

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Prospect Heights Historic District
other names/site number _____

2. Location

street & number Prospect Heights, Prospect Street, Water Street N/A not for publication
city, town Milford N/A vicinity
state Massachusetts code 025 county Worcester code 025 027 zip code 01757

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
☒ private	☐ building(s)	Contributing	Noncontributing
☐ public-local	☒ district	<u>37</u>	<u>8</u> buildings
☐ public-State	☐ site	<u>1</u>	_____ sites
☐ public-Federal	☐ structure	_____	_____ structures
	☐ object	_____	<u>1</u> objects
		<u>38</u>	<u>9</u> Total

Name of related multiple property listing: N/A
Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. ☐ See continuation sheet.
James W. Bradley, DSHPO (EDF) 2/19/90
Signature of certifying official Executive Director, Massachusetts Historical State Historic Preservation Officer Date Commission;
State or Federal agency and bureau _____

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.
Signature of commenting or other official _____ Date _____
State or Federal agency and bureau _____

5. 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:) _____

Entered in the National Register
9/5/80
for Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)
 Domestic/Single dwelling; Secondary structure
 Commerce/Trade;
 Social/Clubhouse
 Landscape:Park

Current Functions (enter categories from instructions)
 Domestic/Single dwelling; multiple dwelling; Secondary dwelling
 Landmark: Park
 Social/Clubhouse

7. Description

Architectural Classification
 (enter categories from instructions)
 Late 19th and 20th C. Revivals:
 Colonial Revival, Tudor Revival
 Late 19th & Early 20th C. American
 Movements: Bungalow/Craftsman
 Late Victorian Queen Anne

Materials (enter categories from instructions)

foundation Stone; Granite
 walls Brick,
 Asbestos
 roof Asbestos
 other

Describe present and historic physical appearance.

The Prospect Heights Historic District, Milford, is an early 20th century planned development of company housing. It is located approximately one mile northwest of the center of Milford, a suburban-industrial hill town 30 miles southwest of Boston and 22 miles southeast of Worcester in Worcester County. The district is bounded on the north by Water Street, on the west by Prospect Street (Route 140), and on the south and east by town and state parklands. The land slopes gently to the southeast, leveling off at the small park located in the center of the district.

The planned neighborhood of Prospect Heights is distinguished from the residential and commercial area surrounding it by the cohesive nature of its design. The area contains about ten acres of land and 46 buildings and structures, of which only eight are noncontributing. In all, there are 104 housing units. All contributing buildings were constructed between 1898 and 1913. The buildings in the district are wood-frame duplexes and multifamily rowhouses. The majority of properties in the district were built between 1903 and 1913 by Draper Corporation of Hopedale, Massachusetts, as housing for its employees. Originally rented to employees by the corporation, the properties are still primarily rental units with some owner-occupied units included.

The first Draper units built in this densely developed neighborhood were brick multifamily rowhouses. Built for economy in clusters of two to eight units per block, the rowhouses were arranged around a small, central park in a cul-de-sac. This park was (and remains) ringed with trees. Originally, a small brook ran through it. (About 1960, the brook was piped and covered; a monument commemorating those who died in World War II was erected on the brook site with the donations of the residents.)

As the company acquired more land, the first framed duplexes were incorporated into the plan ca. 1909. The last parcel, consisting of 200 feet of frontage on Water Street and extending back 200 yards beyond the present bounds of the district, was purchased in 1913. This parcel is now the town park and playground adjacent to the nominated district and is not included in the present nomination. The scale, setback (approximately 10 to 20 feet), and density of the 2 1/2 story buildings was planned to be and remains uniform. Lack of major alterations due to the fact that the company held the property

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until the mid-nineteen fifties has helped to retain the original character and charm of the neighborhood. The original harmonious streetscape is still maintained because of the virtual lack of new intrusions and little alteration on a major scale. The central park, designed by Warren H. Manning as a green space, appears to be little changed when compared to ca. 1909 photographs of the Heights. This park is little more than a green, grassy area, oval in shape and surrounded by buttonwood trees.

The original neighborhood store (ca. 1920), now the Portuguese Club, survives but is noncontributing because of extensive alterations. It is the only Draper-built structure within the district bounds to be considered noncontributing. Other noncontributing structures and buildings include a garrison-style duplex (ca. 1970), the recent War Memorial located in the park, and a number of garages and sheds. Aside from these intrusions, the neighborhood remains virtually unchanged.

The streets and sidewalks in the district were originally packed dirt, lined by low fieldstone curbs. Today, streets have been paved with asphalt, but much of the fieldstone curbing still exists. Early photographs indicate that only Water and Prospect Streets at the edges of the district were lined with trees. From these photos, it appears that when the trees were still standing, the entire district was virtually invisible from all but the Water Street side. Most of these trees have been cut down, especially along Prospect Street.

The architectural character of Prospect Heights is uniform, reflecting its design as a development of workers' housing. The compact complex of wooden duplexes and red brick rowhouses is situated in a cul-de-sac bordering a small central park. The 2 1/2-story units were designed by the prestigious Boston architectural firm of Peabody and Stearns. The units display variations of the Colonial Revival style fostered by the firm. Decorative details derive from the Queen Anne, Tudor Revival, "Dutch" Colonial Revival, and Georgian Revival; in a few buildings, the Craftsman Style is seen. Bargeboard and stick trim survive in end and facade gables, as well as dormers and door hoods. The Shingle Style influence is evident; all the wood-framed dwellings were originally sheathed with wooden shingles, on both roof and walls. Early photographs depict this type of exterior cladding as well as revealing that at least some of the wood-framed structures displayed a diamond pattern in facade gables. (Today, most of the wood-frame buildings in the district are sheathed with asbestos siding.) The diamond pattern was the logo of the Draper Company. All brick buildings in the district retain this pattern in either end or facade gable--a large single diamond of blue cast brick is outlined with yellow cast brick.

The district's design quality, while not high-style, indicates the Draper

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Company's concern with good design and planning and the paternal interest the company showed its operatives. These units, titled "Workingmen's Cottages" on the original Peabody and Stearns drawings, seem more equivalent to middle-class residential dwellings than to the workers housing. Indeed, much of the detail and trim are reminiscent of more stylish and substantial work by the firm, such as the "Playhouse" at the Breakers in Newport.

The buildings in the district are generally in good condition due to the fact that the Draper Company exercised a rigorous maintenance program until it disposed of the property in 1956. Today, asphalt roofing replaces the wood shingle originally used on all the buildings. In the early 1950s, a maintenance program instituted by the company covered all the wood-framed buildings with asbestos shingle to defray costs of repair and painting. The shingle was left unpainted, but new owners have painted the drab siding material, most in white, gray, green, or brown. Many of the brick buildings need repainting, but are basically unchanged, except for two smaller units at 1-2 and 41-42 Prospect Heights, which have been painted. Generally, alterations have been confined to addition of aluminum storm doors and windows, some bargeboard replacement, and cement porch steps with iron railings replacing the original wood. Some front porches have been enclosed.

Comparison of current site and building layout to maps contemporary to construction indicate that no demolition has occurred within the district since completion of the development. The boundaries of Prospect and Water Streets, and town and state parkland, as well as company ownership into the 1950s, have effectively prohibited expansion of the district or many additions or alterations. Most modern intrusions take the form of garages; located behind dwellings, they are not easily visible from the street.

The district also includes three contributing structures not built by the Draper Company. These buildings, located at 55, 57, and 59 Prospect Street, were the home(s) and office associated with Robert Allen Cook, the local architect who supervised the construction of the entire project. Of the three Cook buildings, only 59 Prospect Street appears to have been altered to any great degree. Both 55 and 57 Prospect Street appear to be in good original condition.

A brief description of key and representative buildings follows. Variations on the two major building forms--duplex and rowhouse--constructed by the Draper Company are discussed in some detail.

Duplexes

1-2 Prospect Heights (MHC #539, Lot 16, Photo #7); 33-34 Prospect Heights (Lot 7, Photo #8); 41-42 Prospect Heights (Lot 5, Photo #8): Built in 1903, these are two-story brick duplexes with gothic-inspired bargeboard trim.

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Double-hung sash--paired on the first story, single on the second--is recessed within segmental-arched openings, and rests on granite sills. Entries are contained within central bays and are sheltered by heavily bracketed hoods. Stairs and railings have been replaced with new materials.

