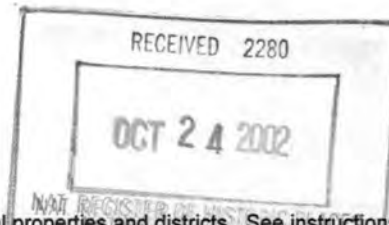


United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form



1471

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 Frank L. and Mabel H. Dean House

other names/site number \_\_\_\_\_

2. Location

street & number 10 Cedar Street \_\_\_\_\_ not for publication

city or town Worcester \_\_\_\_\_ vicinity

state Massachusetts code MA county Worcester code 027 zip code 01609

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.)

*Brona Simon*

*10/8/02*

Signature of certifying official/Title Brona Simon, Deputy State Historic Preservation Officer  
Massachusetts Historical Commission

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): \_\_\_\_\_

*for*  
Signature of the Keeper

Date of Action

*Edson A. Beall*

*12/5/02*

Worcester, MA  
County and State

1

**\_building**

sites

## structures

objects

1

Total

n/a

0

COMMERCE/TRADE/business/professional

foundation STONE/granite

walls WOOD/shingle

roof STONE/slate

other

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

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Frank L. and Mabel H. Dean House  
Worcester (Worcester), MA

Section number 7 Page 1

LOCATION AND SETTING

The Frank L. & Mabel H. Dean House is located in Worcester, the second largest city in Massachusetts and the third largest city in New England. Situated in the center of the state, Worcester is the county seat of Worcester County.

The Dean House stands in the Lincoln Estate-Elm Park neighborhood, which adjoins the western edge of the downtown business district. It sits on the northwest corner of Cedar Street and Linden Street (West Side Artery) with its main façade facing south on Cedar Street (Photos # 1 & 2). Its east side faces Linden Street. The west and north sides of the house are surrounded by asphalt-paved parking lots. The small yard that extends around the four sides of the house offers only minimal privacy. **Granite curbing** runs along the front of the property (Photo # 1). At the west end of the curbing is a square-section granite post about four feet high. Low **granite posts** mark the sidewalk to the front entrance. A broad walk leading to the main entrance of the house is paved with slabs of mica schist that glisten in the sun. These stone elements are not original to this site, but were salvaged in the 1930s from a nearby house that was being demolished. On this site they appear to have always been arranged as they are today. Evidence of a former iron fence seen on the top face of the curbing seems to relate to its earlier life at its original location.

Between the front porch and the sidewalk is a narrow landscaped front yard that is filled with recently planted low shrubbery and perennial flowers. Photographs show that as recently as 1996 four large evergreen trees stood in this area close to the front porch. Overgrown and detrimental to the physical condition of the house, they were removed. Street trees, only recently planted, mark the narrow, grassy east side of the yard, which is bounded by a sidewalk between it and the street. A narrow strip of grass exists between the side porch and the property line on the western side. Behind the house is the largest portion of lawn (about 60' x 70') with several large trees and some shrubbery to screen it from view. Of particular note is a large old oak tree at the northwest corner of the lot, which provides grace, shade, and some amount of privacy to the back yard.

EXTERIOR

This two-story, three-bay, center-entry Colonial Revival-style wood frame house rests on a granite foundation. It is four bays deep with a two-story rear ell that is one bay wide and one bay deep. A two-bay, two-story pavilion projects from the east side of the main body of the house. A small, one-story, hip-roofed section is attached to the west side of the rear ell. Both the main body and the two-story ell have high hip roofs accented by dormer windows. The hip roof of the main body, the ell, and the gable roof of the pavilion are all treated with a graceful curve near the eave edges. The eaves of the main body and the eaves and raking sections of the pediment of the pavilion are trimmed with modillion brackets. Below them is a dentil range and a narrow frieze. The ell section is treated with a dentil range but has no frieze.

On the main façade is a pair of symmetrically-placed, pedimented dormer windows. Gabled dormers are found on the west and north faces of the roof. A hip-roofed dormer sits on the east-facing roof of the rear ell.

Tall rectangular-section brick chimneys with flared tops are located on the west side of the main body and near the north end of the rear ell.

(continued)

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 2

Frank L. and Mabel H. Dean House  
Worcester (Worcester), MA

A hip-roofed, one-story porch extends across the width of the main façade and is joined by a curved hyphen section to a secondary porch on the south end of the west façade. A similar uncovered curved deck section joins the north end of the porch with a secondary entrance near the northwest corner of the building. Projecting from the center of the front porch is a flight of seven broad stairs flanked by railings of turned balusters. Tuscan columns support the roofs of both porch sections. Front porch posts are full-length Tuscan columns flanked by a balustrade of Colonial Revival style turned balusters that support an architrave trimmed with a frieze and cornice. Above this is a hip roof. On the side porch, the columns are half-height and rest on an enclosed balustrade sheathed in wood shingles. They support an architrave with frieze and cornice and a hip roof above. The curved deck sections are enclosed in shingled balustrades and have no columns or roof.

Window frames on the ground floor are wide with moulded outer edges and cornice caps. On the second floor and in the dormers they are wide with moulded outer edges. Window sash are double hung with decorative upper sash and a single paned lower sash. At the center of the ground floor level of the eastern pavilion is a triple window enclosed in a single cornice-cap frame. It consists of a wide central section flanked by narrow sections on either side. Above the single-pane lower portion of each window is a transom window less high than the section below. These transom windows like the upper sash of the other windows in the house have decorative muntins that divide them into multiple panes. To the left of the main entrance on the south façade of the house is a similar triple window.

The most elaborate ornamental feature of the exterior is the Colonial Revival style front door frame (Photo # 7). It consists of a pair of fluted Ionic pilasters at either side that support an architrave, frieze, dentil range, and cornice cap. The door is of oak with three horizontal moulded panels at the bottom and a large glazed panel at the top.

### INTERIOR

Although plans for the house were originally filed together with the building permit, they have since been discarded. However, it appears that the present layout of the interior is little altered from the original plan.

The interior is laid out around a center hall with major public rooms on the ground floor (see Plan # 1). A stairway to the second floor is located at the rear of the entrance hall (Photos # 8, 4 & 5). On the west side of the hall is a library with the dining room behind it. On the east side is a living room. Behind it is a small room, possibly originally a sitting room or breakfast room. In the ell section at the rear of the house is a half bath; the present kitchen, originally a pantry; and a back room, the original kitchen. On the second floor of the main body of the house are bedrooms with bathrooms (see Plan # 2). Rooms in the second floor ell, accessible by the back stairway, were probably originally maid's quarters. That there may have been a maid's room is suggested by the fact that a maid's call box still survives in the present kitchen. According to Albert G. Waite, the spacious finished room at the half-story level was a billiard room (see Plan # 3). Also found on this upper floor are a bathroom, probably added later, and another finished room, possibly intended for storage.

The interior of the house is notable for its high quality decorative features (Photos # 4, 5, 6, 9, 10, 11, 12, 13 & 14). Of note is the fine Colonial Revival style woodwork. Some is painted and some is unpainted natural oak. All of the major

(continued)

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Frank L. and Mabel H. Dean House  
Worcester (Worcester), MA

Section number 7 Page 3

ground floor rooms are trimmed with similar woodwork. Door and window frames consist of wide and strongly projecting Classical moulding. High baseboards with moulded upper edges surround the lower walls of the rooms, while the upper walls are crowned with a deep and richly articulated ceiling cornice trimmed with a dentil range. Most floors are of oak, 2¼-inches wide. In the entry hall, living room, dining room, and sitting room the flooring is laid with parquet frames about one and a half feet wide around the outer edges. Doors have four moulded horizontal panels and are 2¾ inch thick. Door knobs are hexagonal faceted glass knobs on brass mounts. Some original lighting sconces and other lighting fixtures survive throughout the house, while many of the lighting fixtures on the main floor are period replacements. Also of interest are examples of decorative wall painting in the living room and the library. The dates of the wall paintings are unclear. Their styles are suitable for the 1901 date of construction of the house. However, it is possible that they may have been added as part of a later early-20th century redecorating project.

Entry Hall

Straight ahead upon entering the house by the front door is the main stairway in natural oak with a square-section, fluted newel post, a Georgian style handrail, and turned balusters (Photo # 8). To the immediate right of the main entrance is one of the most distinctive features of the house -- an elegant embrasure at either side of the entrance to the library (Photo # 4). It is formed by pairs of smooth-shafted, painted Ionic columns with bases, which rest on rectangular fluted pedestals about three feet high. The fluted detail on the pedestals is the same as is seen on the window seats in the library and living room.

Indications that the embrasure was added at a later date were discovered while 1990s repairs were being carried out on the hall ceiling. When the facing above the embrasure was removed, a shipping label and a pencil inscription were found on the back. Inscribed in pencil were the name, Frank Dean, and the address, "10 Cedar St Worcester, Mass". The only record of the writing on the label is a photograph, which is not close-up enough or clear enough to make it possible to read most of the writing. The word "PREPAID" is legible. The place from which the facing and, presumably, also the embrasure columns were shipped appears to be "Boston, Mass." Beneath the removed facing were found stenciled decorations, a repeated stylized vine pattern painted in blue-green on a yellow background (Illustration # 2). It is supposed that this design continued on around all four walls of the entry hall. However, it is unclear whether this was simply a frieze motif that encircled the upper part of the wall or whether it was part of an overall pattern that covered all of each wall.

Library

The library entrance from the entry hall consists of the embrasure described above. Because of the open design of the embrasure, the library is fully visible from the entry hall. A doorway on the north wall, closeable with a door, provides communication between the library and the dining room. The upper sections of all four walls of the library are decorated with Vienna Secession style cloud designs delineated by incised outlines (Photos # 4 & 10) and expressed in two shades of dove grey and cream color. Natural oak chamfered bookcases occupy the lower portions of the walls on the south, east, and north sides of the room. With the exception of the bookcases, the woodwork in the library is painted. Below the window on the east wall of the room is a small window seat consisting of a seat and a backrest. It is trimmed with fluting

(continued)

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 4

Frank L. and Mabel H. Dean House  
Worcester (Worcester), MA

similar to that of the much larger window seat in the living room and is painted the same color as the window frame above it and as other trim in the room.

### Living Room

The largest room in the house is the living room (Photos # 6, 11 & 12), which is entered through a wide doorless opening to the left of the main entrance. Living room woodwork is of natural oak and is of Classical inspiration. The most visible feature seen upon entering the room is the broad fireplace at the center of the west wall. It is trimmed with a massive Classical style carved surround. At either side of the surround are fluted pilasters capped with scroll brackets trimmed with acanthus and anthemion motifs. Above the brackets are paneled impost blocks flanking a smooth frieze. Resting on the impost block-frieze element is a curvilinear mantelshelf that bows out at the center. The moulded face of the shelf is trimmed with a Classical bead and reel design.

On the wall above the fireplace is a hand painted mural decoration that consists of Victorian style green branches of pink roses on a bronze-gold background (see Photos # 6 & 12). The remaining walls of the living room, now painted a pale green, were originally finished in the same bronze-gold as the mural background. Photographs of the walls before they were painted show that they too were decorated with garlandlike boughs of the same roses, climbing and trailing around the room (Illustrations # 3 & 4) to transform it into a sort of golden rose bower. The ceiling of this room was also originally finished with decorative painting. Billowing clouds, some appearing to be lit from behind by the sun, were also set on the same bronze ground. Illustration # 5 gives a faint idea of the appearance of the ceiling. Since the ceiling was damaged by water from the bathroom on the west side of the second floor, much of the painting was lost. Sheetrock and plaster now cover the remaining sections of the original ceiling.

Another important feature of this room is a wide oak window seat below the window on the south wall (Photos # 6 & 11). The seat extends the full interior width of a projecting, one-story, rectangular bay that projects out from the exterior face of the main façade. Above the seat is a tripartite window. The seat and the wide, Classical style, natural oak frames of the tripartite window and its leaded transom lights of opalescent glass form a massive and imposing decorative element. Provided with arms and a back, the seat is sort of a cross between a bench and a couch. A pair of early 20<sup>th</sup> century (possibly original?) tufted green velvet cushions still cover the smooth oak seat. A dentiled cornice extends along the tops of the arms and the back. While the fronts of the arms are smooth, their inner face and the backrest are textured with narrow flutes. The paneled area beneath the seat contains storage space hidden by a pair of wide pull-out doors.

Five brass lighting fixtures with glass shades hang by chains from the living room ceiling (Photo # 6, 11 & 12). They are early 20th century pieces, but are not original to the house. Visible on the ceiling in Illustration # 5 are two of the original turn-of-the-century ceiling fixtures that were designed to hold bare light bulbs. One of these turned brass (?) pendant fixtures (about 6-8" long?) was located near each corner of the room with another placed at about the halfway point of the east wall. There were apparently five in all.

(continued)

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Frank L. and Mabel H. Dean House  
Worcester (Worcester), MA

Section number 7 Page 5

---

Dining Room

The lower three quarters of the dining room walls is paneled with a painted wainscoat of moulded raised panels (Photo # 13). The panels in the lower section of the wainscoat are square while those above are rectangular panels set vertically. The narrow section of wall above the wainscoat is covered with canvas panels painted a bronzed red and bordered with narrow woven braid. It is possible that these canvas panels cover some earlier painted ornament on the walls, since decorative friezes were popular ornamental features of paneled rooms in houses of this style and period. This seems a credible possibility because decorative painting is found on the plaster walls of other rooms of the house and because the present treatment is quite obviously applied.

Bathrooms

Today there are four bathrooms and two half bathrooms in the Dean House. Three bathrooms with original turn-of-the-century details or fixtures survive in the house. The rest seem to be later additions. The best preserved of the original bathrooms is located on the west side of the second floor and still has its original bathtub, sink, medicine cabinet, walls, woodwork, and hexagonal white tile flooring (Photo # 15). Although the fixtures have been removed from another bathroom on the south side of the same floor, its walls, woodwork, tile floor, and medicine cabinet survive intact. A full bathroom in the cellar retains a claw-footed tub and a turn of the 20th century toilet with relief ornament. It is unclear whether or not this cellar bathroom was original, possibly intended for a servant. It seems more likely that a small room adjoining the maid's quarters on the second floor was originally a bathroom and that the cellar bathroom is the result of rearrangements that took place in the 1940s when the house was adapted to accommodate renters. The style of the fixtures suggests that the half bathroom adjoining the present kitchen may have been added at a later date, possibly the 1920s or 1930s. Judging by its fixtures, the bathroom next to the billiard room at the third level may have been added in the 1940s when upstairs rooms housed renters.

Pantry/Kitchen

The present kitchen was probably originally built as a china pantry. Adjoining the dining room, it is a narrow room that is nearly the entire width of the rear ell of the house. It is equipped with glazed-top cabinets of wood with drawers. It also has open wood shelves. The various cabinets and shelves appear to date from two or more different periods. The floor is covered in late-20th century vinyl tiles.

The room north of the pantry is the original kitchen, a much more spacious room than the pantry. This squarish room would originally have had no built-in features. In front of the chimney on the rear wall there still survives a stone apron on which once stood the wood- or coal-fired kitchen range. It is the only specific reminder that this room was once a kitchen. The rest of the floor is of fir. A food pantry, consisting of open shelves, surely originally existed as part of the kitchen. It no longer survives, but might have occupied a portion of the space on the west side now devoted to a half bathroom.

(continued)

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Frank L. and Mabel H. Dean House  
Worcester (Worcester), MA

Section number 7 Page 6

---

### Upstairs Sitting Room

The southwest second floor room would appear to have been originally intended as an upstairs sitting room. It is the only upstairs room with a fireplace (Photo # 14). Some Worcester houses built at the turn of the 20th century did have upstairs sitting rooms. It may be that the sitting room in the Dean House was a Colonial Revival feature suggested by Georgian and Federal period mansions with upstairs family sitting rooms. Eighteenth century upstairs sitting rooms were intended both for family use and for social occasions. Current research has not shown how early 20th century upstairs sitting rooms were used. The elegantly ornamented fireplace surround is one of the most decorative features in the house, suggesting that perhaps this room might have been intended not only for family use but also for intimate social gatherings.

