

# **Preliminary Study Report**

## ***Forest Street Proposed Historic District***



Prepared Jointly By:



**City of Medford Historic District Commission &  
City of Medford Historical Commission**  
Office of Community Development  
Room 308  
85 George P. Hassett Drive  
Medford, MA 02155

June 12, 2020



**Summary Sheet:**

**Local Historic District for the Forest Street Historic District in Medford, MA**

June 29, 2020

Study Committee:

Christopher Bader, Chair  
Charlotte Scuderi, Vice Chair  
Frederick Soule, Secretary  
Nino Susi

Advisory Committee: Medford Historical Commission

Jennifer Keenan, Chair  
Ryan D. Hayward, Vice Chair  
Doug Carr, Secretary  
Abigail Salerno  
Benjamin Johnson  
Edward Weist  
Peter Miller

Submittal to the Massachusetts Historical Commission: August 10, 2020

Expected Date of Public Hearing: October 12, 2020

Expected Date of City Council Meeting: November 3, 2020

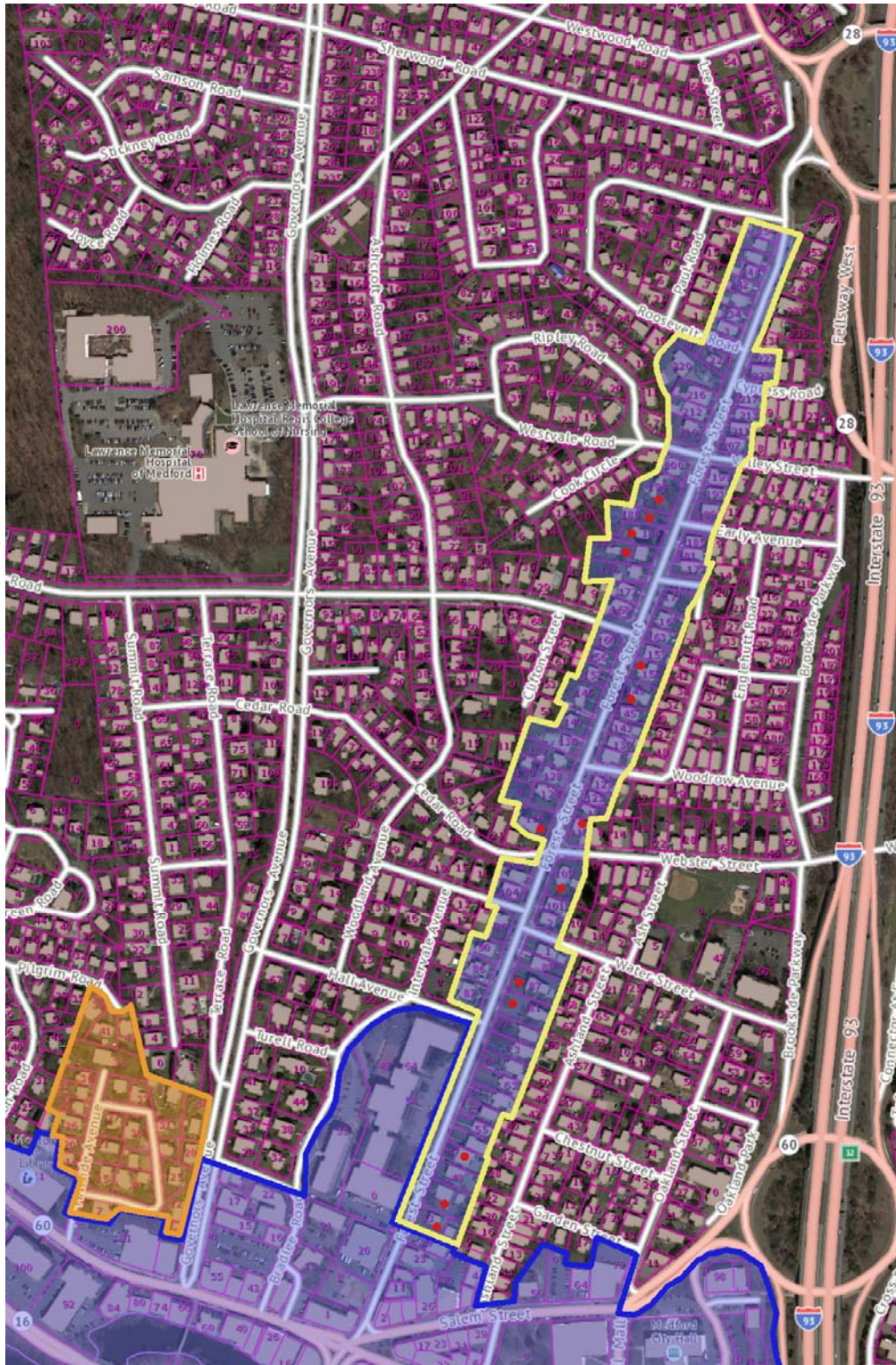
Total Number of Properties Included in the Proposed Local Historic District: 120

The Study Committee recommends the creation of a multi-resource local historic district, administered by the existing Historic District Commission, to protect this important historic streetscape extending the entire length between Medford Square and Roosevelt Circle. The Commission also recommends the establishment of two additional seats to aid in the administration of these resources.



**Area of Study:**

A preliminary map of the proposed local historic district. Note: an official map is included as attachment 8.



**Figure 1 - The proposed Forest Street Historic District in yellow. Existing historic districts are outlined in orange and the proposed Medford Square Historic District is outlined in blue.**



**Project Acknowledgements:**

On behalf of the City of Medford, we would like to take a moment and extend its gratitude to the many individuals who contributed their expertise, time and resources to ensure its completion.

A volunteer committee consisting of Ryan D. Hayward from the Historical Commission, Fred Soule from the Historic District Commission and Sharon Guzik assisted the District Commission from the beginning with a preliminary walkthrough and recommendations for district boundaries.

A survey of historic resources was necessary and the Medford Historical Commission unanimously allocated a portion of their budget to complete the task. John Clemson and Claire Dempsey were hired and provided top-notch Massachusetts Historical Commission forms that provide the framework for the area recommended for protection. In addition, they created an extensive land use summary that is a window into the layered history that Forest Street represents.

The consultant efforts were matched by historian Sharon Guzik whose depth of knowledge helped untangle history and ensure records are correct. She not only completed an exhaustive title search on all properties but dove deeply into the genealogy of the many owners, occupants, and their families. This invaluable information brought to light many complex relationships and how they influenced history. Her research provides the background and foundation on which the social narrative is constructed.

Fred Soule offered his professional knowledge by crafting the architectural narrative. Medford has many homes which are built in a range of styles and forms. It took a keen eye and an understanding of the community to break down the elements. The narrative provides just enough information on the various buildings, a testament to a solid understanding of the built environment.

Edits were undertaken by both Sharon Guzik and members of both Commissions. Wordsmithing is an art. The length of this document made it challenging to perfect the text used within. After several rounds collaborating, all the editors feel the language is clear, informative and says what is necessary to bring the project to fruition.

Special thanks are given to the many residents that turned out en masse in order to urge the creation of this local district. A selection of the letters of support received are located to the rear of this document. Your feedback and ongoing support give us the confidence we need to proceed. We ask that you stick with us as we plan for a public hearing and the vote to approve by City Council.

Last, I would like to thank Ryan D. Hayward for offering his advice during meetings, leading the volunteer subcommittee, crafting this report in its entirety and enabling the Historic District Commission to establish the largest historic district within our community. Together with everyone who has been involved in this project, thank you!

Respectfully submitted for your consideration,

Christopher Bader,  
Chair, Medford Historic District Commission

Jennifer M. Keenan  
Chair, Medford Historical Commission



**Preliminary Report:****Local Historic District for the Forest Street Historic District in Medford, MA****Introduction:**

In Massachusetts since 1955 and in Medford since 1985, Local Historic Districts (LHDs) have been used to protect valued historic resources. As noted in Massachusetts General Law, Chapter 40 C, LHDs have three major purposes:

- to preserve and protect the distinctive characteristics of buildings and places significant in the Commonwealth and its cities and towns;
- to maintain and improve the settings of those buildings and places;
- and to encourage new designs compatible with existing buildings in the district.

Local Historic District Commissions oversee these districts, and their chief concerns are to avoid demolition of significant buildings and to review proposed changes to those buildings and landscapes. LHDs do not halt change or development, but instead seek to maintain community character by proactively managing change over time.

Chapter 40C of the Massachusetts General Laws is the framework under which cities and towns establish districts within their communities, outlining the process for identifying districts and gaining approval for their designation. Over 120 cities and towns have embraced this planning tool, thereby protecting thousands of the Commonwealth's most valued properties. In Medford, Chapter 48, Article III of the Municipal Ordinances established two local historic districts in 1985: the Hillside Avenue Local Historic District and the Marm Simonds Local Historic District (<http://www.medfordhdc.org/>). Another, the King House Historic District, is coming to fruition after it was approved by City Council and reaffirmed by vote in 2019. More areas are being studied, including the Haskell-Cutter House (Rebecca Sprague House) Historic District. Among the strongest forms of protection offered to the historic environment, the LHD ordinance functions with other planning tools in Medford, including the ordinance establishing the Medford Historical Commission in 1974 (Revised Ordinances 1974, c. 21, § 1) and the Demolition Delay Ordinance in 1992 (Revised Ordinances, c. 48, art. IV).

