

United States Department of the Interior  
National Park Service



National Register of Historic Places  
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Pleasant Street Historic District

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

2. Location

street & number 187-235 Pleasant Street n/a not for publication

city or town Marlborough n/a vicinity

state Massachusetts code MA county Middlesex code 017 zip code 01752

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 August 7, 2001  
Signature of certifying official/Title Brona Simon Date  
Massachusetts Historical Commission, Deputy State Historic Preservation Officer

State or Federal agency and bureau \_\_\_\_\_

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

Signature of certifying official/Title \_\_\_\_\_ Date \_\_\_\_\_

State or Federal agency and bureau \_\_\_\_\_

4. National Park Service Certification

- I, hereby certify that this property is:
- entered in the National Register  See continuation sheet.
  - determined eligible for the National Register  See continuation sheet.
  - determined not eligible for the National Register
  - removed from the National Register
  - other (explain): \_\_\_\_\_

Signature of the Keeper Entered in the National Register Date of Action 9/27/01

Pleasant St. HD  
Name of Property

Middlesex, MA  
County and State

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

(Check only one box)

- building(s)
- district
- site
- structure
- object

**Number of Resources within Property**

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

Contributing	Noncontributing	
<u>11</u>	<u>1</u>	building
		sites
		structures
		objects
<u>11</u>	<u>1</u>	Total

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

n/a

**Number of contributing resources previously listed in the National Register**

0

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

DOMESTIC/single dwelling

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Current Functions**

(Enter categories from instructions)

DOMESTIC/single dwelling, multiple dwelling

RELIGIOUS/religious facility/church school

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

Second Empire                      Colonial Revival

Mediterranean                      Queen Anne

\_\_\_\_\_

**Materials**

(Enter categories from instructions)

foundation \_\_\_\_\_

walls \_\_\_\_\_

\_\_\_\_\_

roof \_\_\_\_\_

other \_\_\_\_\_

\_\_\_\_\_

**Narrative Description**

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

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7. A linear district at the crest of a hill approximately 120 feet above sea level, the Pleasant Street Historic District extends approximately 800 feet along Pleasant Street between Pearl and Spring Streets. The small, coherent district is characterized by large late nineteenth- and early twentieth-century houses and their outbuildings set well back from wide, tree-lined Pleasant Street on well-landscaped lots. In a city with standard 4000-to-5000-square-foot lots, the lot size within the district is particularly distinguishing, with the smallest lot well over 10,000 square feet, and the largest over two acres. Houses within the district are stylish mainstream interpretations of American domestic architectural styles found in upper-income Southern New England neighborhoods of the period: Second Empire, Queen Anne, Colonial Revival, Mediterranean.

**INVENTORY**

The inventory includes all buildings and other resources, both contributing and non-contributing, located within the district.

Unless otherwise noted in individual entries, all residential properties are wood-frame construction with brick foundations and asphalt-covered flank-gable roofs, and all garages are 1 story-high wood-frame construction with asphalt-covered end-gable roofs.

**PLEASANT STREET**

187 **Walter P. Frye House (1895):** A large, elaborate, compactly massed Queen Anne house typical of those built by wealthy manufacturers in the late 19<sup>th</sup> century, the 2½-story cruciform-plan Frye House has a stone foundation, wraparound front porch with octagonal pavilion at the northwest corner and a porte-cochère (added in the 1910s) on the north side, weatherboard 1<sup>st</sup> story and shingles on the 2<sup>nd</sup> and attic stories, projecting semi-octagonal bays of varying sizes and scales on the south, west, and north sides, a variety of window shapes and sizes, and high cross-gable roof with corbelled chimneys. A large late 20<sup>th</sup>-century flat-roof addition extends south from the building's southwest corner. Frye (1863-1936) was a 2<sup>nd</sup>-generation shoe manufacturer, the only son of John A. Frye (see 207 Pleasant Street), founder of the J.A. Frye Shoe Company. He married Adeline Holyoke, and here the Fries reared their three sons, John, Robert, and Russell, (see 207, 222 and 234 Pleasant Street) and lived here until their deaths. Mr. Frye's sister lived nearby at 223 Pleasant Street (*q.v.*). Following Mrs. Frye's death in 1945, the Missionary Sisters of the Immaculate Conception (see 197 Pleasant Street) purchased the house and remained here until selling it to the Marlborough Girls' Club in 1965. The Girls' Club built the large addition. **(photo #1)**