61-63 Prospect Street (Lot 27; Photo #2); 85-86 Prospect Heights (Lot 39, Photo #3); and 92-94 Water Street (Lot 34; Photo #4): These three wood-framed, hip-roofed duplexes were built on a foursquare plan ca. 1909. Resting on a fieldstone foundation, the buildings have simple lines and lack elaborate detail. Each building has a two-bay front facade. Paired shallow, projecting bays on the first story rest on brackets. A small, 2 1/2-story cross gable extending at the side of the building is trimmed with modest brackets, bargeboard, and half timbering. At its junction with the main block is each building's main entry. Narrow interior chimneys are set in the middle of the front and rear roof slopes.

65-67 Prospect Street (MHC #549, Lot 28, Photo #2); 73-75 Prospect Street (Lot 30, Photo #2): Both built ca. 1909, these 2 1/2-story, wood-framed Colonial Revival-style duplexes with cross-gambrel roofs rest on a fieldstone foundation. Entries are located in a single-story enclosed porch extending from both sides of the main block. Paired double windows with 6/2 sash are featured on the first story. Two interior chimneys are located in the central bay of each structure.

69-71 Prospect Street (Lot 29, Photo #2); 70-72 Prospect Heights (MHC #545, Lot 24, Photo #5); 83-84 Prospect Heights (Lot 40): These are two-story, wood-framed, hip-roofed Colonial Revival duplexes, again built ca. 1909. Paired central entries are set within columned and bracketed porches. End bays have 6/2 double-hung windows; there are two small, square, four-light windows over the porch. 69-71 Prospect has projecting bay windows at the side bays. The porch at 70-72 Prospect has been enclosed.

79-80 Prospect Heights (MHC #544, Lot 22); 91-92 Prospect Heights (MHC #543, Lot 36): Two-story, wood-framed, hip-roofed duplexes, also built ca. 1909. The four-bay facade is enlivened by bracketed column-supported porches at each end bay, flanking projecting window bays on both stories. Porticoes have open stickwork trim and brackets at the cornice. The upper fenestration is single 6/2 double-hung sash, while the lower story features paired 6/2 double-hung windows.

77-78 Prospect Heights (Lot 31); 81-82 Prospect Heights (Lot 41); 89-90 Water Street (Lot 35; Photo #4): Built ca. 1909, these two-story, wood-frame, hip-roofed duplexes have a four-bay facade with columned porticoes at each end bay. The porticoes have open stickwork trim and brackets at the cornice. Fenestration at the central bays consists of 6/2 double-hung sash arrayed

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singly on the second story and paired on the first. Interior chimneys are located at each end bay.

62-64 Prospect Heights (Lot 26); 87-88 Prospect Heights (MHC #541, Lot 38, Photo #3); 96-98 Water Street (Lot 33, Photo #4): Built ca. 1909, these two-story, wood-frame, gambrel-roofed Colonial Revival duplexes have a slightly overhanging second story. The front facade has three shed-roofed dormers--two 8/2 sash flanking a pair of fixed 2/2 windows. On the first story, a columned porch shelters a double entry. Squat interior chimneys are set at the ridge.

74-76 Prospect Heights (Lot 23, Photo #5); 89-90 Prospect Heights (MHC #542, Lot 37, Photo #3): Two-story, wood-frame, hip-roofed foursquares, built ca. 1909. A pair of two-story ells containing entries flank the main block. On the main facade, the two bays have a single 6/2 double-hung sash over paired 6/6 double-hung windows.

66-68 Prospect Heights (Lot 25, Photo #5); 100-102 Water Street (Lot 32; Photo #4): Two-story, wood-frame, hip-roofed foursquare duplex, built on a high fieldstone foundation ca. 1909. Shed-roofed porches are located at each side of the four-bay facade; each end bay has a long, narrow fixed-pane window at the second story level. On the second story, two center bays project slightly beyond the first story.

Rowhouses

25-32 Prospect Heights (Lots 8 & 9); 53-60 Prospect Heights (Lots 1 & 2, Photo #9): Two and one-half story, eight-unit brick rowhouses reflecting the influence of the Queen Anne style, built in 1903. End bays have facade gables with half-timbered trim and heavy, carved bargeboard with drops. (Some bargeboard is missing on both buildings.) Door hoods vary, and include gable-roofed examples with ornately carved bargeboard, as well as simpler shed roofs. The brickwork logo of the Draper Company is displayed on the main facade. Windows are 6/6 double-hung sash, set within segmental-arched openings. Stairs and railings have been replaced with modern materials.

15-22 Prospect Heights (Lots #11, 12); 43-50 Prospect Heights (Lots 3A, 3B); and 35-40 Prospect Heights (MHC #534, Lots 6A, 6B and 6C, Photo #8): Built in 1903, these are 2 1/2-story brick rowhouses, each containing eight units. The buildings are similar to 25-32 and 53-60 Prospect Heights, but with less ornate ornamentation: only one facade gable displays the elaborate bargeboard trim. Entries are different, too: double entries are set within segmental-arched openings, beneath bracket-supported hoods.

7-14 Prospect Heights (MHC #537, Lots 13 & 14, Photo #10): A 2 1/2-story, eight-unit brick rowhouse in Dutch Colonial Revival style, constructed in

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1903. Like those mentioned above, units are differentiated by a mix of gables and dormers. Cross gambrels at each end of the main block contain half-round lunettes. Dormers display applied half timbering and contain paired 6/6 sash. Entry hoods have heavy carved brackets. Segmental-arched window openings with granite sills hold 6/6 sash, singly and in pairs. Tall, narrow interior chimneys are located in the central portion of the building.

101-115 Prospect Heights (MHC #536, ca. 1915, Lots 20 & 21, Photo #6); 102-116 Prospect Heights (1913, Lots 18, 19A, & 19B): Two and one-half stories in height, these eight-unit brick rowhouses face one another on Prospect Heights. The buildings are notable for a main facade broken by broad gables (at the end units) and smaller, timbered dormers (at the gambrel-roofed central units). The gabled units feature single and paired windows set within segmental-arched openings and resting on rusticated granite sills. Entries are set beneath gable-roofed porticoes with cornice returns, supported by carved brackets. The gambrel-roofed central units vary gable- and pent-roofed entry porches. The pendant-adorned dormers, holding paired sash, are set beneath half timbering. The rowhouses' gable ends are ornamented with the patterned brickwork logo of the Draper Company.

Noncompany housing

The Robert Allen Cook House, 55 Prospect Street (MHC #546; Lot 95; Photo #1): The home of architect Robert Allen Cook was built ca. 1900. It is a 2 1/2-story Shingle Style/Colonial Revival style house with a steep-pitched front gable projecting from a gambrel roof. The corner entry is recessed within a shingle-style archway. Two second-story and one first-story window have 3/1 sash. On the first story, a bank of three multipaned leaded glass windows with crest motif dominates the front facade. The shingle-sheathed building rests on a fieldstone foundation. Minor alterations have occurred in both this building and 57 Prospect Street (below) in the addition of aluminum storm windows and doors, as well as new asphalt roofing materials. It also appears that the front porch on number 55 has recently been repaired. Deck, stairs, and railings have been replaced with new wood; the railings are inconsistent with the original design.

The Robert Allen Cook Office, 57 Prospect Street (MHC #546A, Lot 96, Photo #1): Cook's office, located adjacent to what would become the site of his residence, was built ca. 1898. A large, L-shaped, wood-framed structure whose two-story rear portion is built into the side of slope, the single-story front portion may be a later addition, perhaps as a storefront. The front portion has a central gable with integral doorhood. One 1/1 double-hung sash window and one bow window (the latter containing multipaned leaded glass) flank the central entry. The front facade is clapboarded; the rear portion is shake-shingled.

The Orrin Cook House, 59 Prospect Street (MHC #547, Lot 15A), was built ca.

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1898. The building is a vernacular Colonial Revival-style structure purchased by Robert A. Cook from his father, Orrin C. Cook, in 1898, and was sold back to Orrin in 1904 after Robert's Shingle Style residence was completed. Although not a high-style example, this two-story dwelling has details associated with the Colonial Revival style. The broad front porch is flat-roofed, with modillions, and supported by columns. Two large front dormers break the line of the hipped roof. The building has a symmetrical three-bay facade. The present asbestos siding may mask additional details. The large rear ell appears to be original to the house. The building has sustained a number of alterations: windows have been changed, and aluminum storm windows and doors have been installed. It is possible that original cornice treatment and sheathing materials survive under the covering of asbestos siding. The building has been converted into a two-family residence.

Noncontributing buildings

The only original Draper building to have been heavily altered is the current Portuguese Club (MHC #535, Lot #42). This wood-frame structure was built ca. 1920 as a store and was originally quite similar to duplexes in the district. The only remaining original detail is a bracketed door hood. Other windows and doorways have been drastically altered; glass block windows make up most of the front facade.

