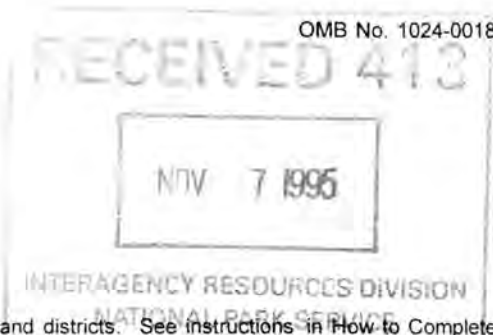


**United States Department of the Interior
National Park Service**

**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 How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Hubbard-Dawson House

other names/site number N/A

2. Location

street & number 925 Main Street N/A not for publication

city or town Holden N/A vicinity

state Massachusetts code MA county Worcester code 027 zip code 01520

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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 nationally statewide locally. (See continuation sheet for additional comments.)

Judith B. McDonough
Signature of certifying official/Title Judith B. McDonough, Executive Director
Massachusetts Historical Commission, State Historic Preservation Officer

11/2/95
Date

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional Comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

- entered in the National Register
 See continuation sheet.
- determined eligible for the National Register
 See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other (explain): _____

Signature of the Keeper

Date of Action

Edron H. Beall

12-13-95

Hubbard-Dawson House
Name of Property

Worcester, MA
County and State

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

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
_____	_____	_____ buildings
_____	_____	_____ sites
_____	_____	_____ structures
_____	_____	_____ objects
_____	_____	_____ Total

Name of related multiple property listing

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

_____ N/A _____

Number of contributing resources previously listed in the National Register

_____ 0 _____

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: single dwelling _____

Current Functions

(Enter categories from instructions)

DOMESTIC: multiple dwelling _____

7. Description

Architectural Classification

(Enter categories from instructions)

ITALIANATE _____

QUEEN ANNE _____

COLONIAL REVIVAL _____

Materials

(Enter categories from instructions)

foundation brick _____

walls clapboard, shingle, wood _____

roof asphalt _____

other brick (chimney) _____

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

United States Department of the Interior
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Continuation SheetHubbard-Dawson House
Holden (Worcester County)
MassachusettsSection number 7 Page 1

7. DESCRIPTION

The Hubbard-Dawson property is a 2 1/2 story, frame structure which owes its irregular massing and mixture of Italianate, Queen Anne and Colonial Revival detailing to two distinct building periods, c. 1847 and c. 1890. The clapboarded building consists of a 5 bay, double pile original section with two story ell, with later additions at the northwest and northeast corners and along the west elevation. The design is unified by a variety of decorative features including the columned porch fronting the original structure, porte cochere and a profusion of brackets. Set on a corner lot at the intersection of two heavily traveled streets, the Hubbard-Dawson House fronts north, less than twenty feet from Main Street, and is surrounded by a modest, cultivated lawn which slopes uphill slightly toward Salisbury Street. Although small c. 1950 houses have been built east and south of the house, trees planted at the perimeter of its present lawn preserve the impression of larger grounds and offer visual integrity to the property. Other than the division of the original single family dwelling into four apartments, the house is otherwise little altered from its late 19th century state. The property possesses integrity of location, design, materials, workmanship, feeling and association.

Despite extensive alterations c. 1890, the central gabled, five bay Italianate facade is still clearly visible and continues to serve as the primary entrance to the structure. The original main block of the house, facing north, is a two and a half story structure sheathed in clapboards and resting on a brick foundation. The gable roof is sheathed in asphalt shingles and punctuated by two interior corbel cap chimneys on the rear slope. The center entrance displays a plain wooden surround and contains a set of double doors, each leaf of which displays a rectangular upper glass pane and two lower panels.

Windows on this part of the structure contain two-over-two sash with simple slightly projecting surrounds. Missing are the shutters seen in late 19th and early 20th century photographs. The tops of the second floor facade windows butt against the bracketed cornice board while the opening in the facade's center gable displays an entablature lintel and contains louvered blinds instead of glass.

The original facade is fronted by a single story Colonial Revival porch supported by Roman Doric columns, spanned by turned, attenuated balusters with urned, chamfered newel posts near the stairs. The columns rest on yellow brick piers interspersed by rectangular latticed airspace panels. Historic photographs indicate that this early 20th century porch replaced an earlier, less deep, Italianate porch with chamfered posts, and was apparently constructed when the adjacent porte cochere was added several years after the two story front addition.

(continued)

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet****Hubbard-Dawson House
Holden (Worcester County)
Massachusetts**Section number 7 Page 2

Extending the porch to the east and of equal width, the porte cochere is square in plan and capped by an asphalt-shingled hip roof with knobbed finial and weathervane. The structure is supported by elongated Roman Doric columns with a turned baluster frieze decorated by cut-out jigsaw panels nearest the columns. An arched frieze supported by brackets with sunburst motifs marks the stairs leading up to the front porch. Both the porch and porte cochere are decorated by bracketed cornice, simpler, but still reminiscent of that at the roofline.

Projecting slightly from the west end of the facade is the north face of the c. 1890 addition. Also two and a half stories in height, the addition features a pedimented end, surrounded by brackets and framing a Palladian window in the attic, displaying a multi-light over single light sash. Both first and second floors of the facade are a single bay wide, containing a slightly wide picture window with the upper horizontal pane and two supporting outer glass panes filled with stained glass, framing a central pane of clear glass. The area to the east of the window on each floor has been cut out and on the second floor consists of a recessed porch decorated by archways with latticed spandrels and a two tier turned balustrade.