### Archaeological Description

Ancient Native American sites have not been identified on the Dean House property or in the general area (within one mile). Environmental attributes of the parcel, especially its distance of over 1000 feet from the nearest wetlands are not generally favorable for locating ancient Native sites. Urban residential development in the area dating from the mid-19<sup>th</sup> to early 20<sup>th</sup> century has also adversely affected the archaeological integrity of any sites that may have been present in the area prior to that period. Given the above information and the small size of the house lot (approximately 0.18 acres), a low potential exists for locating significant ancient Native American resources on the nominated property.

A low potential also exists for locating significant historic archaeological resources on the Dean House property. The lot for 10 Cedar Street was originally part of the garden for the James F. Alden House (1845) that stood around the corner at 1 Everett Street. The Alden House, the Alexander Dean House that stood in the area of the present parking lot to the west of 10 Cedar Street and two other mid-19<sup>th</sup> century houses that were located to the west at 16 and 18 Cedar Street were all demolished for the construction of the "West Side Artery" in the late 1960's. While no specific historic resources predating the construction of the Frank L. and Mabel H. Dean House have been identified, structural evidence of outbuildings associated with the garden for the James F. Alden House and evidence of utilities (gas, water, electricity, sewage) associated with other mid-19<sup>th</sup> century homes in the area could exist. Each of the resources noted above might contribute information to our knowledge of 19<sup>th</sup> century residential and urban development in Worcester, however, individually they would be of limited research potential and significance.

(end)

Dean House

Name of Property

Worcester, MA

County and State

## 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

ART

COMMUNITY PLANNING & DEVELOPMENT

### Period of Significance

1901-1952

### Significant Dates

1901 - construction of house

### Significant Person

(Complete if Criterion B is marked above)

n/a

### Cultural Affiliation

N/a

### Architect/Builder

Frank A. Moore, New York, architect

Willis E. Putnam, Worcester, builder

### Primary location of additional data:

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

Name of repository:

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Frank L. and Mabel H. Dean House  
Worcester (Worcester), MA

Section number 8 Page 1

---

The Frank L. and Mabel H. Dean House, Worcester, Massachusetts, meets National Register Criteria A and C at the local level. Under Criterion A it is significant for its association with the development of Worcester during its late industrial period of prosperity. Under Criterion C it is significant as a well preserved example of the city's residential architecture at turn of the 20<sup>th</sup> century. Also of note is the preservation of handpainted mural decoration representative of the late-19th-early-20th century period.

### Original Owners and Early History of the House

The house at 10 Cedar Street was built for lawyer and political figure Frank L. Dean and his wife, Mabel Houghton Dean, who lived here from the time of its completion in late 1901 or early 1902 until their respective deaths in 1934 and 1932.

#### Frank L. Dean

Frank Lincoln Dean (1865-1934) (Illustration # 7) was one of four children and the only son of Alexander H. Dean (d. 1890), a Worcester manufacturer of shoe heels, and his wife Caroline O. (Richardson) Dean (d. 1921). According to his obituary, the younger Dean traced his ancestry through a long line of prominent New England families. His mother's ancestors were among the founders of the adjoining Massachusetts town of Auburn. He graduated in 1884 from Classical High School in Worcester, among the leaders of his class. In 1888 he took an A.B. degree from Harvard University. Although Dean entered Harvard Law School the following fall, he was unable to complete his degree there due to the early death in about 1890 of his father from consumption at age fifty-five. In 1889 Frank Dean married Mabel H. Houghton (d.1932), the daughter of Charles C. Houghton of Worcester. To them was born one child, a son, Lincoln H. Dean.

After his return to Worcester following his father's death, Frank Dean worked for eight years in the law office of the noted Worcester trial lawyer, Frank P. Goulding. In 1890, early in his employment there, he was admitted to legal practice himself. While in Goulding's office he prepared cases for trial that made legal history in Worcester County and others that made important contributions to some of the firm's most important cases heard before the Massachusetts Supreme Judicial Court. Dean withdrew from Goulding's firm in 1897 to establish his own practice.

As early as 1893 Frank Dean became involved in local politics as the secretary of the Republican City Committee. For three years, beginning in 1895, he served as its chairman. Dean himself became a candidate for public office and won a seat on the Worcester Common Council in 1900, serving in 1901 and 1902. He was unsuccessful in a 1903 run for mayor. In 1905 his skill as secretary of the Massachusetts Republican Club won him an appointment as personal secretary to Massachusetts Governor Curtis Guild, Jr. Dean's excellent judgment, discretion, and loyalty are said to have kept him in this demanding post throughout Guild's term in office. His ability also won his nomination to the same position under Governor Eben S. Draper, who followed Guild.

(continued)

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 2

Frank L. and Mabel H. Dean House  
Worcester (Worcester), MA

At the close of his term in office in 1911, Governor Draper rewarded Dean with an appointment as comptroller of county accounts. Dean remained in that position until 1916, when he became Assistant Worcester County Clerk of Courts. In 1922, upon the retirement of Col. Theodore S. Johnson, Dean rose to the position of Clerk of Courts. Elected to the post in 1922 and again in 1928, he still held this position at the time of his death. According to Dean's obituary, his department was run exceptionally well under his administration. The obituary remarked upon the department's successful handling of a notable increase in Superior Court litigation attributed to the growing number of automobiles on Massachusetts streets and highways during that period. More and more cases were being filed at this time involving automobile accidents and the compulsory automobile liability insurance act. Under Dean's administration the clerk's office was noted for its careful record keeping, which resulted in a relative ease of use in the complex task of checking pleadings.

Although retired from active politics later in life, Dean kept an avid interest in the Republican Party and, according to his obituary, "was considered exceptionally well-informed on the political trends of various sections of Massachusetts."

Frank Dean died unexpectedly of a heart attack in 1934. His wife had died in 1932. The funeral services of both Mr. and Mrs. Dean were held at their home at 10 Cedar Street. Mr. Dean is buried in Hope Cemetery in Worcester. Further research is necessary to learn whether Mrs. Dean is buried there as well.

Mabel Houghton Dean

Mabel Houghton Dean, who held the deed to the house at 10 Cedar Street, was the daughter of Charles C. Houghton and his wife, Elvira L. Houghton. Mrs. Dean's father, a principal of C. C. Houghton & Company, manufactured boots in Worcester from 1853 through as late as 1889. According to a 1902 article about Frank Dean in Worcester Magazine, he and Mrs. Dean attended Classical High School together. Few other specific details about her life and interests have so far been found. However, she was a member of the Worcester Woman's Club for most of her adult life. A spot check of Worcester directories shows that she was a member as early as 1894 and as late as 1930.

Around the turn of the 20th century the Worcester Woman's Club was a large but selective organization, the membership of which was much sought-after by upper class women in the city. In 1900 it had a membership of 600 and a substantial waiting list for new applicants. Founded in the 1850's with the goal of bettering the "welfare of humanity", this organization played an important role in the community during the late 19th and early 20th century period. The club was responsible for efforts that led to improvements in the health and social aspects of life in Worcester. Among the club's activities were the establishment of kindergartens in the city, support for the creation of the Worcester Hospital for Contagious Diseases, encouragement for the establishment of schools for manual training and for the nation's first state tuberculosis sanatorium in the nearby town of Rutland.

The Deans and the Cedar Street Neighborhood

Frank and Mabel Dean were not newcomers to the neighborhood when they moved into their new house at 10 Cedar

(continued)

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 3

Frank L. and Mabel H. Dean House  
Worcester (Worcester), MA

Street. In 1879 Frank Dean's parents, Mr. and Mrs. Alexander H. Dean, had bought the large 1863 French Second Empire style house (Illustration # 6) (no longer standing) next door at 14 Cedar Street. Mrs. Dean was born at 8 Everett Street (no longer standing), just around the corner from her husband's family home. After their marriage in 1889 and until about 1898, Frank and Mabel Dean lived with his mother and sisters at 14 Cedar Street. According to the Albert G. Waite papers at the American Antiquarian Society, the large house at 14 Cedar had a full apartment on the second floor. It is supposed that the young couple spent their early married life in that apartment. Dean's mother continued to live at 14 Cedar Street with her daughters until her death in 1921. Two of the three Dean sisters were still living there shortly before the house was razed for a parking lot in 1961.

The present parking lot to the west of 10 Cedar Street is the site of the Alexander Dean House and of two other mid-19<sup>th</sup> century houses that stood to its west at 16 and 18 Cedar Street. All of the houses on Everett Street, including Mrs. Dean's birthplace, were removed for the construction of the extension of Linden Street as the West Side Artery in the late 1960's.

10 Cedar Street

In June of 1901 Mabel Houghton Dean, bought a small lot at 10 Cedar Street (deed 1687/327), where the couple soon built a house of their own. The City of Worcester issued a building permit for its construction in September of that year. The Deans were already listed at the 10 Cedar Street address when the Worcester Directory was published in February of 1902. In 1904, for tax purposes, the house was valued at \$7,500 and the lot at \$5,800.

The lot for 10 Cedar Street was originally part of the garden of the James F. Allen House (no longer standing), which stood just around the corner at 1 Everett Street. James F. Allen (ca.1809-1895), an accountant, built that house about 1845 on the west side of what was then the north leg of Cedar Street (see below for a history of Cedar Street). Believed to have been the first house built on what would later be known as Everett Street, it stood on an 8,268-square foot lot bought from real estate developer, David S. Messinger. In 1848 James F. Allen bought from Levi Lincoln a contiguous 127' x 14' strip of land, which allowed him to expand his garden southward. This additional lot extended along the north side of a segment of Cedar Street that had just been opened, running westward from Everett Street. This purchase made him owner of a corner lot. The lot of the Frank L. Dean House contains parts of both of these two Allen lots.

Running with the Dean House deed are restrictions that were probably placed by Levi Lincoln on the property when he subdivided it from his own estate. These restrictions would have been in effect when the property belonged to James Allen. Recorded in Book 400/617, they are quoted on a 1948 title to the property at 10 Cedar Street:

"No building shall be erected on said premises which in style of architecture, construction or use shall be deemed a nuisance or prejudicial to the value of the adjoining estates, also that no building shall be erected on said premises within eight feet of the westerly line of Cedar Street." The "westerly line of Cedar Street" refers to the west side of what became Everett Street. Such restrictions reflect the intention early in the development of the area to promote and maintain certain basic standards of architecture and planning.

(continued)

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Frank L. and Mabel H. Dean House  
Worcester (Worcester), MA

Section number 8 Page 4

Fairly substantial in its size and proportions, the Dean House occupies a major portion of its lot at 10 Cedar Street. Placed close to the street on this small and relatively narrow lot, the result was small strips of yard at the front and sides with the most spacious part of the yard at the rear. Part of the yards on the front and west sides are occupied by the porch that wraps around those two sides. Even though the porches existed in 1922, they were not shown on the Worcester Atlas of that year (Plan # 9) so that the front and side yards seem larger than they actually were.

Not only did the narrow lot mean a small yard, but it is likely that it also constrained the width of the house itself and was a factor in determining the proportions of its rooms. The long narrow shape of the living room suggests that this may have been the case. The side porch must have been considered an important element, since, if it had not been built, the space it occupies could have been used to make the living room wide enough to give it more ample proportions. A porch on the west side allowed the Deans to benefit from a view of Mr. Dean's mother's garden next door at 14 Cedar Street. The garden at 14 Cedar occupied an entire house lot and, according to neighbor, Albert G. Waite, it contained a summer house or gazebo as an ornamental feature. One imagines, although no documentation has been found as proof, that there might also have been an opening between the two properties to permit the passage of family members back and forth through the side yards.

Fortunately, the Deans themselves oversaw the placement of the house next door to the east at 8 Cedar Street, which they moved to that site in 1906. By locating the moved house close to the corner, its yard, on the west side abutting the Dean House lot, provided a small buffer between the two houses. The relationship of the two houses can be seen on the 1922 atlas map (Plan # 9). A small triangle of 8 Cedar Street's lot is now part of the grounds of 10 Cedar Street (Plan # 5). Preservation Worcester purchased that piece of land shortly after it acquired the Dean House property in 1996. The remainder of that lot was incorporated into the West Side Artery in about 1970.

### A Desirable Residential Neighborhood

The neighborhood in which the Frank L. Dean House stands is part of a residential area that was first developed in the early 1830s by Governor Levi Lincoln, Jr. During the first stage of development, large Greek Revival style mansions designed by architect Elias Carter were constructed on Elm and Chestnut streets for some of Worcester's most prominent citizens. One of these mansions was completed in 1836 for Levi Lincoln himself. Lincoln's development represented the first major expansion of residential settlement west of Main Street, where it had been concentrated until that time. The grand earlier houses of many of those who built these first mansions on Elm and Chestnut streets, including that of Levi Lincoln himself, were scattered up and down Main Street. But by the 1830s Main Street was increasingly in demand for commercial uses and the pressures of outward movement were growing. Lincoln's nearby farmland was considered desirable for residential development. As the development expanded, more modest houses were also built here as well. However, the opulence of many of the first houses and the prominence of their owners seems quickly to have established the area as a highly desirable neighborhood, remaining one of the city's "best" neighborhoods well through the early 20<sup>th</sup> century.

The 1830's growth of Worcester's center village beyond the narrow limits of Main and Summer streets (the same growth

(continued)

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Frank L. and Mabel H. Dean House  
Worcester (Worcester), MA

Section number 8 Page 5

that led to the development of the Sever Farm by Governor Levi Lincoln) was spurred by the dramatic economic effects created by the opening of the Blackstone Canal in 1828. Transportation links, provided by the canal in the 1820's and by the advent of railroads in the 1830's and 1840's, brought to Worcester a commercial and industrial prosperity that was on the increase all during the 19th century. During the late-19th-early-20th-century period, tall office and commercial buildings gradually replaced earlier one-to-three story downtown commercial buildings. Even during the first three decades of the 20th century Worcester's on-going economic success caused the city center to continue to expand and to grow more dense. The advent of the automobile and its wide acceptance by the late 1920's also put pressure on the downtown area for parking. At the same time, both prosperity and the automobile encouraged the development of new suburban residential neighborhoods on former farmland and other undeveloped property outward from the center. By the mid-20th century these changes had gradually taken their toll on the Lincoln Estate-Elm Park neighborhood.

The Lincoln Estate-Elm Park neighborhood remained popular among the city's most prominent families for nearly one hundred years. The Massachusetts Historical Commission inventory form on the Lincoln Estate-Elm Park area notes that "the area experienced continuous construction of houses between the mid-1830s and approximately 1930, and contains excellent examples of architect-designed Greek Revival, Victorian and early twentieth century houses." This neighborhood was still a favorite even after suburban neighborhoods farther from the city center were made easily available by the expansion of the city's trolley system during the mid and late 19<sup>th</sup> century. Previously undeveloped acreage, near Elm Park and adjoining the western end of Lincoln's earlier development, was still being newly built up by Lincoln family members and others between the 1880s and the early 20<sup>th</sup> century. Evidence of the neighborhood's continued popularity is also seen in the subdivision of the larger house lots of earlier houses, as was the case with the Dean House lot. Redevelopment of the more easterly, fully built-up, older portions of the Lincoln Estate-Elm Park neighborhood from the 1890s through the 1920s also testifies to the continued high standing of the neighborhood. Examples of the removal of earlier houses by important members of the community for the construction of grander, more up-to-date, new ones can be seen in several large, stylish, architect-designed houses in the area: 54 Elm Street (Colonial Revival, 1897), 7 Oak Street (Colonial Revival, 1898), 6 Oak Street (Colonial Revival, 1906-1907), 71 Elm Street (Flemish style, 1916-1917) and 26 Cedar Street (Tudor, 1926) (all included on NR, Lincoln Estate-Elm Park District).