59A & B Prospect Heights (Lot 15B; ca. 1970): Neo-Colonial wood-frame duplex with garrison roof. Located at the southern end of the central park, the 2 1/2-story dwelling is compatible in scale and materials with surrounding contributing structures.

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Archaeological Description

No prehistoric sites are currently recorded in the district or in the general area (within 1 mile). These factors plus poor locational factors of the district for locating prehistoric sites, particularly its long distance from nearest wetlands, indicates a low potential for significant prehistoric archaeological remains.

There is also a low potential for locating significant historic archaeological remain within the district. Little 18th or 19th century landuse has been identified for the district area. Most building in the district are residential, originally rental properties, built in the early 20th century. It is doubtful that significant archaeological survivals exist associated with these properties. Sheet type refuse may exist around the residences, however, it would be of limited research value.

(end)

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

☐ nationally ☐ statewide ☒ locallyApplicable National Register Criteria ☒ A ☐ B ☒ C ☐ DCriteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)

ArchitectureCommunity Planning and Development

Period of Significance

ca. 1895-1940

Significant Dates

1903190919131915

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Manning, Warren; Cook, RobertPeabody & Stearns

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Prospect Heights Historic District, Milford, retains integrity of location, design, setting, feeling, and association. Built by the paternalistic Draper Company during its second phase of expansion to house an influx of immigrant workers, Prospect Heights is a planned development of duplexes and rowhouses built between 1903 and 1915. Together with the neighboring town of Hopedale (also potentially eligible for the National Register of Historic Places), the development was planned by the Draper Company to provide a positive, productive environment for the company's employees. In addition to employee housing, the district also includes other associated buildings, including the local contractor's residence and office, and a company store. The 104 housing units in Prospect Heights represent a well-thought-out company town of the turn of the century. The housing was designed by the prominent Boston architecture firm of Peabody and Stearns, on a site laid out by landscape architect Warren Manning. Spacious, light, and well ventilated, set in a parklike environment, these houses provided space for healthful living, with the modern amenities of heat, running water, and sewerage systems available at low cost. The district includes examples of the Colonial Revival, Shingle Style, and Tudor Revival style. Architecturally and historically significant, Prospect Heights Historic District fulfills Criteria A and C of the National Register of Historic Places on the local level.

Milford, originally Mendon North Purchase, was first settled ca. 1780 by Mendon colonials after King Philip's War. In the early years, settlement concentrated near the Mill River, a major tributary of the Blackstone River that forms much of the present town's western boundary. The population on the easterly side of the Mill River grew steadily until 1730, when a petition was put forth to set off this area from Mendon as a separate town. Unsuccessful at first, Mill River residents continued to petition for the next ten years. In 1741, they decided to form their own church, citing difficulties in attending worship at the meetinghouse in Mendon. On April 15, 1741, the dissidents petitioned the Town of Mendon for permission to establish a separate township or precinct. After much consideration, Mendon approved, and

☒ See continuation sheet

9. Major Bibliographical References

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 # _____

☒ See continuation sheet

Primary location of additional data:

- ☒ State historic preservation office
- ☐ Other State agency
- ☐ Federal agency
- ☒ Local government
- ☐ University
- ☐ Other

Specify repository:

Massachusetts Historical Commission**10. Geographical Data**Acreage of property 10 acres

UTM References

A 19 290600 4667910
 Zone Easting Northing

C 19 290900 4667660

B 19 290750 4667960
 Zone Easting Northing

D 19 290750 4667620
 E 19 290600 4667810

☐ See continuation sheet

Verbal Boundary Description

See Assessors Map☐ See continuation sheet

Boundary Justification

See Continuation Sheet☒ See continuation sheet**11. Form Prepared By**Register Director

name/title Constance Buynicki, Milford Historic District, with Betsy Friedberg, National
 organization Massachusetts Historical Commission date May 1990
 street & number 80 Boylston Street telephone (617) 727-8470
 city or town Boston state MA zip code 02116

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the residents petitioned the General Court. In 1741, Milford was set off as the easterly precinct of Mendon. It became a separate town in 1780.

In 1842, the Hopedale Community, a society of Christian Socialists, was established on the Mill River by the Reverend Adin Ballou. In the same year, Ebenezer Draper and his wife joined the community and set up a shop for the manufacturing of textile machinery. In 1853, his brother George joined him and became co-partner in the business. The Hopedale Community grew largely as a result of the Drapers' textile machinery business.

One historian describes the community thusly: "Initially conceived as a series of Fraternal Communions, its organizing formula changed during its fourteen year life from 1842-1856. It was initially to be based on agriculture, and the role of manufacturing within waxed and waned due to disagreements over contributions, labor vs. capital, wages, and profits. From a single farm, the community grew to 500 acres with 100 regular and 200 additional members in 50 houses. By 1856, debt increased, Ballou withdrew, and the largest stockholders, the Drapers, took over the assets." (Hopedale Town Report, MHC, 1983, p. 4)

The Draper brothers' business introduced innovative products at a time when textile mill construction in New England was booming. Before the 1850s, most factories were small, and even the largest built their own textile equipment. Consequently, output varied from place to place, depending on each factory's production capacity and the efficiency of its machinery. The Draper brothers offered a new approach: they were the first to specialize in the manufacture of machinery parts. One item was a spindle that could turn faster with minimum vibration, hence spinning thread faster. As production and profits increased, the Drapers expanded their line to include spoolers, spinning rings, let-off motions, thread guides, eveners, and many forms of machinery screws, all designed to improve the textile manufacturing process.

Despite the Drapers' success, and although the textile machinery business supported community enterprises and paid dividends in joint stock, the Hopedale utopian community fell into economic decline. In 1856, Ballou declared it insolvent. The Draper brothers bought out all the property and water rights and proceeded to develop Hopedale as a prosperous industrial center and model company town. Partners of particular inventive capability were brought in; among the first was Warren W. Dutcher, who moved to Hopedale from North Bennington, Vermont, shortly after its reorganization in 1856 and joined the Drapers in partnership in W. W. Dutcher and Company. During the next twelve years, the firm, under the management of Ebenezer D. and George Draper, grew and prospered. Many important patents for weaving and yarn preparations were taken out by the company. These included the Stearns parallel motion (1859), the Draper loose frog (1863) used on every loom built

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in the U.S., a spindle patented by George Draper (1867), the Metcalf hand-threading shuttle (1868), which eliminated the health-hazardous practice of sucking the yarn through the shuttle, thick and thin preventers, shuttle guards, and other improved devices for yarn preparation machinery.

The outbreak of the Civil War brought great profits to the company. Not only did they expand their product line, but they were also able to purchase patent rights from competitors. From 1865 to 1873, business was profitable, with an average profit margin of about 20 percent. By 1875, the company employed approximately 200 men, sold a half million dollars worth of machinery, and operated with a capital of \$284,000. The national depression of 1873-1877 (and, later, the depression of 1893-1895) affected the company very little, perhaps because textile mills often used slow periods as an opportunity to retool.

Between 1886 and 1916, the Draper Corporation's annual sales increased from \$1,200,000 to nearly \$7,500,000. The company's largest single profit-making item was the automated Northrop Loom, first sold in 1894. This innovation, designed by company employee James Northrop, was first sold in 1894 after a seven-year-long research and development program. The Northrop loom enabled the Drapers to revolutionize the weaving industry by developing a device that automatically changed bobbins of thread. This enabled a less-skilled weaver to operate twenty looms at a time rather than two. By the turn of the century, the Draper Company was the largest producer of textile machinery in the United States. By 1903, the company sold 78,599 Northrop Looms to 210 different textile mills in the U.S., and of the more than 400,000 common looms operating at the turn of the century, the majority would be replaced by Draper equipment by World War I.

The Drapers doubled the size of the Hopedale plant between 1886-1896 and again between 1896-1906. Development of the town of Hopedale saw two periods of building expansion: 1856-1886 and 1886-1916. In 1885, George Draper petitioned the Massachusetts Legislature to have the Hopedale section of Milford--now essentially its own independent community--set off from the rest of Milford as a separate town. On March 5, 1886, the State Senate vote resulted in a tie. The House of Representatives however, passed the separation bill on May 24, 1886. In December of 1886, selectmen from Milford and Hopedale met to divide the assets and liabilities of Milford as of April 6, 1886. An agreement for the settlement of all differences arising between Milford and Hopedale was finalized on April 7, 1886.

Hopedale and Milford thus became separate towns, but the effect the Draper Company had on both communities would continue into the mid-twentieth century. This was due to the fact that the Company was in effect the largest industry in the area, employing operatives from both communities, and in many

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cases the children of the operatives grew up to follow their parents into the same positions.