The west elevation of the house consists of the original two story ell from which a curved two-story porch projects at the northwest junction with an additional two story pediment-end projection on the west side of the rear ell. The c.1890 section closest to the facade measures two bays wide with wide 2/1 windows and a pedimented dormer centered on the roof containing a single eight-over-two window. The two story porch also dates to this era and displays a two tier turned balustrade, featuring stick balusters below and smaller knobbed balusters above, and a spindle frieze. It is supported by chamfered posts on the first floor and columns above resting on square bases. On the first floor a paneled, three sided bay window and individual small, rectangular Queen Anne Sash, are sheltered by the porch. Both the original ell and the section beyond have 2/2 windows. Wood shingles decorate both the front dormer and the pedimented end toward the rear. Historic photographs indicate that a bracketed door hood was removed on this side when the additions were made.

The fenestration pattern of the ell's rear and east elevations is balanced on first and second floors with corresponding, although not always identical, openings. Those on the second floor butt against the bracketed cornice board. Windows include two-over-two sash, smaller six-over-six sash, rectangular hinged Queen Anne style windows and a three sided first floor bay window capped by a rectangular wood-shingled bay above. A pedimented door hood supported by a pair of brackets marks the four panel door entrance to the rear of the ell.

(continued)

United States Department of the Interior
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Continuation SheetHubbard-Dawson House
Holden (Worcester County)
MassachusettsSection number 7 Page 3Interior Description

The interior of the Hubbard-Dawson House is divided into four apartments, as it has been since it was converted into a multi-family dwelling c. 1920. Interior features which appear to be original to the c.1847 structure include the knobbed round newel post and turned balustrade adorning the central staircase in the front hallway as well as the marble fireplace with central cartouche in the first floor parlor occupying the northeast (front) corner. Four panel doors predominate in this part of the house; door and window surrounds display beaded torus surrounds and include several arched openings.

Inside the addition at the northwest corner of the house, the moldings display bullseye cornerblocks. There is a doublewide opening in the second floor, northwest corner room, while the opening in the corresponding space downstairs has been blocked down to a singular opening. The first floor, northwest corner rooms displays a handsome late 19th century fireplace and mirrored overmantel with shelves and tiled fireplace opening and hearth. Colonial Revival detailing includes bead moldings and fluted pilaster detailing. A similar fireplace in the room upstairs lacks the overmantel. Other evidence of the late 19th century alterations include stained glass windows, Queen Anne sash with a border of small square panes and vertical tube radiators. Wood floors are found throughout the house. Intrusions include the introduction of bathrooms and kitchens displaying c.1950 linoleum, cabinets and lighting fixtures.

Description of Grounds

There are no longer any outbuildings associated with this property. Historic photographs and an illustration on the 1892 Map of Holden indicate that a large barn once stood to the southeast of the house. According to the present owner, this barn was rehabbed into a duplex during the 1940s. A small wooden garden structure was also located to the northwest of the house, as was a windmill tower. A picket fence formed a boundary along Main and Salisbury Streets.

The house is surrounded by a modest lawn area while a paved driveway extends from Main Street, under the porte cochere to the east of the house. A number of ornamental plantings are found in the area around the house including lilacs, honeysuckle, forsythia, roses and daylilies. There are several mature maple trees to the north of the house and a large horse chestnut tree adjacent to the porte cochere, while pine trees are found along the street line and act as a screen between the original house and the newer houses built around it c. 1950.

(continued)

United States Department of the Interior
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Continuation SheetHubbard-Dawson House
Holden (Worcester County)
MassachusettsSection number 7 Page 4

Although the Hubbard-Dawson House is situated on a parcel which measures 2.83 acres, the nomination includes the approximate half acre of property including the house and immediate surrounds. The original tract of land consisted of sixteen acres and consisted of eighteen acres when Charles Dawson purchased the property in 1877. The other houses on the lot were apparently built in the 1950s, shortly after the Hubbard-Dawson House was sold out of the Dawson family in 1948.

Archaeological Description

No sites are currently recorded on the Hubbard-Dawson House property, however, it is possible that sites are present. Three prehistoric sites have been recorded in the general area (within one mile) including one site (19-WR-181) located on a terrace bordering a brook between Chattin and Dawson Ponds and two sites (19-WR-182, 183) on terraces north and south and south of a dammed tributary stream immediately east of Chattin Pond where it meets the Boston and Main railroad. The physical characteristics of the parcel, a well drained level to moderately sloping land surface within 1000 feet of wetlands including unnamed ponds and swampy areas indicates similar locational characteristics to the known sites listed above. Given this information, the size of the parcel (1/2 acre) historic development on the parcel and known local/regional site densities, a moderate potential exists for recovering prehistoric resources.

There is a moderate to high potential for recovering significant historic archaeological resources on the property. Further documentary research combined with archaeological survey and testing can determine whether or not structural remains survive from the Horace Partridge house which stood on this property in 1832. Structural remains may also survive from outbuildings associated with the early Partridge House and later occupations during the Hubbard-Dawson family ownerships. Historic photographs indicate a large barn once stood to the southeast of the house. Survivals from this barn may exist on the nominated property. Occupational related features (trash pits, privies, wells) also likely survive in the area surrounding the house and any outbuildings. These remains could date from the 1832 period or earlier to the 20th century.