Levi Lincoln's Early Development of the Neighborhood

According to Worcester historian, Harriette Merrifield Forbes, Governor Levi Lincoln began the development of his property, the former Sever Farm, about 1830. As the first step in creating this new residential neighborhood, he laid out three new streets, Elm, Chestnut, and Walnut. Almost all of the first houses built here were imposing houses that could be called "mansions" and most, or possibly all, were designed by masterbuilder/architect Elias Carter in the Greek Revival style. Most of them had monumental columns across their fronts. Mrs. Forbes believed the first house to be erected was for Judge Pliny Merrick, built in 1831 on Chestnut Street on the site of the present Chestnut Street (Union) Congregational Church. The second, built in 1833, was the Simeon Burt House next door to it at the corner of Chestnut and Elm Streets, the site of the present Worcester Historical Museum (originally Horticultural Hall). Extending the row of imposing houses further north along the west side of Chestnut Street, Carter-designed houses were built in 1835 for Alfred Dwight Foster (southwest corner of Chestnut and Cedar streets, site of an apartment block at 1-3 Cedar Street) and

(continued)

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Frank L. and Mabel H. Dean House  
Worcester (Worcester), MA

Section number 8 Page 6

in 1836 for Foster's son-in-law, Samuel N. Burnside (on the northwest corner of Chestnut and Elm streets, site of the present New England Telephone Building, now Verizon). Governor Lincoln's own mansion (moved in the 1950's to Old Sturbridge Village, Sturbridge, Massachusetts) was completed in 1836 on the site of the present Chancery of the Roman Catholic Diocese of Worcester at 49 Elm Street. It was not the first house on this section of Elm Street. When it was built, it stood west of a small house at 41 Elm Street, now moved to 4 Avalon Place, which was designed by Carter and built in 1835 for Lincoln to live in while his mansion was being completed. These houses, all completed before 1840, formed the original core of Lincoln's new residential neighborhood.

The Early History of Cedar Street

Cedar Street was not put through until several years after the earliest development of the neighborhood. In 1845 real estate developer, David S. Messinger, was selling for development lots west of Chestnut Street that had formerly belonged to Lincoln. In that year, to provide access to those lots, he opened the easternmost and original leg of Cedar Street. In its 1845 configuration the street ran west from Chestnut Street and turned north, running as far north as William Street, to form what later became Everett Street. That northern (Everett Street) portion of Cedar Street ran between Cedar and William streets a few feet west of the current route of that section of Linden Street (West Side Artery). Today Everett Street is a dead end street accessible only from William Street. It now exists more as a driveway than as a street. The Cedar Street end of Everett Street is incorporated into the present Linden Street (West Side Artery) (see Assessors Map).

From its 1845 beginning, Cedar Street was gradually extended in increments between the 1840s and the 1880s. In 1847 Levi Lincoln extended it west from Everett Street to Oak Street. The new section of Cedar street was described in an 1848 deed from Lincoln to James F. Allen, Book 433/624, as "lately extended by said Lincoln though his own land." It is presumed that, when that was done, the northern arm of Cedar Street was renamed Everett Street. It is already identified this way on the 1851 Worcester map. The south side of the new section of Cedar Street was contiguous with the rear boundary of the lot on which Lincoln's pillared Greek Revival style mansion stood (Plan # 6).

Worcester's growth during this period led to its becoming a city in 1848. In that same year Cedar Street was opened even further, as far as West Street. West Street itself was put through in 1848 at about the time the Roswell P. Angier house (no longer standing) was built at what is now 32 Cedar Street, near the northeast corner of West Street. The lot for the Angier House was purchased from Levi Lincoln. The house that was built there seems to have been the first house constructed that actually faced on Cedar Street. The 1851 Walling map of Worcester (Plan # 6) shows that at that date Cedar Street still extended no further west than West Street. Land west of West Street was entirely undeveloped and the Angier house was the only house yet facing on Cedar Street. The south side of the street was still occupied by the back yards of houses on Elm Street, including that of the mansion of Levi Lincoln himself. On the north side of Cedar Street were the side yards of houses facing on Chestnut and Everett streets. One of these two houses was the James F. Allen House at 1 Everett Street, mentioned above.

Several houses were built on Cedar Street during the 1850's and 1860's. Almost all of these early houses stood on the north side of the street. The home of Frank Dean's parents at 14 Cedar Street (no longer standing) was built by its

(continued)

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 7

Frank L. and Mabel H. Dean House  
Worcester (Worcester), MA

original owner in 1863, during this stage of development. By 1870 a total of eight houses had been built on the north side of the street between Chestnut and West streets and four on the south side (Plan # 7). By then Cedar Street had been extended, but not yet developed, as far as Sever Street. The street was opened as far west as Russell Street, to follow its full present-day route, by about the 1880's.

### Architectural Styles on Cedar Street

Many of the earliest houses on the street were built in the Italianate and Second Empire styles that were popular during the 1850s and 1860s. By the time the Frank L. Dean House was built, the nearby houses on the street represented a variety of mid- and late-19<sup>th</sup> century and early 20<sup>th</sup> century styles including Italianate, Second Empire, Queen Anne, and Colonial Revival. Many of them were architect designed. In comparison to 1901, the streetscape of Cedar Street is somewhat altered. Styles found in the neighborhood immediately around the Dean House today include Second Empire, Queen Anne, Colonial Revival, and Tudor. With the exception of the circa 1950s-1960s construction of an apartment building at 38-40 Cedar Street, there was little new construction here during the mid- and late-20th century. Most changes during this period involved demolition of existing buildings for parking lots.

### The Dean House and Turn of the Century Architecture in Worcester

The Frank L. Dean House is Colonial Revival in style. Inspired by 17th and 18th century American buildings of the pre-Revolutionary period, this style was widely popular in the United States between the 1880s and about 1950. It was made popular through the influence of the Philadelphia Centennial Exhibition of 1876, which celebrated the one-hundredth anniversary of the birth of the nation. During the early period of its popularity, circa 1880s-1910, actual colonial period buildings served only as springboards for new designs -- not objects to be imitated. Ornamental details gleaned from divergent styles were used together on the same building to create entirely new effects. Buildings were typically much larger than original colonial period buildings and their plans were more open. Colonial Revival style buildings were unabashedly designed to meet modern needs and tastes. Only during the period from about 1910 to 1950 did the Colonial Revival style more often emulate actual examples of colonial period architecture.

The original version of the Colonial Revival style was widely popular for the dwellings of the well-to-do in Worcester from about the 1890s through about 1920. Large, fine examples of the style are seen in the Lincoln Estate-Elm Park area, where 10 Cedar Street stands, as well as in other Worcester neighborhoods that grew up at that same time, including the Main South-Woodland Street neighborhood and the Salisbury Street-Massachusetts Avenue area.

The Frank L. Dean House represents a somewhat modest but well finished turn-of-the-20th-century version of the Colonial Revival. It can be said to be an example of the "transitional" Colonial Revival style. The transitional expression of the style appeared around the turn of the 20th century. It continued to be used for a couple of decades until it was supplanted by the taste for buildings inspired by actual colonial period examples. Transitional houses were somewhat smaller in size and often simpler in ornament and less complex in form and plan than earlier examples of the Colonial Revival. These characteristics were, in part, reflections of the growing taste for architectural simplicity during this period in reaction to Victorian excesses.

(continued)

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Frank L. and Mabel H. Dean House  
Worcester (Worcester), MA

Section number 8 Page 8

In character with the Colonial Revival style, the exterior design of the Dean House, especially that of the main façade, is largely symmetrical and includes Classical ornamental features at the roofline, porch, windows, and doors. The boxy shape and hip roof are derived from the Georgian style of the colonial period. An ornamental Georgian style railing of turned balusters, now missing from the roof of the front porch, originally gave the exterior a more elaborate Colonial Revival style appearance than it now has (Illustration # 1). The exterior sheathing of wood shingles is a Colonial Revival feature that recalls the use of shingled exteriors in colonial period New England. Wood shingle exteriors were also widely used for early 20th century Arts and Crafts style buildings. The interior of the Dean House is trimmed with Colonial Revival style ornamental woodwork, but also shows the influence of the Arts and Crafts style popular during the early 20th century.

In form the Dean House has been called an "American Foursquare." Yet, despite characteristics in common with the widely popular early 20th century Foursquare house type, the late Victorian taste for a more complex form and floor plan are seen here. Some characteristics of the Dean House that correspond to the Foursquare house type include the squarish main body of the house, the generally symmetrical appearance of the design, the hip roof with dormer windows, and the one-story porch across the width of the main façade. However the Dean House design includes Romantic elements that break up the requisite box-like shape of the Foursquare. They include the "wrap-around" continuation of the front porch, the projecting gable-roofed pavilion on the east side, the rear ell, and the now-lost elaborate railing at the roofline of the front porch. The interior plan of the house features a central entry hall, typically omitted in the Foursquare. Asymmetrically-arranged rooms of varying sizes flank the entry hall, while the rooms of the typical Foursquare were all more or less square and of approximately the same size. Also, the profusion of Classical style woodwork found in the Dean House is not characteristic of the simplicity associated with the Foursquare.

## Windows

The windows in the Dean House are typical of the early years of the 20<sup>th</sup> century. They are composed of a multi-paned upper window sash and a lower sash containing a single large pane of glass. Also characteristic of the early 20th century period is the semi-lozenge pattern used for the upper sash of most of the windows here. The multi-paned treatment of the upper sash is an early-20th century stylization of the medieval, multi-paned, leaded glass windows of 17th century American colonial period buildings. This mixing of stylistic trends belonging to different time periods was common in the Colonial Revival style before about 1910.

A few selected windows in the house are of leaded opalescent "art glass". Art glass is found in the upper portions of the triple windows in the living room (Photos # 6 & 11) and dining room. The lower sections of these windows are large single panes of window glass, as is found in the lower sash of other windows in the house. The pattern used for these windows consists of intersecting circles. Similar patterns can be seen in the leaded glass fanlights and sidelights of houses in the Federal style dating from the post-colonial period of the early American republic. Opalescent art glass is also used for the interior window, glazed-top door, and door transom on the landing of the main stairway (Photo # 5). The lozenge-circle-diamond pattern used for the glass on the landing is more medieval in feeling than that in the exterior windows.

(continued)

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Frank L. and Mabel H. Dean House  
Worcester (Worcester), MA

Section number 8 Page 9

Leaded glass windows were a decorative element that was widely popular in late 19th century American Victorian houses. "Art glass" windows, such as those seen in the Dean House, continued to be very popular through at least the first decade of the 20th century. Art glass was often custom made and but was also available ready-made from catalogues. The source of the art glass in the Dean House has not been identified. Opalescent glass, popular during this period, was the late 19th century invention of American stained glass designer, John La Farge. The choice of this uncolored opalescent glass reflects the growing preference at the turn-of-the-century for pale-colored and uncolored glass in leaded glass windows and for greater simplicity of design.

Embrasure

The columned embrasure that separates the entry hall and the library was apparently added, possibly in the 1920s, by the Deans. 1990s work to repair the hall ceiling exposed the back side of woodwork trim on the embrasure, which bore a shipping tag and address. This alteration seems to be an expression of the growing 20th century taste for a more open plan of the Arts and Crafts style, which was made widely popular, in part, by Gustav Stickley's publication, The Craftsman (1901-1916). In Worcester, embrasure type openings were widely used during the early 20th century to separate living rooms and dining rooms. Expressed both in the Colonial Revival style and in the more severe Arts and Crafts style, they were popular for single-family houses and also for multi-family houses, such as the "three-decker," as well.

Bathrooms

The Dean House appears to have been built with as many as three bathrooms. The use of multiple bathrooms was beginning to become common around 1900. The only bathroom in the house that retains most of its original fixtures and finish is the second floor bathroom on the west side. Typical of the turn of the century period is the use of white hexagonal tile on its floor, no tile (only plaster and a moulded rail) on the walls, and a built-in medicine cabinet of wood. The bathtub has easy-to-clean enameled exterior walls, reflecting the hygiene-conscious outlook of the period. The less expensive clawfoot tub with a paintable iron exterior continued to be widely used into the 1920s. One of these is, in fact, found in the house, in the basement bathroom, but tubs with all-enamel exteriors were used in both of the major second floor bathrooms. The ceramic sink supported by a pair of turned ceramic legs seen here is a "high end" model, broad and ample with plenty of space to set down toilet items. The original pull-chain toilet, with its water tank set high on the wall, has been replaced with a modern low-tank toilet.

A half-bathroom and probably two more full bathrooms were added during the mid-20th century when the owners rented to roomers. To make it practical to convert the original kitchen to a bedroom, a full bathroom, now replaced with a half-bath, was installed in what had probably been a food pantry on the west kitchen wall. A full bathroom also seems to have been installed during that period on the third floor in what must previously have been a section of attic.

Built-ins

There are two built-in window seats in main rooms on the ground floor of the Dean House. The largest, most imposing,

(continued)

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Frank L. and Mabel H. Dean House  
Worcester (Worcester), MA

Section number 8 Page 10

and most highly visible of the two is set beneath the triple window on the south wall of the living room. It is not clear whether or not these features were later additions or whether they were part of the original interior design. Built-in furniture, including dining room sideboards, window seats, inglenook seats, and hall seats, were commonly used in late 19th century houses. They also were widely popular for early-20th-century houses in the Arts and Crafts style. The only reason to believe that they might be a later addition is that the fluted trim used on both window seats is also used for the pedestals of the hall-library embrasure, which seems to be an addition. It may be that all of these elements were added at the same time, possibly in about the 1920's. Further physical investigation will be necessary to determine the age of these features.

## Walls and Decorative Painting

The most distinctive and significant feature of the Dean House is its mural decoration. Hand-painted mural decoration on a rough plaster ground is seen both in the living room (Photos # 6 & 12) and the library (Photos # 4 & 10). Also, evidence has been found showing that the entry hall was once decorated with stencil painting (Illustration # 2). Undecorated rough plaster is another feature of the interior decoration of the major downstairs rooms in the house.

Further research will be necessary to understand whether both the living room and library murals were executed at the same time. Design elements of both of them could be associated with a 1901 date. The original bower-like design of climbing roses that once extended around the walls of the living room reflects elements typical both of late Victorian taste and with the early-20th century Arts and Crafts style. More distinctly influenced by modern trends is the stylized cloud motif incised and painted in pale colors on the library walls. The simplification of the clouds and the spiral incised lines of the mural recall the modernism of design motifs popularized by the 1898 Vienna Secession Exhibition in Vienna, Austria.

The identity of the artist or artists who painted the walls of the Dean House is unknown. Several Worcester companies advertised under the heading "Fresco Painters" in Worcester directories in the 1890s and during the early years of the 20th century. The 1902 advertisement for Sandgren & Ehnborg, Interior Decorators and Painters, listed "Fine Wall Effects, Artistic Ceiling Decorations, Frescoing, Tinting and Painting" among their services. In their listing of Worcester references is the name of one of the Dean's neighbors, Francis H. Dewey, whose home (no longer standing) was on the corner of Chestnut and Cedar streets. It is possible that a reference from this neighbor might have led the Deans to select the same company. Nothing is currently known of the work of any of Worcester's decorative painters of this period or their work. Further research on Worcester decorative mural painting is necessary to make it possible to place these murals in the context of other Worcester interiors of the period.

Because of the apparent rarity of surviving Worcester ornamental painting, the preservation of the Dean House murals gives them unusual and outstanding significance. Hand-painted mural decoration was popular for the interiors of late 19th century houses in Worcester and is associated with a variety of architectural styles popular during that period. However, in the few surviving Worcester buildings where such decoration is known to have been used, it has been painted over. This is the case for two grand houses, 1879 Victorian Gothic Whitcomb House on Harvard Street and the 1880 Richardsonian Romanesque Orlando W. Norcross House, 16 Claremont Street.

(continued)

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 11

Frank L. and Mabel H. Dean House  
Worcester (Worcester), MA

Mural decoration is associated the internationally popular Arts and Crafts/Aesthetic influence of the time, which emphasized the interrelationship of the arts and everyday life. Decorative wall painting is also associated with the similar philosophy of the simplified early 20th century version of the Arts and Crafts style, also known as the Craftsman style. The use of rough plaster for the walls in the major downstairs rooms of the Dean House would seem to be a reflection of the Arts and Crafts influence. Rough plaster was also used in association with medieval-influenced styles such as the Victorian Gothic and Tudor styles. It appears that rough plaster was probably part of the original decorating scheme, since a rough texture is seen in photographs of the now covered stencil-painted upper wall on the east side of the entry hall.