**(continued)**

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- 187 rear **Outbuilding (ca. 1920 ca. 1950):** One building, originally two, connected in mid-20<sup>th</sup>-century. The southernmost section is a small, square stucco hip-roof building originally attached to a large greenhouse. The northernmost section is a 3-stall stucco Craftsman-style garage with large cornice brackets and high hip roof with wide gabled dormers.
- 197NC **Immaculate Conception School (1961):** A large, uncomplicated, L-plan Reductivist Georgian building that presents a 2-story 3-bay façade with center entrance on Pleasant Street and spreads down the hill to the east to a full 3-stories; it connects at the rear with 207 Pleasant Street next door. Built at a time when contextual architecture was of little interest, this building at least maintains the prevailing scale, materials, and setback of the large-scale houses that characterize this part of Pleasant Street.
- 200 **Stevens-Davenport House (ca. 1922):** A brick 2½-story Colonial Revival house with a concrete foundation, 3-bay façade with center entrance with blind elliptical fanlight and full-height sidelights set within a segmental-arch frame, marble window sills and lintels, off-center chimney, and full-width sun room on the south side. Louis W. Stevens, General Manager of Koehler Co., lived here briefly after the house was first constructed; it then became the retirement home of Lizzie M. and William N. Davenport (1856-1933). He began his career as a shoe manufacturer, but after studying law at the University of Michigan, was admitted to the bar in Middlesex County in 1883. He served in the General Court of Massachusetts in the 1880s, in the State Senate in 1889 and 1890, and as Marlborough's 4<sup>th</sup> mayor, 1894-95. The Davenports lived for many years down the hill at 52 Pleasant Street<sup>1</sup> and were here by 1925. Mr Davenport lived her until his death, and his widow continued to live here into the 1950s.
- 207 **Howe-Frye House (ca. 1872, ca. 1925):** A spreading 2½-story brick Georgian Revival house set on a slightly raised terrace with asymmetrical 5-bay façade, projecting pedimented center pavilion with highly sculptural engaged-Corinthian-column entrance enframement capped by a broken-scroll pediment, full-length 1<sup>st</sup> story windows, Regency-lattice trimmed porch at the north end within the mass of the building, stone stringcourse between 1<sup>st</sup> and 2<sup>nd</sup> stories, and low slate hip roof with barrel-vault dormers behind a simple parapet. Built for Franklin Abraham Howe (1839-1905) as a large 2½-story Second Empire house, similar to that of his first cousin Louis A. Howe at 235 Pleasant Street (*q.v.*); by the late 1870s it was the

<sup>1</sup> The Davenport's house at 52 Pleasant Street is included in the West Main Street Historic District, proposed for listing in the National Register of Historic Places at this writing.

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home of John A. Frye (1839-1911), founder in 1863 of the J.A. Frye Shoe Co. Frye lived here until his death, and his grandson John Freeman Frye (1886-1971), who grew up next door at number 187, remodeled the house into its current form and moved here with his wife, Charlotte. The younger Fryes lived here into the 1950s. (photo #2)

- 208 **George S. Russell House (ca. 1885):** A vinyl-sided 2½-story Queen Anne house with a stone foundation, wraparound entrance porch with pierced brackets on the northeast corner, a 2-story bay window on the south elevation, and a jerkinhead-cross-gable roof with paneled bargeboards. Russell owned a music store on Main Street in downtown Marlborough; his wife, Hattie Wheeler Russell, was the daughter of L. Stedman and Sophronia Howe Wheeler, whose family owned the land on which this house stands as well as the land around it for much of the nineteenth century. In the early 1920s, this was the home of shoe manufacturer Cornelius O'Keefe, and his wife, Margaret. By the early 1950s, the house had been divided into three units. Its residents then were Johnson-Clafin employee William Felix and his wife Barbara, a clerk; shoe worker Robert Lamy,, and his wife Phyllis; and ship fitter Norman H. Smith, and his wife Emma.
- 222 **Russell B. Frye House (ca. 1924):** A substantial 2½-story brick Federal Revival with 5-bay façade, center entrance framed by broadly drawn semi-elliptical fanlight and wide sidelights with bold tracery set within a semi-circular plan Roman Corinthian entrance porch, full-length 1<sup>st</sup>-story windows set within blind semi-circular relieving arches, tripartite window above the entrance, and high hip roof with hip-roof dormers clad with picturesque large rough-cut green and lavender slate tiles. In the late 19<sup>th</sup> century this was part of a large parcel that extended from the north lot line of number 208 next door to Spring Street and included the house of L. Stedman Wheeler at its center. In the early 20<sup>th</sup> century, Walter P. Frye (see 187 Pleasant) purchased the property and divided it to sell each half to his sons Russell and Robert. Russell, then in his mid-30s and living across the street at number 223 with his uncle and wife, Eleanor, built this house, similar in size and scale but different in style from that of his brother Robert next door at number 234. Frye lived here into the 1950s, by then with his second wife, Norma.
- 223 **Herbert M. and Carrie Frye Hazelton House (ca. 1895, ca. 1960):** An impressive 2½-story cross-gable-roof Queen Anne house with uncoursed granite ashlar foundation, weatherboard 1<sup>st</sup> story and multiple-pattern shingled trim above, inset wraparound entrance porch on the northwest corner, and an octagonal bell-case tower emerging from the complex massing of the southwest corner's upper stories. The thrust of the tower is an elegant foil for the void of the entrance porch diagonally across the façade, although the effect is considerably diminished by the