(end)

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.)

Property is:

- A** owned by 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 of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 # _____

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

INDUSTRY

COMMUNITY PLANNING & DEVELOPMENT

Period of Significance

1847 - 1945

Significant Dates

ca. 1847

1892 - 1898

Significant Person

(Complete if Criterion B is marked above)

Charles Dawson

Cultural Affiliation

N/A

Architect/Builder

Unknown

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:
Massachusetts Historical Commission

Hubbard-Dawson House
Name of Property

Worcester County, MA
County and State

10. Geographical Data

Acreage of Property 1/2 acre

UTM References

(Place additional UTM references on a continuation sheet)

1. 19 265050 4691650
Zone Easting Northing

2.
Zone Easting Northing

3.
Zone Easting Northing

4.
Zone Easting Northing

 See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

Lisa Mausolf, Preservation Consultant, with Susan McDaniel Ceccacci for Holden Historical Commission,
name/title with Betsy Friedberg, National Register Director, MHC

organization Massachusetts Historical Commission date August 1995

street & number 220 Morrissey Boulevard telephone (617) 727-8470

city or town Boston state MA zip code 02116

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Joanne Crystoff Reilly

street & number 38 Mason Road telephone (508) 829-9611

city or town Holden state MA zip code 01520

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. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
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Holden (Worcester County)
MassachusettsSection number 8 Page 1**8. STATEMENT OF SIGNIFICANCE**

The Hubbard-Dawson House is architecturally significant as one of Holden's largest and most elaborate surviving examples of late 19th century residential architecture. Despite its evolutionary nature, displaying characteristics of both the Italianate and Queen Anne/ Colonial Revival styles, the property retains a high level of architectural integrity. The property is also significant as the home of local mill owner and wool manufacturer, Charles Dawson. It is significant for the period beginning c.1847 when the first part of the dwelling was constructed to 1945, marking the National Register 50-year cutoff. Significant dates include c.1847, the initial construction date, and 1892-1898, the date of the later addition and alterations. The property retains integrity of location, design, association, materials, and workmanship. Integrity of setting and feeling have been only slightly lessened by the construction of seven c. 1950 houses on the remaining acreage of the property. The Hubbard-Dawson House meets Criteria A, B, and C of the National Register of Historic Places and is significant at the local level. Areas of significance include architecture and industry, as well as community planning and development, for the growth and development of the industrial village.

Because of Holden's small population and essentially rural character, large and imposing houses were rarely built here during the 19th century. Those more imposing houses that were built in Holden express their small town origin in their simplicity and vernacular character. Study of vignettes of important houses shown on the 1892 bird's eye view map of Holden indicates that those few large late 19th century residences built here (the Davis Homestead on Reservoir Street and the William A. Howe House (1888) on Main Street) were no more elaborate in their detailing than the Hubbard-Dawson House. Yet, even in its comparative "high" style, the Hubbard-Dawson House, reflects its small town origins. Even after its 1890s alterations, it does not compare to the level of style and sophistication of the homes of many manufacturers and successful business men built during the same period only a few miles away in Worcester.

No other Colonial Revival/Queen Anne style houses of this size or elaborateness still stand in Holden. The Ethan Davis House (Crystal Spring Farm) at 57 Reservoir Street dates to about 1883 and is a large 2 1/2 story hip-roofed structure displaying limited stick style ornament. The William Howe House on Main Street was destroyed by fire in 1979. The only other major structures known to have existed here in this style were resort hotels which are no longer standing.

(continued)

United States Department of the Interior
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Continuation SheetHubbard-Dawson House
Holden (Worcester County)
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Photographs and illustrations of the Hubbard-Dawson House made before its alteration in the 1890s show it to have been a vernacular expression of the Italianate style. Built on a traditional two story, double pile, five bay, center-entry plan with paired interior chimneys, it had a center facade gable, bracketed eaves, and a single story porch the width of its facade. The center facade gable and bracketed eaves are still part of the existing structure.

The Hubbard-Dawson House was one of a handful of vernacular Italianate houses built in Holden at the mid 19th century although few are still extant. Holden's major example of the style was the Gleason-Gould House (1853), located at the corner of Highland Street and Phillips Road, and demolished in 1972. A large two-story, gable front Italianate Villa, the house was built on a cruciform plan with a campanile, adorned by quoins and brackets. Nearby, the S.W. Armington House (c.1855) still stands at 85 Highland Street, a 2 1/2 story gablefront structure displaying Italianate details including quoining and a profusion of brackets. Edgemere, the residence of the mill-owners at Quinapoxet was a 2 1/2 story cross-gable vernacular Italianate style structure which, like the Hubbard-Dawson House, also displayed late 19th century alterations including a wrap-around porch. The house was located opposite Mill Street but is no longer extant. A one-and-a-half story, two family mill tenement (c. 1860s) with a center facade gable still survives slightly altered at 1586 Main Street in the Jefferson area. Two other vernacular Italianate houses also stand in Jefferson on Fairview Avenue. The only other house displaying a five bay facade and center gable dormer is the house at 37 Fairview Avenue, which is not contemporary with the Hubbard-Dawson House but was built in 1882.

