NPS Form 10-900
(3-82)

OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received APR 18 1984
date entered

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

1. Name

historic Hoyt-Shedd Estate

and/or common Same

2. Location

street & number 386 & 396 Andover Street; 569 & 579 East Merrimack Street — N/A not for publication

city, town Lowell — N/A vicinity of

state Massachusetts code 025 county Middlesex code 017

3. Classification

Category	Ownership	Status	Present Use	
___ district	___ public	X occupied	___ agriculture	___ museum
X building(s)	X private	X unoccupied	___ commercial	___ park
___ structure	___ both	X work in progress	___ educational	X private residence
___ site	**Public Acquisition**	**Accessible**	___ entertainment	___ religious
___ object	N/A in process	___ yes: restricted	___ government	___ scientific
	___ being considered	___ yes: unrestricted	___ industrial	___ transportation
		X no	___ military	___ other:

4. Owner of Property

name Multiple; see attached list

street & number

city, town — N/A vicinity of — state

5. Location of Legal Description

courthouse, registry of deeds, etc. Northern Middlesex County Registry of Deeds

street & number Gorham Street

city, town Lowell — state Massachusetts

6. Representation in Existing Surveys

title Inventory of the Historic Assets of the Commonwealth # #502, #510 & #511 — has this property been determined eligible? ___ yes X no

date 1981 — ___ federal X state ___ county ___ local

depository for survey records Massachusetts Historical Commission

city, town Boston — state Massachusetts

7. Description Hoyt-Shedd Estate, 386-396 Andover St., Lowell, Mass.

Condition	(Hoyt Carriage House)	Check one	Check one
X excellent	X deteriorated	___ unaltered	X original site
X good	___ ruins	X altered	___ moved date N/A
___ fair	___ unexposed		

Describe the present and original (if known) physical appearance

The Hoyt-Shedd Estate consists of two late 19th century houses and their accompanying carriage houses on a 1½-acre site in eastern Lowell near the Merrimack River. The land, once owned by two families, now belongs to four parties, each owning one building. The property abuts East Merrimack Street on the north, a vacant two-acre parcel on the east on which stood, until the late 1970s, a splendid Stick Style house, Andover Street on the south, and an early 20th century residence on the west. The surrounding neighborhood is a mix of elegant late 19th century houses and early-mid 20th century dwellings built on subdivided lots. Directly across Andover Street, a mid-19th century estate has recently been carved up into small house lots, and construction is underway.

The two main houses front onto Andover Street. Built in 1874, they were designed as identical Stick Style residences with Queen Anne style porch trim added a decade later. Although the Shedd House was somewhat altered in the early 20th century, its likeness to the Hoyt House is still striking. The two carriage houses front onto East Merrimack Street. Built ca. 1884, the Queen Anne structures are mirror images of each other. They replaced an earlier barn which stood closer to and between the main houses.

Hoyt House, 386 Andover Street: The Hoyt House is a virtually unaltered residence which exemplifies the high quality of ostentatious craftsmanship associated with stylish houses of the final quarter of the 19th century. It is a 2½-story, asymmetrically massed structure consisting of a central gable roof section with intersecting hip roof cross wings at the outer bays. The entire roof is clad in slate; for many years the ridges were crowned with decorative iron cresting. Brick chimneys are randomly placed and terminate in double flue pipes (added ca. 1885). Exterior walls are clad in flush boarding. Beneath the cornice is a vertically planked frieze with incised ornament, repeated in the bowed east bay. Fenestration is aligned vertically; openings are rectangular and of similar size, and several windows are grouped in pairs. Narrow trim which, on the second story terminates in cornice brackets, surrounds the fenestration. Sash on primary windows in 3/3: a wide center light flanked by narrow lights, creating an attenuated appearance which is furthered by shed roofs over many of the first story windows on side and rear elevations.

The facade is organized into three major bays, conforming to the irregular roof line. The west bay has a single window on the first story, a paired window on the second, and a triple sash dormer with a steep hip roof projecting from the roof. The center bay is narrower. The building's main entrance with double wooden doors occupies the ground story. Above it is a single window which breaks the eaves and is topped with a triangular cap. Piercing the roof is a triangular dormer with three angular lights.