**Methodology:**

Medford's Historic District Commission and Historical Commission have been particularly active in the last decade, launching an effort that has reinvigorated existing programs and added new ones to the City's preservation planning efforts. Functioning as a single board since 1985, an increased workload suggested that two commissions and more members could work more effectively. Since 2010, the Historical Commission and Historic District Commission have pursued their particular goals with increasing budgets and more professional membership. In 2011, the City earned designation as a Certified Local Government, a testament to these improvements and earning the City more autonomy in planning and greater access to state and federal funding opportunities. The Historical Commission has received nine years of funding from the Massachusetts Historical Commission to underwrite the preparation of a Survey Plan for the City and to undertake systematic research and evaluation of the City's historic resources. This has set a solid foundation for the Historic District Commission to build their efforts.

The City of Medford Survey Plan provided an important list of recommendations for the identification and evaluation of critical properties and areas in the City, suggesting planning



priorities that would emphasize both the individual buildings that survive from the City's earliest history as well as aggregations of resources associated with larger-scale development of the late nineteenth and early twentieth centuries. In subsequent years, five of the City's eight identified preservation planning neighborhoods, West Medford, Hillside, two rounds in Medford Square, two rounds in East Medford and Wellington, have been surveyed with future work planned for a portion of South Medford and Fulton Heights. Research in these neighborhoods has provided a master list of properties constructed before 1900 which the Commission views as priority buildings under the demolition-delay review, as well as inventory forms that present intensive research on hundreds of buildings and places, increasing their profile in the City.



**Figure 2 - 333 Winthrop Street, one of several significant historic structures reviewed by the Historical Commission, during demolition after a six-month delay. This circa 1850 dwelling was extensively documented in order to illustrate the need for a longer delay to protect these rare and diminishing resources within our historic landscape.**

One of the greatest concerns for both Medford commissions has been the recent losses and alterations to the City's historic environment. In spite of the demolition delay ordinance, there has been a significant rise in tear-downs of existing properties in Medford. The Historical Commission has reviewed over fifty cases for demolition since 2011 and in all but four instances the building was demolished after the delay period expired. Over the same period, the erosion of the historic landscape has been the result of these losses and the addition of disruptive new elements into the streetscapes of the city. No bylaws currently existing encourages the reuse of existing buildings or their associated outbuildings. The zoning ordinance is antiquated and in need of revision, and the willingness of the Zoning Board of Appeals to liberally grant variances in the past has had a negative impact on historic resources and neighborhood character. Many residents are also concerned about maintaining the strong definition of place the architectural character and social story that the buildings convey. To this end, the District Commission began planning to expand the protection offered to the City's significant sites in the two existing LHDs by adding a series of new historic districts. In addition, the Historical Commission's demolition delay was increased from six to eighteen months to provide valuable study time and direct the discussion to a more favorable outcome. The City Council publicly supported the creation of



districts by passing a motion on August 12, 2014 for the Historic District Commission to forward to the City Council a list of properties that should be eligible for Single House Historic Districts in order to begin the process of establishing such districts. Since then, the Historic District Commission, acting as a study committee, has been moving forward with the establishment of many new districts.

With these broad patterns as a frame of reference, the process for a Forest Street LHD began with the Medford Historical Commission. The organization became concerned when it received an application for demolition of a single resource located at 109 Forest Street on June 5, 2019. The Commission hired architectural historian John Clemson to prepare an MHC form B on which to base their review for the demolition delay. This document offered insight into the building's initial construction, occupants, and any subsequent changes over time. The Commission also utilized work completed under the Medford Square Survey, which had targeted many of the pre-twentieth century resources along the street and provided neighborhood context. Together with significant amounts of public support, the building was found Significant on July 8, 2019 and Preferably Preserved on August 12, 2019. An eighteen month demolition delay was invoked, which will expire February 12, 2021. Since that time, the Historical Commission has requested that the homeowner make continuing and bona fide efforts to explore options for re-use that would include maintaining the existing structure. To date, no communication has been made by the homeowner. Although the building remains standing and occupied, plans are underway to develop two abutting parcels with prefabricated two-family homes on the former side and rear yards. If built as proposed, the modern constructions will be incongruous with the existing streetscape and represent one of a handful of modern intrusions.



**Figure 3 - 109 Forest Street looking east toward Water Street. The Historical Commission imposed an eighteen month demolition delay on this building to allow time to create a Forest Street Historic District and to review potential subdivision of the existing property.**



The Historic District Commission began its own efforts to designate Forest Street as a LHD almost concurrently with the demolition delay review. The same concerned citizenry supporting preservation efforts urged the HDC to consider a single property LHD at 109 Forest Street to protect the building from demolition or inappropriate alteration. After two public meetings about the district creation process, budget, and other buildings along the street, the conversation shifted toward the protection of the entire residential corridor. In order to determine the appropriate overlay for multiple resources, the HDC assigned volunteer group consisting of three members (a representative each from the Historical Commission and the District Commission, and a citizen representative) to weigh the pros and cons of single property historic districts versus a connected multi-resource district that encompassed the entire streetscape or large portions thereof. Local historic districts are more commonly composed of clusters of related historic resources and can extend to hundreds of buildings in some cases. Single properties have also been so-designated and offer a better course when a property is isolated or the context has been significantly altered or lost. A site walk-through was conducted along the three-quarter mile stretch from Medford Square to Roosevelt Circle. Reviewers took stock of the buildings, their age, style, context, condition, intrusions, and demolitions in order to develop a recommendation. The Committee suggested that there were numerous individual resources which provided the framework for a single LHD and that the boundary could be strung together by contributing architectural resources dating from the early nineteenth through mid-twentieth centuries. The boundary capturing this would include most, but not all, of the buildings along Forest Street. These findings were presented to the HDC and accepted. With all efforts working in tandem to protect a large number of resources, the HDC voted to move forward and serve as the study committee, pursuant to Mass. Gen. L. c. 40C, § 3. This report was drafted jointly by the Historic District Commission and the Historical Commission. Both boards are dedicated to seeing this process through to completion while we have the confidence and support of our community.

**Social History:**

Written by Sharon Guzik and Ryan D. Hayward

*Introduction*

Forest Street is an ideal representation of the community's social development. Both literally and figuratively speaking, the cross section created by this central artery illustrates the underlying layers of history within the built environment. Early European efforts formed a foundation on which the rural eighteenth century, transitioning nineteenth century, and intensely developed twentieth century were constructed. The built environment reflects this pattern and is matched by its equally rich social history. Medford developed from a "peculiar plantation" of farmers and fishermen into a town busy with transatlantic commerce. Development paused briefly during the American Revolution but picked up again by the last decade of the eighteenth century. Another Revolution, one focused on industry, brought new businesses and diversified the population even more. It was during the early nineteenth century that our three signature businesses, rum manufacture, ship building, and brick making, solidified and became the principle economic engines. The town quickly became a popular place for the social elite to build their summer houses. The middle class followed as the railroad and streetcar lines were built, providing easier access to Boston. Later in the century, development of large parcels and farms provided housing opportunities for the middle and working classes. Speculative development provided families the opportunity to rent or own their own residence for the first time. This pattern took place throughout Medford but it is particularly visible on the streetscape today. Its success also set the stage for development in later subdivisions such as those in Fulton Heights, the Lawrence Estates



and the Brooks Estates. Forest Street is an important reminder of our storied past and worthy of careful study and preservation.



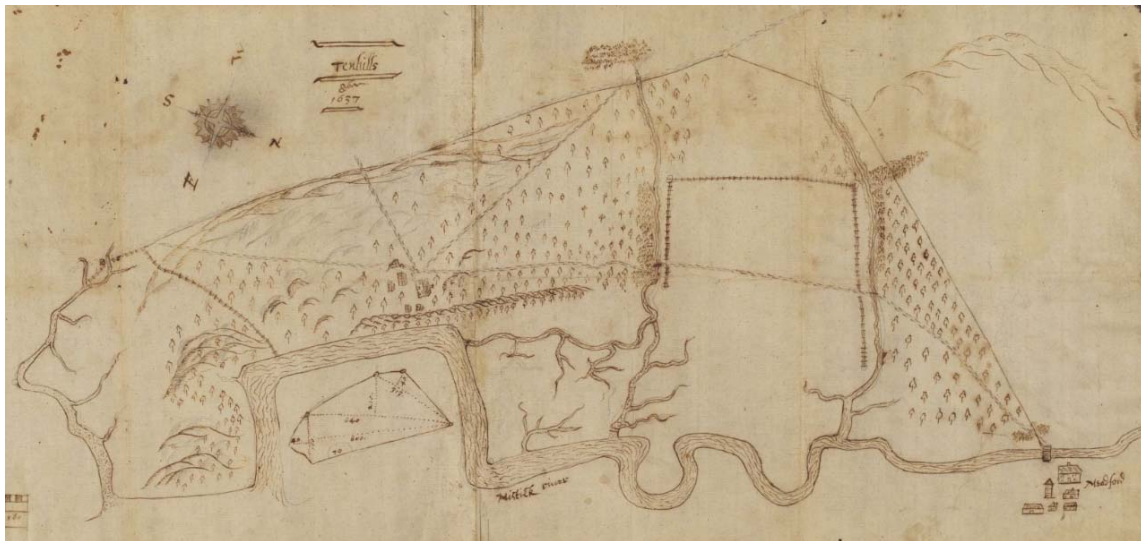
**Figure 4 - A postcard showing Forest Street around the turn of the century, 1900. The street was so named for the Elm trees planted to provide a shade canopy and as a connection to the Middlesex Fells Reservation.**