HISTORIC SIGNIFICANCE

This house is historically significant as the home of Charles Dawson (1832-1914), one of the town's major 19th century textile manufacturers. Dawson lived here from 1877 to 1910, for more than thirty of the approximately forty years that he operated the prosperous Moss Brook Woolen Mill nearby. Passing successively to Dawson's daughter and granddaughter, the house retained its association with the Dawson family until 1948.

The major historical significance of this house is as the home of Charles Dawson, founder, president and treasurer of the Dawson Manufacturing Company. From 1872 to 1910 his company occupied the nearby Moss Brook Woolen Mill (no longer standing) on Salisbury Street in the locality once known as Dawsonville. Recognized for the manufacture of quality woolen goods, the company initially produced satinets and melton flannels and later chevots and cassimeres. At times, despite running both day and night shifts, the mill was unable to

(continued)

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet****Hubbard-Dawson House
Holden (Worcester County)
Massachusetts**Section number 8 Page 3

keep up with the orders. Around the turn of the century, the mill employed sixty-five to seventy hands and produced about 10,000 yards a year of fancy chevots and cassimeres.

Charles Dawson was born in Lancaster County in England in 1832. In 1845, after early experience working in a cotton mill in England, Dawson came to the United States at the age of fourteen with his family, settling in Millbury, Massachusetts. Having worked for a number of years in various mills, he started in business in Worcester at an unspecified date, dealing in mill supplies until 1871.

Mr. Dawson was a Republican and served as a delegate to numerous nominating conventions of his party. He was Holden assessor for one year and held the post of selectman for three years. He married Jane E. Osborn of Egremont, Massachusetts in 1852. They had three children who grew to adulthood. A son, Charles A. Dawson, joined his father in the business in 1893 but, due to poor health, resigned and died in 1903.

Dawson's Textile Operation in its Historic Framework

Charles Dawson's operation of the Moss Brook Mill coincides with the most prosperous period of textile manufacturing in Holden. Although his was not the largest of the town's textile mills, it was a successful local enterprise that made a positive contribution to the local economy under his forty year ownership.

Holden's economic base until the early 19th century was almost entirely agricultural. During the first and second decades of the century, carding and spinning mills began to appear along the town's streams. By 1845 there were five cotton mills and four woolen mills in Holden. Textile manufacturing was to be the town's major industry for the remainder of the century. In 1865, 320 persons were employed on Holden's 145 farms, while approximately the same number of persons were employed in industry in the town. Manufacturing was an important part of the town's late 19th century economic base, although agriculture also remained a significant contributor to the town's economy through the end of the century.

In 1868 Charles Dawson, as part of the partnership of Crompton and Dawson, took over the Moss Brook Mill in Holden which had been established prior to 1854 by Col. Samuel Damon. With Dawson still a partner, it was later operated for a time as Dawson & Guild. In 1870 Charles Dawson moved to Holden and devoted his whole time to the mill. By 1873 he had become the sole owner of the business. Dawson sold the mill to another concern in 1910 and five years later it was operated as the Holden Woolen Mill. In 1925 it was closed and the

(continued)

United States Department of the Interior
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Continuation SheetHubbard-Dawson House
Holden (Worcester County)
MassachusettsSection number 8 Page 4

water privilege was taken by the Metropolitan District Water Commission, which removed the buildings. The Town of Holden Dawson Park and Recreation Area now occupies the site of the Dawson Mill Village.

During Dawson's ownership both the mill and mill village were greatly improved. For more than twenty-five years he continued at the head of the business, adding from year to year new equipment and building new tenements to house an increased number of workers. Dawson is said to have ranked among the most progressive and successful woolen manufacturers of the county.

Dawson's Moss Brook Woolen Mill was one of three woolen mills operating in Holden at the end of the 19th century. Throughout town, industrial villages grew up around the larger Holden factories, rivaling the population of the town center itself. In 1895, when the town center had a population of 600, the populations of the various villages were: Chaffinville, 226; Dawsonville (around Dawson's Moss Brook Mill), 203; Jeffersonville, 826; Quinapoxet, 361; North Woods, 120; Springdale, 143; and Unionville, 123. Today, except for the villages of Jeffersonville and Eagleville, the former existence of these earlier industrial communities is no longer easily recognizable as a result of demolition and modern development.

Around the turn of the century the textile industry became less successful as Holden's mills dwindled in production. During the period 1915-1930, Holden gradually changed its former industrial-agricultural complexion. One by one the town's textile mills closed. Only the large woolen mills at Jefferson survived into the third decade of the century, finally ceasing production in 1939. Several former industrial sites, located on water privileges, were taken by the Metropolitan District Commission reservoir system. Today there are no functioning textile mills in town. During the same period, Holden underwent considerable development as a Worcester suburb. Today, Holden is chiefly residential in character. The town does have some industry, diversified in type, which is all located in a mid-late 20th century industrial park in the southern section of town.

The Hubbard-Dawson House Before and After its Occupancy by Dawson: Construction by Eli Hubbard

On this site as early as 1832 there stood a house of unknown size and description, owned by Horace Partridge. It is not clear whether any of that earlier house may have been incorporated into the present structure.

(continued)

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Continuation SheetHubbard-Dawson House
Holden (Worcester County)
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The earliest documented owner of the house was Eli Hubbard, 2nd. Hubbard, the son of Benjamin and Polly Hubbard of Holden, was born in 1820 and married Sarah A. Watson in 1845. In 1847 he purchased from Horace Partridge sixteen acres of land one half mile southwest of Holden Center at the junction of the old and new county roads (Salisbury and Main Streets respectively). The earlier portion of the present house was presumably built at about this date. In 1867 Hubbard purchased ten additional acres from Joseph Davis. Hubbard's charter membership in 1875 in the Holden Grange, #78, Patrons of Husbandry suggests that he was a farmer.