Architect and Builder

The City of Worcester building permit for the house lists the architect as Frank A. Moore of New York. Frank A. Moore was probably Frank Ashburton Moore, who is listed in Frank Ward's 1989 Architects in Practice in New York City, 1900-1940 as the designer of buildings on East 23rd Street, East 29th Street, and several on 5th Avenue, and one on Vanderbilt Avenue in the city. The 1979 book of the same title by Dennis Steadman Francis lists Moore as having designed "Country Houses for Mr. Singer, Larchmont [NY]" and a "Residence for Mr. Van Liew, 20 West Fifty-first Street, New York (1899-1901)". It is not clear whether Frank A. Moore is the same architect as the Frank Moore, who designed a grand Colonial Revival style mansion, "The Orchards", Greenwich, Connecticut. That building was illustrated in a 1912 issue of the architectural journal, Architectural Record.

It is possible that the New York architect, Frank Moore, might have had Worcester connections. A Frank Moore, an architect and the son of Jesse Moore, was listed in the Worcester directory in 1892 as living with his father at 25 Catherine Street. Massachusetts Historical Commission MACRIS listings give Moore as the architect of his father's fine circa 1890 Queen Anne Style house (now altered). Other examples of his work have not been identified and no other details of his architectural career are currently known.

Willis E. Putnam of Worcester is listed on the building permit as the builder of the Dean House. Willis E. Putnam, carpenter, can be found in Worcester directories as early as 1893. His advertisement in the 1901 directory included the phrase "Estimates Promptly Furnished on all kinds of Buildings." By 1910 he may have given up house carpentry to specialize in finish work. In that year his advertisement offered "Fine Cabinet Work and Store Fixtures." Given this advertisement, it would appear that Putnam not only built the house at 10 Cedar Street but that he may also have been responsible for most of the fine Classical trim found here.

10 Cedar Street after the Deans' Ownership:

Leonard and Lillian Fairchild

After Frank Dean's death, the house at 10 Cedar Street stood vacant for a couple of years. In 1938 it was sold to Leonard G. Fairchild (d. 1942) and his wife, Lillian M. Fairchild (1884-1939). According to Worcester historian, Albert G. Waite, the Fairchilds installed a "modern steam heating system with oil burner before moving in early in 1938." Signs in the flooring where heating registers once existed indicate that the earlier coal heating was a hot air system. The Fairchilds

(continued)

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Frank L. and Mabel H. Dean House  
Worcester (Worcester), MA

Section number 8 Page 12

made few other changes to the house itself. They did, however, raise the level of the front lawn by about one foot and add granite curbing and posts along the sidewalk and mica-flecked paving at the front walk. These stone elements were salvaged from the Chandler House nearby at Chestnut, Harvard, Walnut, and Sudbury streets, which was demolished by the State Mutual Life Assurance Company at about that time to make way for a parking lot. The Fairchilds also planted a hedge along the front and sides of the lot.

Before coming to Worcester about 1902, Mr. Fairchild was a school principal and superintendent of schools in Michigan. In Worcester, from 1902 until 1908, he was in charge of the department of shorthand and typewriting at the Worcester Business Institute. In 1908 he established his own business school. First known as the Phoenix Commercial Institute it later became the Fairchild Office School.

Lillian Fairchild was born in Lowell, Massachusetts and graduated from Classical High School in Worcester in 1902. Together with her husband, she was involved in the management of Fairchild Office School. She was also active in the Worcester League of Women Voters, the Business and Professional Woman's Republican Club of Worcester County, the Worcester Woman's Club, and the Y.W.C.A. A short time after Mrs. Fairchild died in 1939, Mr. Fairchild closed the house at 10 Cedar Street and retired from the business.

Renting Out Rooms

Probably one of the first signs of neighborhood change was that owners of some houses in the area began to rent out rooms to non-family members. During the 19th century, Cedar Street had been devoted mostly to single-family dwellings. It appears that, up through about the 1890's, second apartments in houses in the neighborhood, such as those at 1 Everett Street and 14 Cedar Street, were typically occupied by family members of the owner. However, the new owner of the James F. Allen property on Everett Street began renting rooms shortly after purchasing it when the property was subdivided by the neighborhood syndicate in order to sell the house and to meet its expenses (see above).

When the owners of 10 Cedar Street first began renting rooms in about 1940, they were apparently not alone in the neighborhood. The owner of 7 Cedar Street was renting rooms as early as 1938. A check of the Worcester House Directory for occupants of other nearby Cedar Street houses suggests that several other owners were also renting rooms to non-family members during the 1940's.

The Emery G. Swans

Emery G. Swan and his wife, Jennie (Swanstrom) Swan (d.1952), bought the house from Leonard Fairchild in 1940 (Deed Book 2810/327). Mr. Swan was vault custodian at Guaranty Bank in Worcester. Beginning with the Swan's occupancy, 10 Cedar Street began its career as a rooming house. The Swans took in roomers, who occupied rooms on the upper floors, while they themselves lived on the ground floor.

(continued)

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Frank L. and Mabel H. Dean House  
Worcester (Worcester), MA

Section number 8 Page 13

According to Albert G. Waite, the Swans made "numerous alterations to the first floor where they live, renting rooms on the two upper floors." Waite noted that they had nearly a dozen roomers living with them in 1947. Oral tradition supports the belief that these roomers were mostly students at Worcester Polytechnic Institute, where their son, Paul R. Swan, was Assistant Dean of Admissions and Students and Director of Public Relations and Placement. It is supposed that one of the alterations made by the Swans during the 1940s was to move the kitchen from its original location at the north end of the ground floor to its present position in what had been the china pantry. This was probably done to allow the former kitchen to be transformed into an ample-sized bedroom and bathroom for the couple.

Other changes made by the Swans may have included the addition of the half bath that now exists off of the present kitchen and the addition of a full bathroom (still existing) in the cellar possibly to accommodate rented rooms on that floor. Because of the apparent age of the bathroom fixtures, it may be that the cellar bathroom was created using fixtures from a bathroom in the former maid's quarters on the second floor. More thorough physical investigation is necessary to document exactly what alterations were made at this time.

Mid-20th century Kitchens and the Swan's Remodeling

Situated between the kitchen and the dining room, the china pantry served in late 19th and early 20th century houses as a storage area for china, silverware, and table linens. A staging area for food delivery from the kitchen to the dining room, the pantry was also the site for washing tableware after meals. Built-in floor-to-ceiling pantry cabinets, like the easternmost cabinet on the south wall of the former Dean House pantry (present kitchen), were common at the turn of the 20th century. They were either built by the carpenter building the house or could be bought ready-made. Such cabinets were so commonly used during this period that by the 1890s ready-made versions were being produced in factories.

The conversion of the Dean House pantry to a kitchen in the 1940s is not only evidence of the needs of the Swans for more living space, but it also reflects a change in the American concept of kitchen design between 1901 and the 1940s. When the original kitchen in the Dean House was completed in 1901, kitchens were large in size and sprawling in their arrangement. The only spaces provided for food preparation were typically a few individual worktables and maybe also the counter of a freestanding storage cabinet. However, the built-in cabinets and continuous countertop workspace of today's kitchens began to become common in the United States during the 1920s. By the 1940s they were the standard.

Further investigation is necessary to identify exactly which cabinets and shelves in the present kitchen date from its days as a pantry and which were added in its remodeling as a kitchen.

Economic work patterns in the kitchen were only beginning to be a planning concern in 1901. However, new thinking in the design of kitchens was brought on in part by an important change in how many American households were run. During the first decades of the 20th century domestic servants became more difficult to find as more and more women found better paying and more independent forms of employment. As more women had to oversee the cooking in their own households, more emphasis was placed on kitchen design. Domestic efficiency studies encouraged the introduction

(continued)

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 14

Frank L. and Mabel H. Dean House  
Worcester (Worcester), MA

of smaller, more efficient kitchens and of labor saving devices to make life easier for the now more self-sufficient housewife. Kitchens in new houses became much smaller and much more easy to use than they had been thirty years earlier. Up-to-date kitchens were being furnished with standardized factory-made component cabinet units with continuous countertop workspace. By the 1930s pantries were being eliminated entirely. It was in this context that the Dean House pantry was converted to use as a kitchen. It is presumed that the economic status of the Swans kept them from installing a truly up-to-date 1940s kitchen with all new fittings. Yet, the long, narrow shape of the pantry, its position next to the dining room, and the presence of at least one existing built-in cabinet suited it well to adaptive re-use as a more compact and more efficient modern kitchen.

Guy and Lillian Williams

Guy S. Williams and his wife Lillian bought 10 Cedar Street from the Swans in 1948 (Deed, Book 3127/147). They also rented out rooms. A bathroom on the third level may have been added during the Williams' tenure.

Gertrude and Muriel Sumner

In 1954 the Williams sold the property to Gertrude I. Sumner and her daughter, Muriel G. Sumner (Deed, Book 3580/349). Shortly after purchase, \$1,748.93 worth of repairs were made that were "necessary for making the house livable and rentable - painting, carpentry, electrician." In 1955 the house was assessed at \$6,500 and the land at a value of \$3,300. Mrs. Sumner and her daughter both lived in the house at 10 Cedar Street and rented out rooms, as had their recent predecessors. According to a document, dated March 16, 1955, which was prepared for Mrs. Sumner and is now in the files of the present owner, Preservation Worcester, "Mrs. Sumner occupies 6 rooms and bath - rents 8 and baths." Gertrude and Muriel Sumner had previously owned a house at 6 Bowdoin Street, where they apparently also had lived and rented out rooms. Worcester House Directories show that the Sumners typically had as many as four renters.

When Mrs. Sumner died in about 1964 Muriel Sumner continued to live here, renting out rooms until her death in 1996. The house was listed in the 1968 Worcester House Directory as a "lodging house," although she apparently had only one renter at that time.

Muriel Sumner (ca.1904-1996) was born in Worcester, the daughter of Howard E. and Gertrude A. (Ingalls) Sumner. She was graduated from the Bancroft School and North High School in Worcester and from House in the Pines Junior College in Norton, Massachusetts. She was society editor of the Worcester Evening Gazette for many years. Later she was a substitute resident counselor at Becker Junior College. She was a member of All Saints Episcopal Church, the Worcester Junior League, the Bancroft chapter of the Daughters of the American Revolution, Worcester County Music Association, the Mechanics Association, and the house committee of the Memorial Homes for the Blind.

In her will Muriel Sumner left the property to Preservation Worcester (formerly Worcester Heritage Society), a local historic preservation organization, which today uses the house as its headquarters and rents out part of it as professional offices. The purpose of her gift was described as follows:

(continued)

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 15

Frank L. and Mabel H. Dean House  
Worcester (Worcester), MA

I impose no legal obligation on the Worcester Heritage Society to preserve my house at 10 Cedar Street. However, I am making this gift because it is my hope that the house will be standing and used, although not necessarily for residential purposes, for many years to come and that it will be used in a manner which will maintain its integrity as an architecturally interesting building.

### Mid- and Late-20th Century Changes to the Neighborhood

Until the 1920s there seems to have been little noticeable physical change in the broader neighborhood around 10 Cedar Street. Many of the first mansions built on Chestnut and Elm streets were still standing in the early 1920's. Through the mid-1920s the Lincoln Estate-Elm Park neighborhood consisted largely of freestanding single-family dwellings with yards. Yet, at this very time, changes in formerly residential areas on the very edge of downtown were occurring in response to the increasingly urban character of the center city itself and to the growing acceptance of the automobile. Fewer and fewer dwellings were to be found in the area between Main and Chestnut streets. That area was becoming more solidly institutional and commercial.

The character of the previously solidly residential streets west of Chestnut Street also began to change. During the early decades of the 20th century, several two-family dwellings, a number of three-deckers (especially near Elm Park), and several apartment blocks were built not far from 10 Cedar Street. During the period between about 1925 and the 1940s, downtown expansion, apartment building construction, and the construction of parking lots caused the removal of most of the imposing Lincoln era mansions. At scattered locations in the Lincoln Estate-Elm Park area a number of apartment houses were built during 1920's-1940s period. By the early 1940s within a short distance of 10 Cedar Street town houses and several substantial apartment blocks had been built on Elm Street. In 1941 a three-story brick apartment block was erected on Cedar Street itself, at 1-3 Cedar Street on the corner of Chestnut Street -- the former site of the Alfred Dwight Foster House, one of the earliest mansions in Lincoln's development. By that time it was becoming clear that this was no longer a solidly single-family, owner-occupied, residential neighborhood.

During this same period institutions and businesses began occupying former residences or the sites of former residences in the area. In the 1920s the Worcester County Horticultural Society and the New England Telephone & Telegraph Company built buildings on the sites of Elias Carter mansions on the southwest and northwest corners of Chestnut and Elm streets, respectively. As early as 1922 the former Jonas Clark mansion on Elm Street was the home of Lodge # 243 of the Benevolent Protective Order of Elks. In 1954 the grand Tudor style Paul Morgan House, at 21 Cedar Street, only a few doors down from 10 Cedar Street, became the home of the Worcester Natural History Society.

### The Automobile and Dramatic Physical Change on Cedar Street

The automobile was ultimately to have the greatest influence on bringing changes to the neighborhood surrounding 10 Cedar Street. The Commonwealth of Massachusetts first registered automobiles in 1903. During the 1910s and 1920s, with the increasing number of cars on the roads, Worcester, like other American cities, was confronted with problems of traffic flow and the resulting need for off-street parking. A parking garage, apparently Worcester's first, was built in 1918

(continued)

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Frank L. and Mabel H. Dean House  
Worcester (Worcester), MA

Section number 8 Page 16

for the clientele of the downtown Bancroft Hotel. By 1926 the automobile was within the reach not only of the wealthy but also of the American population at large. As early as the 1930s, and possibly earlier, former residences on the fringes of downtown Worcester were being demolished for parking lots. For example, the Chandler House at Chestnut, Harvard, Walnut and Sudbury streets was demolished for a parking lot by State Mutual Life Assurance Company in 1938 to provide parking for its high-rise office building on Main Street. Worcester, like cities all across the United States at this time, was quickly losing buildings to parking lots. The effect of this trend was enormous in some cities, such as Los Angeles, where, according to Robert M. Fogelson in his history of American downtowns, "so many buildings were torn down and replaced by parking lots or "taxpayers" in the 1930s that by the early 1940s roughly 25 percent of the buildable land was used to store autos."

The first parking lot on Cedar Street was built, apparently in the 1950s, on the site of 16 Cedar Street for the Massachusetts Protective Society. In 1961 another lot, built for the Paul Revere Life Insurance Company, took the site of the Alexander Dean House at 14 Cedar Street next door to 10 Cedar Street. The Worcester Zoning Board of Appeals granted a variance to allow that parking lot. Neighbor Alice Dickinson of 8 Cedar Street spoke in opposition to the request for a variance. According to the Worcester Telegram: "She said that increasing numbers of parking lots in her neighborhood are making it unsightly and are encouraging juvenile delinquency....I don't want to live there if there are any other parking lots...." The same article reported that spokesmen for the insurance company said the house at 14 Cedar Street was dilapidated and unsaleable as a residential property.

During the late 1960s, while Muriel Sumner was the owner of 10 Cedar Street, her neighborhood underwent even more drastic changes than it ever had previously. As part of efforts at urban renewal by the City of Worcester, a new street, the West Side Artery, was put through as an extension of Linden Street to provide a smoother flow of traffic from Salisbury and Highland streets, on the north, by-passing Main Street and connecting with Chandler Street, further south. This new street cut a swathe through the neighborhood, requiring the demolition of large and small mid- and late-19<sup>th</sup> century houses.

As neighborhood houses were already being demolished for parking lots at that time, the demolition that accompanied the building of the West Side Artery further encouraged the conversion of buildings in the area from residential to institutional and office/commercial use. By 1996, when Preservation Worcester came into possession of 10 Cedar Street, practically all of the other surviving dwellings standing west of it on Cedar Street had been converted to institutional, commercial, or office use.

Today the house stands isolated from other dwellings (by the West Side Artery on its east side and by parking lots on the sites of the 19<sup>th</sup> century houses that formerly stood to its west at 14, 16, and 18 Cedar Street and across the street at 15 Cedar Street). However, despite its isolation, 10 Cedar Street plays an important role in preserving the historic character of this once-refined residential neighborhood. It stands as an important reminder that this was once a much more extensive residential neighborhood. Fortunately, as an anchor at the corner of Cedar Street and the West Side Artery

(continued)

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 17

Frank L. and Mabel H. Dean House  
Worcester (Worcester), MA

---

(Linden Street), it preserves a strong visual link with other former dwellings of similar character nearby, both to its east and west on Cedar Street. For example, it links a fine Queen Anne style house to its southeast, on the other side of the West Side Artery, to other historic houses to its west. Not only does its presence extend our understanding of the earlier extent of the neighborhood, but it also works to knit the neighborhood back together, somewhat, by softening the harsh effects of the street and of the adjoining asphalt parking lots.