#### *Early History – 1630 - 1799*

The part of Medford on the northern side of the Mystic River was originally a plantation owned by Matthew Cradock. He was a London merchant whose wealth derived from trading in north-west Europe, the Near-East, and later with the East India Company. A major investment in the newly formed Massachusetts Bay Company resulted in his election as its first Governor in 1628. Within a year, he sent the first of many agents to establish a permanent settlement north of Plymouth Colony between the Charles and Merrimack Rivers. Located on Cape Anne, agents chose the site of present day Salem, naming the community Naumkeag after a Native American term meaning “fishing place.” Direct access to the Atlantic Ocean meant the colony would become a launching point for explorers set to delineate the vast territory granted to the company. Among the earliest documented visitors to Medford include brothers Ralph, Richard, and William Sprague. They noted the region had excellent soil for farms, well stocked waterways for fisheries and plenty of raw materials including clay, timber, and stone. Shortly after their visit, Cradock received an extensive land grant extending from the Malden River to the Mystic Lakes, and north from the Mystic River as far as the Middlesex Fells. He would never visit this or any of New England, but he continued to send new settlers to work on his behalf. The plantation was run by an overseer with tenants providing labor. The site chosen for the first buildings was located near a shallow ford. Although accounts vary, historians place it somewhere between modern day Main Street and Winthrop Street, with access provided by South Street and connecting with High Street on the opposite side. This was the only crossing on the road from Boston to the north and travelers would otherwise have to go out of their way or take a ferry to cross the tidal waterways. Agents wisely constructed the first bridge crossing in 1637. This was a wooden drawbridge that charged a toll for the privilege of use. This was the only crossing across the Mystic until 1787.



Located on Main Street, the Cradock Bridge is now a fixed granite span named in his honor as a founding father. John Endicott and later John Winthrop would become the second and third Governors of Massachusetts, freeing Cradock to focus efforts on expanding the plantation. According to many accounts, it was not a successful venture. William Wood documents it in his 1639 publication *New England Prospect* by saying “toward the northwest of this bay is a great creek upon whose shore is situated the village of Medford, a very fertile and pleasant place and fit for more inhabitants than are yet in it. This town is a mile and half from Charlestown and at the bottom of this bay the river begins to be narrower, being but half quarter of a mile broad.” Wood also documents Winthrop’s home on the south side of the Mystic. He had been granted an equally large plantation which was named *Mystic* and later *Ten Hills Farm*. It was here that Robert Molton and other shipwrights constructed the *Blessing of the Bay* for Winthrop to illustrate the feasibility of colonial shipbuilding. The thirty-ton vessel was launched in 1631 and would carry many early exports, including salt, maple sugar, clapboards, and lumber, to be traded with other colonial settlements along the Atlantic Coast. The vessel also solidified the Mystic as a shipbuilding waterway. Winthrop captured the river and other landscape features in an early depiction of his farm. Medford is illustrated as a small collection of buildings adjacent to a series of barns. Scant documentary evidence survives for the remainder of the plantation era. Medford was not recognized as a town until 1684. No records exist except for occasional notices with other neighboring communities like Malden, Cambridge, and Charlestown. After Cradock’s death, his heirs had no interest in maintaining the plantation and sold most of the property to Edward Collins of Cambridge who subsequently subdivided it.



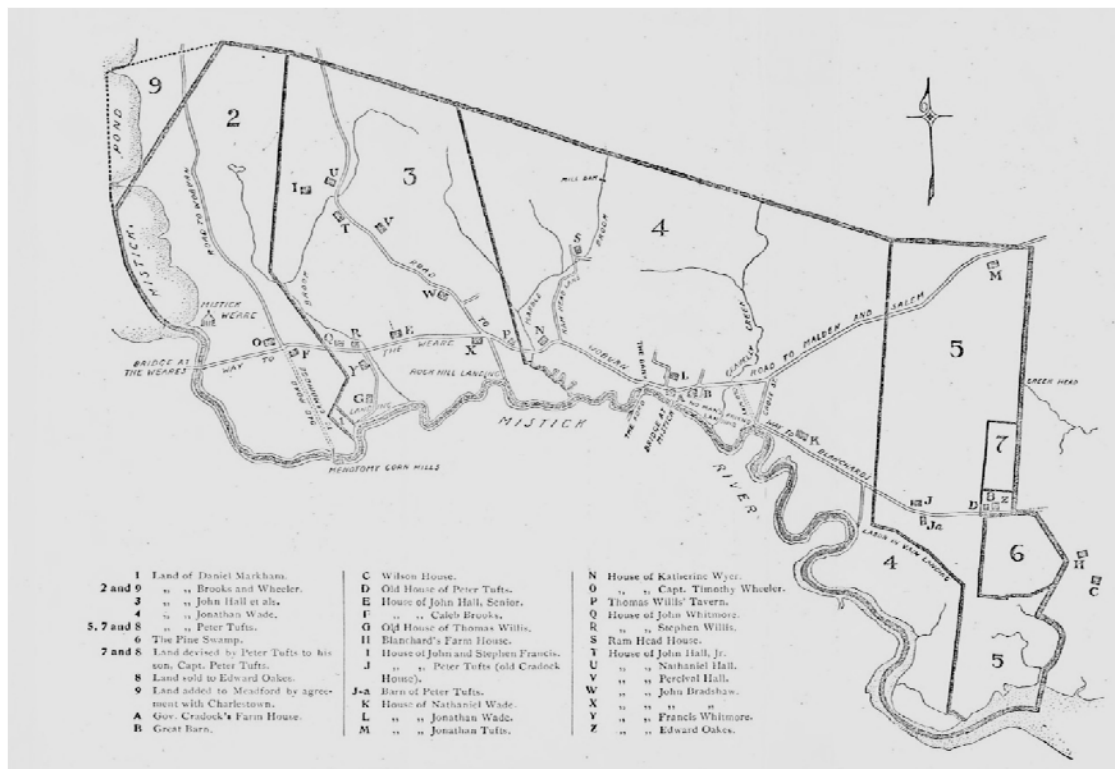
**Figure 5 - Map of Ten Hills Farm drawn by John Winthrop or his son, John Jr., in 1637. The map depicts Medford in the lower right corner. This is the earliest known illustration of the settlement.**

Edward Collins sold 1600 acres of the former Cradock plantation to Richard Russell of Charlestown in 1656. Russell in turn sold 1200 acres of that property to Jonathan Wade of Ipswich in 1661. Wade divided the property between his two sons, Jonathan and Nathaniel. The division loosely followed Gravelly Creek, a narrow waterway running parallel to the east side of Forest Street from a small pond near Pine Hill south to the Mystic River. There was no roadway here. To the east, Nathaniel Wade allowed the Town of Medford to run Fulton Street north to the Charlestown Woodlots by agreement in 1698. The land where Forest Street would eventually be laid out was owned by the younger Jonathan and there are two important landmarks tied to his presence. The brick house at 13 Bradlee Road (MDF.28), known as the Jonathan Wade House or the Garrison House, was built around 1685, just before the elder Jonathan’s death in 1689. The



building is a first period structure and, although altered, is one of the earliest brick structures standing in Massachusetts. The Salem Street Burying Ground (MDF.8) was the Wade Family's private burying place until 1717 when heirs gifted the parcel to the town. Salem Street remained the only burying ground until the Cross Street Cemetery was established in 1816. Both have been replaced by Oak Grove which has been the principal burying place since 1853.

During the eighteenth century, much of the former Wade property ended up in the hands of the well-known Hall family. Originally located on the western half of their property, descendants moved east and erected their own houses and farms on the landscape. They also sold parcels for development. The Wade farm extended north from High Street to the rugged hilly terrain of the Charlestown Woodlots at Pine Hill. It was bordered on the west by Pasture Hill, approximately where Governors Avenue is laid out, and to the east close to the present line of Forest Street. For much of its early history, the family would be the dominant name of legal records that relate to the neighborhood. The Hall family is best known for their involvement with the legendary rum industry that made Medford internationally famous.



**Figure 6 - A reconstruction of early Medford by historian John H Hooper. This map illustrates the first divisions of the Cradock Estate. The Wade farm where Forest Street would be build is located in number 4 while members of the Hall Family originally owned land much further west.**

Around 1709, Dr. Simon Tufts purchased a lot on High Street (at the present corner of Forest Street) and constructed a large saltbox dwelling that was three stories high. To the rear of his house was an orchard and pasture land. Clay had been discovered near the site of the future Medford High School (MDF.AP) and was referred to as the Brickyard Pasture. Several brickyards operated in Medford during the eighteenth century. Francis Burns owned a yard on the opposite side of Forest Street. His home, purchased in 1768 from John Bishop, stood near Ashland Street, then a small lane leading to his yard and the more substantial fields bordering Fulton, Fountain, and Water Streets along Gravelly Creek. Members of the Tufts, Bradshaw, and



other families made brick making an important industry to the community for generations. Remnants of the brick manufacturing industry persisted well into the early twentieth century.

