

FORM G - STREETSCAPE

Assessor's Sheets

USGS Quad

Area(s)

Form Numbers

Massachusetts Historical Commission
80 Boylston Street
Boston, Massachusetts 02116

70, 82

Marlborough

G; P

446-449



Marlborough

neighborhood or village)

Howe Street Area

properties (inclusive) 1,2 Irving Street;

1, 2, Cottage Street

Dates or Period 1890

dominant Architectural Styles/Forms

Queen Anne vernacular

Alterations some door and window

replacement; some trim lost to siding. See also pp. 2-3.

General Condition fair to good

Acreage less than one acre

Recorded by Anne Forbes, consultant

Organization Marlborough Historical Comm

Date (month/day/year) 8/5/94

COTTAGE + IRVING STS
446 449

Sketch Map

Draw a map of the streetscape indicating properties within it. Number each property. Label streets including route numbers, if any. Attach a separate sheet if space here is not sufficient. Indicate North with an arrow.



STREETSCAPE FORM

ARCHITECTURAL DESCRIPTION *see continuation sheet*

Describe important architectural features and evaluate in terms of other streetscapes and similar buildings in the community.

Even in the low-cost residences that industrialists put up to house their factory workers, it is rare in Marlborough to find groups of identical houses. This cluster of four double-houses, together with four more of the same design just to the east on Spruce and John Streets, is an exception. Although considerable trim has been lost due to the installation of synthetic siding, surviving details, along with their identical form and proportions, suggest that all four buildings were virtually alike.

All the houses are 2 1/2-stories, with gabled roofs, and stand side to the street on rubble foundations. Their design is somewhat unusual, in that each is a "double-ended" building, with a side-hall front entry in each gable end. The facades are four bays wide, the sides two bays. Although some porches have been altered or removed, it appears that each house was built with a full-width veranda and a paired gable window on one facade, and a single gable window and hip-roofed door canopy on the opposite facade. Judging from the porches and canopies that survive, it appears that all porches had lathe-turned posts and square balusters. Glass-and-panel doors with single square or larger colored-glass-surrounded lights are still in place at 2 Irving Street (MHC #449) and at 1 and 2 Cottage Street (MHC #s 446 and 447.)

The houses are separated by small courtyards, which, according to one long-time resident, were formerly filled with small gardens.

HISTORICAL NARRATIVE *see continuation sheet*

Explain the history of this streetscape, and how it relates to the overall development of the community.

These four houses, along with at least two dozen others in the Howe Street area, represent the entrepreneurial and paternalistic outlook of one of Marlborough's major shoe-manufacturers of the latter part of the nineteenth century, **John O'Connell**. (See Form #92, 63 Maple Street). As fellow shoe-manufacturer Samuel Boyd did on Florence and Neil Streets, over the course of the 1860's and 1870's John O'Connell acquired many acres near his first and second shoe factories on Howe Street, laid out streets, subdivided the land into houselots, and put up both single-family and multi-unit houses for his workers. While Samuel Boyd sold most of his properties, however, John O'Connell retained ownership of most of his as rental houses. To a far greater degree than with any other industrialist in the city, his long ownership of a sizeable local real-estate empire epitomizes company-owned "workers' housing" in Marlborough. Even after O'Connell & Son's shoe company ceased operations and John O'Connell died, his sons, John, Daniel, and David (and possibly William) continued to make at least part-time careers out of managing their father's former real estate holdings.

These four houses were begun in December of 1889 and completed in 1890, as were their four companions on Spruce and John Streets. Not all the builders are known, but at least two of the eight buildings were constructed by David Nugent, and two others by the firm of McGee and Coburn. As was the case with the rest of the Howe Street area, the tenants of these houses were largely first- and second-generation Irish-American families, and the heads of the households were shoeworkers, undoubtedly in the O'Connell & Sons factory further north on Howe Street, next to the railroad.

BIBLIOGRAPHY and/or REFERENCES *see continuation sheet*

Maps, birdseye views, and atlases: Sanborns from 1896..

Marlborough directories and tax valuations.

Marlborough Enterprise, 12/27/1889.

Recommended for listing in the National Register of Historic Places. *If checked, you must attach a completed National Register Criteria Statement form.*

INVENTORY FORM CONTINUATION SHEET

Community

Property

Marlborough

Cottage and Irving St.s

Massachusetts Historical Commission
80 Boylston Street
Boston, Massachusetts 02116

Area(s)
G; P

Form Nos.
446-449

STREETSCAPE DATA SHEET

MHC#	Parcel #	Street Address	Historic Name	Date	Style/type
447	82-102	1 Cottage Street	J. O'Connell rental house	1890	Q. Anne vernac.
446	82-103	2 Cottage Street	J. O'Connell rental house	1890	Q. Anne vernac.
448	70-180	1 Irving Street	J. O'Connell rental house	1890	Q. Anne vernac.
449	70-181	2 Irving Street	J. O'Connell rental house	1890	Q. Anne vernac.



446

449