Preservation Worcester's occupation of 10 Cedar Street as its headquarters has brought about the restoration of the exterior of the house and has provided a more cared-for look to the landscaping of the grounds. These efforts have accentuated the architectural features of the house and given both the house and grounds a prosperous look that has made 10 Cedar Street a memorable visual landmark on this highly visible corner.

(end)

Dean House  
Name of Property

Worcester, MA  
County, State

## 10. Geographical Data

Acreage of Property less than one

### UTM References See continuation sheet.

(Place additional UTM references on a continuation sheet.)

1. 19 269340 4682920  
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

name/title Susan McD. Ceccacci, consultant, with Betsy Friedberg, NR Director, MHC

organization Massachusetts Historical Commission date October 2002

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

city or town Boston state MA zip code 02125

### 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 Preservation Worcester

street & number 10 Cedar Street telephone 508-754-8760

city or town Worcester state MA zip code 01608

**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 Service

## National Register of Historic Places Continuation Sheet

Section number 9 Page 1

Frank L. and Mabel H. Dean House  
Worcester (Worcester), MA

### MAJOR BIBLIOGRAPHICAL REFERENCES

#### Maps and Atlases

Walling, H. F. Map of the City of Worcester. 1851

Beers, F. W. Atlas of the City of Worcester, Worcester County, Massachusetts. 1870. Reprint: Rutland, Vt.: Charles E. Tuttle Company, 1971.

Atlas of the City of Worcester, Massachusetts. Springfield: Richards Map Co., 1896

Worcester Index, 1901

Atlas of the City of Worcester, Massachusetts. Springfield: Richards Map Co., 1911.

Atlas of the City of Worcester, Massachusetts. Springfield: Richards Map Co., 1922.

Worcester, Massachusetts. Pelham, N.Y.: Sanborn Map Co., 1971.

#### City Directories

Worcester Directory. 1893, 1900, 1901, 1902, 1910, 1922, 1925, 1930, 1936, 1950, 1960, 1968 and others

Worcester House Directory. 1893, 1900, 1901, 1902, 1904, 1907, 1922, 1925, 1930, 1936, 1950, 1960, 1968, and others

#### Deeds

Lincoln to Allen, Book 433/624

Fairchild to Swan, Book 2810/327

Swan to Williams, Book 3127/147

Williams to Sumner, Book 3580/349

#### Titles

Nelson and O'Connell Title Company, Emery G. Swan et ux to Guy S. Williams, June 19, 1948, referring to deed restrictions recorded in Book 400/617.

#### Will

Will, Muriel G. Sumner, July 7, 1989.

#### Building Permit

City of Worcester, September 27, 1901, # 579, Frank L. Dean, Cedar Street

(continued)

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 9 Page 2

Frank L. and Mabel H. Dean House  
Worcester (Worcester), MA

**Published Sources**

Fogelson, Robert M. Downtown: Its Rise and Fall, 1880-1950. New Haven and London: Yale University Press, 2001.

Gowans, Alan. The Comfortable House: North American Suburban Architecture, 1890-1930. Cambridge: MIT Press, 1986.

Massey, James C. and Maxwell, Shirley. House Styles in America. New York: Penguin Group, Dutton Publishers, 1996.

Wilson, H. Weber. Great Glass in American Architecture: Decorative Windows and Doors Before 1920. New York: E. P. Dutton, 1986.

**Periodicals**

Beecher, Mary Anne. "Promoting the "Unit Idea": Manufactured Kitchen Cabinets (1900-1950)", APT Bulletin, date?, pp. 27-37.

Bock, Gordon. "New Century Sash: The Fashions and Features Behind Post-Victorian Windows", Old House Journal, January-February 1997, pp. 36-39.

Bock, Gordon. "Kitchen Cabinets", Old House Journal, September-October 2000, pp. 85-87.

Bock, Gordon. "The American Foursquare (1890-1935)", Old House Journal, September-October 2001, pp. 67-69.

Cotton, J. Randall, and Barucco, Susanna. "A Homeowner's Guide to Stained Glass", Old House Journal, January-February 1994, pp. 26-31.

Elliott, Lynn. "Bungalow Built-Ins", Old House Journal, September-October 1994, pp. 52-55.

Forbes, Harriette Merrifield. "Elias Carter, Architect, of Worcester, Mass.", Old Time New England, vol 11, No. 2, October 1920.

Labine, Clem, and Poore, Patricia. "The Comfortable House: Post-Victorian Domestic Architecture", Old House Journal, January 1982, pp. 1-8.

Massey, James C., and Maxwell, Shirley. "The All-American Family House: A Look at the Foursquare", Old House Journal, November-December 1995, pp. 29-33.

Poore, Patricia. "The American Foursquare", Old House Journal, November-December 1987, pp. 28-31.

(continued)

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 9 Page 3

Frank L. and Mabel H. Dean House  
Worcester (Worcester), MA

Powell, Jane. "Kitchens of the Bungalow Era: Authenticity with an Eye to Budget", Old House Journal, November-December 1998, pp. 60-65.

Death Notice, Mabel H. Dean, Worcester Gazette, May 26, 1932.

"Frank L. Dean". The Worcester Magazine, vol. III, January-June, 1902, pp. 16-17.

"Frank L. Dean Succumbs to Heart Attack", February 15, 1934. Newspaper clipping, possibly Worcester Gazette. Biography Clipping File, Worcester Historical Museum.

"Dean Funeral to be Held Saturday", Worcester Telegram, February 16, 1934.

**Unpublished Sources**

Byrtus, Nancy. "Worcester's Tuckerman Hall: A Brief History", 1999 for Central Massachusetts Symphony Orchestra.

Langhart, Nick. "10 Cedar Street, Description of House and Site", March 14, 1996.

Massachusetts Historical Commission. MACRIS listing, Jesse Moore House, 25 Catherine Street, Worcester.

Monks, Mabel. Preservation Worcester notes on research in Worcester Directories and Worcester House Directories, selected numbers from 1902 to 1988, regarding the occupancy of 10 Cedar Street during that period.

Monks, Mabel. "The Dean Family on Cedar Street", Preservation Worcester typewritten notes.

Pfeiffer, Brian R., ed. Lincoln Estate-Elm Park Historic District, Massachusetts Historical Commission Area Form, March 1978, revised 1979.

Pfeiffer, Brian R. MHC Inventory Form, Jesse Moore House, 25 Catherine Street, Worcester, January, 1978.

Waite, Albert G. "Waite Papers", Collection American Antiquarian Society, Worcester; boxes of manuscript historical research carried out between 1936 and 1964 on properties on the west side of Worcester (north of Main Street and as far west as Elm Park); Box 2, Folders 2, 3, 4 & 5; Box 8, Folders 1 & 6; Worcester Houses Photograph Scrapbook, Volume 1.

**Photographs**

Worcester Houses Scrapbooks, accompanying the Albert G. Waite Papers, 1933-1936 photographs by Conrad Lindblad and 1940-1941 photographs by Albert G. Waite, Volume I includes Cedar Street houses. American Antiquarian Society, Worcester.

(continued)

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 9/10 Page 4/1

Frank L. and Mabel H. Dean House  
Worcester (Worcester), MA

---

### Plans

10 Cedar Street, 1996 Plans, all floors and basement, as the house appeared at the time of acquisition by Preservation Worcester

Bouley Brothers, Inc. Survey Plan, Job # 1806, September 21, 1998. Shows lot of 10 Cedar Street and an adjoining triangular lot "to be conveyed to Preservation Worcester and to be held in common with adjacent land".

(end)

### **Boundary Description**

The boundaries of the property are the same as Lot 2/33/46 listed by the Assessors, City of Worcester, and shown on the copy of the City of Worcester Assessors Map hereby attached.

### **Boundary Justification**

The present boundaries of the property included in the National Register nomination are the same as the original boundaries of the lot at the time of the construction of the Frank L. & Mabel H. Dean House in 1901.

(end)

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 111s. Page 1

Frank L. and Mabel H. Dean House  
Worcester (Worcester), MA

Visual accessories

Photographs

Photographer: Susan Ceccacci Date: December, 1999 Negatives at: Preservation Worcester

Photographs #1-6 are 8 x 10", others are 3 x 5"

1. Main and west facades looking NE from Cedar Street
2. Main and east facades looking NW from Linden Street (West Side Artery)
3. North and west facades looking SE from parking lot at 14 Cedar Street
4. Interior, entry hall looking NE with main stairway, embrasure
5. Interior, main staircase landing looking N from 2<sup>nd</sup> floor
6. Living room looking S. Mural decoration above fireplace
7. Front door looking W
8. Main staircase N from ground floor
9. Embrasure between entry hall and library
10. Library S wall
11. Living room S wall with window seat
12. Living room W wall
13. Dining room S wall
14. Upstairs sitting room, W wall
15. Bathroom, second floor

Illustrations

1. 10 Cedar Street, looking NE, ca. 1940s
2. Stencil decoration found in entrance hall, 1996
3. N wall of living room with mural decoration, 1996
4. Climbing rose mural decoration
5. Cloud decorated living room ceiling mural, 1996
6. 14 Cedar Street, Alexander Dean House, ca. 1960
7. Frank L. Dean, 1902
8. James F. Allen House, 1 Everett Street, 1941
9. Sarah Bancroft House during move to 8 Cedar Street

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

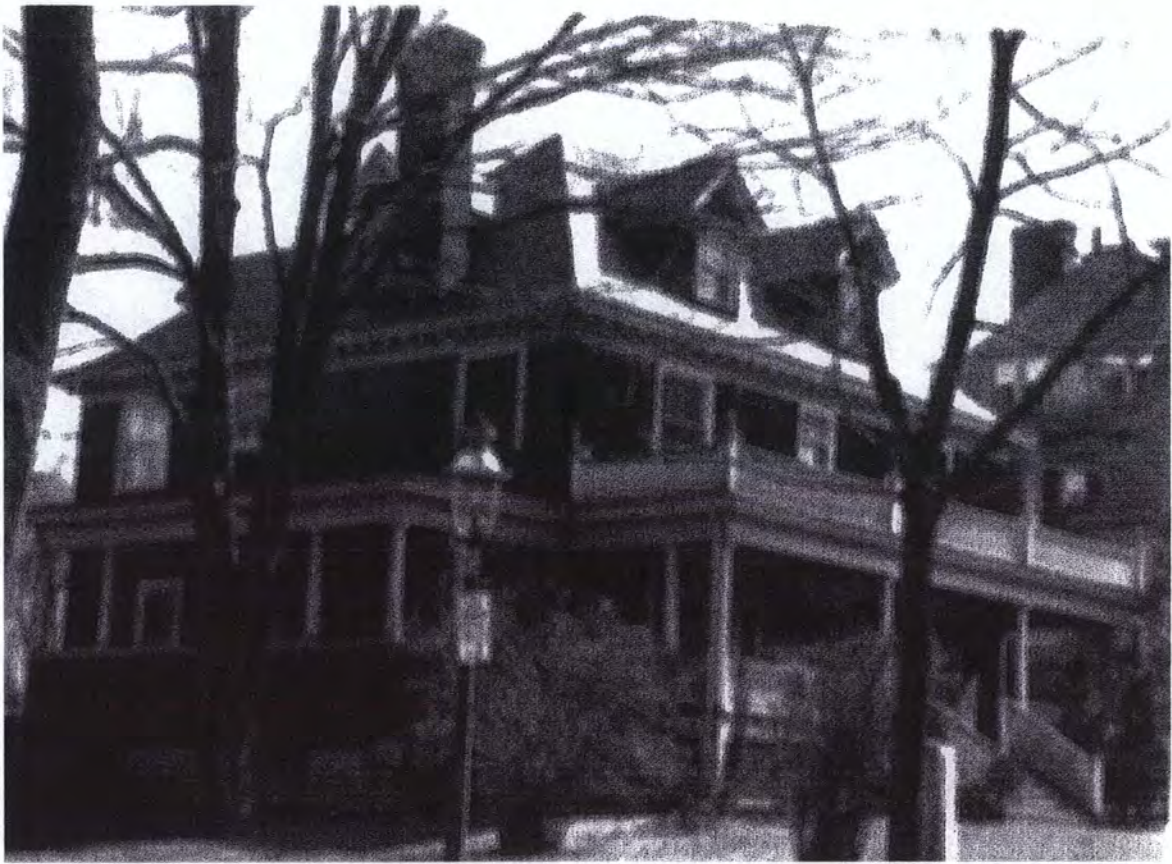
Section number 111s. Page 2

Frank L. and Mabel H. Dean House  
Worcester (Worcester), MA

---

### Plans

1. First floor plan, 2002
2. Second floor plan, 2002
3. Third floor plan, 2002
4. Basement plan, 2002
5. Current lot plan including original 1901 parcel
6. H.F. Walling Worcester map, 1851
7. Beers Worcester Atlas, 1870
8. Richards Worcester Atlas, 1896
9. Richards Worcester Atlas, 1922



**ILLUSTRATION # 1** 10 Cedar Street, view looking northeast from Cedar Street, circa 1940's.  
This view shows the front porch before the removal of its Georgian style balustrade.  
(Albert G. Waite Scrapbook, Collection American Antiquarian Society)



**ILLUSTRATION # 2** Stencil decoration found in entrance hall when facing was removed during repairs, 1996.



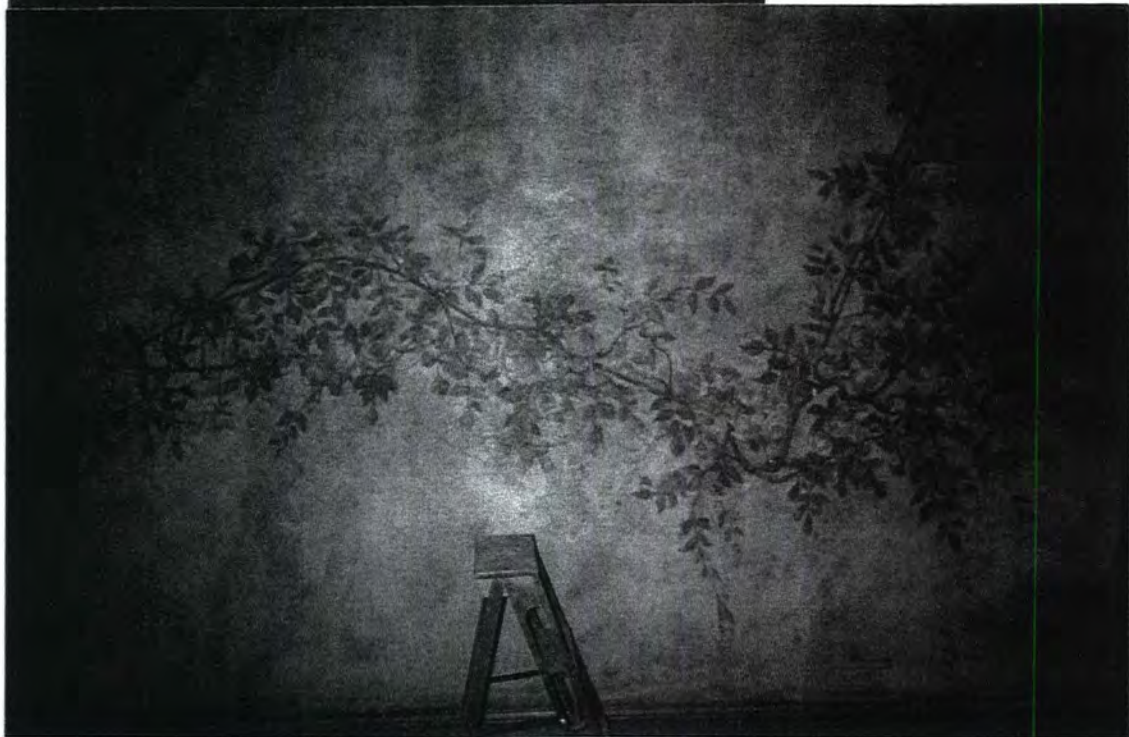
**ILLUSTRATION #3** North wall of Living Room with climbing rose mural decoration. 1996 photograph taken before decoration was covered by paint.