Andrew Hall and his heirs were among the first land speculators. In partnership with Benjamin Willis, Hall purchased most of the Jonathan Wade Estate and constructed a dwelling house on High Street (MDF.30) and at the foot of the *Garrison House*. Willis sold most of his land to Hall over the following year who continued development with four of his five sons. Benjamin, Ebenezer, Isaac, and Richard Hall played important roles in the community by establishing successful businesses. They were instrumental in the development of Medford's well-known rum distilleries which once lined Riverside Avenue, then called Distill House Lane. Benjamin was a merchant, a ship owner, and transported goods along the Great Road north to New Hampshire. Ebenezer maintained a slaughterhouse and tannery. Richard was a hatter and his work likely found their way atop many local residents. Isaac oversaw the production of molasses into the signature dark liquid that fueled the community. Their success was evident in the houses which they built in a row along High Street adjacent to their father's home. Of the five residences, only the home of Isaac Hall remains in its original location. The Benjamin Hall Sr. house (MDF.34) exists but was moved to 41 Mystic Avenue in the late nineteenth century to make way for Governor's Avenue. The original wooden distill house was taken down in 1797 and replaced with a more substantial brick structure. This was replaced by an even larger brick building in the mid-nineteenth century. The older building became the railroad engine house and the other ceased to be used after rum production stopped in the twentieth century. Both were demolished shortly thereafter.



**Figure 7 - An 1880 view showing the former distill house converted to use as a railroad engine house and the newer building adjacent and in white (marked W). This larger building was utilized until 1905 when the industry closed entirely.**

Medford continued to grow steadily throughout the eighteenth century. Large landholdings were parceled as each successive generation divided their property among heirs. The original town center, once concentrated further west on High Street at the intersection of Woburn Street (known as Judkins Square – MDF.D) joined with the commercial corridor at the banks of the Mystic River. Commercial activity increased around the Cradock Bridge at Main Street. The two centers shifted to its modern day configuration when the meetinghouse was erected on the site of the



Unitarian Universalist Church (147 High Street - MDF.89). Many prominent families made their home in the area including the Tufts, Bigelow, Cotting, and Willis families. At the close of the eighteenth century, Forest Street was likely a small and narrow lane providing access to the pastures, fields, orchards, and woodlots north of the center. Located between the home of Dr. Simon Tufts, Medford's first physician, and opposite the home of Captain Ebenezer Hall (moved in 1880 and now on Thomas Street – MDF.35), there was no known development beyond Salem and High Streets.

#### *Medford to Andover Turnpike – 1800 - 1830*

The dawn of the nineteenth century came in the midst of the early stages of the industrial revolution and the need for improved roads to carry raw materials and goods. Existing overland routes were often muddy, rutted, and unreliable to provide safe and quick passage to markets. Entrepreneurs took advantage of the opportunity to form private corporations to provide new roads that were smooth, durable, and straight. Travelers had to pay a toll for the privilege of using these highways which were supposed to generate profits once the road itself had been paid for. In most cases, the roads were unsuccessful except to provide economic stimulation that would bring the first development along the streetscape.

The Andover & Medford Turnpike Corporation was formed in 1805 and built the road that would become Forest Street a few decades later. The Turnpike led to the Reading line where it joined the Essex Turnpike which continued on to the New Hampshire border. Despite best efforts, the enterprise never made a return on investment. There was fierce competition from other Turnpikes including the Essex, Middlesex, Newburyport, and Concord roads. The Middlesex Canal, although slower, held a monopoly on overland travel northwest toward Lowell and Chelmsford where it connected with the Merrimack River which led deep into the northern interior. Many travelers simply failed to pay tolls by skirting collection sites or avoiding the road altogether. By 1828, failure was imminent and the corporation put the road up for sale. Two years later, due to lack of interest the Corporation offered the road to Medford for public use. The town voted to accept the street and keep it in good condition. Six years later, the corporation was formally dissolved and the entire system was absorbed by the Middlesex County Commissioners. Gates and blocks were removed and the toll house in Medford was ultimately sold and turned into a residence. The building remained standing until the end of the century when it was demolished to create the Middlesex Fells. Two mile markers existed slightly longer but both were obliterated with the construction of Interstate 93.





**Figure 8 - The Andover and Medford Turnpike Toll House erected by the Corporation shortly after 1805. The building was demolished when the Middlesex Fells was created.**

*Early Residents – 1800 – 1850*

*Lower Forest Street: South of Water Street*

The earliest building activity centered on existing businesses fronting along Salem Street and began just before the turn of the century. Captain Ebenezer Hall operated a bakery on the V-shaped parcel between Salem Street and Riverside Avenue. He later moved operations to his home, located just across the street adjacent to the new Turnpike. His home had an unusual break in the west façade to accommodate the new roadway. He retired in 1797, and his former apprentice, Converse Francis of Menotomy (now Arlington) took over the established operation. Francis purchased the home of Francis Burns in 1799 and erected a brick ended Federal Style dwelling house to live in. To the rear of the old Burns house, he built a new bakery complete with special ovens to bake his signature confectionary creations. It was here he invented the Medford Cracker, a hardtack-like biscuit that was sent on ships around the world. His daughter was the celebrated author and abolitionist Lydia Maria Child. Her home roots formed the basis for her poem “Over the River and Through the Woods.” Like Captain Hall, Converse was able to retire early. He sold the bakery to Henry Worthington, who continued selling the famous cracker among other staple food items. He operated the bakery well into the nineteenth century with the business ceasing in the early twentieth century.





**Figure 9 - The Captain Ebenezer Hall House located at the corner of Forest and Salem Streets. Note the bend in the wall to accommodate the Turnpike. Image captured prior to 1880.**

Timothy Cotting, also a baker, purchased the Ebenezer Hall home in 1824 and continued operating the business. He later constructed a new fashionable dwelling with a Greek Revival edifice (MDF.47) on Forest Street adjacent to the bakery. He became involved in community politics, serving as a selectman and a school committee member. He was one of the original trustees of Tufts University and gifted the fledgling college with a large parcel of land on the Medford and Somerville boundary. By that point, he had retired from the bakery business but remained on Forest Street. He lived in the house until his death in 1872.

There were a number of private schools established in the late eighteenth and early nineteenth centuries in Medford. In the late eighteenth century, William Woodbridge, Joseph Wyman, Dr. Luther Stearns, and Miss Ann Rose ran schools for both boys and girls. Most lasted only a few years. Susanna Rawson took over Wyman's school from 1803 through 1806 as an establishment for girls. In 1807, John Hosmer purchased 1.5 acres just north of Timothy Cotting's house from Ebenezer Hall II and built a building specifically for the purpose of housing a boarding school. The building was a rectangular Federal style structure which stood three stories tall and was set back from the street. It stood on a low rise with a dressed granite retaining wall along Forest Street. In 1823, John Angier purchased Hosmer's property and moved his school, which he began two years prior, into the buildings. Angier retired due to health reasons in 1841 and had an architect design the limestone Gothic house at 129 High Street (MDF.29). He and his wife Abigail, known as Abby, had lived in this new house for only a few years when Abby died in 1845. Angier sold the house months after her death and removed from Medford.





**Figure 10 - John Hosmer House in an old image taken before 1875. This building was once on the site of the Joseph K. Manning House located at 35 Forest Street.**

In 1834, Luther Angier, John's brother, purchased the property next to John's academy and built a house. Here, the landscape levels off to a flat plain, sloping gently up to the west to meet Pasture Hill and to the east toward Fulton Heights. It was ideal for house lots which Angier would develop. Luther Angier was an apothecary and had a drug store near the Cradock Bridge. Between 1829 and 1845, he served as Medford's postmaster and moved the post office into his store. By 1855, he had gone into the coal business and he built the first coal wharf in Medford. Between 1835 and 1843, he purchased the property between his land and what would become Water Street and spanned Forest to Ashland Streets. This was a patchwork of parcels owned by the Blanchard, Brooks, and Tufts families who had owned it for multiple generations. Beginning in 1840, Angier subdivided the parcel into six new house lots and sold them to prominent businessmen. Accompanying was a set of deed restrictions that prevented the construction of noxious trades and defined a 92 foot setback so that the view was "forever unobstructed by the erection of any house or other buildings on lands now owned by said Angier to the north of the premises hereby conveyed." These setbacks remain in place long after the original buildings, and several subsequent reconstructions took place.

The lot just north of Angier's house was sold to Jonas Coburn in 1840 who built a house for his family. Coburn was a dry goods dealer with a store in Medford Square, then appropriately called the marketplace. Oakman Joyce, a housewright, may have had a hand in the buildings construction as he is involved in one of three land transactions. He worked extensively in the working class shipbuilding neighborhoods along Park and Cross Streets between Salem Street and Riverside Avenue. Alexander Mosely, a leather dealer in Boston, purchased a lot on Coburn's northern boundary. Atwood Litchfield Jr. purchased a parcel next to Coburn in 1845 and built a Greek Revival Duplex (MDF.53). Litchfield and his business partner, Anthony Waterman, were carpenters and produced doors, window sashes, and mouldings in their factory



south of the Mystic River. In 1863 Litchfield's father, Atwood Litchfield Sr., moved into his home. When Litchfield Sr. died in 1874, his death notice proclaimed him the oldest Medford resident at the time.