The Hubbard family was among the first families to settle in Holden in the early 18th century. Members of this family were both numerous and prominent in the town all through the 18th and 19th centuries.

In 1877 Hubbard sold the house and eighteen acres to Jane E. Dawson, the wife of Charles Dawson. The 1898 Worcester County Atlas indicates that at that time Hubbard still owned a house that he had owned since at least 1870, across the road from his former home.

Later Occupancy by Dawson Family Members

The Hubbard-Dawson House was sold in 1910 to Alida A. Chenery, a daughter of Charles Dawson. Mrs. Chenery and her husband lived there until 1922 when the house was sold to their daughter, Carrie I. Cate and her husband, Frank. About this time the house was converted into a multi-family dwelling. The Cates raised their family in the house and in 1948 sold it to John F. Crystoff. The house is currently owned by Joann Crystoff Reilly and still serves as a multi-family dwelling.

Archaeological Significance

Since patterns of prehistoric settlement in Holden are poorly understood, any surviving sites would be significant. Prehistoric sites in this area can contribute to a greater understanding of Native American settlement and subsistence patterns in the Central Massachusetts/Worcester Plateau locale and the relationship of those sites to sites in the coastal lowlands. Sites in this area can also be used to test hypotheses relating to prehistoric settlement and subsistence in different riverine drainages. The Hubbard-Dawson house lies near the southern extent of the Nashua River (Merrimack River) drainage with the Blackstone River drainage located in neighboring towns to the south and

(end)

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Hubbard-Dawson House
Holden (Worcester County)
Massachusetts

Section number 9 Page 1

9. MAJOR BIBLIOGRAPHICAL REFERENCES

MAPS

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OTHER MATERIALS

Photographs of the Dawson House from the collections of Charles Skillings, Holden.

Massachusetts Historical Commission, Inventory Form, "Dawson Mansion", Holden Survey, March 1978.

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Hubbard-Dawson House
Holden (Worcester County)
Massachusetts

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Massachusetts Historical Commission, "Reconnaissance Survey Report", Holden, 1984.

(end)

10. GEOGRAPHICAL DATA

VERBAL BOUNDARY DESCRIPTION

The house is situated at the northwest corner of Lot #5, Holden Assessor's Map #173. The bounds of the nominated parcel are indicated in pencil on the attached Assessor's Map. The total 2.83 acre lot is bounded on the north by Main Street, on the west by Salisbury Street, on the south by railroad tracks. The portion of the lot being listed on the National Register measures approximately one-half acre and is indicated visually by trees that screen the newer houses from view on the south and east sides and by Main Street on the north and Salisbury Street on the west.

BOUNDARY JUSTIFICATION

Because of the large number of noncontributing buildings on the parcel, the boundaries of the nomination have been drawn to include only the area immediately around the Hubbard-Dawson House and lawn, excluding the seven c. 1950 houses on the lot.

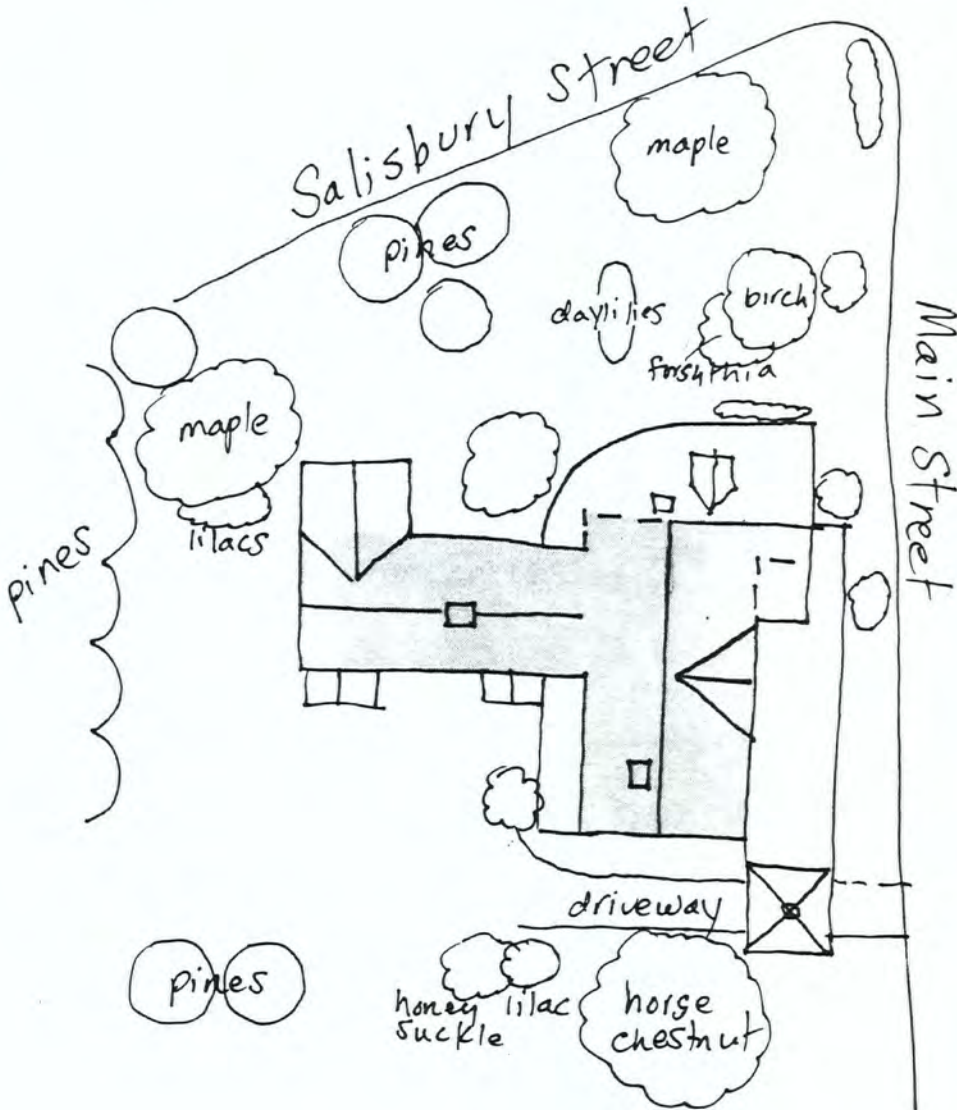
(end)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Page _____