During the company's expansion of 1886 to 1916, the Draper-owned housing project of Prospect Heights, located in the town of Milford, was conceived and developed. By 1895, more than a third of Draper employees were already residents of Milford, and were prime candidates for company housing in that town. Hopedale itself had specific developments of worker's housing and boardinghouses for employees, as well as private homes of employees and principals. It was, however, settled more or less for the principals of the company and middle management. Most of its housing units consisted of wood-frame duplexes.

Prospect Heights was built primarily as a satellite development of Hopedale in order to provide more housing for the wave of immigrants (mostly Italian) who were employed by the company at this time. The development was located in the western section of Milford, a few hundred yards from the Hopedale border. The site chosen was one that the Draper Brothers had been acquiring piecemeal since 1857. The first houses were constructed there by 1903.

Milford provided Heights residents with access to churches, stores, and schools. Transportation was readily accessible, too. Pedestrian traffic was feasible since the development was only a mile away from the factories. The main route through Milford and Hopedale (Rte. 16) was heavily traveled and had been a major route since the early days of settlement. In addition, by 1897, a trolley line, the Milford and Uxbridge Street Railway, ran from Milford to Hopedale, affording easy and cheap transportation for workers. Milford was also serviced by five railroad lines--the Boston and Albany, the Milford and Woonsocket, the Hopkinton, the Milford, Franklin and Providence, and the Grafton and Upton--thus linking Milford and Hopedale with major industrial, economic and cultural centers of the time.

The Drapers were extremely concerned with comprehensive planning measures to maintain a productive environment for their interests. The company imposed long-range planning goals for controlling growth and avoiding decline. Especially crucial were water and land conservation. Water was necessary not only as a power source, but for recreational use and for drinking. Land was conserved for future expansion: residential, industrial and recreational.

The original thirty-acre tract for Prospect Heights was laid out by Warren Henry Manning (1860-1938) about 1901. Manning, who had worked for Frederick Law Olmsted from 1888 to 1896, worked on a number of Olmsted's major park and planning projects before starting his own firm in 1896. Among other Olmsted firm projects, Manning was involved with the design and planning of the Vanderbilt residence, Biltmore, in Ashville, North Carolina (1888-1895), and with the park system in Milwaukee (1892).

(continued)

National Register of Historic Places Continuation Sheet

Section number 8 Page 3

Prospect Heights Historic District,
Milford, Massachusetts

Manning's Cambridge, Mass., firm worked on a broad variety of projects between 1896 and his death in 1938. He was responsible for the planning and development of city and state park systems nationwide, as well as several college and university campuses. Manning also worked with landscape architect Arthur C. Comey on planning worker's housing for the Cleveland Iron Works Company in Akron, Ohio. Manning's later work covered 42 states, mostly centered in the midwest; however, his client lists before 1925 shows a marked involvement in Massachusetts planning. One of his special areas of concern was his home town of Billerica. As well as a comprehensive town plan, Manning designed the Billerica Garden Suburb (1914), an innovative industrial housing project later used as a model by the Massachusetts Homestead Commission when it developed America's first public housing project, in Lowell, in 1917.

Manning's plan for Draper housing at Prospect Heights included a circular road pattern around a central long, narrow park. He also did several other projects under Draper Company sponsorship, including the 1896-1903 Bancroft Road development, thirty duplexes on an elliptical knoll west of the Draper factories. In 1901, Manning designed the town park in Hopedale. Manning's midwest connections are probably responsible for the place names appearing as streets in the 1910 Sanborn map of Prospect Heights. These names--Wausau Place (running parallel to Water Street), Minnetonka Place, Petodkey Place, and Charlevoix Place, respectively (running parallel with Prospect Street)--are all now known collectively by the street name "Prospect Heights," and were accepted as such by the town in March 1953. Indeed, the name Prospect Heights may derive from Manning's association with Olmsted (Prospect Park, Brooklyn, NY, 1867-1873). Manning was also a prolific writer and activist. He instigated the founding of the American Park and Outdoor Art Association in 1897, serving as its first secretary; he was also a founding member of the American Society of Landscape Architects, in 1899.

The renowned Boston architectural firm of Peabody and Stearns (1870-ca. 1920) was contracted to design the housing units within the project. Robert Swain Peabody (1845-1920) and John Goddard Stearns Jr. (1843-1917) met while both were employed by the Boston architectural firm of Ware & Van Brunt. They entered into partnership in 1870 and worked together until 1917, with Peabody, a graduate of both Harvard University and the Ecole des Beaux Arts, responsible for the initial design and Stearns, a trained engineer, supervising construction. At its peak in the 1890s, the firm was among the top seven or eight in the country. The firm designed buildings nationwide and was recognized as perhaps the most important architectural office in Boston in the period from the death of H. H. Richardson in 1886 until World War I. Its impact was enormous because of the number, variety, and national importance of its commissions, and the quality of architects who emerged from its offices to become leaders of the profession. Some of its Boston designs included the R.H. White Warehouse (1883), the Exchange Building, and the Custom House Tower

(continued)

National Register of Historic Places Continuation Sheet

Prospect Heights Historic District,
Milford, Massachusetts

Section number 8 Page 4

(1909-1911). The firm was also responsible for Park Square (Providence) Railroad Station (1872-1874), as well as Machinery Hall and the Massachusetts State Building at the Columbian Exposition in Chicago (1892-1893). Private homes were designed for wealthy clients in Boston, New York, Philadelphia, St. Louis, Newport, and Providence. Among these was the first Breakers in Newport (1877).

By 1900, Peabody and Stearns were among the most widely published architects in America. Robert Swain Peabody was the president of the American Institute of Architects in 1901, and was among the vanguard of Boston professionals beguiled by the Colonial Revival Style. The firm maintained an evolving approach to the style, keeping it in demand for more than four decades. Early designs developed the High Victorian Gothic and Queen Anne Revival modes, with closely articulated ornament (Park Square Station, The Breakers), while designs like Kraggsyde (1883) and Vinland (1882-84) are paragons of 1880s Shingle Style seaside cottages. The blocky forms of Second Bleak House (1890) and Shamrock Cliff (1895) anticipate modernism. The R.H. White Warehouse was a prototype of the Beaux-Arts. The firm was involved with the development of Prospect Heights from 1903 to 1920 when the last building, the company store, was built. Prospect Heights is a fine example of the firm's evolutionary style, incorporating design characteristics ranging from Tudor Revival to modernism.

Robert Allen Cook, a local architect, was retained to supervise construction. Cook, who was responsible for overseeing the Bancroft Park dwellings in Hopedale, was proficient in many styles of architecture as evidenced by the Renaissance Revival-style addition to the Milford Town Hall (1901; NR 1977) and the Richardsonian Romanesque chapel in Milford's Pine Grove Cemetery. Cook designed his own Shingle Style house, at 55 Prospect Street, ca. 1900, as well as his office next door. The office, built ca. 1898, is a large, L-shaped, wood-framed structure. Cook opened his office here in 1900, and practiced here until the 1920s. Cook's father's house, at 59 Prospect Street, is also included in the district boundaries. Built ca. 1898, the Colonial Revival-style house of Orrin C. Cook was owned briefly (1898-1904) by Robert Cook before his own Shingle Style residence was built.

Dillon Brothers of Milford were awarded the contract for construction of the Heights, as well as many other Draper projects in Hopedale.

Construction proceeded in several major phases, the first being 14 two-family brick and frame Colonial Revival duplexes and multifamily Tudor Revival and Colonial Revival rowhouses, all built in 1903. Fourteen frame duplexes, some hip roofed and utilizing a foursquare plan, others gambrel-roofed, followed in 1909. The third phase, two more brick rows, were completed in 1913 and 1915. The company store was erected in 1920. Prospect Heights' brick rowhouses

(continued)

National Register of Historic Places Continuation Sheet

Section number 8 Page 5

Prospect Heights Historic District,
Milford, Massachusetts

introduced a new building idiom into the Hopedale/Draper Company vocabulary. Since the 1920s, modern intrusions have had little effect on the integrity of the district. In fact, because of the rigid boundaries formed by Prospect and Water Streets and the state and town parklands, as well as the Draper ownership of the property well into the 1950s, little expansion and development has occurred.

The Heights was settled by immigrants of many ethnic backgrounds who were employed by the Draper Company as machine operatives. The earliest residents of the Heights were Irish, Polish, and Armenian immigrants who moved into the brick tenements after the first phase of construction (1903). As the wooden duplexes (1906, 1909 and 1913) and the last brick units (1915) were constructed, the original tenants moved into the newer buildings, leaving the older units to the Italian and Portuguese immigrants. The Portuguese workers, according to verbal accounts, were brought in by the Draper Company to replace workers who participated in the four-month-long wage strike against the company in 1913. One account states that during the strike in 1913, the Draper company hired special police to protect its interests, suggesting another side to the strong, benevolent company presence in the community. Police were housed at the duplex at 66 Prospect Heights.