**Figure 11 - The Atwood Litchfield Duplex as seen in the late nineteenth century. Note how much of the original decoration is still present despite the fact the house underwent recent redevelopment.**

In 1840, Robert Ells purchased the property north of the Litchfield lot. Ells was a ship joiner who came from a family involved extensively in the ship building industry. His father Edward Ells had moved the family to Medford around 1821 and built a home on Riverside Avenue (MDF.46). Ells lived on Forest Street until 1851 when he sold the property to Benjamin Teel. John W. Bigelow purchased the lot north of the Teels on the corner of Water Street in 1853. Bigelow was a successful dry goods merchant and later became a cotton trader. The family lived in Medford only briefly before moving to New York and spending summers at their mansion in Newport, Rhode Island. Their son, William Blake Bigelow, was an architect and former partner of Charles McKim and William Rutherford Mead. The latter two would later partner with Stanford White and form the famous architecture firm McKim, Mead & White. The Bigelow name is well known in Medford due to the Bigelow Block. Located on the corner of Forest and Salem Streets, the building replaced the earlier Hall house and was named for John W. Bigelow's nephew, Edward T. Bigelow (MDF.30)

Upper Forest Street: North of Water Street

Further north, the landscape transitioned to rolling hills with the occasional rocky outcropping. Forest Street began a smooth climb upward to a small rise just south of modern day Roosevelt Circle. A large diversity of houses was erected by yeoman, craftsmen, mechanics, artisans, and



gentlemen throughout the nineteenth century. Beyond, Forest Street continued into the former Charlestown Woodlots to the Stoneham boundary. This dense mixed forest had been annexed to Medford in 1754 and became the basis for the Middlesex Fells Reservation when taken for parkland.



**Figure 12 - Forest Street in 1855. Parcels are described beginning on the east side moving north, then west side moving south. Property boundaries are approximate and loosely correspond with deeds.**

Members of the Hall Family still controlled much of the surrounding acreage, but this would change as the community expanded. Charles Wait purchased about 1.5 acres on the east side of Forest Street just north of the future Water Street, from Ebenezer Hall in 1834. Wait was a brick maker and both lived and worked his trade on the property. He died in 1865 and his unmarried siblings continued to reside on the property until 1881.

William Derby Fitch owned the 16 acre lot adjacent to the Waits. Fitch was the great-grandson of the infamous Boston Slave trader Timothy Fitch who settled in Medford in after the Revolution. William Derby Fitch was a rum distiller who went into business with Daniel Lawrence in 1834. The partnership lasted until 1840 and it made him a substantial fortune. He likely constructed his house on Forest Street around 1830. Fitch died in 1843 leaving the property to his children with the stipulation wife Susan (Hall) Fitch was to have a “life estate” in the house and surrounding lands. The family retained the land until 1870 when Maria L. Fitch sold her share of the undivided property to Dudley C. Hall and his brother Horace D. Hall.

The single remaining parcel at the northeast end of Forest Street belonged to Isaac Hall, who had purchased 3 ¼ acres of land from his father Ebenezer in 1816. Containing a dwelling house with barn, this property was originally purchased from John Buckman, whose house fronted Fulton Street, in 1793. Beginning in 1833, the property passed through a series of owners, the most notable being John A. Page in 1845. He was a mason and builder in Boston and held patents for various furnace inventions. Based on his advertisements, he was dedicated to making additional advancements in that field. He and his family remained in Medford until selling the property in 1856.

Just north of this location, a small path, known during the nineteenth century as Lover's Lane, connected Fulton to Forest Streets. On the west side of Forest Street and opposite the intersection,



the land was mostly vacant except for the remains of graded roads that marked a subdivision that never materialized. Brothers Nathaniel and John Bishop laid out speculative house lots at the base of Pine Hill. The neighborhood, known as Belvue on the subdivision plan, never came to fruition. No houses would be constructed here for more than a century after the idea was plotted.

Returning south, the parcels along the western extent of Forest Street and near the future Middlesex Fells Reservation were destined to become the suburban estate homes for the Kidder family. Having ties to Medford, Boston, and beyond, their holdings represent the first summer residences and country seats. Thompson Kidder purchased land on the west side of the Turnpike from Ebenezer Hall in 1808 for his home. He hired the architect Thomas Rundle to design a Federal Style dwelling and it was completed by 1816. Three contemporary paintings provide a rare illustration of this stunning example of quality craftsmanship. The house was painted yellow and set among an elaborately landscaped yard. Kidder himself was a successful broker and styled gentlemen in deeds. He also owned several parcels on the east side of the street.



**Figure 13 - The Thompson Kidder House in a painting attributed to James Kidder showing the main dwelling, carriage house, and ornate drive. The house remained standing until the twentieth century.**

The adjacent property, which likewise had been carved out of various Hall holdings, would become the home of Dr. Samuel Kidder. In 1807, Anson Dexter purchased a 1 ½ acre from Willis Hall and Elizabeth [Hall] Ingraham. Hall and Ingraham were the children of Stephen Hall who had died in 1787 and the pair inherited his estate. Dexter immediately sold the southern half of the property to Joseph Gardner and built a house for himself on the northern portion. Upon Dexter's death in 1811, his brother Timothy inherited the property. Timothy lived in Boston and likely had tenants on the property until his death in 1826. His heirs continued to rent out the property and by 1830 it was occupied by Dr. Samuel Kidder, an apothecary who had shop in Charlestown. He was well known and spoken of favorably in several histories of Charlestown. Kidder purchased the ¾ acre property with the house in 1831 from Anson Dexter Jr., Timothy's son as well as 7.5 acres of the surrounding land from members of the Hall family. The rectangular, box-like structure which stands on the site today (MDF.1100) resembles Thompson Kidder's house and possibly dates to the early part of the century. An advertisement in 1819 provides an early description, listing the parcel as having a three story house "within a quarter of a mile, from the Market place, containing 1 acre of Land, with a large slaughter house, and 2 wells of good



water, with about 40 young Fruit trees." The building was certainly constructed during Kidder's ownership at the latest as the house, and surrounding landscape, are documented extensively in a later sale.



**Figure 14 - A view of 194 Forest Street (MDF.1100) which may be, or contain portions of, the house constructed by Dr Samuel Kidder. The footprint remains the same since its first appearance in 1855.**

The western side of Forest Street south of the Kidder Estates abruptly becomes hardscrabble that was poorly suited for pleasure grounds (gardens, carriage roads and walking paths) but functioned fine as a homestead lot. One of the oldest buildings within the proposed district is the Clisby-Mitchell House (MDF.40). It is believed to have been constructed in the late eighteenth or very early nineteenth century. As discussed above, Anson Dexter purchased a 1 ½ acre on the Andover and Medford Turnpikes from Willis Hall and Elizabeth [Hall] Ingram the heirs of Stephen Hall and the southern portion was immediately sold to Joseph Gardner. An inventory in Hall's probate file indicates his estate included several occupied dwellings however specific locations are not given. Buildings were not mentioned in the 1807 deeds, but the house may have very well been standing on the property already or moved to its present location at that time.

Joseph Gardner settled his family into the house by 1810. He was a tallow chandler and likely operated his business on the property as well. Together with his wife and six children, the group lived here for nearly four decades. In the later years of his occupancy, he began to subdivide the property for his children. In 1837, Gardner sold a small lot of land on the northern edge of his property to his son-in-law Charles Hyde. Deeds note a building had been constructed by Hyde with permission from Gardner and Hyde was already occupying the residence. In 1845, Gardner sold the rest of his property to Lorenzo Clisby, a machinist. Sometime between then and 1856, he constructed an ornate Greek Revival cottage (MDF.63) on the property where his family resided while he rented out the older Gardner home on the same lot. Clisby moved to Macomb, Illinois in 1856 and he sold the property to Nahum Mitchell.

Joseph Gardner's sons, George Washington Gardner and Joseph Gardner Jr., established their own homes nearby on a 1 ½ acre parcel known as the Round Orchard Lot, purchased from Turell



Tufts. George was a shipbuilder and associated with Robert Ells and their firm is claimed to have constructed 100 ships. According to his obituary, George had first learned to make umbrellas, and then became a ship joiner, and later a cabinet maker. He was active in town government and served as selectman, the treasurer, a member of the school committee, and on the building committee for the Curtis School. He was also active in democratic politics. He lived in an Italianate styled house (MDF.1097) with his family until 1888. Joseph Gardner was also a carpenter who employed his skills as a housewright, a ship joiner, and a general carpenter. His changing occupations coincide with the golden age and later decline of shipbuilding. As the industry waned, he adjusted his skills for the erection of homes instead of ships. His house stood adjacent to his brother's and was demolished by 1898.

