

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

For HCRS use only

received

MAR 18 1982

date entered

APR 15 1982

1. Name

historic Curtis Building

and/or common same

2. Location

street & number 105¹109 Main Street N/A not for publication

city, town Brockton N/A vicinity of congressional district 11th

state Massachusetts code 025 county Plymouth code 023

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational <input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:

4. Owner of Property

name Carl Colarusso, Co-Ri Company, Inc.

street & number 31 Memorial Drive

city, town Avon N/A vicinity of state Massachusetts 02322

5. Location of Legal Description

courthouse, registry of deeds, etc. Plymouth County Registry of Deeds

street & number Russell Street

city, town Plymouth state Massachusetts

6. Representation in Existing Surveys

title Historic Inventory of the Commonwealth has this property been determined eligible? yes no

date 1976 federal state county local

depository for survey records Massachusetts Historical Commission

city, town 294 Washington Street, Boston, state MA.

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date _____

Describe the present and original (if known) physical appearance

The Curtis Building is located in downtown Brockton and was the last building to be constructed in a block bounded by Main Street, High Street, and Legion Parkway. It is a three story red brick structure with rusticated brownstone trim. Design elements are drawn from the Romanesque revival.

The Main Street facade is divided into three bays by brick piers which rise to a corbeled brick cornice. Each bay contains a pair of windows with brownstone lintels and sills. Those of the second floor have been altered and two presently contain a single pane of glass with a double transom above. The third has been blocked in and now contains a conventional sized window with double-hung 6/6 sash. The windows of the third floor are round arched and contain 1/1 double hung sash. A brownstone panel in the center bay above the second story window bears the name of the builder: "S.B. Curtis."

The High Street elevation, which is five bays in length, is treated in similar fashion. It continues the corbeled cornice and its end bays are set off by brick piers. Windows are treated in identical fashion although here, only the second floor window closest to Main Street has been altered with a single pane of glass. The major alteration to the building is the Main Street storefront which has been rebuilt several times.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800–1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates c.1898 **Builder/Architect** Unknown

Statement of Significance (in one paragraph)

The Curtis Building possesses integrity of location, design, setting, materials, and workmanship and as a good example of Victorian commercial design, meets criterion C.

The building was constructed in 1898 by Sylvanus B. Curtis, a member of one of the oldest families in Brockton. The family name appears as early as 1738 in the records of North Bridgewater, the community which would later be named Brockton. Curtis began his commercial career as a partner of S.B. and G.E. Curtis, "Extract Manufacturer." An advertisement placed in an 1884 business directory boasts that the firm was established in 1865 and was known for its "fine fruit flavors." During the 1880's, the Curtis' began to branch out into real estate, acquiring the Metropolitan Hotel across the street from the site of the Curtis Building. While the hotel must have occupied most of George Curtis' time (he is listed as proprietor in 1892) Sylvanus continued to acquire property. The acquisition of the Curtis Building site from the estate of Tyler Cobb on May 31, 1884 attracted the attention of Brockton historian, Bradford Kingman, for, at \$5.45 per square foot, it was "the biggest price ever paid per foot for real estate in the city."

Curtis must have rented the two story wood frame building on the site which he purchased from Tyler Cobb for a number of years before deciding to build his own commercial block. Although a precise date for construction of the building has not been established, it is not visible in a photograph of Main Street dated 1895. The Sanborn Map of 1909, however, clearly shows the new brick building. A new listing for Sylvanus B. Curtis, Realtor, at 107 Main Street, in the commercial directory of 1899, indicates a probable construction date of 1898. This was a period of rapid growth for the local shoe industry and unprecedented prosperity for Brockton. Curtis' new building facing City Hall would have been readily occupied by the growing number of merchants and professionals attracted to the city.