Hubbard - Dawson House
Holden, Mass.



Key

- c. 1847
- c. 1892-1898

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Hubbard--Dawson House

MULTIPLE NAME:

STATE & COUNTY: MASSACHUSETTS, Worcester

DATE RECEIVED: 11/07/95 DATE OF PENDING LIST: 11/22/95
DATE OF 16TH DAY: 12/08/95 DATE OF 45TH DAY: 12/22/95
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 95001443

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 12.13.95 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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



925

HUBBARD-DAWSON HOUSE
MAIN STREET AT SAUSBURY STREET
HOLDEN, MASSACHUSETTS

PHOTOGRAPHER: SUSAN MCDANIEL GECCACCI

DATE: JANUARY 1988

NEGATIVE: HOLDEN HISTORICAL COMMISSION

DESCRIPTION: MAIN FACADE AND EAST SIDE, VIEW LOOKING SOUTHWEST

PHOTO 1 OF 6



Hubbard-Dawson House
925 Main St. at Salisbury St.
Holden, Massachusetts

Photographer: Lisa Mausolf

Date: February 1994

Negative: Holden Historical Commission

Description: West + Rear (South) sides,
looking northeast

PHOTO 2 OF 6



Hubbard-Dawson House
925 Main St. at Salisbury St.
Holden, Massachusetts

Photographer: Lisa Mausolf

Date: February 1994

Negative: Holden Historical Commission

Description: Rear (south) and east sides
looking northwest

PHOTO 3 OF 6



Hubbard-Dawson House
925 Main St
Holden, Mass.
L. Mausolf
June 1994
Neg: Holden Hist Comm
Desc: 1ST floor NW
corner room
Mantel looking
south

PHOTO 4 OF 6



Hubbard-Dawson House

925 Main St.

Holden, Mass.

L. Mausolf

June 1994

Neg: Holden Hist Comm

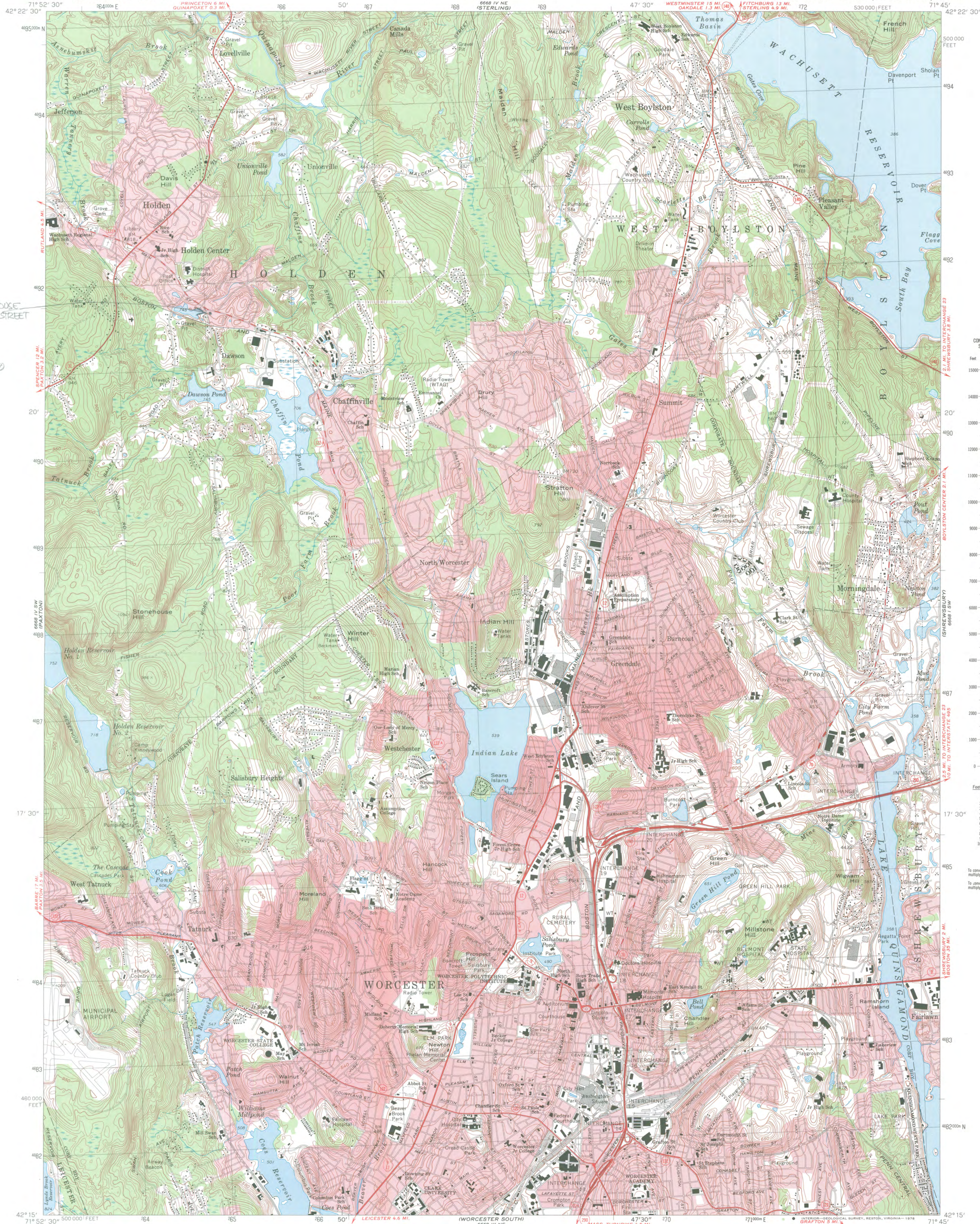
Desc: i Upstairs, NW corner room
looking north