**ILLUSTRATION # 4**

Climbing Rose mural decoration in living room before being covered by paint

Left: Southeast corner of room with rose branches following the line of the wall

Below: East wall of room with rambling branches





**ILLUSTRATION # 5** Portion of now hidden cloud-decorated living room ceiling, seen while sheetrock was removed during repairs in 1996.



**ILLUSTRATION # 6** Alexander Dean House, 14 Cedar Street, home of Frank L. Dean's parents, next door west of 10 Cedar Street. View looking northeast from Cedar Street, circa 1960. (Collection American Antiquarian Society)

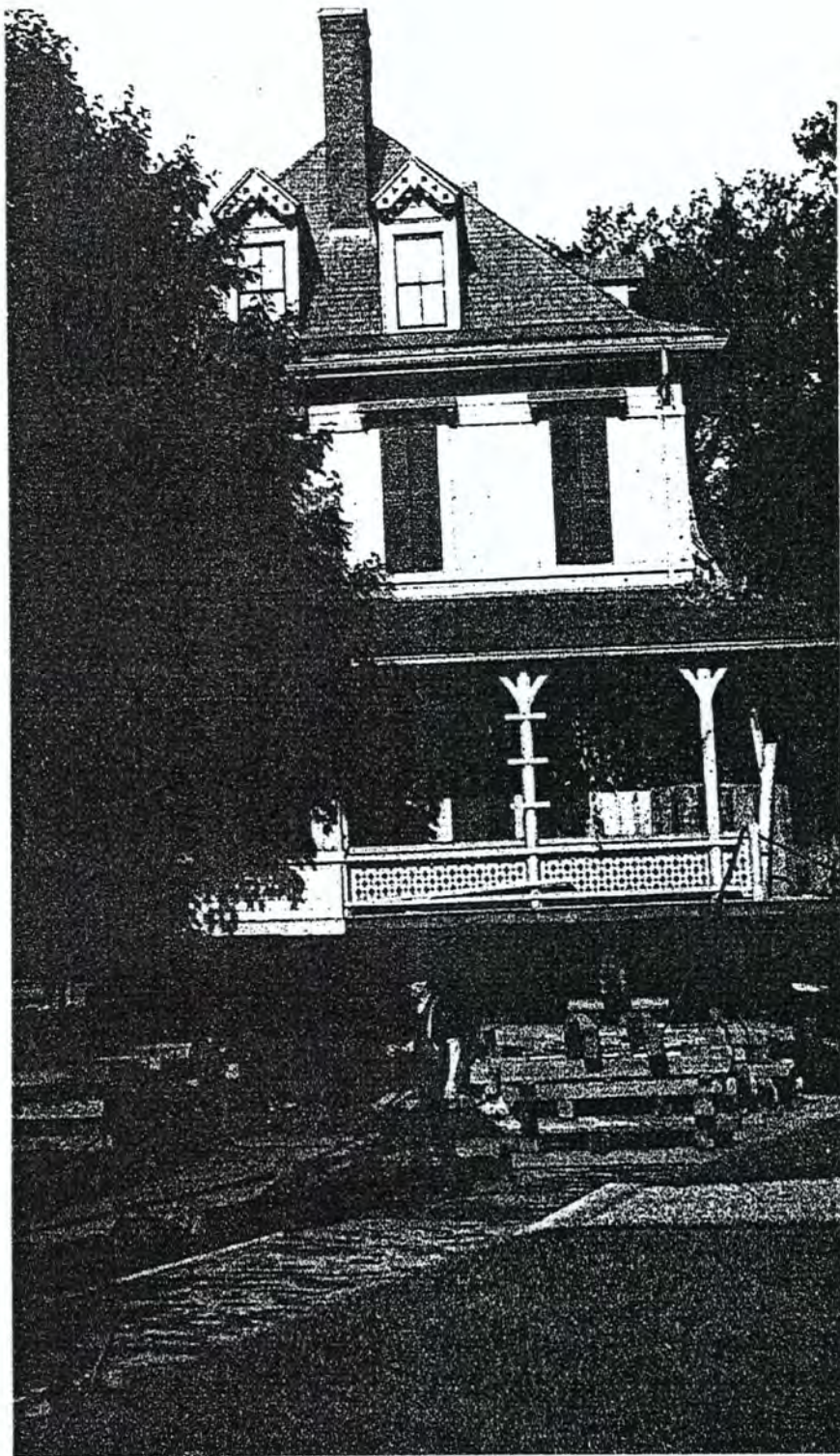


FRANK L. DEAN.

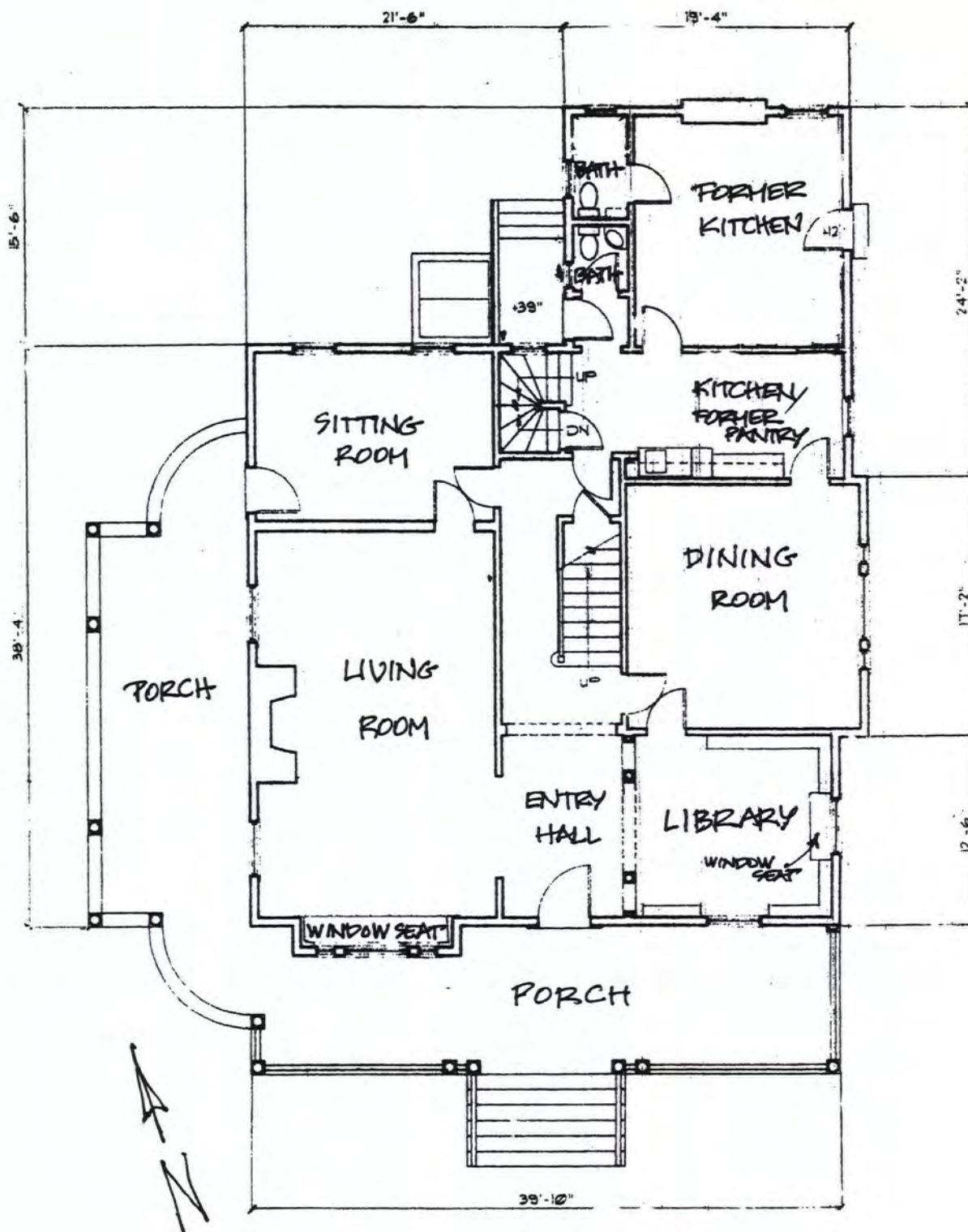
**ILLUSTRATION # 7** Photograph of Frank L. Dean published in The Worcester Magazine in 1902 shortly after the construction of his house at 10 Cedar Street

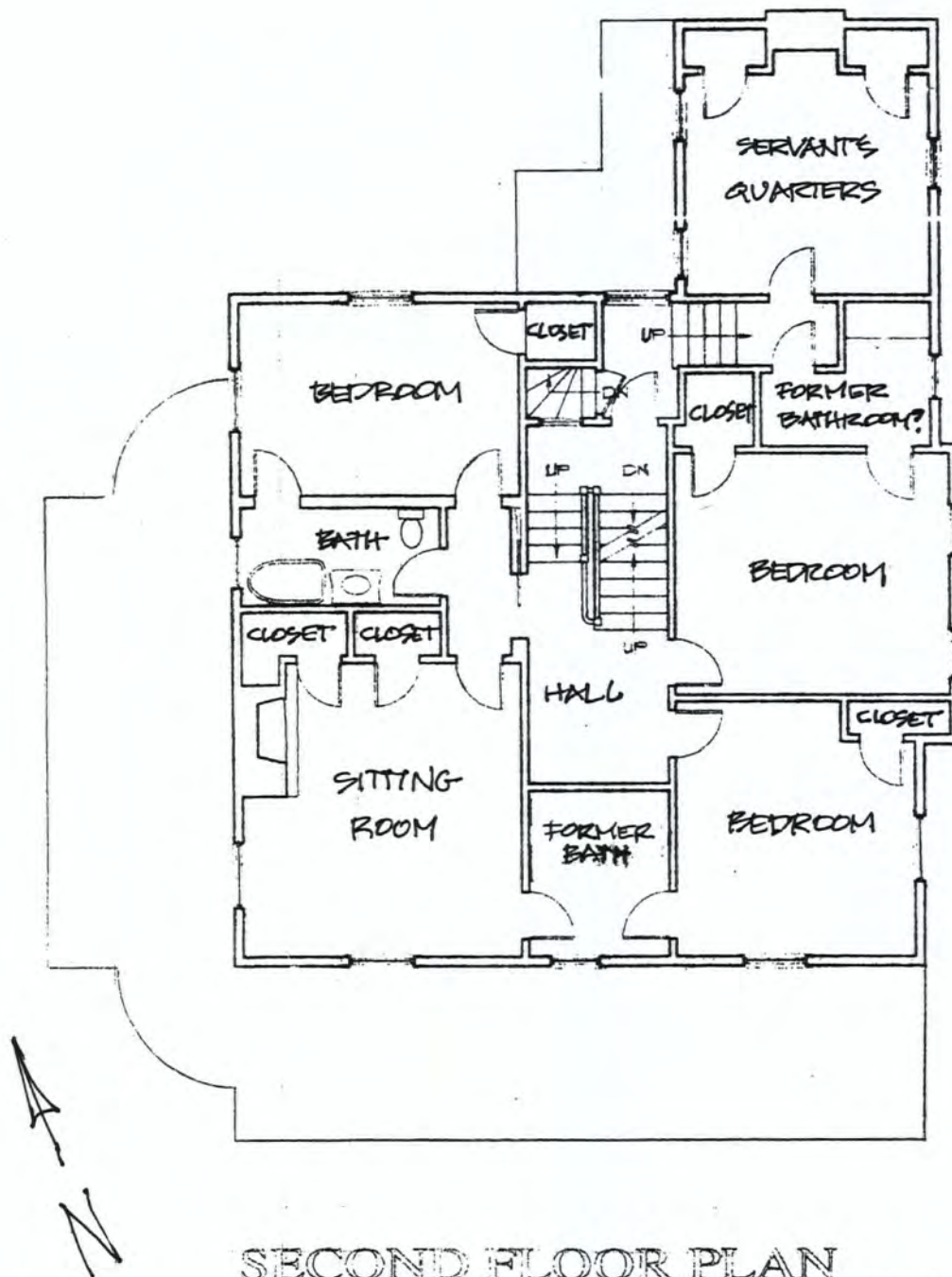


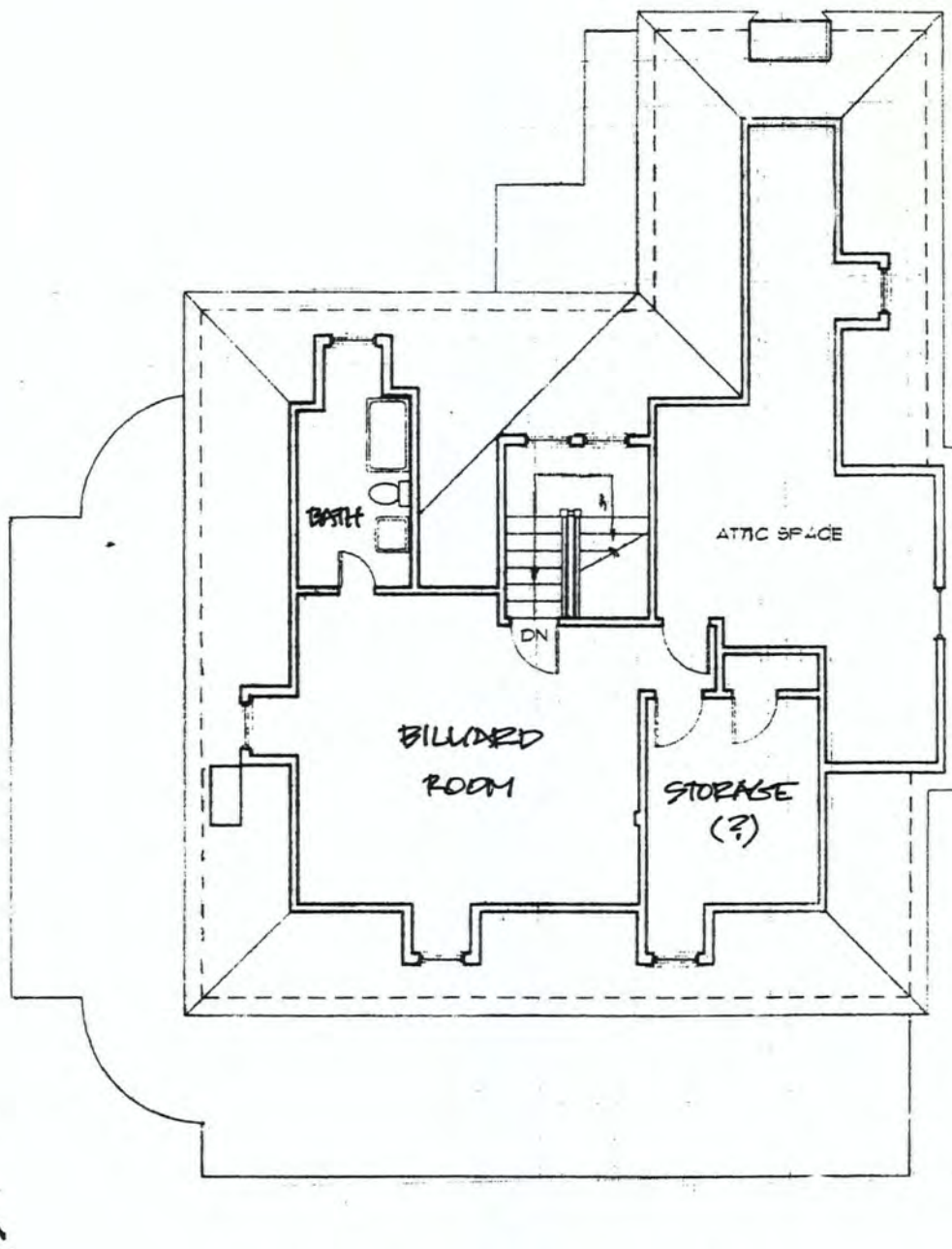
**ILLUSTRATION # 8** James F. Allen House, 1 Everett Street, view looking north from Everett Street, 1941. The lot on which 10 Cedar Street was built was once part of the garden lot that accompanied the James F. Allen House. Photograph by Albert G. Waite. (Albert G. Waite Scrapbook, Collection American Antiquarian Society)



**ILLUSTRATION # 9** The Sarah Bancroft House in the middle of Cedar Street during its move to 8 Cedar Street from its original location at 13 Cedar Street. View seen from the front lawn of 10 Cedar Street.