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Across the front of these two bays is an elaborate Queen Anne style porch with a highly decorative gable field at the entrance, and latticework with cutout ovals between the posts. The porch roof is sheathed with copper. The east bay is bowed, containing four windows on the lower two stories and, in the attic, a paired window capped with a conical jerkinhead. Early photographs depict a decorative wood railing, since removed.

The east and west elevations are similar to the facade, exhibiting incised friezes and scaled down versions of the Queen Anne style porch. The rear (north) elevation is typically less decorative. Projecting from the northeast corner is the pantry from which extends a frame basement entrance. Because of the hillside site, much of the stone foundation is exposed. A long, single-story frame connector (early 20th century) joins the house to the carriage house.

The interior of the Hoyt House is extravagantly finished with black walnut doors and trim, parquet floors and a variety of marble fireplaces. The walls and ceilings were originally painted by Italian artists whose work is still visible in the foyer; the work survives elsewhere, though covered by wallpaper. In the front rooms are imported chandeliers: a magnificent glass piece from Czechoslovakia and a porcelain one, possibly made in France or Germany; both have been electrified. The butler's pantry, lined with leaded glass cabinets, and the pantry beyond the kitchen with full-height oak cabinets, are intact. When built, each window was fitted with an alarm, operated by wet cells. A curved black walnut stairway leads from the grand hallway to the upper floors. An early 20th century auction notice describes four chambers and sewing and linen rooms on the second floor and, on the third, a billiard room, smoking room, servants' quarters and storage areas.

Shedd House, 396 Andover Street: The Shedd House is virtually identical to the Hoyt House. Its major exterior alteration occurred in 1917 when the walls were stuccoed, covering some of the wood trim. Although the porch retains its ornate latticework, the turned posts were replaced (or encased) with concrete. Around the same time an extra bay with stained glass window on the first story was added to the east side of the house. While it was sympathetically designed, it obscures a section of the east porch. Over the main entrance, the single window was replaced with a group of three featuring stained glass transoms, and the roof eave was realigned.

On the grounds, east of the house, stands a gazebo on a masonry foundation. Turned posts and brackets support the cross-gable roof which features Queen Anne style ornament in the gables. The main drives to both houses

(Continued)

are marked by incised sandstone bollards. Between the houses are portions of a sandstone parapet and balustrade, interrupted by posts capped with urns and foliate panels. Behind the parapet stands a small, square gazebo surmounted by a flared hip roof; the structure is reminiscent of a Japanese teahouse. The landscaping dates from post-1884 following the removal of the original barn.

Hoyt Carriage House, 569 East Merrimack Street: In recent years, the Hoyt Carriage House has suffered from vandalism and fire. The large, 3½-story structure is irregularly massed and exceeds the size of the main house. Built into a hillside, the first story, visible only on the north, east and west elevations, is constructed of rough-faced sandstone block. The second story is brick, and the third a combination of clapboard and fishscale shingles. Decorative shingles fill the gable fields and cover distinctive turrets as well. The hip roof, punctured by gables and turrets, is slate, most of which has unfortunately been destroyed by fire. Fenestration is irregular; the rectangular window openings were once filled with 16/2 or 6/2 sash, now largely broken. The round-arched sash, found chiefly on the north and west elevations was originally 12/2; in the early 20th century it was replaced with 1/1, now broken and missing. The partially exposed chimney on the east elevation contains a bank of terracotta ornament on the first story, four terracotta panels at the third story and is paneled above the roof line. Terracotta ornament is found at the base of the turrets as well. Early 20th century alterations, undertaken when the structure was converted into a hospital, include replacing a small Queen Anne style porch at the northeast corner with an enclosed porch, partially blocking up a second story door which led onto a balcony on the north elevation and, just east of the door, replacing two tiers of triple sash with a single row of paired sash.