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presence of a banal flat-roof 1-story mid 20<sup>th</sup>-century addition extending west and south of the southwest corner. Hazelton was bookkeeper for the J.A. Frye Shoe Co. and in 1892 married the boss's daughter, Carrie Lovina (1864-1917) and built their house next door to him, the 3<sup>rd</sup> of 5 family houses. By the early 1920s the widowed Hazelton, then in his early 60s, lived here with his nephew Russell B. Frye, Russell's wife, Eleanor, and Daisy Steere, a domestic servant. The younger Fries soon moved across the street into a new house at number 222 (*q.v.*). By the early 1950s, the house had been divided into 2 apartments. In one unit were Francis E. Hogan, manager of the First National Store, his wife, Rachel, and his sister Grace, a clerk at the First National; in the other, Minot L. Powers, the business agent for the Meat Cutter's local chapter of the American Federation of Labor, and his wife Amy. By the early 1960s it was the home and office of Dr Arthur G. Simoneau and his wife, Ruth R.; he probably added the addition across the front to house his medical practice. (photo #3)

234

**Robert P. Frye House (ca. 1924):** A substantial 2½-story stucco Mediterranean Revival house with an asymmetrical 3-bay façade, center entrance framed by wide sidelights set within a massive square-plan entrance porch with square piers supporting low-arch openings on three sides, windows banked in groups of 2, 3, or 4, 2-story wings on both north (porte-cochère below and sleeping porch above) and south (sun porch below, sleeping porch above) elevations, and high-hip terra-cotta-pantile roof supported by paired brackets at each corner with broad, shallow, bracketed hip roof dormer centered on the façade. In the late 19<sup>th</sup> century this was part of a large parcel that extended from the north lot line of number 208 next door to Spring Street and included the house of L. Stedman Wheeler at its center. In the early 20<sup>th</sup> century, Walter P. Frye (see 187 Pleasant) purchased part of the property and divided it to sell each half to his sons Russell and Robert. Robert (1887-1944) and his wife, Edna, built this house, similar in size and scale but different in style from that of his brother Russell next door at number 222 (*q.v.*). The Fries lived here into the late 1940s; Mrs Frye was widowed when she sold the house to Charles E. Hallier in July 1949. Mr Hallier, retired by the early 1950s, lived here with his wife, Ethel, and Lena P. Winkelman, probably Mrs Hallier's mother. By the late 1960s the property was in use as a nursing home. (photo #4)

234 rear

**Garage(ca. 1924):** A stuccoed 2-stall garage with a pantile hip roof, this is similar in format to the main house.

235

**Howe House (ca. 1865, ca. 1900):** A weatherboard 2½-story house with stone foundation, 3-bay-façade, prominent 1-story entrance porch (now glazed) with Chinese Chippendale balustrade, projecting pedimented center pavilion framed by quoins, paneled lintels over the 1<sup>st</sup>-story windows, semi-octagonal bay window on

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north side, narrow paired windows above the entrance, and a high hip roof with modillion cornice. Louis A. Howe (born 1839) began manufacturing shoes in Marlborough in the 1850s, and his great success led to the construction of this house, a substantial Second Empire house similar in many ways to that of his first cousin, Franklin Abraham Howe at 207 Pleasant. When he left Marlborough in 1870 he sold to his older brother Simon Herbert Howe (1835-1911). Simon Howe's son Louis P. Howe (1858-1944), a manufacturer and later a banker moved here in the late 1880s. Howe and his wife, India, were living here in the early 1920s. Widowed India Howe still lived here in the early 1950s. The Howes probably remodeled the house into a more up-to-date Colonial Revival appearance in the early part of the 20<sup>th</sup> century. **(photo #5)**

235 rear **Outbuilding (late 19<sup>th</sup> century):** A 1½-story hip-roof building with paired-bracket cornice.

**Archaeological Description**

While no prehistoric sites are recorded in the district, it is possible that sites are present. Four sites are recorded in the general area (within one mile) between the northern slopes of Ockocanganset Hill and Fort Meadow Reservoir. Environmental characteristics of the district represent some locational criteria (slope, soil drainage, distance to wetlands) that are considered favorable indicators for prehistoric sites. Portions of the district contain level to moderately sloping land surfaces and appear well drained in areas not impacted by historic development. The district is, however, located well over 1000 feet from the nearest wetlands, a factor that reduces the overall prehistoric potential for the area. Given the above information and impacts related to construction of the 19<sup>th</sup> and 20<sup>th</sup> century homes, a low potential exists for locating prehistoric resources in the district.

A low potential is also present for locating historic archaeological resources in the district. Historic period land use of the district prior to 1865 has not been identified and subsequent residential construction, most of which occurred during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, survives intact.