#### *The First Developments – 1850 - 1890*

In the middle of the nineteenth century, Medford continued to grow as an industrial and commercial center, as well as a suburban retreat for the wealthy. Forest Street was improved by the 1843 planting of hundred of Elm trees along sidewalks. Large open tracts of land continued to be purchased and developed into house lots and small estates. Forest Street quickly became a showcase of architectural splendor inhabited by both well-established families and newer ones. Their backgrounds, native to immigrant, ranged as much as their occupations, blue to white collar individuals. This created a diversity of social classes that matched the blossoming community. By the end of the century, Forest Street was one of the best and well rounded streetscapes found anywhere in Medford.

#### *The Hall, Bradlee, Porter and Lawrence Estates*

Close to Medford Square, members of the Hall Family retained ownership of the east side of Forest Street and began to build large homes in the latest architectural fashions. Dudley Hall constructed a new Italianate residence for himself close to the former marketplace. He later divided the large property between his children. Hall was a successful West India goods merchant in Boston and later became a cotton purchasing agent and had a part in the development of New England's textile mills. He briefly speculated in lumber and finally switched to wholesale tea sales. He gifted his house (MDF.21) to his son, Dudley Cotton Hall in 1855. The same year, he also gave a similar sized parcel to his daughter, Hephse [Hall] Bradlee. She and her husband Henry constructed an elaborate Italianate residence (MDF.23) that faced Forest Street. Early paintings of both properties illustrate the picturesque character of the developing neighborhood. Two other similar buildings once existed along the street closer to the square. George Porter and Daniel Lawrence both erected large Italianate homes which have since been demolished. The Hall, Bradlee, Porter, and Lawrence residences formed a very elaborate Italianate group that must have been impressive in its day. Two additional homes would follow. Both were deeply set back from Forest Street and might have even been obscured by topography and foliage. These belonged to Dudley H. Bradlee (MDF.22) and his brother Henry Bradlee Jr. (MDF.25) and were built in 1877 and 1882 respectfully.





**Figure 15 - The Morning Effect in Medford by George Loring Brown. This painting, circa 1860, depicts the Dudley Hall House (MDF.21) set far back from Forest Street. A portion of the granite wall remains standing, as does the original driveway posts.**

*Second Wind: New Construction and Replacement of the Old*

During nearly the same interval, the east side of Forest Street saw additional buildings, improvements, and renovations of the old. The First Universalist Church, which had erected a building in the Greek Revival style in 1832, was expanded and extensively redecorated to provide a new edifice for a growing congregation. Just north of the church was John Angier's former house and school. Shepard Preston, a retired innkeeper from Boston, had purchased the property in 1847. Preston had run the Broomfield Inn and the Pearl Street House in Boston. In Medford, he opened a boarding house called Forest Hall in the old academy. He died in 1853 and his wife Hannah and daughter Sarah sold the property to Joseph Manning in 1855.

Joseph Manning was a lumber merchant in partnership with Francis E. Foster. They had a mill with a pond close to Medford Square. Manning moved his family from South Street after purchasing John Angier's former property from Shepard's heirs. A Second Empire house was built on the southern portion of the lot probably by Manning (MDF.1096). He died in 1861 and his son Joseph King Manning took his place in the F.E. Foster Lumber Company a few years later. Joseph K. built an elaborate Second Empire style residence (MDF.75) in 1875. He never married and lived in the house with his brothers George F. Manning, also a bachelor, and Edward D. Manning and sister-in-law until at least 1902.

In 1872 Manning sold a parcel of land just north of his home to Rev. James T. McCollum of the Second Congregational Church. McCollum built a mixed Second Empire and Victorian Eclectic residence for his family (MDF.80). Its most distinguished owner was Marquis Mill Converse who bought the property in 1895. Related to the wealthy Converse family of Malden, he worked in his cousin Elisha Slade Converse's business at the Boston Rubber Company. In 1908 he founded the



Converse Rubber Shoe company and in 1917 introduced the Converse All-Star basketball shoes which are still popular over 100 years later. In 1894 Manning purchased the former Bigelow property at the corner of Forest and Water streets. He had an architect-designed building constructed for \$8000 by Lewis Lovering, a noted building contractor and future Mayor of Medford (MDF.90). Dudley C. Hall and his family rented the house and resided there until 1905.

Not all the homes were owner occupied. Shipwright and carpenter William J. Nickerson built a Second Empire rental property near Webster Street (MDF.1098). A bit further north, Katherine M. "Kate" Hall owned a lot with a Queen Anne residence (MDF.1797) that had been gifted to her by her uncle Horace D. Hall. That same year she married Otis B. Hoge so perhaps it was a marriage gift. The couple lived in New York and the house was rented.

On the west side of the street, Dr. Samuel Kidder's former estate became a part of the extensive holdings of Elizur Wright. He had purchased these during and after the Civil War. An intelligent and philanthropic individual, Wright was an actuary and abolitionist who worked tirelessly to promote many causes. In Medford, he promoted the establishment of the Middlesex Fells Reservation with Wilson Flagg, Frederick Law Olmstead, and Charles Eliot, the latter bringing the cause to fruition after Wright's death. Wright sold each of his two sons, John and Walter portions of Dr. Kidder's former property. Walter C. Wright had followed his father into the insurance business. He built a house on his parcel fairly recessed from Forest Street. John S. Wright, a pianist and music teacher, made his home in the former Kidder residence. Elizur's residence was in the middle of an orchard further north where most of his other properties were also located. His daughter Ellen M. Wright inherited his property and donated it to the Commonwealth of Massachusetts to be part of the Middlesex Fells Reservation, The Fells was completed by 1898 and effectively became the northern boundary for development on Forest Street.



**Figure 16 - The Elizur Wright House located further up and along Forest Street at the base of Pine Hill. The building was demolished when the Middlesex Fells was created.**

#### *A Streetcar Suburb – 1890 - 1899*

The streetcar changed the face of Medford by increasing the pace of development at the end of the nineteenth century. For the last half century, the community had been served by the Boston and Lowell Railroad, established in 1831, which bypassed the Square. Fifteen years later, the Boston and Maine Railroad constructed the Medford Branch line and provided direct passenger and freight connections to their regional system. Earlier transportation routes such as the



Middlesex Canal or the few surviving turnpikes were made obsolete. Railroads could move goods en masse and were faster, smoother, and more economical. The daily out of pocket expense for commuters meant that the working classes had to find an alternate mode of transportation. Medford was served by an omnibus which provided daily trips over land via Winter Hill in Somerville. As early as 1805, Joseph Wyman ran a horse drawn vehicle named the “Governor Brooks” to provide such service. It would take six decades to combine the two technologies together.

After the Civil War, tracks were laid for horse-drawn railway cars that ran from Medford to Sullivan Square in Charlestown. Service was suspended for a brief time due to a disagreement with Somerville about the location of the tracks, but service returned by 1883. Horses were replaced by self-propelled electric trolleys in the 1890s providing rapid and affordable transit into Boston and other communities. The working and commuter classes quickly adopted the machine as their transportation of choice. By the end of the century, several electric trolley lines crossed Medford. Workers could easily live in Medford and commute to Boston in a short amount of time.



**Figure 17 - A Medford to Charlestown Streetcar in front of the car-barns on Salem Street. Self propelled vehicles such as this quickly became the transportation of choice for the masses.**

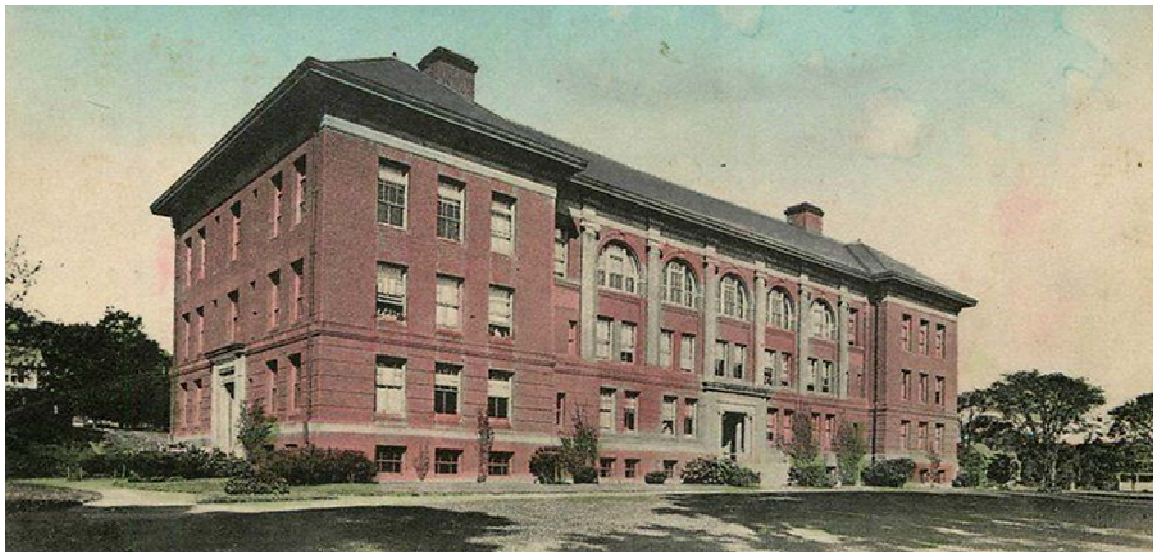
The population had increased to the point that Medford became a city in 1892. The increasing number of high school students had exceeded the capacity of the building which was, at the time, located on High Street. In 1894, land on Forest Street was purchased for the construction of a new brick building (MDF.AP).