Shedd Carriage House, 579 East Merrimack Street: The Shedd Carriage House is a mirror image of the Hoyt Carriage House and has survived virtually intact. Major alterations are confined to a new chimney stack at the southeast corner, window grates, a double multi-paneled wooden door on East Merrimack Street which obscures the original behind it, and site work. Remaining doors and the Queen Anne style window sash (multi-paned upper sash and double-paned lower sash) are original. The interior of the carriage house offers a remarkable view of the building's original appearance. The western one-third, originally the coachman's apartments, is now used as a private residence. Occupying three floors, the space is little altered. Plumbing fixtures, door, window, fireplace and stair trim have been retained, and the original plan is intact. The remaining two-thirds of the interior were used for the horses and, again, the plan is unaltered. The space is largely open, excepting small storage, wash, hay,

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straw, and harness rooms around the perimeter. All walls are finished in horizontal tongue and groove pine boards, and many stable details survive, including horse blanket rails, five horse stalls (each individually plumbed), the ramp and adjacent stairs between floors, plumbing fixtures, cupboards, and wide, sliding and hinged doors.

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9. MAJOR BIBLIOGRAPHICAL REFERENCES

Lowell City Directories and Atlases (1879, 1896, 1906, 1924, 1936).

Lowell Courier-Citizen (11/10/1909, 3/12/1913, 7/25/1919).

Lowell Daily Courier (2/10/1887).

Lowell Sun (3/12/1913).

Frace, Cleone, "E. W. Hoyt & Company" (article in manuscript files of the University of Lowell, Special Collections, n.d.).

Northern Middlesex County Registry of Deeds: deeds and plans.

Historic photographs (private collection).

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4. OWNERS OF PROPERTY

Property Name and Address	Owner
Hoyt House 386 Andover Street	Dr. and Mrs. Lister Shaw 386 Andover Street Lowell, MA 01852
Shedd House 396 Andover Street	Mr. and Mrs. Charles Tsapatsaris 396 Andover Street Lowell, MA 01852
Hoyt Carriage House 569 East Merrimack Street	Land Management Corporation c/o Walter Eriksen 119 Farwell Road Tyngsboro, MA 01879
Shedd Carriage House	Mr. and Mrs. Thomas J. Hughes 579 East Merrimack Street Lowell, MA 01852

8. Significance Hoyt-Shedd Estate, 386-396 Andover St., Lowell, Mass.

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

Specific dates 1874; ca. 1884 **Builder/Architect** Mr. Wilkins; Frederick Stickney (attributed)

Statement of Significance (in one paragraph)

The Hoyt-Shedd Estate possesses integrity of location, design, setting, materials, workmanship, feeling and association. The property is significant historically for its associations with two prominent Lowell businessmen whose products became known internationally. The buildings are significant architecturally as excellent examples of the Stick and Queen Anne styles and for their distinctive relationship to each other. The Hoyt-Shedd Estate thus meets Criteria A, B, and C of the National Regsiter of Historic Places.

The property is situated in Lowell on the east side of the Concord River, an area of the city known as Belvidere. Long a farming community, the area's first development of note was Belvidere Village, an offshoot of Lowell proper which sprouted adjacent to the river in the 1820s. Its reputation as a noisy, disreputable spot did not detract the Nesmith Brothers, local industrialists and realtors, from laying out Washington Square farther east. Over the next two decades, the Square emerged as Lowell's first fashionable neighborhood (NR 8/11/82). Yet, except for the Square and the elegant Greek Revival/Regency style mansions of John Nesmith and Benjamin Butler, the remainder of Belvidere remained primarily agricultural until after the Civil War, when Lowell's textile industry reached its zenith. During the final quarter of the century, the area developed in piecemeal fashion as the city's most affluent and stylish residential location.

Eli W. Hoyt (1838-1887) and Freeman Ballard Shedd (1844-1913) met in 1858 when Shedd, a native of Lowell, was employed in the retail drug business of E. A. Staniels. Hoyt, who had begun working there seven years earlier, had recently been made a partner. Following Staniels' death in 1861, Hoyt became the sole proprietor. Nine years later, he took Shedd, who had been absent from the business during the Civil War, into partnership. In 1867, Hoyt had introduced the product which was to make them famous: Hoyt's German Cologne. Its widespread appeal was attributed to the use of only natural oils, rather than added synthetics, in the product. Hoyt's gamble that the genuineness of the product would ensure its success proved correct, and sales prospered. In 1877 the drug store was turned over to the two head clerks, and the partners devoted their energies to manufacturing cologne in a new, larger building at 9 Middlesex Street, Lowell. Innovative marketing techniques such as scented trade cards and perfumed calendars were used extensively to promote the product. In 1887 a second

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product, a flavored dentifrice, known as Rubifoam, was introduced. Its sales were extensive as well, and it soon became a household name throughout the country. By then, the firm's manufacturing headquarters had moved again, to 295-301 Central Street, the Shedd Block.