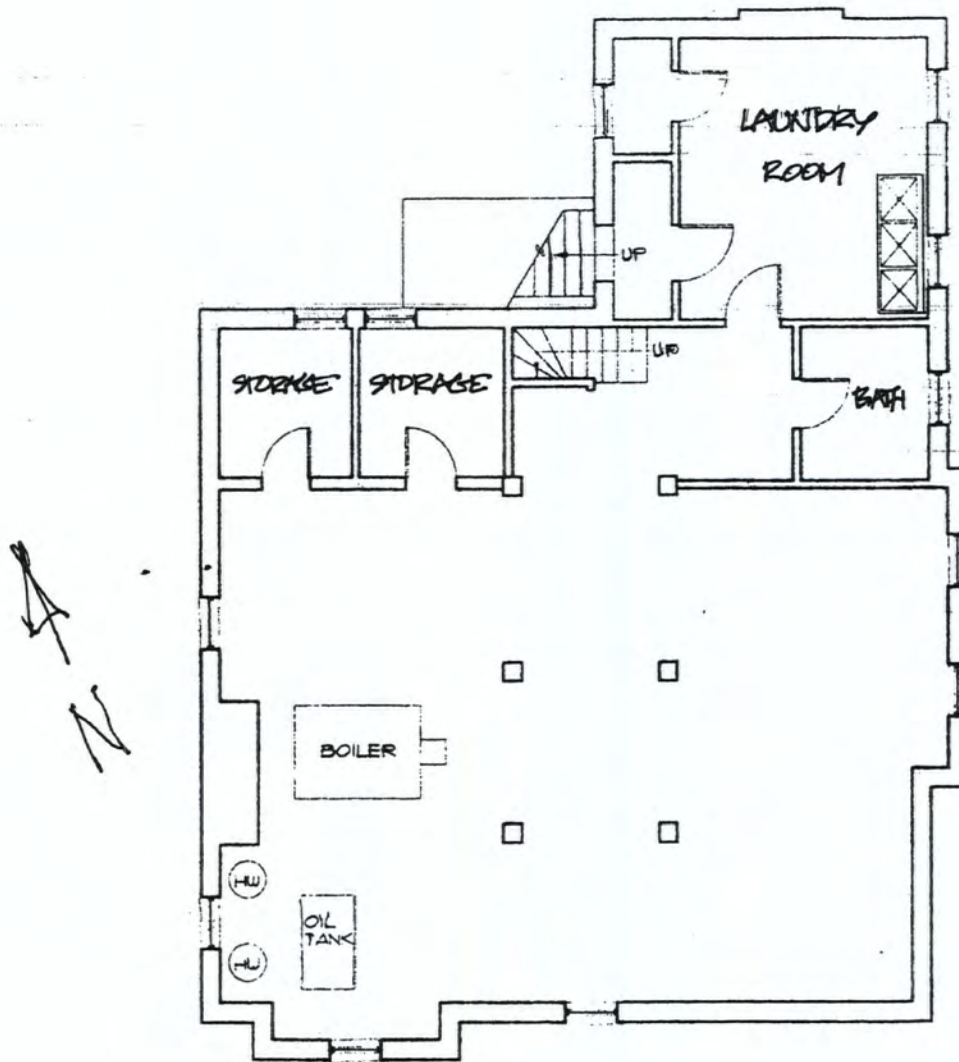


### THIRD FLOOR PLAN

**PLAN # 3**

**Current Plan**

Frank L. Dean House, 10 Cedar Street, Worcester, Massachusetts



## BASEMENT FLOOR PLAN

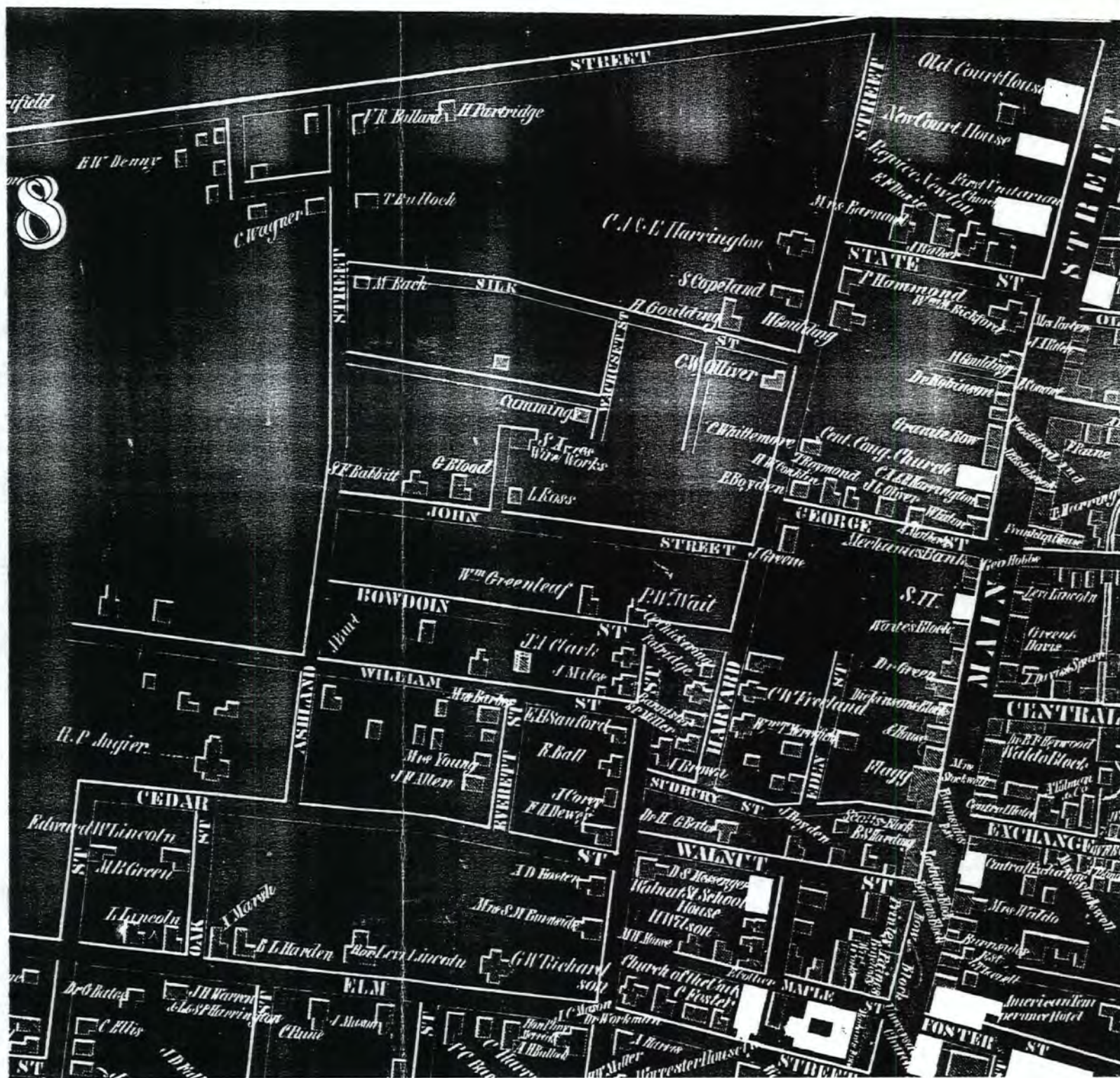


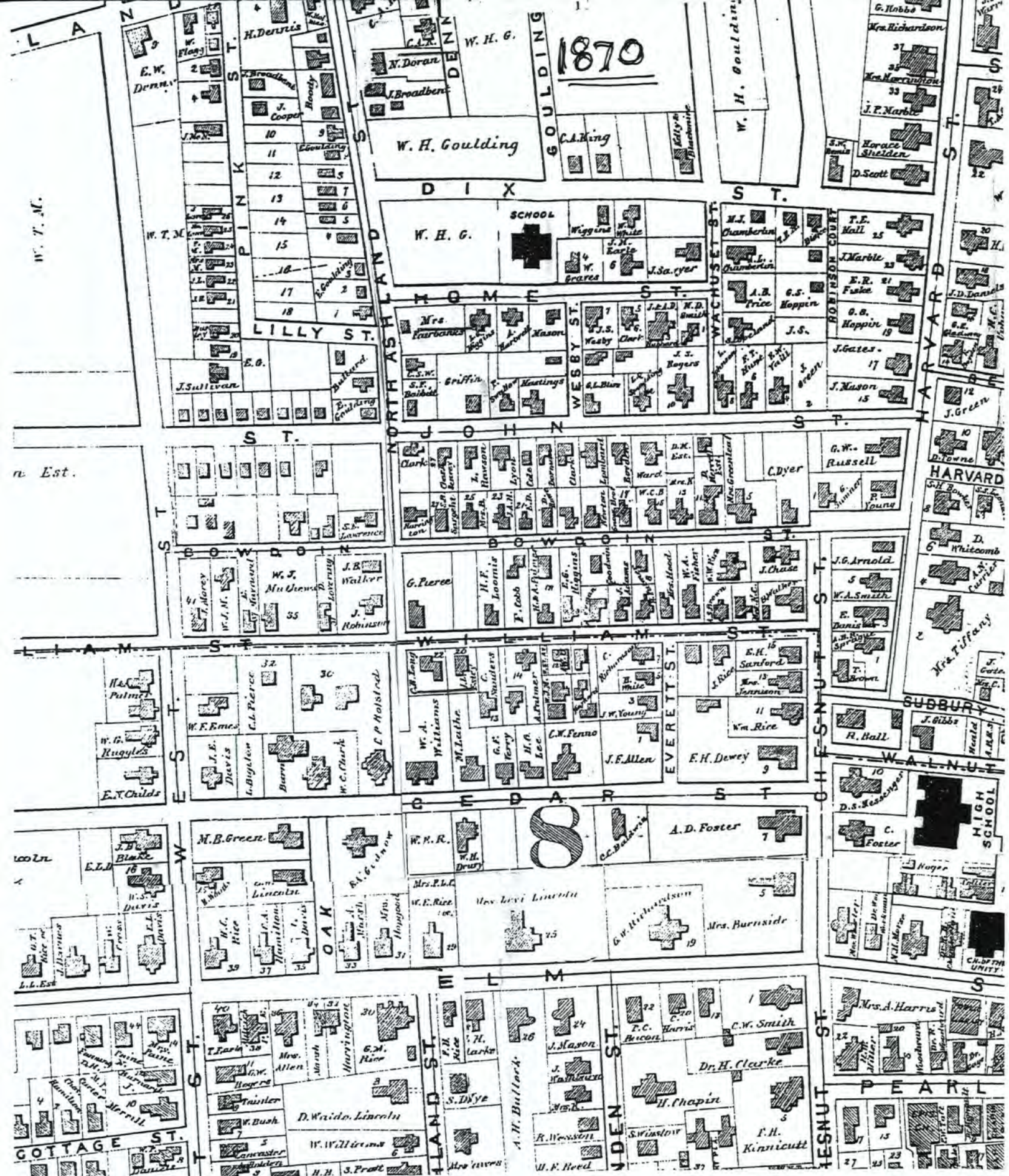
The map shows a triangular lot, Parcel A, with an area of 3,629.8 S.F. The lot is bounded by Cedar Street to the west, Linden Street to the south, and Everett Street to the east. The map includes the following details:

- Parcel A:** 3,629.8 S.F.
- Adjacent Lots:**
  - Lot 1 (top left): 79.35' (distance), S 82°04'45" E (bearing), 61.59' (distance).
  - Lot 2 (bottom left): 118.99' (distance), S 11°26'22" W (bearing), 111.39' (distance), S 38°14'00" W (bearing).
- Streets:** CEDAR STREET, LINDEN STREET, EVERETT STREET.
- Other Features:**
  - S.B.D.H. FND. (Survey Boundary Delineation Found) at the top left corner.
  - THE PAUL REVERE LIFE INSURANCE CO. (owner of the top lot).
  - PRESERVATION WORCESTER (owner of the bottom left lot).
  - Curved boundaries with radii (R) and lengths (L) are shown at the bottom left corner, with values: R = 11.00', L = 11.48' and R = 11.00', L = 1.18'.

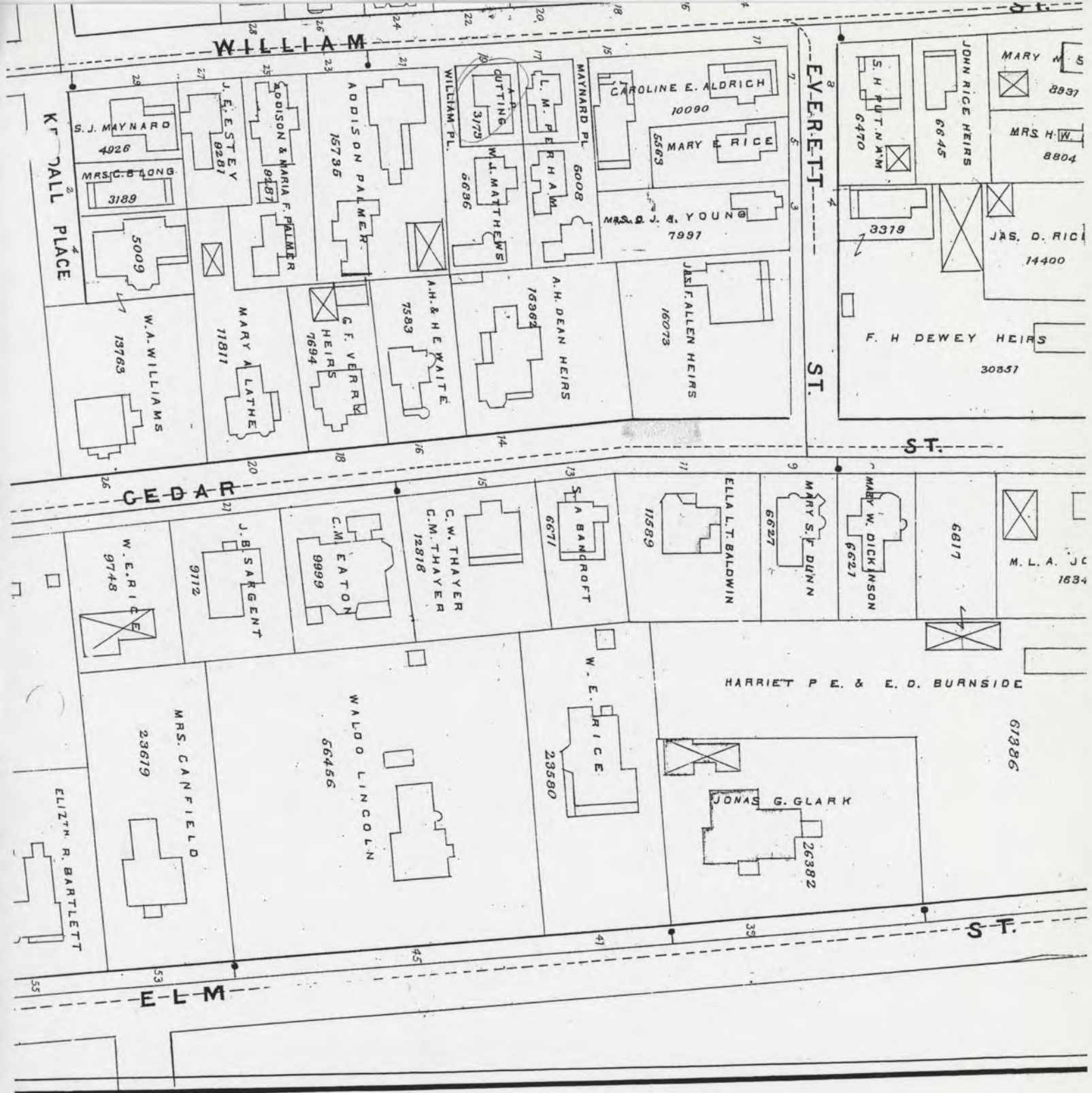
THE PAUL REVERE  
LIFE INSURANCE CO.