**(end)**

Pleasant St. HD

Name of Property

Middlesex, 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

SOCIAL HISTORY

**Period of Significance**

ca. 1865-1951

**Significant Dates**

N/A

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

**Primary location of additional data:**

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

Name of repository: \_\_\_\_\_

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8. A small, tightly knit residential enclave built for individuals and families who played significant roles in Marlborough's prosperity and civic emergence, the Pleasant Street Historic District achieves significance in the areas of architecture and social history. The stylish houses built for shoe manufacturers from the 1860s through the 1920s illustrate a range of stylish American domestic architecture chosen by upper-income families for their principal dwellings. The concentration of a small group of dwellings built by individuals with close family ties to one another illustrates a distinctive pattern of settlement significant to understanding late nineteenth- and early twentieth-century social history. Retaining integrity of location, design, setting, workmanship, feeling, and association, the Pleasant Street NRHD meets criteria A and C of the National Register, at the local level.

**ARCHITECTURE**

The houses within the Pleasant Street Historic District present fine examples of the Queen Anne, Colonial Revival, and Mediterranean Revival.<sup>1</sup> These modes were the most beloved of rich industrialists in the late nineteenth and early twentieth centuries.

Three houses in the district are Queen Anne: the George S. Russell House (ca. 1885), number 208; Walter P. Frye House (1895), number 187; and the Herbert M. and Carrie Frye Hazelton House (ca. 1895), number 223. The Russell House, the earliest of these, is the simplest; its association with the Queen Anne is limited to the wraparound front porch, two-story semi-octagonal bay window on the south wall, and paneled bargeboards on the jerkin head gable ends. The two houses built around 1895 for Frye brother and sister are interesting as varied interpretations of the Queen Anne. Walter P. Frye's house, a relatively contained mass capped by a cross-gable roof, at 187 is more dramatic on its surface, where numerous bay windows create undulating exterior walls that are highly articulated with a variety of materials and window treatments, culminating in the sextet of linked round-head windows in the façade's gable end. Carrie Frye Hazelton's at 223 achieves vitality through the juxtaposition of massing: the ogee-roofed octagonal tower on the southwest corner counterbalances the inset wraparound porch on the northwest corner, and the two elements are visually linked by the slashing diagonal of the end gable on the façade.

The Colonial Revival became perhaps the most powerful of this country's architectural styles almost from the time of its birth in the years following Philadelphia's Centennial Exposition in 1876, when Americans began to rediscover and celebrate their own architectural heritage. By the

**(continued)**

<sup>1</sup> Both the Howe-Frye House, 207 Pleasant, and the Howe House, 235 Pleasant, were built as large, ambitious Second Empire houses; remodeled in the twentieth century in Colonial Revival guise, they will be considered here as Colonial Revival, not Second Empire.

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third decade of the twentieth century, the Colonial Revival in its various guises was well established in southern New England as a pre-eminent style for large, elaborate houses. Two houses illustrate the range of choices in a relatively proscribed architectural format. The Davenport House at number 200 typifies the more modest Colonial Revival house: three-bay-façade, center entrance within a segmental-arch frame, and flank-gable roof. The Russell B. Frye House at number 222 illustrates greater understanding of historic styles within the general category of Colonial Revival; it is a full-blown Federal Revival house with first-story windows set within relieving arches, very much in the manner of Charles Bulfinch; delicate Corinthian entrance porch and broad semi-elliptical fanlight, the latter much used in the early nineteenth century by Salem's Samuel McIntire and Rhode Island's John Holden Greene; and hip roof. Two Second Empire houses, both built by members of the Howe family in the 1860s and 1870s at numbers 207 and 235, were remodeled in the Colonial Revival mode during the early part of the 1920s. Louis P. Howe and his wife, India, remodeled his uncle's house at 235 around the turn of the century, exchanging its elaborate mansard roof, by then much out of style, with a high hip roof and adding Chinese Chippendale railings to the tops of the entrance porch and bay windows; the overall verticality of the original mass, however, remains. The changes John A. Frye 2<sup>nd</sup> made to his grandfather's house at 207 were more extensive: the façade was widened and regularized into five bays with an elaborate center entrance within a projecting pedimented pavilion; it now reads as a suave Georgian Revival and recalls the ample, elegant houses designed by firms such as Delano & Aldrich and built in similar settings outside most major East Coast cities.

The Mediterranean Revival appeared in the second and third decades of the twentieth century, often, as here, as a somewhat cognate mode to the Colonial Revival. The ample house that Edna and Robert P. Frye built at 234 in the early 1920s recalls Mediterranean architecture in its use of materials, stucco and terra-cotta pantiles, as well as detail, the massive-piered entrance porch, large paired brackets, and notched archways; its overall format, however, places it squarely within the Colonial Revival tradition: center entrance, 3-bay façade, and setback two-story wings on each side, one with a sleeping porch atop the porte-cochère balancing one with a sleeping porch atop the sun room.