Several neighborhoods appeared virtually overnight as speculative development rose. The former Hall and Bradlee Estates near the Square were subdivided into house lots. Dudley C. Hall had declared bankruptcy in 1893 and creditors seized control of all the lands around his home. Seven trustees were charged with laying out new streets and house lots to satisfy outstanding debts. James O. Goodwin, a skilled surveyor working extensively within the community, designed the plan. It was called "Hall Park" and included several new streets including Hall and King avenues off of Forest street. By the turn of the century, the neighborhood was home to numerous Queen Anne, Shingle, and Colonial Revival homes. These were architect designed and stood in contrast



to the more vernacular adaptations of the past. The buildings cost anywhere between four to six thousand dollars and were occupied by those in high paying professions. A plan for the subdivision of the Bradlee Estate was laid out by landscape architect Edward P. Adams and construction began shortly after the turn of the century. Unlike the Victorian predecessors, houses here are characterized by their stucco finishes, new to New England and more commonly applied in warmer climates. Some of the buildings along Forest Street, such as the McCollum house, also followed this trend. The last development of the Hall estates took place in the early twentieth century and most lots between modern day Lawrence Road and High Street were built out. With the sale of the last lots, the continuous chain of Hall ownership since the eighteenth century ended.

Development continued to morph the streetscape on all parts. The Wait estate on the east side, formerly the property of Charles Wait, the brick maker, and his heirs, was developed by Walter H. Gleason in the late 1890s. Gleason laid out a new street parallel to Forest Street which later became Woodrow Avenue, and subdivided the property into 13 house lots. Seven of the lots were on Forest street and were purchased by carpenters who proceeded to build two-family houses in the Queen Anne and Shingle styles popular at the time. These in turn were sold to middle-class families with occupations such as bankers, bookkeepers, and clerks. Scattered single family residences were also built. Adelaide Gardner, the daughter of George Washington Gardner, purchased a house lot on the same side of the street and erected a Queen Anne house that was resurfaced with stucco in the early twentieth century (MDF.1798). She lived in the house for a decade before selling the property to a series of absentee landlords.



**Figure 18 - The Old Medford High School (MDF.AP) prior to construction of additional wings to the rear, left and right side. The last addition included Chevalier Theater, a WPA project.**

As the century came to a close, Medford's explosive growth showed no sign of slowing down. The two civic landmarks at the southern end of the street changed again. The Unitarian Church underwent a second major renovation which gave the Greek Revival building a more Victorian appearance. Across the street, several new wings were being contemplated for the growing student body at the High School. Medford Square became the heart of the community and was linked by five major roads that connect all parts of a thriving city. Commerce and industry exploded as thousands of new homeowners occupied new residential houses and worked in local businesses. The hundred of trees planted in 1843 at the bequest of Turrell Tufts had matured and



provided a living shade canopy. The old wooden Cradock Bridge was reconstructed out of Medford granite harvested from the Middlesex Fells Reservation. Thanks to Elizur Wright and Charles Eliot, several thousand acres of the rugged woodlands at the northern end of Forest Street had been turned into a public reservation. Spot Pond, which Forest Street once bordered, was the great centerpiece of the Fells. Everywhere, construction seemed to be taking place as the population doubled each decade. The stage was set for one of the fastest and vigorous building campaigns to ever occur in the suburb.



**Figure 19 - A view of Forest Street beyond Medford High School looking north. Note the Elm Trees which were planted in 1843 at the bequest of Turrell Tufts. None of these trees presently survive.**

#### *The Modern Age – 1900 - Present*

The twentieth century completely transformed Forest Street from the picturesque character of a rural road into a suburban street. The road which had begun as a small lane leading to pastures and woodlots, was and was then improved as a private toll road, had become a residential boulevard lined with beautiful homes leading up to the Middlesex Fells Reservation. By the turn of the century, the street was lined with mature deciduous trees that provided shade and screened the residences from the street. Remaining parcels of open land were subdivided and hundreds of homes put up in short order. Many of the existing nineteenth century houses owned by the wealthy were demolished and replaced with more modest dwellings affordable by middle-class families.

The majority of the homes along Forest Street were constructed in a short period following the end of World War I. A few individual homes were built, such as the Sexton House at 124 Forest Street or the William B. Hastings House at 2 Water Street, but most were part of groupings.

The first major development took place on the west side of Forest around the present day Lawrence Road (then called Hall Road). George F. Manning had purchased a large parcel of land from his brother Joseph K. Manning (discussed above) which had formerly belonged to Luther Angier and was located just south of the Clibsy house. He also had purchased George W. and



Joseph Jr. Gardner's former house lots. In 1919, the trustees for Manning's estate sold to the 4.75 acre property to Witton Leavis, proprietor of a laundry business from Malden. Leavis developed the property into 28 lots fronting on Forest, Lawrence Road and a new street named after his son Clifton. The ten houses fronting Forest Street had popular Colonial and Dutch Colonial edifices and were specifically marketed as affordable homes.

Further up the road, the Mutual Construction Company owned by the Consolmagno family purchased the David O. Kidder Estate from his heirs 1925 and prepared to build a series of new houses. Joseph and Jennie Consolmagno were Italian immigrants who had moved to Medford around 1914 and lived on Fulton Street. Joseph was a carpenter, house builder, and contractor. Their sons Edwin and Anthony A. were well known attorneys in Boston. Thompson Kidder's nineteenth century dwelling was demolished in 1925. Fortunately it survived long enough to be photographed for posterity. A year later, eight lots were laid out along Forest Street and construction permits issued for the construction of new houses. These were later examples of Colonial Revival architecture. Later Roosevelt and Paul Roads were laid out and the rest of the property was developed



**Figure 20 - The David O. Kidder House as seen before demolition in 1925. The house was replaced by a series of two-family residences.**

Just to the south, former estate of Dr. Samuel Kidder later owned by the Wright Family, was developed on the eve of the Great Depression. Houses were laid out along Westvale and Ripley Road with a small branch arm extending to the south and named Cook Circle. Homer Circle, a cul-de-sac on the east side of Forest Street, was also developed around the same time and included a half dozen houses.

It is important to note the Lawrence Estates which was laid out on the former holdings of Samuel Crocker Lawrence abutting Forest Street. The new neighborhood was laid out with mostly



uniform buildings conforming to a Colonial Revival theme. It quickly became one of the community's premier settlements and the homes found within were quickly emulated around other parts of Medford. The entire development was laid out on the former gardens, greenhouses and paths of Medford's first Mayor and notable resident. Their central carriage drive ultimately became modern day Lawrence Road.

The 1920s and 30s saw the demolition of the grand mansions on the east side of Forest near the Square. One by one, the nineteenth century buildings were purchased and demolished for smaller residential dwellings of one or two units. They closely followed the required setbacks as mandated in deeds nearly a century earlier. Of particular note, three homes from this time period were built by Benjamin F. Haines. Haines was a former Mayor of Medford and won the 1914 election beating a two-term incumbent. He had previously served on the Board of Alderman and later served as the Representative to the Massachusetts House of Representatives. He also became embroiled in a number of scandalous transactions that involved the early motion picture industry and contract fraud. Haines demolished the Luther Angier House and created three new house lots. The Coburn, Mosley, and Teel Houses were also demolished around the same time. The Bigelow House survived but was moved to Ashland Street.



**Figure 21 – Before and after demolition for Interstate 93. These images, taken at Salem Street and looking north toward Water Street show the destruction of buildings to make way for the new road. Pine Hill is located at the top left of the after image.**

Few changes have been made to Forest Street since the construction of Interstate 93 around 1955. The highway severed the lower half of the street from the upper section a part of which became Fellsway West leading to Stoneham. Roosevelt Circle was widened and made into a rotary to handle a portion of the traffic arriving from New Hampshire. A Victorian Era house near Roosevelt Circle formerly owned by George A. Gibson was replaced by new residences. To the east, the highway bulldozed through early twentieth century neighborhoods and the old shipbuilding district before crossing the Mystic River and passing through Somerville. Many side streets off Forest had to be rerouted after demolitions concluded.

A handful of houses were constructed in the 1980s. One of these is a good example of modern architecture set amidst the historic streetscape. Others are less decorative employing brick masonry for their expression of style. More recently, one building was constructed on a previously unbuildable lot. Modern construction methods and blasting allowed the site to become developable.





**Figure 22 - A detail of "Map of Boston and Its Environs by John J. Hales, 1820. Forest Street is shown running north from Medford Square and a handful of houses shown.**

### **Social Significance:**

The proposed Forest Street Historic District represents one of the best areas anywhere in the City of Medford where the built landscape illustrates our rich and multilayered history. The three-quarter mile stretch of roadway connects this neighborhood together and to places in and beyond Medford. The same can be said for all the structures being recommended for inclusion within this district. The potential district is made up of buildings with local, regional, and national importance and as a whole, the district retains integrity of workmanship, design, materials, association, location, setting, and feeling.