Heights residents paid weekly rents, which evidently varied from unit to unit, and which were deducted from the week's paycheck. Some remember paying fifty cents in 1904-1908, others \$1.25; later rents were \$1.45, \$1.75, and \$3.00 a week. It may be assumed that housing was heavily subsidized by the company. Although no documentation has been found to this effect, John Study Garner writes that in Bancroft Park in Hopedale, similar Draper housing, the company only realized a 7-1/2% annual return on its tenements in 1903 (The Model Company Town [University of Massachusetts Press, Amherst, 1984]).

Former Draper employees recall that "if you were lucky enough to live in Draper housing, you had it made." The Drapers provided a good home, maintenance, and steady work for their employees. Most former employees remain loyal, stating that "Drapers took care of their own." Draper employees were not required to live in Draper housing; in fact, many Draper employees had their own homes in Milford and Mendon. But employee status was a prerequisite for securing a place in one of the company units. The Drapers owned many other rental properties (mostly wood-frame duplexes) scattered throughout Milford, but the Heights was the only planned community of worker housing outside of Hopedale.

There was a clear class distinction between residents of Hopedale and those of Prospect Heights, which was acknowledged by both. Hopedale was considered "elite" by its residents, most of English Protestant extraction. However, this social distinction was played down by the paternalistic Draper Company

(continued)

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Prospect Heights Historic District,
Milford, Massachusetts

through policies, guidelines, and activities designed to help employees of different ethnic groups mingle and establish good relations. One such function was the Annual Field Day, held in Hopedale at the Town Park designed by Warren H. Manning in the early 20th century. On a Saturday in mid-August, the factories closed and employees turned out to enjoy a day of festivities. At this event, cash prizes were awarded for the best-kept yard. This ongoing contest, open to residents of Hopedale and Prospect Heights, was designed to encourage maintenance of company properties. The prize, which ranged from four to ten dollars, was often won by Heights residents.

It seemed, however, that Heights residents really did not need planned social functions to learn about good relations with their neighbors and fellow workers. Verbal descriptions of life in the Heights suggest a strong sense of community; there were no ethnic or age barriers, no locked doors, and everyone looked out for one other. Even though residents did not speak the same language (or even English in many cases) they made do by signals, motions, or by learning certain words or phrases. Help and understanding were the key elements to building this close-knit community, one that even to this day draws former residents from all over New England to reunions and annual picnics. ("No matter where you roam, Prospect Heights will always be your home" is the motto of residents and is recited at the opening of reunion festivities.)

Many Prospect Heights residents took in boarders, usually single men. Many of them were recent immigrants. These boarders paid a separate fee for a room, meals, and laundry. The extra money residents made from boarders went to pay for staples such as food and clothing. The Draper Company encouraged residents to take in boarders, since most became company employees. There were often up to 50 or 60 single boarders living in the Heights at any given time. One example was #116 Prospect Heights, which is listed as the "Armenian boarding house" in the 1918-1919 Milford/Hopedale directory.

Verbal accounts indicate that certain units were "donated" by the Drapers to the community for use as clubhouses, and that each nationality represented in the Heights had a clubhouse. The duplex at 23 Prospect Heights is believed to have been formerly the Armenian Club, while 117 Prospect Heights, once the company store, has also been the Portuguese Club.

The company store, built ca. 1920, served Heights residents. A Portuguese bakery was located on Water Street (now Sebastino's Bakery), outside the district, as well as a neighborhood tavern or bar (now Lena's). All these stores extended credit to residents, especially in times of need. There were also peddlers who drove through the neighborhood with horse and wagon, selling their wares.

Churches and schools were also located nearby. The majority of Heights

(continued)

National Register of Historic Places Continuation Sheet

Prospect Heights Historic District,
Milford, Massachusetts

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residents were Catholic, and Milford provided two churches for worship, both outside the district (Hopedale was predominantly Protestant, and no Catholic church was built in that community until the 1960s.) The Irish residents worshipped at St. Mary's Church and the Italians at the Sacred Heart of Jesus. St. Mary's also offered Masses in other languages for nonEnglish-speaking residents, and still has a Portuguese-speaking priest who offers daily Mass in that language. Heights residents were considered residents of Milford and as such attended Milford elementary and secondary schools.

The Draper Company reached the height of its corporate strength and prestige in 1916. It was in this year that the company was recognized as Draper Corporation, after many years of name-changing to suit the different generations of Drapers in control. With the war in 1917 came the beginning of a steady, slow decline in business. This decline was intensified by the Depression of the 1920s, even though Draper had introduced the first rayon loom in 1921. During World War II, almost all textile machine manufacturing was suspended. In its place, the corporation produced war equipment: internal grinders, 75 mm pack howitzers, and magnetos. During this period as well, the company began to sell off its housing at Prospect Heights. In 1956, proceedings began to dispose of company-owned services and utilities, and the last of the company-owned houses were sold at auction. From then until 1967, the company struggled with financial difficulties before finally merging with Rockwell International. Business rebounded in the late sixties and early seventies, but the Hopedale plant failed to provide an adequate profit margin and closed for good in 1980.

(end)

National Register of Historic Places Continuation Sheet

Prospect Heights Historic District,
Milford, Massachusetts

Section number 9 Page 1

9. MAJOR BIBLIOGRAPHICAL REFERENCES

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Draper Collection: American Textile Museum, North Andover, MA.

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National Register of Historic Places Continuation Sheet

Section number 11 Page 1

Prospect Heights Historic District,
Milford, Massachusetts

11. VERBAL BOUNDARY DESCRIPTION AND JUSTIFICATION

See attached assessor's map for legal boundaries which were selected to coincide with the original boundaries of the housing community. The edges of the district are generally defined by parklands on the east and south, by Prospect and Water Streets on the west and north respectively, and by a commercial block on the northwesterly corner of the district. Also included in the district are three dwellings located on Prospect Street, numbers 55, 57, and 59 respectively. These buildings were formerly the home(s) and office of Robert Allen Cook, a local architect who supervised the construction of the district as well as designer of the 1901 addition to Milford Town Hall (National Register - 1977).

PROSPECT HEIGHTS HISTORIC DISTRICT
MILFORD, MASSACHUSETTS
DISTRICT DATA SHEET

MAP 49 LOT #	PHOTO #	MHC #	BUILDING TYPE/ HISTORIC NAME	STREET ADDRESS	DATE	STYLE	TYPE	STATUS
16	7	539	DUPLEX	1-2 PROSPECT HEIGHTS	1903	GOTHIC COTTAGE	1B	C
15	7	538	ROW	3-6 PROSPECT HEIGHTS	1903	COLONIAL REVIVAL	1B	C
13,14	10	537	ROW	7-14 PROSPECT HEIGHTS	1903	DUTCH COLONIAL REV	1B	C
11,12			ROW	15-22 PROSPECT HEIGHTS	1903	COLONIAL REVIVAL	1B	C
10			DUPLEX	23-24 PROSPECT HEIGHTS	1903	GEORGIAN REVIVAL	1B	C
8,9			ROW	25-32 PROSPECT HEIGHTS	1903	TUDOR REVIVAL	1B	C
7	8		DUPLEX	33-34 PROSPECT HEIGHTS	1903	GOTHIC COTTAGE	1B	C
6A,6B,6C		534	ROW	35-40 PROSPECT HEIGHTS	1903	TUDOR REVIVAL	1B	C
5			DUPLEX	41-42 PROSPECT HEIGHTS	1903	GOTHIC COTTAGE	1B	C
3A,3B,4A,4B			ROW	43-50 PROSPECT HEIGHTS	1903	TUDOR REVIVAL	1B	C
17			DUPLEX	51-52 PROSPECT HEIGHTS	1903	GEORGIAN REVIVAL	1B	C
1 & 2	9		ROW	53-60 PROSPECT HEIGHTS	1903	TUDOR REVIVAL	1B	C
15B				59A&B PROSPECT HEIGHTS	ca.1970	NEO-COLONIAL	1B	NC
26			DUPLEX	62-64 PROSPECT HEIGHTS	ca.1909	COLONIAL REVIVAL	1B	C
25	5		DUPLEX	66-68 PROSPECT HEIGHTS	ca.1909	CRAFTSMAN	1B	C
24	5	545	DUPLEX	70-72 PROSPECT HEIGHTS	ca.1909	COLONIAL REVIVAL	1B	C
23	5		DUPLEX	74-76 PROSPECT HEIGHTS	ca.1909	CRAFTSMAN	1B	C
31			DUPLEX	77-78 PROSPECT HEIGHTS	ca.1909	CRAFTSMAN	1B	C
				garage	ca.1960		1B	NC
22		544	DUPLEX	79-80 PROSPECT HEIGHTS	ca.1909	CRAFTSMAN	1B	C
41			DUPLEX	81-82 PROSPECT HEIGHTS	ca.1909	CRAFTSMAN	1B	C
40			DUPLEX	83-84 PROSPECT HEIGHTS	ca.1909	COLONIAL REVIVAL	1B	C
39	3		DUPLEX	85-86 PROSPECT HEIGHTS	ca.1909	CRAFTSMAN	1B	C
38	3	541	DUPLEX	87-88 PROSPECT HEIGHTS	ca.1909	DUTCH COLONIAL REV	1B	C
37	3	542	DUPLEX	89-90 PROSPECT HEIGHTS	ca.1909	CRAFTSMAN	1B	C
36		543	DUPLEX	91-92 PROSPECT HEIGHTS	ca.1909	CRAFTSMAN	1B	C
21/20	6	536	ROW	101-115 PROSPECT HEIGHTS	ca.1913	CRAFTSMAN	1B	C
				garage	ca.1960		1B	NC
18/19			ROW	102-116 PROSPECT HEIGHTS	1913	CRAFTSMAN	1B	C
				garage	ca.1930		1B	NC
				garage	ca.1930		1B	NC
				garage	ca.1930		1B	NC
				shed	ca.1930		1B	NC