**SOCIAL HISTORY**

The residential properties within the Pleasant Street Historic District essentially form an enclave of houses built and occupied by individuals both associated in business and related to one another. That these relationships extend throughout the district's period of significance and include almost every property within the district reinforces the significance of the district's contribution to understanding late nineteenth- and twentieth-century social history.

(continued)

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In the third quarter of the nineteenth century, Louis A. and F.A. Howe built substantial Second Empire houses at the crest of a hill, on the east side of Pleasant Street between Pearl and Spring Streets, numbers 207 and 235. Louis left town in 1870 and sold his house to a younger brother, whose son and his wife continued to live there into the mid-years of the twentieth century. By the 1870s, John Addison Frye acquired F.A. Howe's House and began the development of a tightly knit family enclave.

John Addison Frye (1839-1911), founder of the J.A. Frye Shoe Co., located a block-and-a-half south of Frye's house at the northeast corner of Pleasant and Chestnut Streets, was the father of three children, two of whom lived on either side of their father. His oldest child, Walter P. Frye (1863-1936), who entered and eventually assumed management of the family firm, built a house at number 187; his older daughter, Carrie Frye Hazelton (1864-1917), built her house at number 223. Both children remained in their houses until their deaths.

Walter Frye had three sons, and they all lived in the family enclave. All were reared at 187 and, like their father and aunt, made their adult homes nearby. The oldest, John Addison 2<sup>nd</sup>, assumed ownership of his grandfather's house at 207, extensively remodeled it, and lived here into the 1950s. Russell B. Frye, the middle son, lived for a time following his childless aunt Carrie's death with his widowed uncle at 223. He and his first wife built a house on land acquired by their father at number 222, next door to the house built by the youngest brother, Robert P. Frye, at number 234. Robert Frye lived at 234 until his death in the 1940s, after which his widow sold it out of family ownership. Russell Frye, with a second wife, lived at 222 into the 1950s. Both John and Russell Howe diversified their business interests in the mid-twentieth century as bankers, but all brothers continued to live in the family compound.

The development and continued use of a concentrated area as essentially a family compound, without the explicit demarcation of such an area, is a remarkable phenomenon that deserves further investigation. That study is beyond the scope of this nomination; an examination of J.A. Frye Shoe Co. records and family papers, however, could be the next step in what suggests a revealing story about the relationships of family, business, and real-estate. The importance of the company within the history of shoe manufacturing merits such study, and the results may reveal patterns that resonate far beyond the City of Marlborough.

**POST-PERIOD OF SIGNIFICANCE ACTIVITY**

Since the period of significance the district has gradually declined. Most of the houses have been converted from single-family to multiple-family use, and ownership appears to be mostly by non-residents. Several of the houses have endured significant additions, most of them

(continued)

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reversible with little damage to the resource. The Immaculate Conception School (1961) introduced a building different in style, scale, and use from its neighbors.

**PRESERVATION ISSUES**

With the exception of two institutions, preservation appears to be of little concern for the stewards of this area. The greatest issue in this area is the appropriate continuing use of large single-family houses. Most properties have been subdivided to maximize investment revenue, but both routine and periodic maintenance is generally neglected. While Immaculate Conception School built a large non-contributing building adjacent to the Howe-Frye House, it nevertheless maintains the historic property in fine condition. The Greater Grace Christian Fellowship, which occupies the Walter P. Frye House, has taken great pains to restore its exterior and features its image on its Website Home Page. Listing in the National Register of Historic Places should be an incentive for the continuing protection and preservation of this resource, both its entirety and its constituent components.

**(end)**

Pleasant St. HD  
Name of Property

Middlesex, MA  
County, State

## 10. Geographical Data

Acreage of Property approx. 8.3 acres

### UTM References See continuation sheet.

(Place additional UTM references on a continuation sheet)

1. 19      288680      4691660  
Zone      Easting      Northing

2. 19      288900      4691640  
Zone      Easting      Northing

3. 19      288980      4691480  
Zone      Easting      Northing

4. 19      288700      4691600  
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 Wm. McKenzie Woodward, consultant, with Betsy Friedberg, MHC, NR Director

organization Massachusetts Historical Commission date August 2001

street & number 220 Morrissey Blvd. 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 multiple

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 9-10 Page 1Pleasant Street HD  
Marlborough (Middlesex), MA**BIBLIOGRAPHY**

Bigelow, Ella. *Historical Reminiscences of the Early Times in Marlborough, Massachusetts*.  
Marlborough, 1910.

Hudson, Charles. *History of the Town of Marlborough, Middlesex County, Massachusetts*. Boston,  
1862.

House Directories, Marlborough, 1890-1950.

City of Marlborough. Tax Assessor's Records.

\_\_\_\_\_. Ward Lists, 1891-1951.

Massachusetts Historical Commission. Reconnaissance Report.

Middlesex County Registry of Deeds. Cambridge, Massachusetts.

