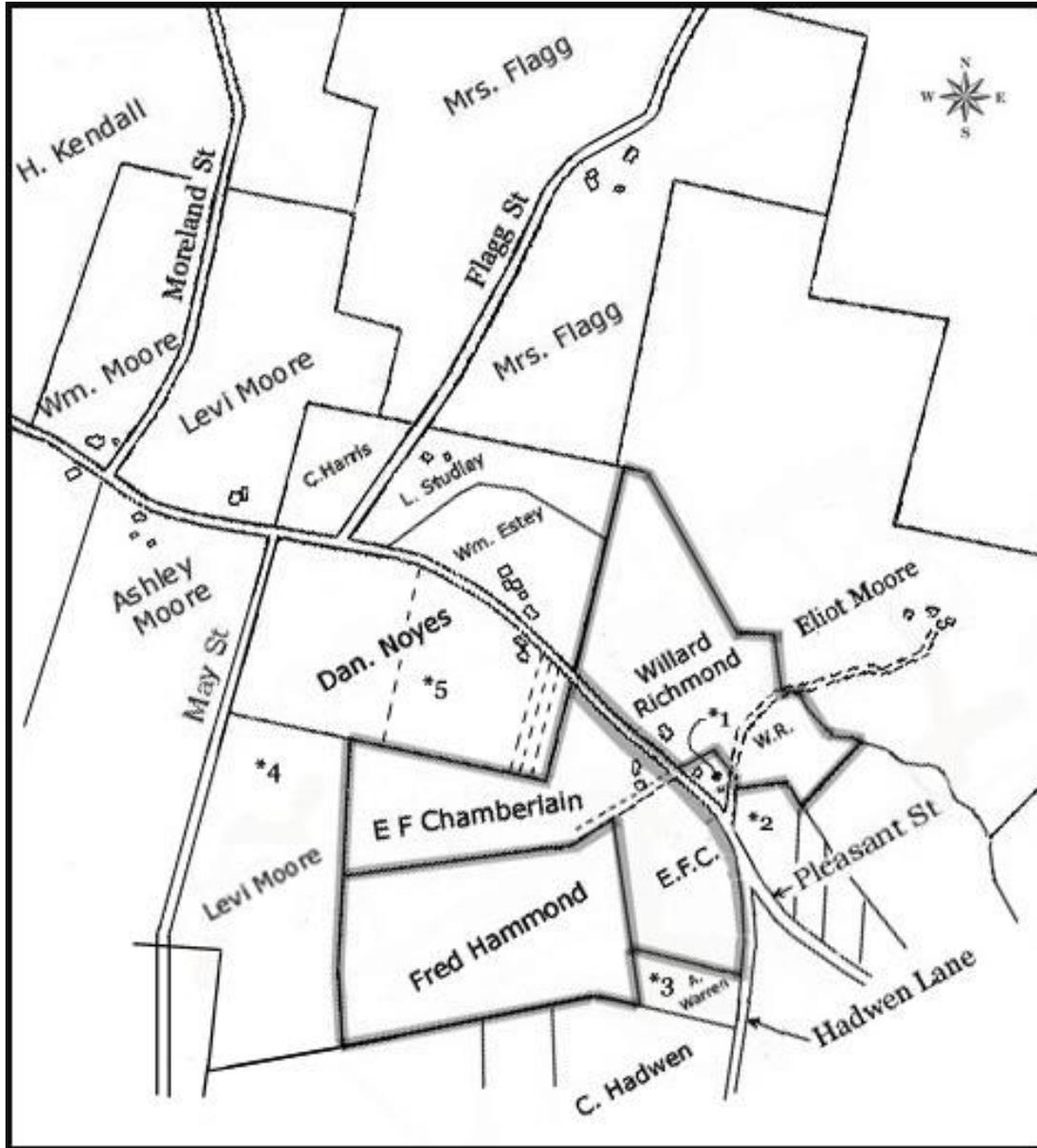


Supplement 1-A
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Property Ownership Along Pleasant Street, ca. 1886



Asterisked numbers are former parts of McFarland-Chamberlain farm.

***1** Area No. 1 is a house-lot parcel of about an acre sold to Cyrus Arnold, a soapmaker, in three separate transactions. Ira McFarland sold him the major portion in 1856, recorded in 1857 (578:560), and an additional 320 square feet in 1864 (685:556). In 1867, Willard Richmond sold an additional small segment to Mr. Arnold (748:566)

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***2** Area 2 consisted of 4.6 acres (4 acres, 98 rods), along the north side of Pleasant Street and the easterly side of the carpath which would later become, more or less, Richmond Avenue. This parcel was sold by Ira McFarland in 1855 to a Thomas Drew (553:143). Soon thereafter, Drew included this acreage with an additional parcel of about 11.5 adjoining acres in a sale to Edward Earle of the Worcester Peat Company, the transaction recorded in 1856 (568:34). This combined tract included a pond fed by Beaver Brook to the northwest, and which then flowed southeasterly toward what would later become Newton Square. The pond was drained, probably about this time, and possibly by the Worcester Peat Company, creating an “intervale,” presumed to be a source of peat. Further research would be required to verify these hypothesized circumstances. How much peat was recovered and for how long is unknown (here). By 1886, ownership of the parcel had changed at least once, and the owner of part or all of it, combined with other acreage for a total of about seven acres, was Leonard Gates, the local butcher.