In addition to their cologne business, both Hoyt and Shedd engaged in major real estate development projects. As partners in a syndicate, they subdivided and developed the immense former Rogers Farm in Belvidere.

For several years, until his untimely death in 1887, Hoyt was ill with consumption, necessitating his gradual removal from his business interests. Shedd continued to manufacture cologne and invest in real estate, primarily in Belvidere, for another twenty-five years. In 1912, a year before his own death, he donated the 56-acre Shedd Playground to the city.

E. W. Hoyt and F. B. Shedd were close friends as well as business partners. In 1874 they erected handsome Stick Style residences of identical design. Situated side-by-side on Andover St., they were directly opposite Benjamin Butler's 16-acre estate, in a neighborhood of similarly gracious houses. The architect for the Hoyt and Shedd houses and barn was reportedly Mr. Wilkins, an out-of-town relative of Mrs. Hoyt's. Already described in this nomination, the houses were masterpieces of craftsmanship and showmanship, evidenced in a 1909 newspaper article when the Hoyt House was auctioned. Hand-painted walls and ceilings, imported chandeliers, black walnut finish, and a variety of marble fireplaces were among the finer details. The two houses originally shared a barn, located between the houses and slightly to the rear. Semi-oval drives curved in front of each house, joining the straighter approach to the barn; a small oval provided green space in an axis with the side entrances to the houses. The barn, which stood on the lot line, was one-and-a-half stories. Like the houses, it had steep, hip-roof outer bays, a gable-roof central bay, ans second story windows with hip roofs that broke through the eaves.

For unknown reasons, the estate was extensively relandscaped ca. 1884. The barn was moved to a lot on the north side of East Merrimack St. and converted to a double house; it still stands at #506-508. In its place, two enormous carriage houses were erected, at the rear of each lot directly behind the accompanying main house. Designed in the Queen Anne style, the buildings were exact duplicates. Although the architect is unknown, their similarity to the Lowell work of Frederick Stickney and Otis Merrill makes an attribution to either of them a likelihood.[1] The builder was James W. Bennett of Lowell. The buildings are the most grandiose of their type in the city and must reflect the tremendous success of Hoyt's German Cologne. A 1909 description provides an account

[1]In 1883, the first year of Stickney's Lowell practice, he designed the new building for Hoyt and Shedd's cologne manufacturing business. It is quite plausible he was retained for the carriage houses, begun the following year.

(Continued)

of the interior. From the entrance, directly behind the main house, one entered the coach house. Adjacent to it were harness, storage and wash rooms. A ramp led down to the stables with five stalls, including one box stall, hay and straw rooms, and a balcony overlooking the Merrimack River. The ramp continued to the ground level where the manure pit and the main East Merrimack Street entrance were. The coachman's apartment occupied the three stories of the east end of the Hoyt stable, the west end of the Shedd stable. The entire interior was finished in Georgia pine and heated by steam.

Contemporarily, some exterior alterations were made on the main houses. The Stick Style porches were rebuilt, with ornate Queen Anne trim in the form of spindle screens and latticework with oval cutouts. Along the south elevation, an open piazza was created, with a sandstone retaining wall. The central drive, which had led to the barn, was rerouted around the outer edges of the property to the carriage houses, and the spot re-landscaped with a sandstone parapet, beyond which stood an Oriental-inspired gazebo. East of the Shedd House, a small frame gazebo was erected. The granite balustrade along the sidewalk was replaced with substantial sandstone bollards and a low curb. Most of this landscaping still exists, although the designer is unknown.

Following Hoyt's death in 1887, his widow married Henry Felton. They remained here until her death in 1909, when the house was purchased at auction by Felton's neice, Pearl Vanden Berg. Ten years later, Dr. Adam Shaw bought the property, again at auction. Retaining the house as his residence, Shaw converted the carriage house into a small, private hospital with full surgical and obstetrical facilities. A contemporary advertisement emphasized the hospital's "most sightly and select location" and the advantage of having "your own family doctor take care of you." It was one of three such hospitals in the city. On the north side of East Merrimack Street, above the river bank, vestiges of a terraced garden and granite blocks with "Shaw Hospital" inscribed in them remain. After Shaw's death in the early 1950s, his widow and son, Dr. Lister Shaw, continued to manage the facility. However, state and federal health standards made it increasingly difficult for a small hospital to be in compliance, and shortly thereafter the building was converted to a nursing home. For the past fifteen years, the building has been vacant and severely vandalized.