(end)

**VERBAL BOUNDARY DESCRIPTION**

On the west side of Pleasant Street beginning at the northwest corner of its intersection with Pearl Street and following the back lot lines of the properties on the west side of the street north to the intersection with Spring Street, then continuing east and crossing Pleasant Street and following the north and east lot lines of the property at 235 Pleasant Street and following the back lot lines of the properties on the east side of the street to the south lot line of the property at 207 Pleasant Street, then continuing north on the east street line of Pleasant Street to the point opposite the place of beginning, then west across the street to the point of beginning.

**VERBAL BOUNDARY JUSTIFICATION**

The boundaries are drawn to include the large-scale late 19<sup>th</sup> and early 20<sup>th</sup>-century houses and their outbuildings that are related visually and historically as described in the statement of significance; the boundary excludes adjacent properties that are different in character or more recent in date of construction.

(end)

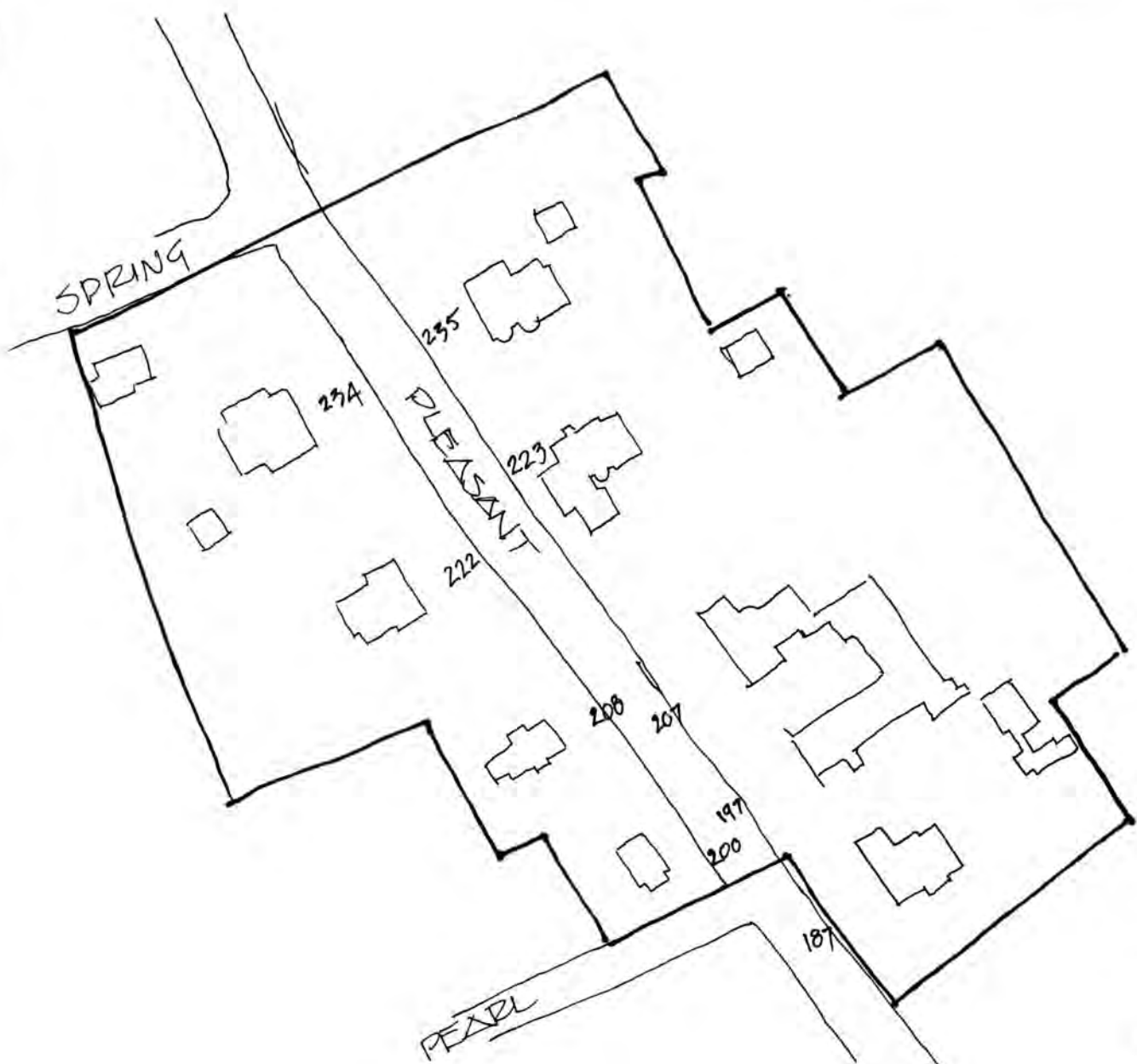
**PLEASANT STREET HISTORIC DISTRICT  
MARLBROUGH (MIDDLESEX), MA  
DISTRICT DATA SHEET**