PROSPECT HEIGHTS HISTORIC DISTRICT
MILFORD, MASSACHUSETTS
DISTRICT DATA SHEET

MAP 49 LOT #	PHOTO #	MHC #	BUILDING TYPE/ HISTORIC NAME	STREET ADDRESS	DATE	STYLE	TYPE	STATUS
42		535	PORTUGUESE CLUB	117 PROSPECT HEIGHTS	ca.1920	CRAFTSMAN	1B	NC
95		546	R.A. COOK HOUSE	55 PROSPECT STREET	ca.1900	DUTCH COL/SHINGLE	1B	C
96			R.A. COOK ARCHITECT OFFICE	57 PROSPECT STREET	ca.1898		1B	C
15A		547	ORRIN COOK HSE	59 PROSPECT STREET	ca.1898	COLONIAL REVIVAL	1B	C
27	2		DUPLEX	61-63 PROSPECT STREET	ca.1909	CRAFTSMAN	1B	C
28	2	549	DUPLEX	65-67 PROSPECT STREET	ca.1909	DUTCH COLONIAL REV	1B	C
29	2	548	DUPLEX	69-71 PROSPECT STREET	ca.1909	COLONIAL REVIVAL	1B	C
30	2		DUPLEX	73-75 PROSPECT STREET	ca.1909	DUTCH COLONIAL REV	1B	C
35	4	551	DUPLEX	88-90 WATER STREET	ca.1909	CRAFTSMAN	1B	C
34	4		DUPLEX	92-94 WATER STREET	ca.1909	CRAFTSMAN	1B	C
33	4		DUPLEX	96-98 WATER STREET	ca.1909	COLONIAL REVIVAL	1B	C
32	4		DUPLEX	100-102 WATER STREET	ca.1909	CRAFTSMAN	1B	C
A	5	540		WAR MEMORIAL	ca.1960		10	NC
A	5			PARK, DESIGNED BY W.H. MANNING 1903			1Si	C

Contributing

76

1

77

Noncontributing

8

1

9

Buildings

Sites

Structures

Total

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Prospect Heights Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: MASSACHUSETTS, Worcester

DATE RECEIVED: 7/31/90 DATE OF PENDING LIST: 8/15/90
DATE OF 16TH DAY: 8/31/90 DATE OF 45TH DAY: 9/14/90
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 90001344

NOMINATOR: STATE

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 9/5/90 DATE Entered in the
National Register

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA _____
REVIEWER _____
DISCIPLINE _____
DATE _____

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

CLASSIFICATION

☐ count ☐ resource type

STATE/FEDERAL AGENCY CERTIFICATION

FUNCTION

☐ historic ☐ current

DESCRIPTION

☐ architectural classification
☐ materials
☐ descriptive text

SIGNIFICANCE

Period Areas of Significance--Check and justify below

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

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

BIBLIOGRAPHY

GEOGRAPHICAL DATA

☐ acreage ☐ verbal boundary description
☐ UTM's ☐ boundary justification

ACCOMPANYING DOCUMENTATION/PRESENTATION

☐ sketch maps ☐ USGS maps ☐ photographs ☐ presentation

OTHER COMMENTS

Questions concerning this nomination may be directed to

_____ Phone _____

Signed _____ Date _____



South Co. Farmington, N.H. 1900

HOME AND OFFICE OF ROBERT ALLEN COOK
55 & 57 PROSPECT ST. (LOTS 95 & 96)

MILFORD, MA

BY: ROBERT J. HIBINO; 11/26/88

LOCATION OF NEGATIVE:

36 FOREST STREET, MILFORD, MA

PHOTO # 1 OF 10

DESCRIPTION: STREETSCAPE. VIEW OF

55 & 57 PROSPECT ST. LOOKING EASTERLY

HOME AND OFFICE OF ARCHITECT ROBERT

ALLEN COOK

*Prospect Heights Hist Dist
Worcester Co MA-*



61-63, 65-67, 69-71, & 73-75
PROSPECT ST. (LOTS 27,28,29 & 30)
MILFORD, MA

BY: ROBERT J. HIBINO; 11/26/88

LOCATION OF NEGATIVE:

36 FOREST STREET, MILFORD, MA
PHOTO # 2 OF 10

DESCRIPTION: STREETSCAPE. VIEW OF
DRAPER HOUSES #61-75 PROSPECT ST.
LOOKING NORTH-EASTERLY.

*Prospect Heights Hist. Dist.
Worcester Co MA*



#85-86, 87-88, 89-90 PROSPECT HEIGHTS
(LOTS 39, 38, 37)

MILFORD, MA

BY: ROBERT J. HIBINO; 11/26/88

LOCATION OF NEGATIVE:

36 FOREST STREET, MILFORD, MA

PHOTO #3 OF 10

DESCRIPTION: STREETSCAPE. LOOKING

NORTH-EASTERLY AT #85-86 LEFT, 87-88

MIDDLE, 89-90 RIGHT

*Prospect Heights Hist. Dist.
Worcester Co MA*



#100-102, 96-98, 92-94, 88-90 WATER
STREET (LOTS 32, 33, 34 & 35)

MILFORD, MA

BY: ROBERT J. HIBINO; 11/26/88

LOCATION OF NEGATIVE:

36 FOREST STREET, MILFORD, MA

PHOTO #4 OF 10

DESCRIPTION: STREETSCAPE. LOOKING
SOUTH-WESTERLY AT 100-102 RIGHT,
96-98 & 92-94 MIDDLE, 88-90 LEFT

*Prospect Heights Hist. Dist.
Worcester Co MA*



#74-76, 70-72, 66-68 PROSPECT HEIGHTS
(LOTS 23, 24, & 25)

MILFORD, MA

BY: ROBERT J. HIBINO; 11/26/88

LOCATION OF NEGATIVE:

36 FOREST STREET, MILFORD, MA

PHOTO #5 OF 10

DESCRIPTION: STREETSCAPE. LOOKING
SOUTH-EASTERLY AT WOOD DUPLEXES #66-
76. CENTRAL PARK WITH MONUMENT IN
FOREGROUND LEFT.