Freeman Shedd occupied his house at 396 Andover Street until his death in 1913, and his wife until her death in 1924. It continued to be owned by members of the family for several years. In the mid-late 1970s the lots of both houses were subdivided, and the carriage houses sold to private parties. Plans are underway for rehabilitating the Hoyt Carriage House for residential use.

9. Major Bibliographical References

See Continuation Sheet.

10. Geographical Data

Acreage of nominated property 1.5 acres

Quadrangle name Lowell **Quadrangle scale** 1:25,000

UTM References

	Zone	Easting	Northing
A	19	312 180	4723 580
B	19	312 020	4723 480
C	19	312 140	4723 460
D	19	312 120	4723 540
E			
F			
G			
H			

Verbal boundary description and justification The nominated property includes the four lots on which stand 386 & 396 Andover Street and 569 & 579 East Merrimack Street, totaling approximately 1.5 acres and as shown, outlined in red, on attached Lowell Engineering Department Map (Sheet 218, 1982).

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

state	code	county	code
N/A			
state	code	county	code

11. Form Prepared By

name/title Candace Jenkins, Preservation Planning Director, with Elizabeth Durfee Hengen, Preservation Consultant

organization Massachusetts Historical Commission **date** December, 1983

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

city or town Boston **state** Massachusetts

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

___ national ___X___ state ___ local

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

State Historic Preservation Officer signature Patricia J. Weslowski

title State Historic Preservation Officer, Massachusetts Historical Commission **date** 4/10/84

For NPS use only

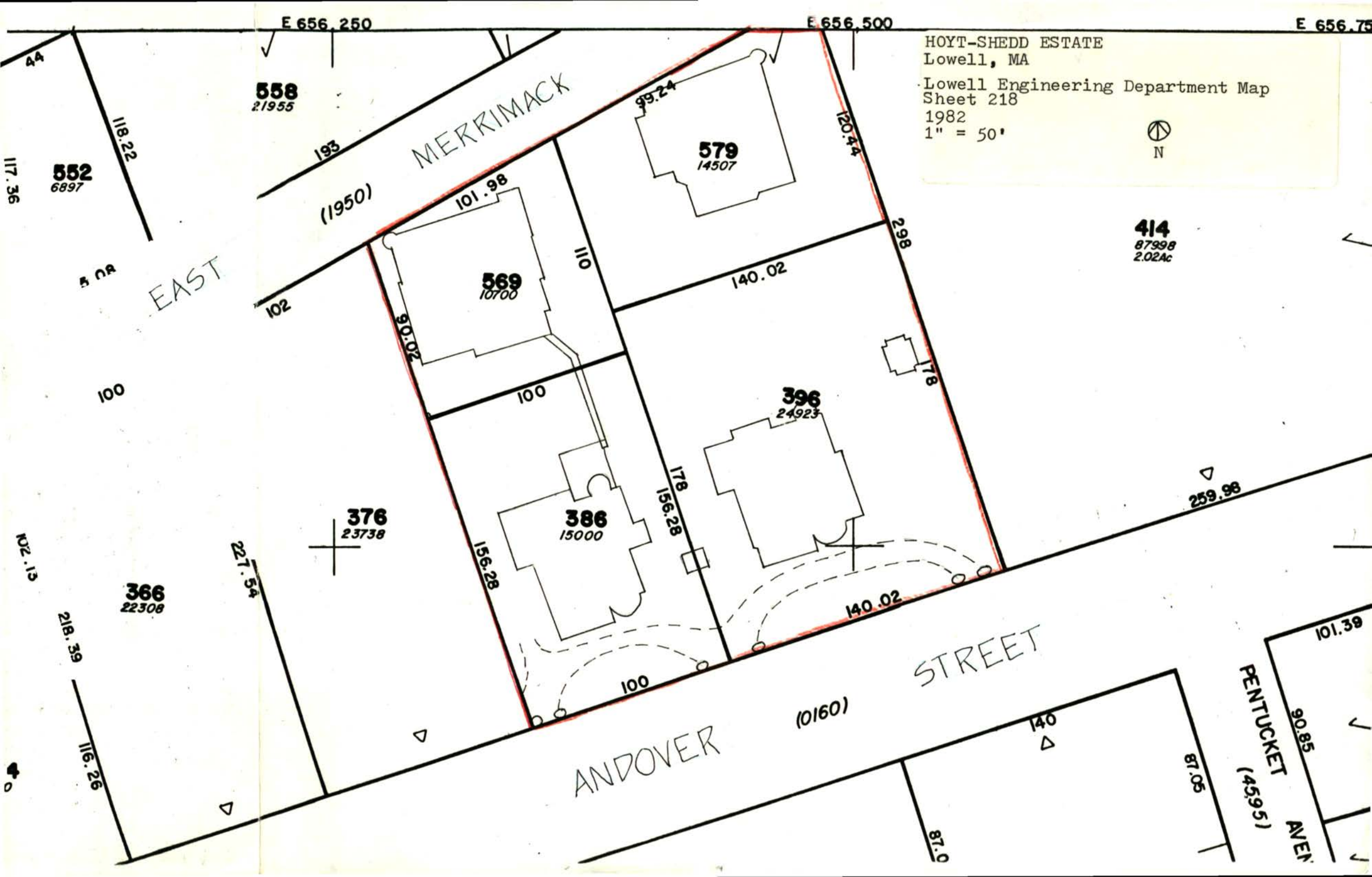
I hereby certify that this property is included in the National Register