9. Major Bibliographical References

Kingman, Bradford, The History of Brockton, Syracuse, 1895; Plymouth County Registry of Deeds; Mercantile Illustrating Co. Brockton and Its Points of Interest, N.Y., 1895; Board of Trade Manual of the City of Brockton, Brockton, 1899; Greenough & Company Brockton & Bridgewater Directory, Boston 1872-1909; Caldwell, Wh, Brockton, Historical, Descriptive & Picturesque, Brockton, 1898;

10. Geographical Data

Acreege of nominated property 6320 sq. ft.

UTM NOT VERIFIED

Quadrangle name Brockton

Quadrangle scale 1:25000

UMT References

ACREAGE NO: VERIFIED

A

19	332860	4660760
Zone	Easting	Northing

B

Zone	Easting	Northing	

C

Zone	Easting	Northing

D

Zone	Easting	Northing

E

Zone	Easting	Northing

F

Zone	Easting	Northing

G

Zone	Easting	Northing

H

Zone	Easting	Northing

Verbal boundary description and justification

The Curtis Building occupies part of the block bounded by Main Street to the east, High Street to the south, Legion Parkway to the north. It is bounded by the Goldthwaite Block to the north.

List all states and counties for properties overlapping state or county boundaries

state	<u>N/A</u>	code	county	code
state		code	county	code

11. Form Prepared By

name/title Candace Jenkins, Registration Director with Miguel Gomez-Ibanez, Endeavor, INC.

organization Massachusetts Historical Commission date December 1980

street & number 294 Washington Street telephone (617) 727-8470

city or town Boston, state Massachusetts

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature Patricia Weslowski

title Executive Director, Massachusetts Historical Commission date 2/25/82

For HCRS use only

I hereby certify that this property is included in the National Register

for Shelvia Byers Entered in the National Register date 4/15/82

Keeper of the National Register

Attest: _____ date _____

Chief of Registration

FHR-8-300A
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

FOR HCRS USE ONLY
RECEIVED **MAR 18 1982**
DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

CONTINUATION SHEET

ITEM NUMBER 9 PAGE 1

J.D. Hall & Co. Brockton Commercial Bulletin, Vol. 1, Brockton, 1894

FOR NPS USE ONLY
RECEIVED **MAR 18 1982**
DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY MAP FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- ENCLOSE WITH MAP