*Prospect Heights Hist. Dist.
Worcester Co MA*



#101-115 PROSPECT HEIGHTS (LOTS 21,
19A & 19B)

MILFORD, MA

BY: ROBERT J. HIBINO; 11/26/88

LOCATION OF NEGATIVE:

36 FOREST STREET, MILFORD, MA

PHOTO #6 OF 10

DESCRIPTION: BRICK ROWHOUSE #101-115
LOOKING NORTH-WESTERLY

*Prospect Heights Hist. Dist.
Warrenton Co MA*



1000 1000 1000 1000
1000 1000 1000 1000

#33-34, 35-40, 41-42 PROSPECT HEIGHTS
(LOTS 7, 6A, 6B, 6C, & 5)

MILFORD, MA

BY: ROBERT J. HIBINO; 11/26/88

LOCATION OF NEGATIVE:

36 FOREST STREET, MILFORD, MA

PHOTO #8 OF 10

DESCRIPTION: STREETSCAPE. LOOKING
NORTHERLY. #33-34 LEFT, 35-40 MIDDLE,
41-42 IN DISTANCE. TOWN PARK AND
PLAYGROUND RIGHT

*Prospect Heights Hist. Dist.
Worcester Co MA*



#53-60 PROSPECT HEIGHTS (LOTS 1 & 2)
MILFORD, MA
BY: ROBERT J. HIBINO; 11/26/88
LOCATION OF NEGATIVE:
36 FOREST STREET, MILFORD, MA
PHOTO #9 OF 10
DESCRIPTION: EAST (FRONT) FACADE OF
#53-60 SHOWING TUDOR DETAILING

*Prospect Heights Hist. Dist.
Worcester Co. MA*

Missing Core Documentation

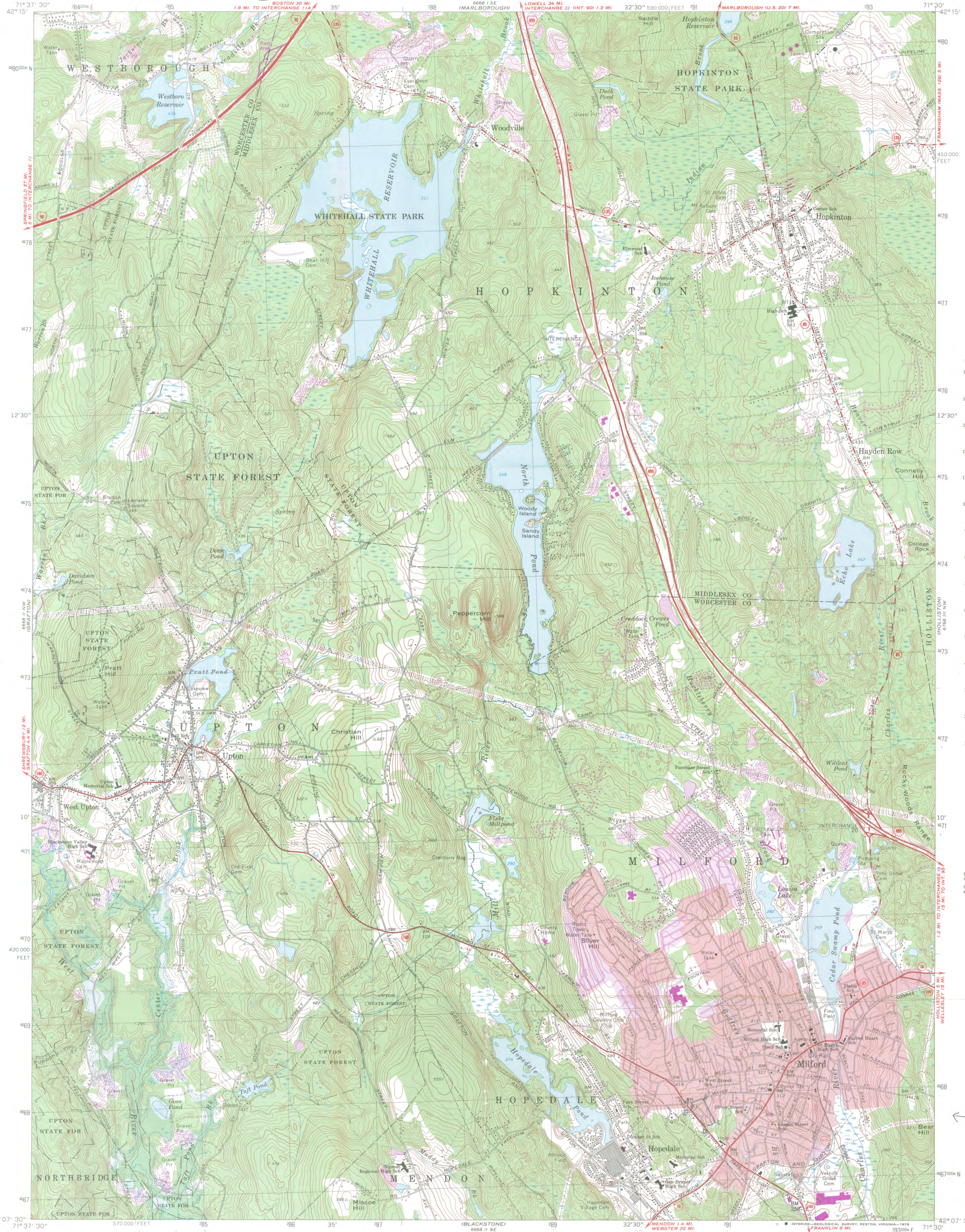
Property Name	County, State	Reference Number
Prospect Heights Historic District	Worcester County, Massachusetts	90001344

The following Core Documentation is missing from this entry:

☐ Nomination Form

☒ Photographs (missing #7 and 10)

☐ USGS Map



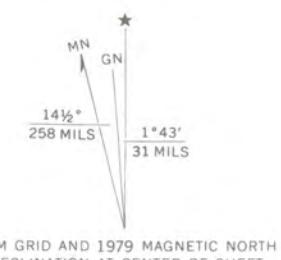
CONVERSION SCALES	
Feet	Meters
1500	450
1400	400
1300	350
1200	300
1100	250
1000	200
900	150
800	100
700	50
600	0
500	0
400	0
300	0
200	0
100	0
0	0

Feet	Meters
1	0.3048
2	0.6096
3	0.9144
4	1.2192
5	1.5240
6	1.8288
7	2.1336
8	2.4384
9	2.7432
10	3.0480

To convert feet to meters
multiply by 0.3048

To convert meters to feet
multiply by 3.2808

Mapped, edited, and published by the Geological Survey
Control by USGS, USC&GS, and Massachusetts Geodetic Survey
Topography by planetable surveys 1942-1943. Revised from
aerial photographs taken 1967. Field checked 1968
Polyconic projection. 1927 North American datum
10,000-foot grid based on Massachusetts coordinate system,
mainland zone
1000-meter Universal Transverse Mercator grid,
zone 19
Red tint indicates areas in which only landmark buildings are shown
Area covered by dashed light-blue pattern is subject to
controlled inundation by West Hill Dam
There may be private inholdings within the boundaries of
the National or State reservations shown on this map



SCALE 1:25 000
CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

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

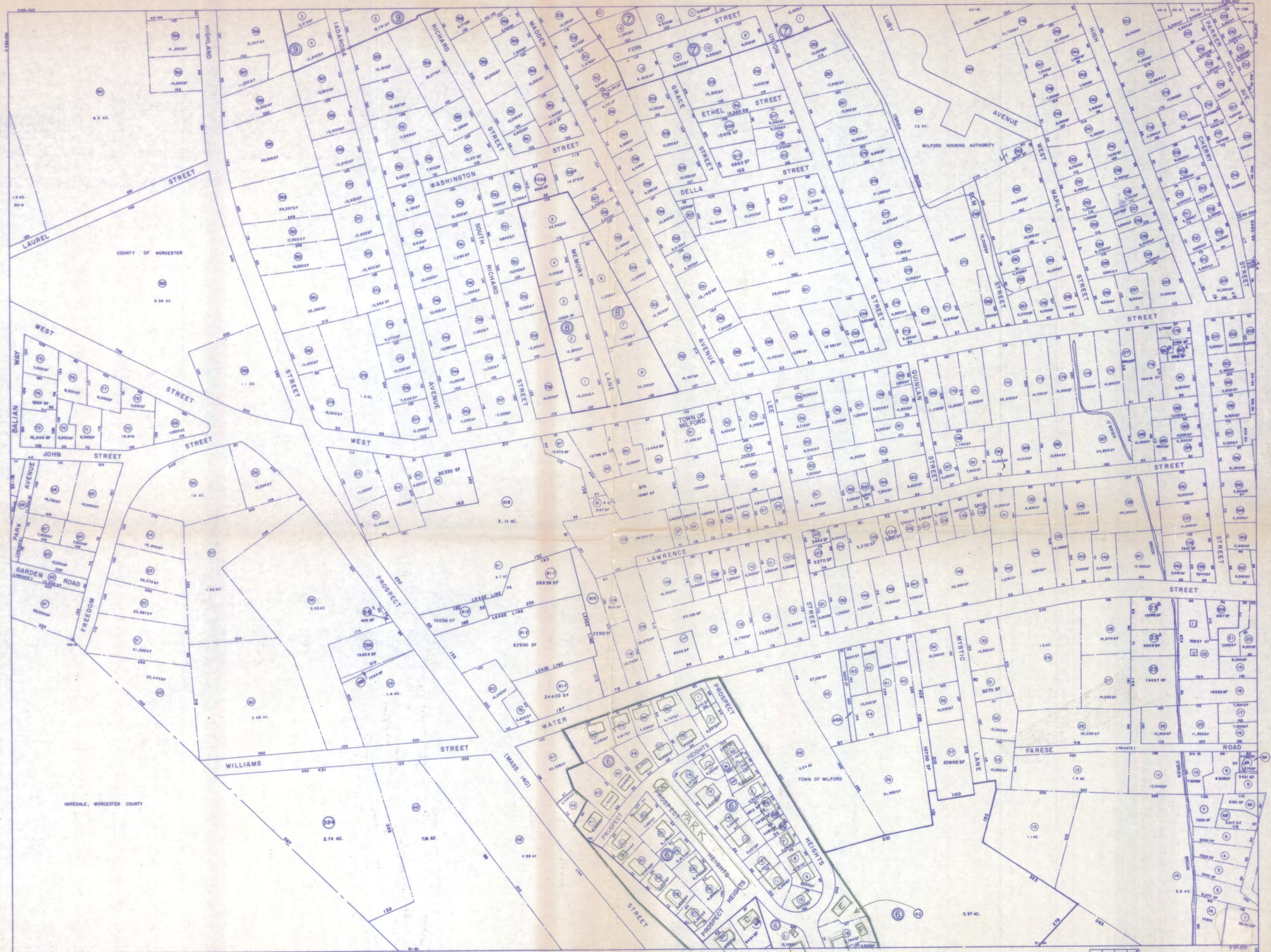
ROAD CLASSIFICATION
Primary highway, all weather, hard surface
Secondary highway, all weather, hard surface
Light-duty road, all weather, improved surface
Unimproved road, fair or dry weather
Interstate Route
State Route