***3** Area No. 3 is a house-lot of three acres which the Chamberlains sold to a Mr. Austin Warren in 1870 (825:172). The house built by Warren on the property faced Hadwen Lane at the curve where it joins Herbert Road.

***4** In 1778, James McFarland (Senior) sold two adjacent parcels of land of approximately 12 acres each to James Moore and to John Moore, who are presumed (without source) to have been brothers. The two parcels lay along the east side of May Street, extending from about 450 feet down May Street from Pleasant Street, to a point approximately 2000 feet from Pleasant, some 1550 feet or so down May from the boundary of the Noyes property to line shown cutting eastward from May Street, then south, then eastward again to the property of the grantor (later owned by the Hammonds). In later deeds this area was referred to as “meadowland.” It is a relatively level plain at the westerly base of the hill on which the McFarland farm lay. In today’s pattern of streets, it encompasses Barr Street, Asbury Road, South Flagg Street, part of Claridge Road, and the east side of May Street from Chandler to a point encompassing several of the houses on May north of Barr. The deeds of transfer: to James Moore, approximately 12 acres, per agreement of the parties in 1778, consisting of the more northerly portion, 84:97, recorded Jan-20-1781; to John Moore, approximately 12 acres, per agreement in 1778, consisting of the more southerly portion, 98:112, recorded Jul-30-1785. John Moore resided in the house in the “v” between Chandler and May Streets, which stands today as 301 May Street, bearing a plaque which reads “Circa 1756.”

***5** The square formed by the properties of Daniel Noyes, Clarendon Harris, Laura Studley, and William Estey, consisting of about 77 acres, was the land which James McFarland, Sr., purchased from his brother Daniel on the latter’s decision to relocate to New Jersey (and later western Pennsylvania), and then promptly sold to Joseph Blair. The Blairs and the McFarlands were neighbors, friends, and associates for nearly a century, and there was at least one inter-marriage, that of Ira McFarland’s sister Elizabeth and Charles Blair, grandchildren of the men who executed the purchase and sale in 1767.

In 1864, Robert Blair, great-grandson of Joseph and a son of Charles and Elizabeth (McFarland) Blair, sold all but a few acres of the property to Daniel Noyes (680:501), and in 1873 Noyes purchased the remaining acreage from the estate of Robert’s deceased father, Charles (911:427). Robert’s mother, who was Ira McFarland’s sister Elizabeth, continued residing at the home with a niece, Sarah McFarland, as the second “census family” in the house, with Noyes and his wife listed

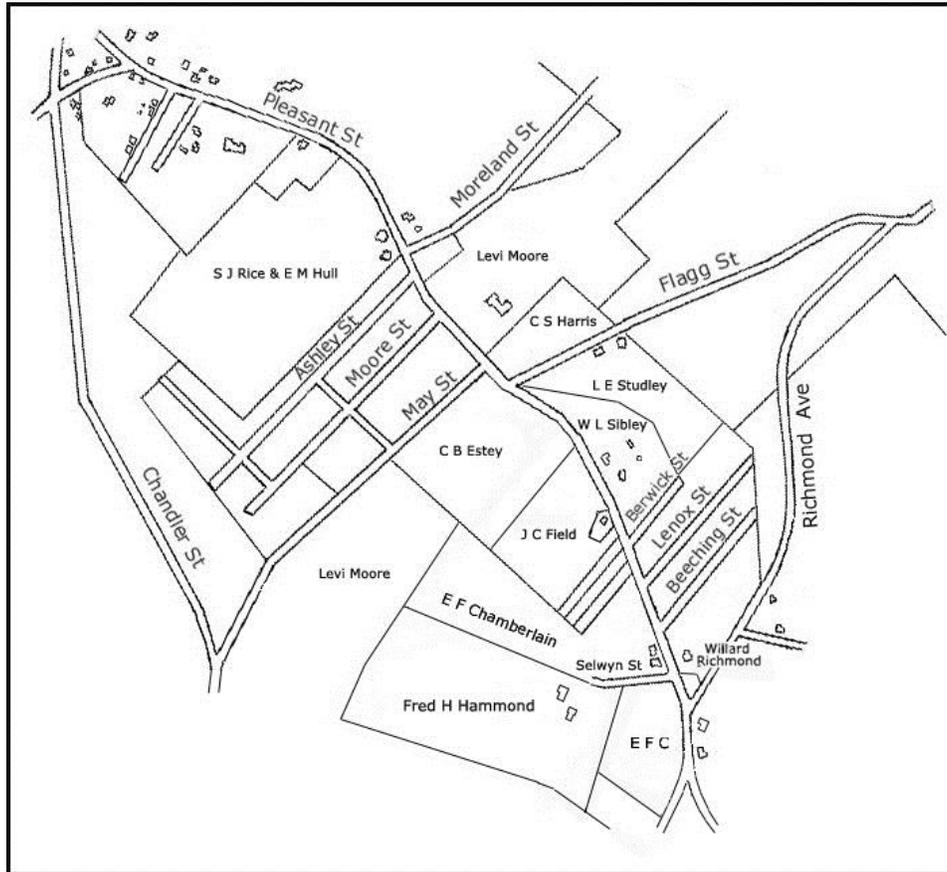
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as the first family, until her death in 1876. Daniel Noyes, who was a farmer, according to the censuses of 1870 and 1880, sold pieces of the estate to eight different buyers between 1873 and 1891. The buyers of these parcels were Clarendon Harris (1873, 911:449, app. 9 acres); Laura E. Studley (1877, 1001:432, app. 14 acres); William J. Estey (1879, 1050:159, app. 10 acres); James Cue (1885, 1204:430, and addition in 1887, (1241:1, totaling one acre); Alfred C. Bradish (1885, 1199:600 and 1204:426, totaling one acre); Frank Morgan (1888, 1270:467 and 1273:141, totaling one acre); Caleb B. Estey (1887, 1236:354, app. 20 acres); and Jerome C. Field (1891, 1345:284, app. 13 acres). The three one-acre sites consisted of narrow and deep house lots, as indicated on the map by dashed lines (not shown in the Atlas of 1886).