**All properties are on Pleasant Street...**

<b>Street Number</b>	<b>Name</b>	<b>Style</b>	<b>Date</b>	<b>Status/Type</b>
187 (photo 1)	Walter P. Frye House outbuilding	Queen Anne	1895/late 20 <sup>th</sup> c. ca. 1920/ ca. 1950	C/B C/B
197	Immaculate Conception School	Georgian Revival	1961	NC/B
200	Stevens-Davenport House	Colonial Revival	ca. 1922	C/B
207 (photo 2)	Howe-Frye House	Georgian Revival	ca. 1872; ca. 1925	C/B
208	George S. Russell House	Queen Anne	ca. 1885	C/B
222	Russell B. Frye House	Federal Revival	ca. 1924	C/B
223 (photo 3)	Herbert M. & Carrie Frye Hazleton H.	Queen Anne	ca. 1895; ca. 1960	C/B
234 (photo 4)	Robert P. Frye House garage	Mediterranean Revival	ca. 1924 ca. 1924	C/B C/B
235 (photo 5)	Howe House outbuilding	Second Empire	ca. 1865; ca. 1900 late 19 <sup>th</sup> c.	C/B C/B

11 contributing buildings

1 non-contributing building



PLEASANT STREET  
HISTORIC DISTRICT  
MARLBOROUGH,  
MASSACHUSETTS

SKETCH MAP - NOT TO SCALE

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Pleasand Street Historic District  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: MASSACHUSETTS, Middlesex

DATE RECEIVED: 8/13/01      DATE OF PENDING LIST: 10/02/01  
DATE OF 16TH DAY: 10/18/01      DATE OF 45TH DAY: 9/28/01  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 01001061

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    \_\_\_\_\_ DATE

ABSTRACT/SUMMARY COMMENTS:

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

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

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

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



PLEASANT ST HD  
MARLBOROUGH (MIDDLESEX) MA  
photo by WM MCK. WOODWARD  
2000

187 PLEASANT ST  
WALTER P. FRYE HOUSE  
view facing NE

photo #1



PLEASANT ST HD  
MARLBOROUGH (MIDDLESEX) MA

photo by WM MCK. WOODWARD  
2000

207 PLEASANT ST.  
HOWE-FRYE HOUSE

photo # 2



PLEASANT ST HD

MARLBOROUGH (MIDDLESEX) MA

photo by WM. MCK. WOODWARD

2000

223 PLEASANT ST.

H.M & CARRIE FRYE HAZLETON HOUSE

view facing E

photo # 3



PLEASANT ST HD  
MARLBOROUGH (MIDDLESEX) MA

234 PLEASANT ST.  
ROBERT P. FRYE HOUSE  
view facing W

photo # 4



PLEASANT ST HD  
MARLBOROUGH (MIDDLESEX), MA

photo by WM MCK. WOODWARD  
2000

235 PLEASANT ST.  
HOWE HOUSE  
view facing E

Photo # 5



SEE SHEET 54 E 580,500

See Pl.-68  
Pcl.-19  
12.10 Acres

See Pl.-61  
Pcl.-20-B  
6.34 Acres

3.25 Acres  
52

40  
18.394 Acres

55 PLEASANT ST HD  
MARLBORO, MA

# Marlborough 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 Shrewsbury and Marlborough 1:25,000-scale maps dated 1969

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

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

CONVERSION TABLE		DECLINATION DIAGRAM		ADJOINING MAPS		
Meters	Feet	GN	ST	1	2	3
1	3.2808		130'	1	2	3
2	6.5617			4	5	6
3	9.8425			7	8	
4	13.1234					
5	16.4042					
6	19.6850					
7	22.9659					
8	26.2467					
9	29.5275					
10	32.8084					