MILFORD, MASS.
N4207 5-W7130/7.5
1968
PHOTOREVISED 1979
AMS 6668 II NE-SERIES V814

Revisions shown in purple compiled in cooperation with State of
Massachusetts agencies from aerial photographs taken 1977 and other
source data. This information not field checked. Map edited 1979
Purple tint indicates extension of urban areas

Prospect Heights
Historic District,
Milford, MA
A. 19 290600 4667910
B. 19 290750 4667960
C. 19 290900 4667660
D. 19 290750 4667620
E. 19 290600 4667610



PREPARED BY
SCHOFIELD BROTHERS INC.
PROFESSIONAL ENGINEERS & REGISTERED LAND SURVEYORS
1071 WORCESTER ROAD, FRAMINGHAM MASSACHUSETTS
121 EAST MAIN STREET, MILFORD MASSACHUSETTS

PHOTOGRAMMETRIC COMPILATION BY
Lockwood Mapping Inc.
ROCHESTER N.Y.

PLANS SHOWN HEREIN ARE
COMPILED FROM AERIAL PHOTOGRAPHS,
DEEDS, AND PLANS OF RECORD AND
ARE NOT TO BE CONSTRUED AS
HAVING SUFFICIENT ACCURACY FOR
CONVEYANCES.

TOWN OF MILFORD

Massachusetts

ASSESSORS ATLAS
MAY OF 1968

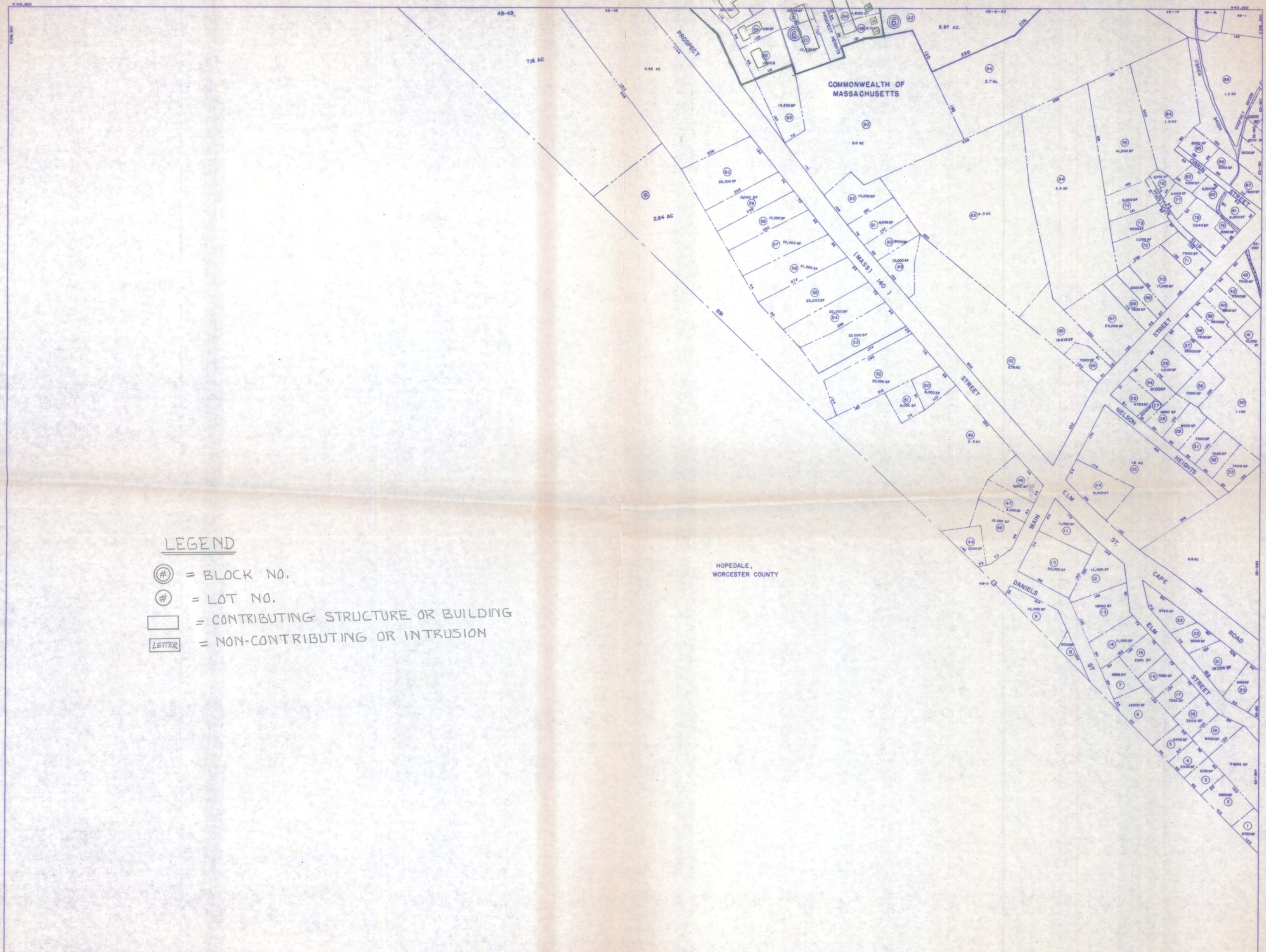
REVISION DATES
MARCH 1962
APRIL 1963
MARCH 1966
APRIL 1967
MAY 1968

NORTH
GRID
MASSACHUSETTS COORDINATE
SYSTEM



SHEET
No.
4

SHT 1 OF 2
SEE SHT 2 FOR CONT'D MAP
& LEGEND



LEGEND

- ⊕ = BLOCK NO.
- ⊙ = LOT NO.
- ▭ = CONTRIBUTING STRUCTURE OR BUILDING
- LETTER = NON-CONTRIBUTING OR INTRUSION

HOPEDALE,
WORCESTER COUNTY

TOWN OF MILFORD

Massachusetts
ASSESSORS ATLAS
MAY OF 1968

REVISION	DATES
MARCH	31, 1970
APRIL	1979
MARCH	1982
MARCH	1983
APRIL	1984
MARCH	1986
APRIL	1987
MAY	1988



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PHOTOGRAMMETRIC COMPILATION BY
Lockwood Mapping Inc.
ROCHESTER N.Y.



July 18, 1990

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

Dear Ms. Shull:

Enclosed please find the following nomination:

Prospect Heights Historic District, Prospect Heights, Prospect Street and
Water Street, Milford, (Worcester County) Massachusetts.

There has been no owner objection for the property listed above.

The nomination has been voted eligible by the State Review Board and has been
signed by the State Historic Preservation Officer. Owners were notified of
pending State Review Board consideration 60-90 days before the meeting and
were afforded the opportunity to comment. Comments received to date are
attached to the nomination form.

Sincerely,

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

Enclosure