1 NAME

HISTORIC Curtis Building

AND/OR COMMON same

2 LOCATION

CITY, TOWN Brockton VICINITY OF Plymouth COUNTY MA STATE

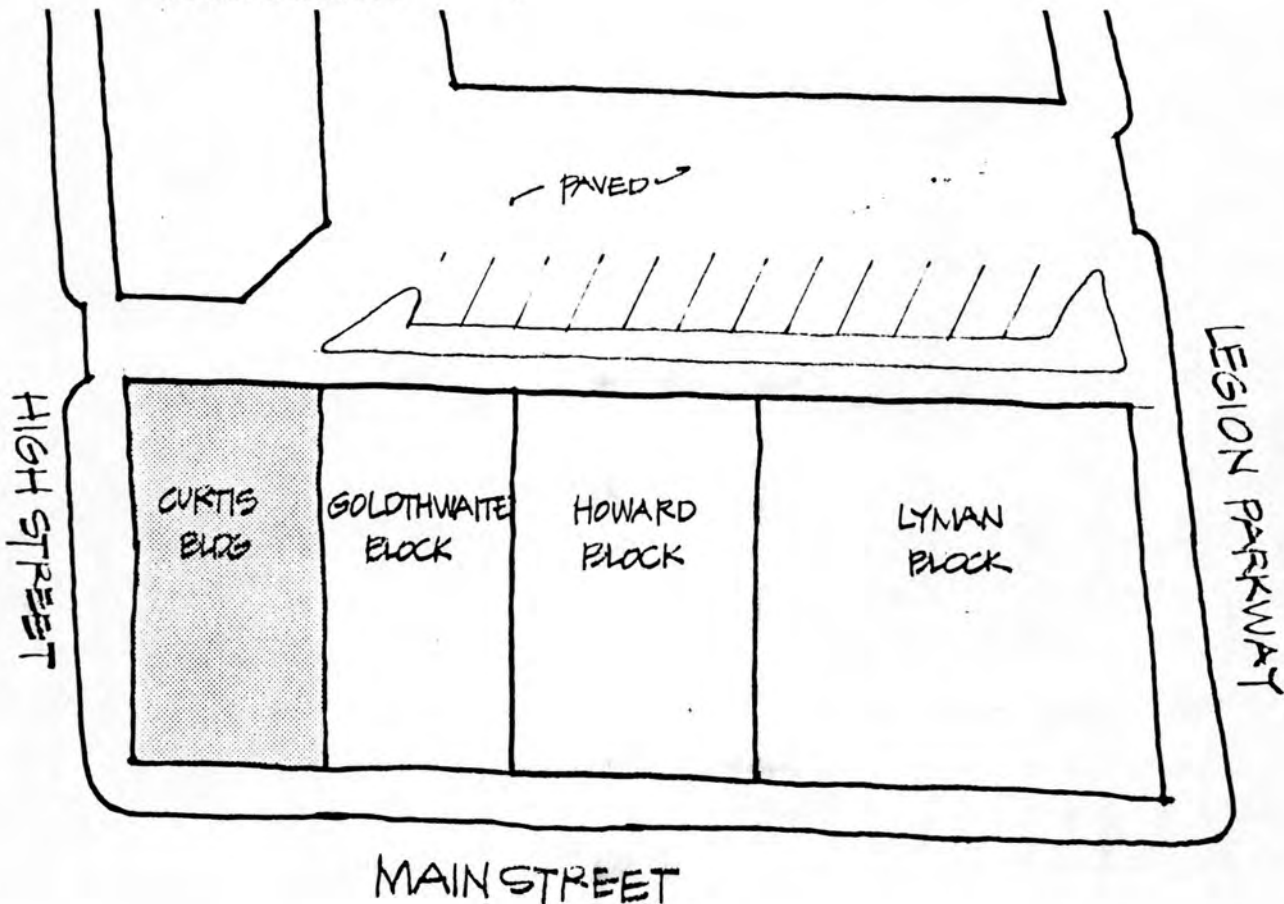
3 MAP REFERENCE

SOURCE Sketch Map

SCALE no scale DATE March, 1980

4 REQUIREMENTS

- TO BE INCLUDED ON ALL MAPS
1. PROPERTY BOUNDARIES
 2. NORTH ARROW
 3. UTM REFERENCES



NORTH →

NATIONAL REGISTER OF HISTORIC PLACES

United States Department of the Interior
National Park Service

EVALUATION / RETURN SHEET

Property: Curtis Building
State, County: MA, Plymouth
Federal Agency: _____

Working No. 3-18-82-806
Fed. Reg. Date: 2-1-83
Date Due: 4/15/82 / 5-2-82

Action: ACCEPT 4/15/82
 RETURN
 REJECT

Entered in the
National Register

photos _____
maps _____

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review: sample request appeal NR decision

Reviewer's comments:

Recom./Criteria _____
Reviewer _____
Discipline _____
Date _____
 see continuation sheet

Nomination returned for: technical corrections cited below
 substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	<input checked="" type="checkbox"/> Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

has this property been determined eligible? yes no

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

for NPS use only

8. Significance

Period _____ Area 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

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

USGS References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

_____ national _____ state _____ local

State Historic Preservation Officer signature _____

title _____ date _____

13. Other

- _____ Maps
- _____ Photographs
- _____ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: 202 272 - 3504