PHOTO 5 OF 6



Hubbard-Dawson House
925 Main St.
Holden, Mass,
L. Mausolf
June 1994
Neg: Holden Hist Comm
Desc: Newel post
front hall looking
south

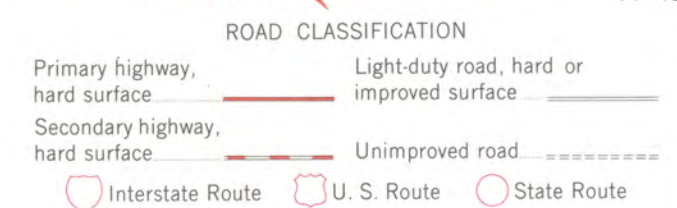
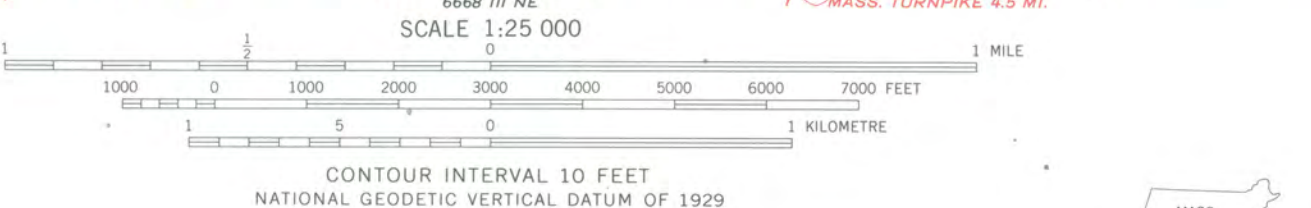
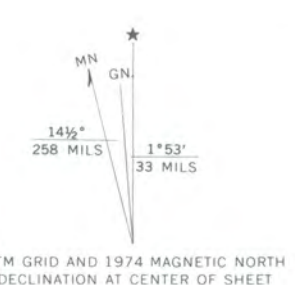
PHOTO 6 OF 6



HUBBARD-DAWSON HOUSE
MAP AT SALISBURY STREET
HOLDEN
MASSACHUSETTS
TM 219
E 265050
N 491650



Mapped, edited, and published by the Geological Survey
Control by USGS, NOS/NOAA, and Massachusetts Geodetic Survey
Topography by plane-table surveys 1941. Revised from aerial
photographs taken 1972. Field checked 1974
Polyconic projection, 1927 North American datum
10,000-foot grid based on Massachusetts coordinate system,
mainland zone
1000-metre Universal Transverse Mercator grid,
zone 19
Fine red dashed lines indicate selected fence and field lines where
generally visible on aerial photographs. This information is unchecked
Red tint indicates areas in which only landmark buildings are shown