**PLAN # 6** Portion of a map of Worcester from original surveys by H. F. Walling, 1851. This section of the map shows that the neighborhood west of Main Street was still in its early stages of development in 1851. The Levi Lincoln House can be seen immediately south of Cedar Street and the James F. Allen House on the corner of Everett and Cedar streets. At this date the only house yet built facing on Cedar Street was the Angier House at the far west end of the street.

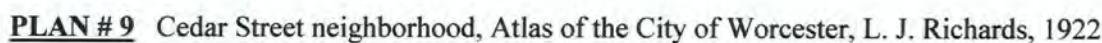




PLAN #7 Cedar Street neighborhood, Beers Atlas of the City of Worcester, 1870



**PLAN #8** Cedar Street neighborhood, Atlas of the City of Worcester, L. J. Richards, 1896



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Dean, Frank L. and Mabel H., House  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: MASSACHUSETTS, Worcester

DATE RECEIVED: 10/24/02 DATE OF PENDING LIST: 11/08/02  
DATE OF 16TH DAY: 11/24/02 DATE OF 45TH DAY: 12/08/02  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 02001471

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 12/5/02 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in the  
National Register

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

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



FRANK L. DEAN HOUSE

10 CEDAR STREET

WORCESTER (WORCESTER CO.), MA.

PHOTO: S. CECCACCI

DECEMBER 1999

NEGATIVE: PRESERVATION WORCESTER

VIEW: WEST & MAIN FACADES LOOKING NE FROM CEDAR STREET

PHOTO # 1



FRANK L. DEAN HOUSE  
10 CEDAR STREET  
WORCESTER (WORCESTER CO.), MA

PHOTO! S. CECCACCI  
DECEMBER 1999

NEGATIVE! PRESERVATION WORCESTER

VIEW! MAIN & EAST FACADES LOOKING NW FROM LINDEN STREET (W. SIDE ARTERY)

PHOTO # 2



FRANK L. DEAN HOUSE  
10 CEDAR STREET  
WORCESTER (WORCESTER CO.), MA.

PHOTO: S. CECCACCI  
DECEMBER 1999

NEGATIVE: PRESERVATION WORCESTER

VIEW: NORTH & WEST FACADES LOOKING SE FROM PARKING LOT AT 14 CEDAR STREET

PHOTO # 3



FRANK L. DEAN HOUSE  
10 CEDAR STREET  
WORCESTER (WORCESTER CO.) MA

PHOTO: S. CECCACCI  
DECEMBER 1999

NEGATIVE: PRESERVATION WORCESTER

VIEW: ENTRY HALL LOOKING NE WITH MAIN STAIR (L), DOOR TO  
DINING ROOM, EMBRASURE BETWEEN HALL & LIBRARY,  
& GLIMPSE OF LIBRARY BOOKCASE & MURAL DECORATION (R)

PHOTO # 4



FRANK L. DEAN HOUSE

10 CEDAR STREET

WORCESTER (WORCESTER CO.) MA

PHOTO: S. CECCACCI

DECEMBER 1999

NEGATIVE: PRESERVATION WORCESTER

VIEW: MAIN STAIRCASE LANDING SEEN LOOKING NORTH FROM  
2ND FLOOR

PHOTO # 5



FRANK L. DEAN HOUSE  
10 CEDAR STREET  
WORCESTER (WORCESTER CO.), MA

PHOTO! S. GECCACCI  
DECEMBER 1999

NEGATIVE! PRESERVATION WORCESTER

VIEW! LIVING ROOM LOOKING SOUTH. MURAL DECORATION IS ABOVE FIREPLACE.

PHOTO # 6

10 Cedar Street



FRANK L. DEAN HOUSE  
10 CEDAR STREET  
WORCESTER (WORCESTER CO) MA

PHOTO: S. CECCACCI  
DECEMBER 1999

NEGATIVE; PRESERVATION  
WORCESTER

VIEW: FRONT DOOR  
LOOKING WEST

PHOTO # 7



FRANK L. DEAN HOUSE  
10 CEDAR STREET  
WORCESTER (WORCESTER CO.), MA

PHOTO: S. CECCACCI  
DECEMBER 1999

NEGATIVE: PRESERVATION  
WORCESTER

VIEW: MAIN STAIR LOOKING NORTH  
FROM GROUND FLOOR  
ENTRANCE HALL

PHOTO # 8



FRANK L. DEAN HOUSE  
10 CEDAR STREET  
WORCESTER (WORCESTER CO.) MA

PHOTO: S. CECCACCI  
DECEMBER 1999

NEGATIVE: PRESERVATION WORCESTER

VIEW: EMBRASURE BETWEEN ENTRY HALL &  
LIBRARY, LOOKING E FROM LIVING  
ROOM INTO LIBRARY

PHOTO # 9



FRANK L. DEAN HOUSE  
10 GEDAR STREET  
WORCESTER (WORCESTER CO.) MA

PHOTO: S. GECCACCI  
DECEMBER 1999

NEGATIVE: PRESERVATION  
WORCESTER

VIEW: LIBRARY SOUTH WALL  
LOOKING SOUTH

PHOTO# 10



FRANK L. DEAN HOUSE  
10 CEDAR STREET  
WORCESTER (WORCESTER CO.,) MA

PHOTO: S. CECCACCI  
DECEMBER 1999

NEGATIVE: PRESERVATION  
WORCESTER

VIEW: LIVING ROOM SOUTH WALL  
WITH WINDOWSEAT  
LOOKING SW

PHOTO #11



FRANK L. DEAN HOUSE  
10 CEDAR STREET  
WORCESTER (WORCESTER CO.) MA

PHOTO : S. CECCACCI  
DECEMBER 1999

NEGATIVE : PRESERVATION  
WORCESTER

VIEW : LIVINGROOM WEST WALL  
LOOKING NORTH

PHOTO # 12



FRANK L. DEAN HOUSE  
10 CEDAR STREET  
WORCESTER (WORCESTER CO.) MA

PHOTO: S. CECCACCI  
DECEMBER 1999

NEGATIVE: PRESERVATION  
WORCESTER

VIEW: DINING ROOM, S WALL (L)  
W WALL (R) LOOKING SW

PHOTO #13



FRANK L. DEAN HOUSE  
10 CEDAR STREET  
WORCESTER (WORCESTER CO.,) MA

PHOTO: S. CECCACCI  
DECEMBER 1999

NEGATIVE: PRESERVATION  
WORCESTER

VIEW: UPSTAIRS SITTING ROOM  
WEST WALL LOOKING WEST

PHOTO # 14



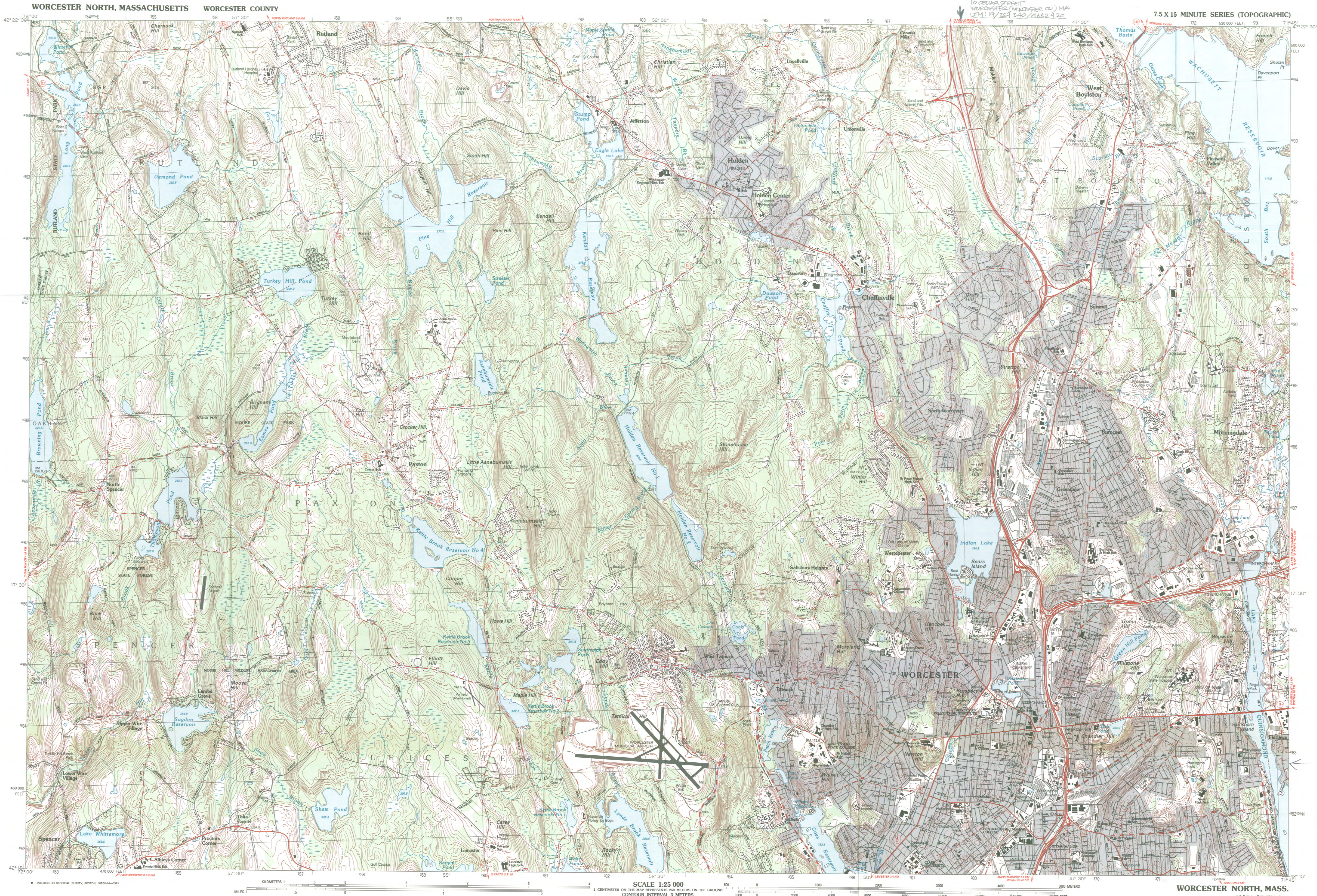
FRANK L. DEAN HOUSE  
110 CEDAR STREET  
WORCESTER (WORCESTER CO.), MA

PHOTO: S. CECCACCI  
DECEMBER 1999

NEGATIVE: PRESERVATION  
WORCESTER

VIEW: 2ND FLOOR BATHROOM  
LOOKING WEST FROM HALL

PHOTO# 15



**Worcester North**  
**MASSACHUSETTS**  
1:25 000-scale metric  
topographic map

7.5 X 15 MINUTE QUADRANGLE  
SHOWING

- Contours and elevations in meters
- Highways, roads and other manmade structures
- Water features
- Woodland areas
- Geographic names

Produced by the United States Geological Survey  
in cooperation with Massachusetts Department  
of Public Works

Control by USGS, NOS, NOAA, and Massachusetts Geodetic Survey

Compiled by photogrammetric methods from aerial photographs  
taken 1980. Field checked 1982. Map edited 1983.

Supersedes Paxton and Worcester North 1:25,000-scale  
maps dated 1965 and 1974

Projection and 1000-meter grid, zone 19: Universal  
Transverse Mercator  
10,000-foot grid ticks based on Massachusetts coordinate  
system, mainland zone. 1927 North American Datum  
To place on the predicted North American Datum 1983  
move the projection lines 6 meters south and 40 meters  
west as shown by dashed corner ticks

There may be private inholdings within the boundaries of  
the National or State reservations shown on this map

CONTOUR INTERVAL 3 METERS  
NATIONAL GEODETIC VERTICAL DATUM OF 1929  
CONTROL ELEVATIONS SHOWN TO THE NEAREST 0.1 METER  
OTHER ELEVATIONS SHOWN TO THE NEAREST 0.5 METER

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS

1983

| CONVERSION TABLE                                |         | DECLINATION DIAGRAM                                                                                                 |  | ADJOINING MAPS                                                                        |   |   |  |
|-------------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------|---|---|--|
| Meters                                          | Feet    |                                |  | 1                                                                                     | 2 | 3 |  |
| 1                                               | 3.2808  |                                |  | 4                                                                                     |   | 5 |  |
| 2                                               | 6.5617  |                                                                                                                     |  | 6                                                                                     | 7 | 8 |  |
| 3                                               | 9.8425  |                                                                                                                     |  |                                                                                       |   |   |  |
| 4                                               | 13.1234 |                                                                                                                     |  |                                                                                       |   |   |  |
| 5                                               | 16.4042 |                                                                                                                     |  |                                                                                       |   |   |  |
| 6                                               | 19.6850 |                                                                                                                     |  |                                                                                       |   |   |  |
| 7                                               | 22.9659 |                                                                                                                     |  |                                                                                       |   |   |  |
| 8                                               | 26.2467 |                                                                                                                     |  |                                                                                       |   |   |  |
| 9                                               | 29.5276 |                                                                                                                     |  |                                                                                       |   |   |  |
| 10                                              | 32.8084 |                                                                                                                     |  |                                                                                       |   |   |  |
| To convert meters to feet<br>multiply by 3.2808 |         | UTM grid convergence<br>(GN and 1983 magnetic<br>declination (MN)<br>at center of map<br>Declination is approximate |  |  |   |   |  |
| To convert feet to meters<br>multiply by 0.3048 |         |                                                                                                                     |  |  |   |   |  |

FOR SALE BY U. S. GEOLOGICAL SURVEY  
DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092

**Topographic Map Symbols**

Primary highway, hard surface .....  
Secondary highway, hard surface .....  
Light-duty road, hard or improved surface .....  
Unimproved road, trail .....  
Route marker: Interstate; U. S.; State .....  
Bridge, drawbridge .....  
Railroad: standard gauge; narrow gauge .....  
Footbridge; overpass; underpass .....  
Built-up area: only selected landmark buildings shown .....  
House; barn; church; school; large structure .....  
Boundary:  
National, with monument .....  
State .....  
County, parish .....  
Civil township, precinct, district .....  
Incorporated city, village, town .....  
National or State reservation; small park .....  
Land grant with monument; found section corner .....  
U. S. public lands survey: range, township, section .....  
Range, township, section line: location approximate .....  
Fence or field line .....  
Power transmission line, located tower .....  
Dam; dam with lock .....  
Cemetery; grave .....  
Campground; picnic area; U. S. location monument .....  
Windmill; water well; spring .....  
Mine shaft; prospect; adit or cave .....  
Control: horizontal station; vertical station; spot elevation .....  
Contours: index; intermediate; supplementary; depression .....  
Distorted surface: strip mine, lava; sand .....  
Bathymetric contours: index; intermediate .....  
Personal lake and stream; intermittent lake and stream .....  
Rapid; large and small; falls; large and small .....  
Submerged marsh; marsh, swamp .....  
Land subject to controlled inundation; woodland .....  
Scrub; mangrove .....  
Orchard; vineyard .....

A pamphlet describing topographic maps is available on request

Scale: 1 inch = 60 feet  
1 : 720



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

October 8, 2002

Ms. Carol Shull  
National Register of Historic Places  
Department of the Interior  
National Park Service  
1201 I "Eye" Street, NW  
Washington, DC 20005

Dear Ms. Shull:

Enclosed please find the following nomination form:

Frank and Mabel Dean House, 10 Cedar Street, Worcester (Worcester), MA

The nomination has been voted eligible by the State Review Board and has been signed by the State Historic Preservation Officer. The owner 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,

Betsy Friedberg  
National Register Director  
Massachusetts Historical Commission

enclosure

cc: Bruce Bunke, Chair, Worcester Historical Commission  
Susan Ceccacci, Preservation Consultant  
Hon. Raymond Mariano, Mayor, City of Worcester  
Joanne Kennedy Valade, Worcester CLG Coordinator  
Preservation Worcester  
James Igoe, Historic Massachusetts, Inc.

220 Morrissey Boulevard, Boston, Massachusetts 02125  
(617) 727-8470 • Fax: (617) 727-5128  
[www.state.ma.us/sec/mhc](http://www.state.ma.us/sec/mhc)