Comments for any item may be continued on an attached sheet



Small
apartments
for rent

RUGS

Dunnington's

DRUGS

Professional
PHARMACY

27
STOUGHTON 6
NATICK 30

NO LEFT
TURN



Curtis Building
Brockton, MA

Miguel Gomez-Ibanes
Endevor, Inc.
77 N. Washington St., Boston

March 1980

Photo # 1 of 2
Main Street looking north

CURTIS BUILDING
VIEW OF MAIN ST., LOOKING NORTH
BROCKTON, MA



DRUGS *Dunnington's* DRUGS Professional PHARMACY

←27→
STOUGHTON 6
NATICK 30

NO LEFT TURN

Studio Apartments for rent

STEVE

HEA
G
IDS

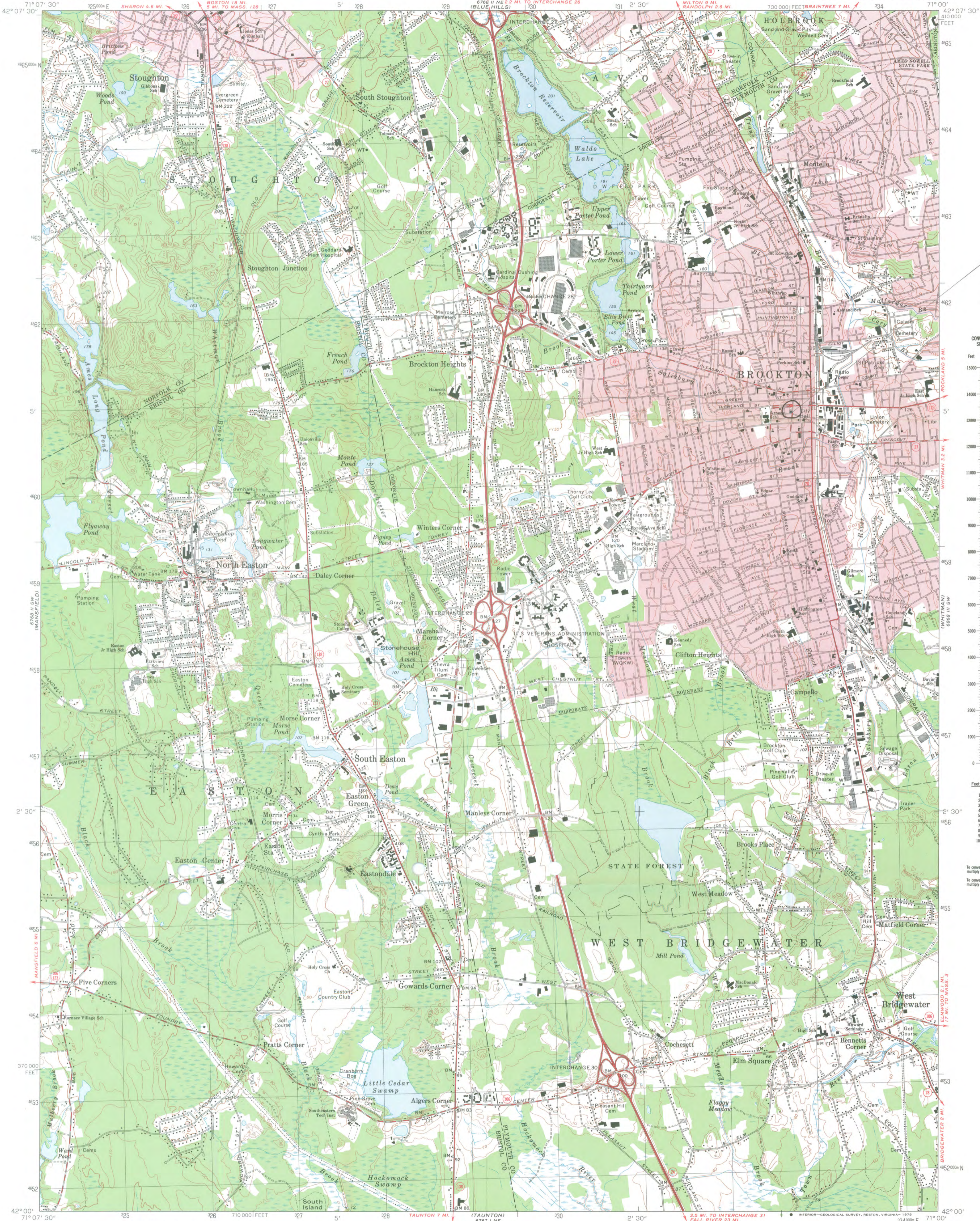
Curtis Building
Brockton, MA

Miguel Gomez-Ibanez March 1980
Endevor, INC.