The parcel sold to Caleb Estey was on the south side of Pleasant from May Street to about the backyard line between Kenilworth and Iowa Streets. The Field parcel ran from the Estey property to the first of the three narrow house lots, and was the first of the old Blair-Noyes parcels to be subdivided for residential development when Mr. Field created the Kensington Place area beginning in the 1890s. Field Way was added somewhat later, taking most of the land of the three house lots. Two houses built on those lots remain today as 866 and 870 Pleasant Street.

The area in 1896

Map abstract by author from Richards Atlas of 1896



Supplement 1-B

Obituary notice, death of Judge Frederick Chamberlain, *Evening Gazette*, July 4, 1940.

Retired Judge Dies in Hospital

Frederick H. Chamberlain, 77, of 830 Pleasant street, who resigned as judge of the Probate Court on May 7 of this year, died this afternoon at City Hospital, where he was admitted May 8.

Judge Chamberlain was one of the so-called "strong judges" of the Massachusetts judiciary. He retired after 47 years affiliation with the Probate Court system, which he entered as an assistant registrar in 1893.

Judge Chamberlain was born on the Burnap farm on Pleasant street, Dec. 27, 1862. His father was Ephraim F. Chamberlain, a native of Westboro. His mother was Betsy Burnap member of a prominent Worcester family.

After attending district schools, Judge Chamberlain graduated from Worcester High School in 1878. Two years later he entered Harvard Law School, from which he was graduated in 1886 with a degree of LL.B. For the next year and a half he was employed in the law offices of Kent & Dewey in Worcester, finally branching out for himself and sharing a law office with Willis E. Sibley.

Revised Procedure

In 1893 he entered Probate Court as assistant register, and in his fourteen years in that position he developed the forms and records which are, to some extent, in use today. He revised the procedure of the court and introduced several methods for the more efficient handling of probate cases.

Although he never married, Judge Chamberlain took an interest in family life, often advising young couples seeking divorces that the family was the bulwark of the nation and suggesting they give marriage a little longer trial.

In his thirty-three years on the bench he handled more than ten thousand divorce cases, to say nothing of other probate matters. He believed in the sacredness of the marriage vow, but often said it was his duty to comply with the law as regards divorce, much as he opposed the practice.

"I suppose," he told many couples, "it is not the proper thing to make a man and wife remain married if they are not suited to each other but I can not see why so many women desire divorces, unless it is they have tired of their husbands, when a separate support proceeding would give them the same results. When a woman divorces a man she gives him the right to marry another

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woman. If she obtains a separate support decree, she keeps him away from another woman and obligates him to support her."

He frowned on young persons in their teens seeking waivers of the five-day law in order to get married and reluctantly granted such waivers after parents on both sides consented.

Expert in Will Cases

He advocated a change in the method employed by banks concerning joint accounts. It was his contention banks should demand of a person expressing a desire to make his bank account a joint one if it was intended as a direct gift to the second party or simply transferred as a matter of convenience. If the purpose of the original owner was given on the pass book considerable litigation involving the ultimate ownership of bank deposits might be avoided, the judge said.

Although divorce hearings made up the major part of his work, Judge Chamberlain preferred cases concerning trust estates and the validity of wills. He was considered an expert on this phase of probate work and had a way of cutting red tape and getting at the gist of a case in short order. In recent years he took few notes and was able to retain in his mind the essential facts of a case.

Up to last April he was in apparent good health and few realized he was to step out so soon. His last appearance at the court was April 30. He had been ill for two weeks but got out that day and went to the office.