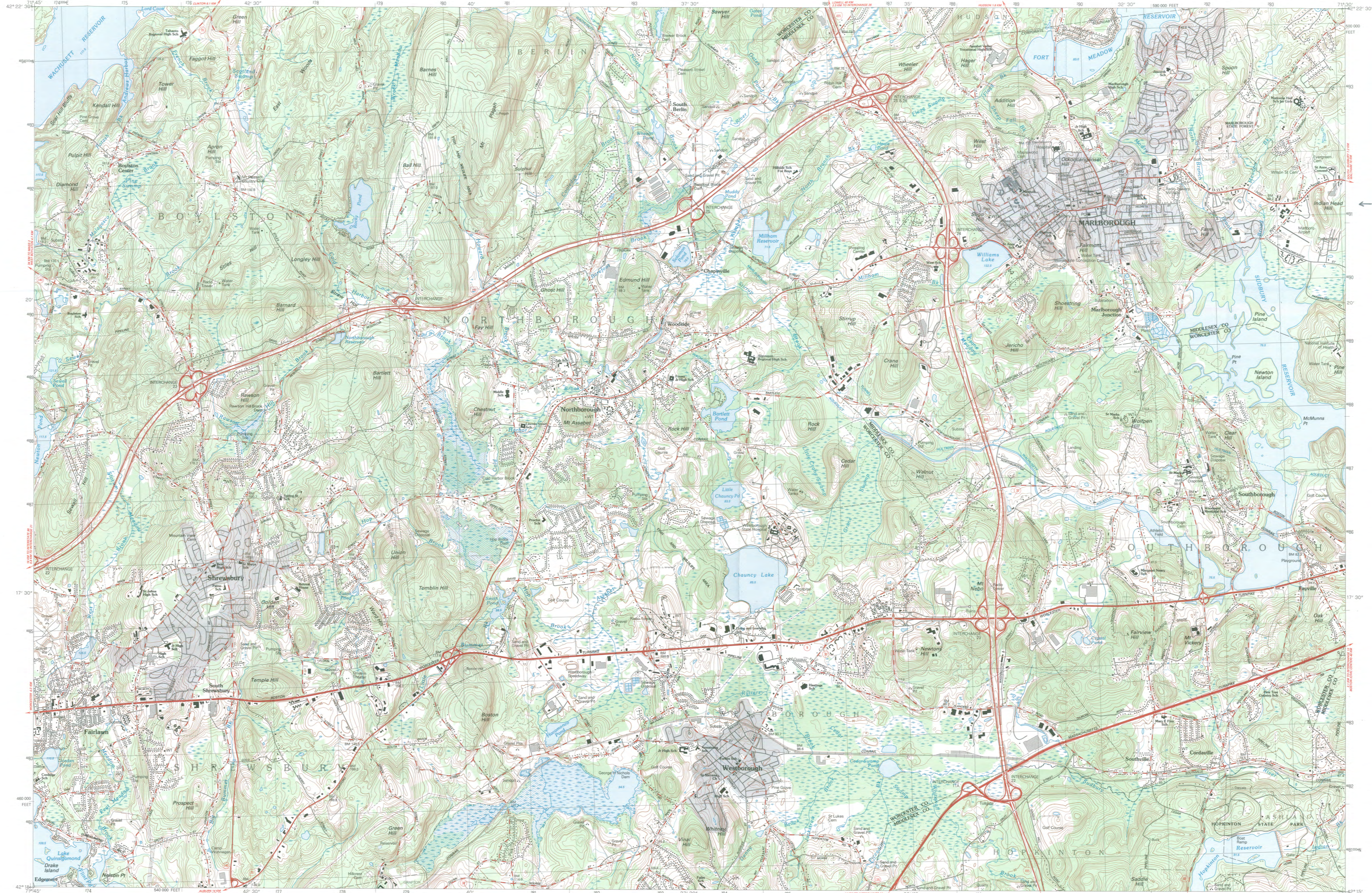
To convert meters to feet multiply by 3.2808  
To convert feet to meters multiply by 0.3048  
UTM grid convergence (GN) and 1983 datum (ST) are shown in diagram (MM)  
Diagram is approximate



### 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
- Railroad: standard gauge; narrow gauge
- Bridge: drawbridge
- 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; bond section corner
  - U. S. public lands survey: range, township, section
  - Range, township, section line: location approximate
  - Fence or field line
  - Power transmission line, isolated tower
  - Dam; dam with lock
  - Cemetery; grave
  - Campground; picnic area; U. S. location monument
  - Wellhead; water well; spring; sand section corner
  - Mine shaft; prospect; adit or cave
  - Control: horizontal station; vertical station; spot elevation
  - Contours: index; intermediate; supplementary; depression
  - Distorted surface: erio; mesa; sand
  - Bathymetric contours: index, intermediate
  - Parental lake and stream; intermittent lake and stream
  - Rapids, large and small; falls, large and small
  - Salinized marsh; marsh, swamp
  - Land subject to controlled inundation; woodland
  - Sand; mangrove
  - Orchard; vineyard

A pamphlet describing topographic maps is available on request





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

August 7, 2001

Ms. Carol Shull  
National Register of Historic Places  
Department of the Interior  
National Park Service  
Mail Stop 2280, Suite 400  
1849 C Street, NW  
Washington, DC 20240

Dear Ms. Shull:

Enclosed please find the following nomination form:

Pleasant Street HD, Marlborough (Middlesex), MA

The nomination has been voted eligible by the State Review Board and has been signed by the State Historic Preservation Officer. The owners of the properties included in the district were notified of pending State Review Board consideration 30 to 45 days before the meeting and were afforded the opportunity to comment.

Sincerely,

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

Betsy Friedberg  
National Register Director  
Massachusetts Historical Commission

enclosure

cc: William McK. Woodward, Consultant  
Gary Brown, Marlborough Historical Commission  
Lynn Faust, Marlborough Historical Commission  
William Mauro, Jr., Mayor, City of Marlborough  
Chair, Marlborough Planning Board