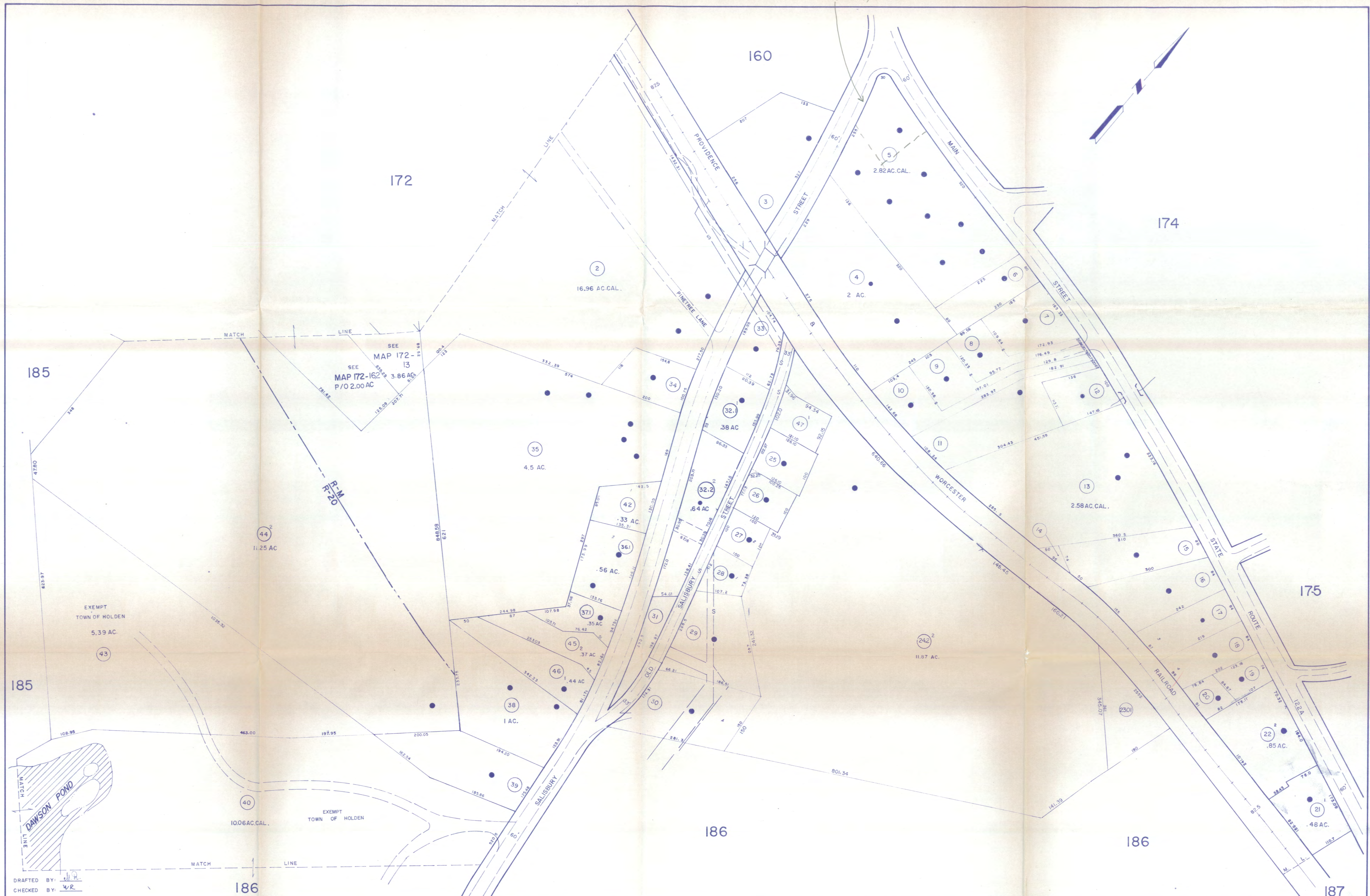
WORCESTER NORTH, MASS.
N4215—W7145/7.5

1974

AMS 6668 IV SE—SERIES V814

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

Hubbard-Dawson House
925 Main St.
Holden, Mass.



DRAFTED BY: *WR*
CHECKED BY: *WR*

FOR TAX PURPOSES ONLY
PREPARED BY
AMERICAN AIR SURVEYS, INC.
907 PENN AVENUE, PITTSBURGH, PA. 15222
NEW YORK PHILADELPHIA ATLANTA

Legend

Property line	--- (solid)	Deed lot number	15
Original lot line	--- (dashed)	Parcel number (in circle)	16
Right of way line	--- (dotted)	Dwelling	17
Edge of pavement or roadway	--- (dash-dot)	Railroad	18
Trunk sewer line	S	Scaled dimension	19
City line	D	Deed dimension	20
Town line	T	Original block number	21
Aqueduct line	A	Calculated area	22
Stream	~ (wavy)		23

Revisions

1	6-8-75	9	12-13-93 DRS	17
2	12-7-77	10		18
3	5-1-78	11		19
4	1-9-85 U.D.	12		20
5	1-1-86 LAW	13		21
6	1-1-87 LAW	14		22
7	1-1-88 LAW	15		23
8	2-6-91 MAS	16		24

TOWN OF HOLDEN
Office of Assessor
MASSACHUSETTS

Map No. 173
Photo No.: 179 Scale: 1" = 100'
Date, Photography: 5-5-65 Date, Map: 6-3-66



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

November 2, 1995

Ms. Carol Shull
National Register of Historic Places
Department of the Interior
National Park Service
P. O. Box 37127
Washington, D. C. 20013-7127



Dear Ms. Shull,

Enclosed please find the following nomination form:

Hubbard-Dawson House, 925 Main Street, Holden (Worcester County),
Massachusetts 01522

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 within the district were notified of pending State Review Board consideration 30 to 75 days before the meeting and were afforded the opportunity to comment.

Sincerely,

A handwritten signature in cursive script that reads "Betsy Friedberg".

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

cc: Susan Ceccacci, Chairperson, Holden Historical Commission
Robert V. Johnson, Chairperson, Holden Board of Selectmen
Joanne Christoff Reilly, 38 Mason Road, Holden
Janet Baker, Head Librarian, Holden Public Library
Lisa Mausolf, Preservation Consultant

Enclosure