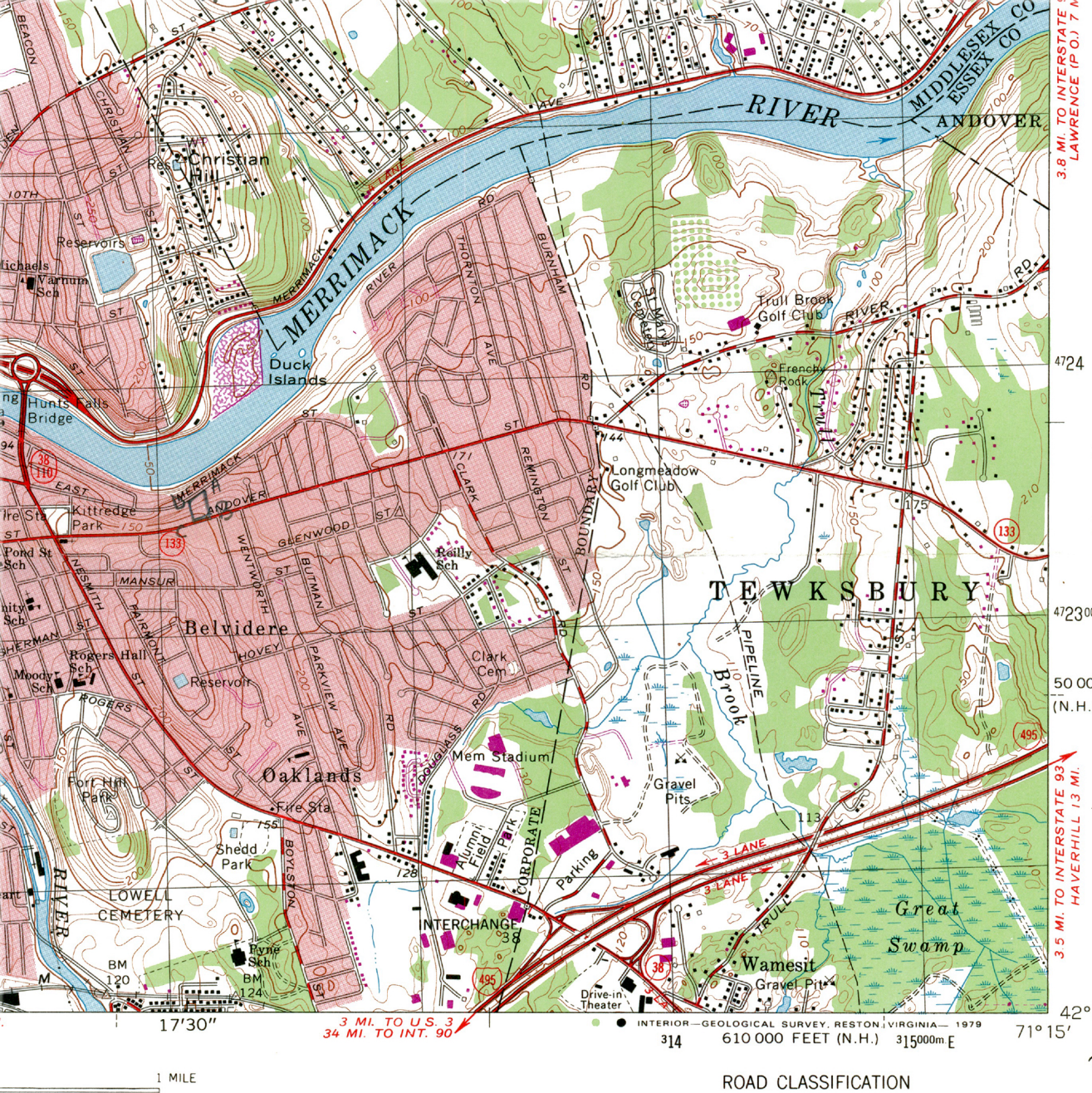
Entered in the National Register **date** 5/17/84