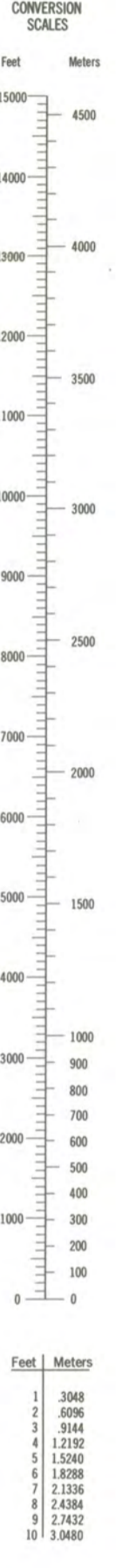
77 N. Washington St., Boston

Photo # 2 of 2
Main St. & High St. elevations

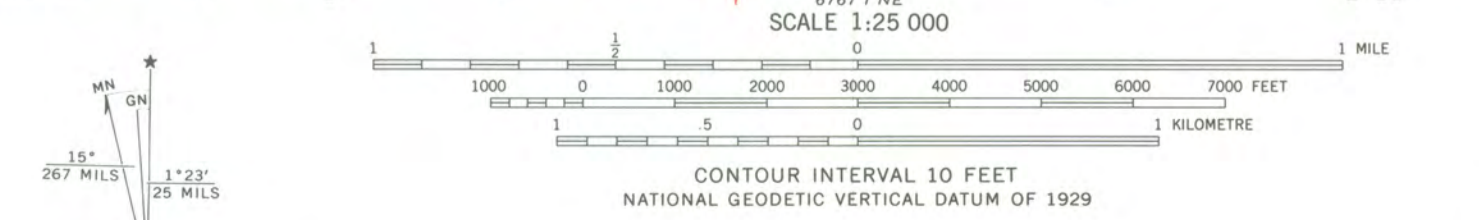
CURTIS BUILDING
MAIN ST. + HIGH ST. ELEVATIONS
BROCKTON, MA



CURTIS BUILDING
Brockton, MA
UTM REFERENCE:
19/332860/4660



Mapped, edited, and published by the Geological Survey
Control by USGS, NOS/NOAA, and Massachusetts Geodetic Survey
Planimetry by photogrammetric methods from aerial photographs
Topography by plane-table surveys 1936. Revised from aerial
photographs taken 1974. Field checked 1975.
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
Red tint indicates areas in which only landmark buildings are shown



ROAD CLASSIFICATION

Primary highway, hard surface	Light-duty road, hard or improved surface
Secondary highway, hard surface	Unimproved road
Interstate Route	U. S. Route
	State Route



BROCKTON, MASS.
N4200-W7100/7.5

1975
AMS 6768 II 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

ENTRIES IN THE NATIONAL REGISTER OF HISTORIC PLACES

STATE MASSACHUSETTS

Date Entered APRIL 15, 1982

<u>Name</u>	<u>Location</u>
Camp Atwater	North Brookfield Worcester County
Lyman Block	Brockton Plymouth County
Curtis Building	Brockton Plymouth County
Goldthwaite Block	Brockton Plymouth County
Howard Block	Brockton Plymouth County

Notified

Honorable Edward P. Boland
Honorable Brian J. Donnelly
Honorable Edward M. Kennedy
Honorable Paul E. Tsongas

Mid-Atlantic Regional Office, NPS
North Atlantic Regional Office, NPS

State Historic Preservation Officer
Mrs. Patricia L. Weslowski
Executive Director, Massachusetts
Historical Commission
294 Washington Street
Boston, Massachusetts 02108