for Keeper of the National Register

Attest: **date**

Chief of Registration


E 656,250
E 656,500
E 656,75
HOYT-SHEDD ESTATE
Lowell, MA
Lowell Engineering Department Map
Sheet 218
1982
1" = 50'
N
558
21955
552
6897
579
14507
569
10700
414
87998
2.02Ac
396
24923
386
15000
376
23738
366
22308
MERRIMACK
EAST
ANDOVER
STREET
PENTUCKET
AVEN
(1950)
(0160)
(4595)
44
118.22
193
117.36
99.24
120.44
101.98
110
298
140.02
102
90.02
100
178
156.28
259.98
227.54
102.13
218.39
116.26
140
87.05
101.39
90.85
87.0


MERRIMACK RIVER
MIDDLESEX CO
ESSEX CO
ANDOVER
TEWKSBURY
Christian Hill
Reservoirs
Varnum Sch
Duck Islands
Hunts Falls Bridge
Kittredge Park
Belvidere
Rogers Hall Sch
Reservoir
Clark Cem
Oaklands
Fire Sta
Fort Hill Park
Shedd Park
LOWELL CEMETERY
Fyne Sch
BM 120
BM 124
Mem Stadium
Alumni Field
Park
CORPORATE
Parking
INTERCHANGE 38
Gravel Pits
Drive-in Theater
Trull Brook Golf Club
Longmeadow Golf Club
Frenchy Rock
Bailly Sch
Clark Cem
Pipeline
Brook
Great Swamp
Wamesit
Gravel Pit
Hoyt-Shedd Estate
Lowell, Ma.
A 19/312180/4723580
B 19/312200/4723480
C 19/312140/4723460
D 19/312120/4723540
Hoyt-Shedd Estate
386 & 396 Andover Street
569 & 579 E. Merrimack St.
Lowell, MA
3.8 MI. TO INTERSTATE 93
LAWRENCE (P.O.) 7 MI.
3.5 MI. TO INTERSTATE 93
HAVERHILL 13 MI.
3 MI. TO U.S. 3
34 MI. TO INT. 90
4724
4723 000m N
50 000 FEET
(N.H.)
42° 37' 30"
71° 15'
17'30"
610 000 FEET (N.H.)
315 000m E
INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA— 1979
1 MILE
ROAD CLASSIFICATION
To convert feet to meters
multiply by .3048
To convert meters to feet
multiply by 3.2808



1. View looking north at 386 (left) and 396 Andover St. (Photograph: Elizabeth Durfee Hengen, July 1983)



2. View looking southwest at 579 E. Merrimack St. (foreground) and 396 Andover St. (rear). (Photograph: Elizabeth Durfee Hengen, July 1983)

Hoyt-Shedd Estate, Lowell (Middlesex Co.), MA



3. View looking southwest at 569 E. Merrimack St. (Hoyt Carriage House)



4. View looking north between the Hoyt and Shedd Houses at gazebo.

Both photos: Elizabeth Durfee Hengen, July 1983)