Architectural historian John D. Clemson stresses some of the importance of the lower half of the street in recent forms for Medford Square: "the south end of Forest Street from Medford Square to the Westfield Road/Valley Street intersection in the north has been the location of many of the residences of Medford's elite citizens since the early eighteenth century, many of whom played definitive roles in the city's and region's economic, industrial and cultural development. These figures included members of the Bradlee, Cotting, Hall, Lawrence, Manning Wade and Wright families among others." These were equally matched by the number of individuals representing the broad patterns of history found within the region. This included the transition from a rural agricultural community into a commuter suburb, streetcar suburb, and finally an auto-centric metropolitan City. The architecture is the tangible reminder of this history.



Forest Street is important to the historical, cultural, and architectural heritage of the City of Medford. It is importantly associated with the broad patterns of local and regional history, with more than one person of historical interest, and with the broad architectural, cultural, economic and social history of the city, Commonwealth, and country. In addition, the buildings are architecturally important in terms of period, style, method of building construction, and several are associated with an important architect or builder. Although some of the buildings have stronger ties to other neighborhoods, this does not diminish their importance to the overall streetscape. It is important to maintain the streetscape and therefore the context with the rest of the street is just as important as the individual developments. Together, the entire district would likely qualify under criterion A, B, and C of the National Register of Historic Places at the local and state level, and possibly with national importance in a few select instances. One building is already listed on the National Register with several abutting properties (slated to become part of a future Medford Square Historic District) having the same designation.

### **Architectural History:**

Written by Fred Soule and Ryan D. Hayward

Forest Street contains a large diversity of architectural resources important individually and in small groupings. During the seventeenth and eighteenth centuries, the lands where this road would ultimately be laid out were part of large farms and estates whose owners lived in dwellings fronting nearby Salem and High Streets. Forest Street existed as an undeveloped private lane providing access to pastures, fields, orchards, and woodlots to the north. In 1803, the road was widened, straightened, and incorporated into the Medford and Andover Turnpike. The new toll road provided an overland route for loads of timber and produce to be transported to Boston markets from communities further north. Residential development began shortly after with the construction of modest dwellings and large country estates between Medford Square, then known as the marketplace, and the first toll house. The division of land was slow. Only a handful of houses were constructed and most of these were owned by successive generations of the same families. Construction increased in the last quarter of the nineteenth century and accelerated rapidly in the twentieth century. By the Great Depression, most of Forest Street was built out into fashionable residential neighborhoods home to a full range of occupants. What follows is a brief description of some of the more prominent architectural styles found within the proposed historic district and the related resources which fall under these definitions.

### ***Early American: 1790 - 1820***

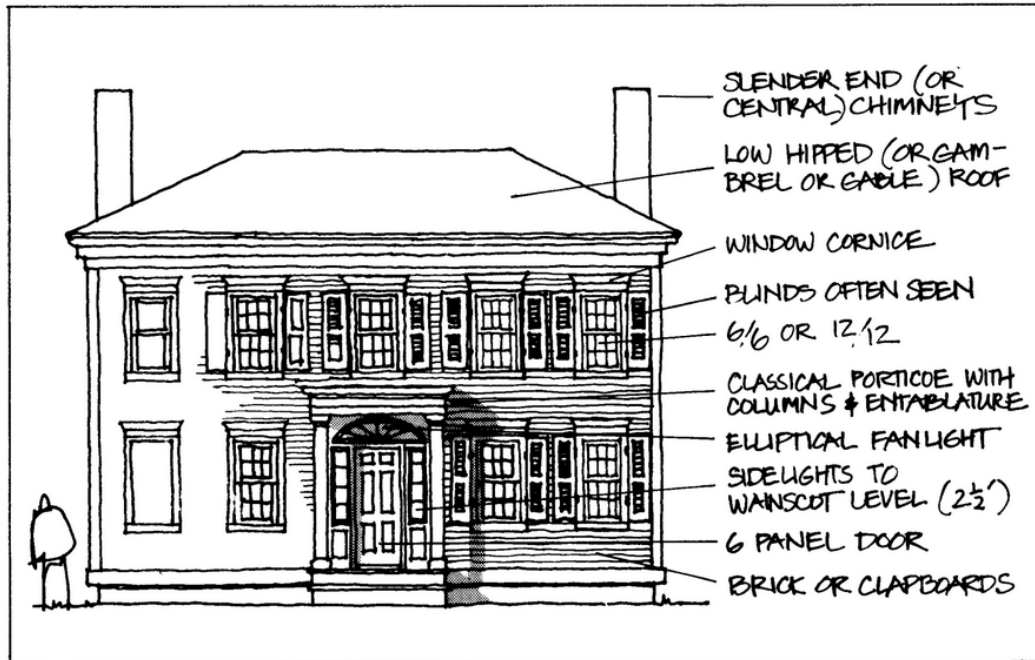
#### ***The Federal Style: 1790 - 1820***

The Federal Style is the uniquely American extension of the English Georgian (and later Adams) architecture that dominated Colonial America for sixty years. Craftsmen of the new republic borrowed time-tested techniques and applied their own creativity that resulted in heavy forms that employed delicate decorative elements for a balanced work. These first appeared in maritime based cities but quickly spread to inland communities. The style is best known for boxy and symmetrical two-and-three story homes that have a center entrance as its focal feature. Windows employ thin lined, multi-paned, sash while the door surround could use either wood dividers or leaded glass in the most elaborate examples. These large and fashionable homes are generally attributed to wealthy individuals who worked as bankers, merchants, or shipbuilders. Medford has a good representation of these high style houses, as well as less ornate examples that housed the working classes. The Clisby-Mitchell House is one of the earliest surviving buildings along Forest Street. It represents a modest version of the style popular after the turn into the nineteenth century. The main entrance has a decorative surround that includes full sidelights and an enclosed



pediment supported by engaged pilasters. The windows consist of uniform six-over-six sash. The side-gabled main block presents a three-bay façade to the east facing Forest Street. Only a handful of this particular plan and massing have ever been documented in Medford. Of the three known examples, this is the only example of its typology to remain standing and in a largely unaltered condition.

- 182 Forest St: Clisby-Mitchell House, c. 1810, Federal



**Figure 23 - A general illustration from *Your House in the Streetcar Suburb* that shows the typical features of Federal style architecture in Medford.**

### ***Revival Styles: 1820 - 1865***

#### *The Greek Revival Style: 1820-1850*

A major departure from previous architectural styles, the Greek Revival style is a return to classicalism through use of the various rules and ratios perfected in ancient buildings. The temple form with gable end to street uses a symmetrical layout, often employing a columned portico across the front, with wall surfaces as smooth as the building materials allowed. Doric columns are the oldest style, followed by Ionic, and the fanciest, the Corinthian designs. Roofs generally have low slopes with symmetrical chimneys. Windows often consist of large, double-hung divided glass types. Many Greek Revival style residences remain in Medford. While many of the high style buildings remain intact, the more modest working class examples have been significantly altered over the years to meet the demands of their occupants. Within the proposed district, Forest Street has two well preserved examples of both the high and modest styles including:

- 81-83 Forest Street, 1845, Atwood Litchfield Double House, Greek Revival
- 184 Forest St: Mitchell-Clisby Cottage, c. 1850, Greek Revival





**Figure 24 - Although located outside of the proposed district, the Timothy Cotting House is a good example of the Greek Revival style. The house has been altered since this image was taken.**

*The Italianate Style: 1840-1865*

Mediterranean influences continued in architecture through the use of the Italianate Style. A square tower is generally the most prominent feature, usually standing off center or the main massing wrapped around in an L shaped form. Where a tower is not employed, a cupola might cap a boxy, hipped roofed structure. The plan layout is asymmetrically grouped, although the elevations of individual wall areas are often symmetrical. Roofs feature a slight pitch; wall surfaces are smooth but often provide corner rustication resembling stone blocks. A one story porch or veranda is often present. On less ambitious examples, many of these decorative elements may be omitted or simplified. Most of these structures are side entrance end houses adorned with wide corner boards, heavy friezes carried over from the Greek Revival period, and soffits supported by decorative brackets. These elements may also extend to the porch, which may have a bracketed hood to protect the front doors. Examples in the proposed Forest Street Historic District include the following:

- 116 Forest St: George & Martha Gardner House, c. 1850 Italianate
- 188 Forest St: Charles & Sara Russell House, c. 1850 Italianate

*Victorian Styles: 1860-1900*

*The Second Empire Style: 1855-1880*



The hallmark of the Second Empire is the high mansard roof, usually with a curb around the upper roof perimeter featuring decorative cresting. Dormer windows are almost always present and usually with decoration that matches the roof ornamentation. Chimneys are an important element of the style, generally appearing tall, and having a boldly modeled appearance. Decoration also includes window hoods with pronounced details. This architectural style was popular during and immediately after the Civil War, and fine examples of the style exist in the area. Second Empire style residences are ubiquitous in many areas of Medford, particularly Central and West Medford. Examples in the proposed Forest Street Historic District include the following:

- 33 Forest Street: Manning-King House, First Universalist Church Parsonage, c. 1855 Second Empire
- 35-37 Forest Street: Joseph Manning House, c. 1876 Second Empire
- 47 Forest Street: Rev McCollum House,(Marquis Mills Converse House), c. 1872 Second Empire Victorian Eclectic
- 119 Forest St: William Nickerson Tenant House, c. 1875, Second Empire
- 194 Forest St: Wright-Wait, Wright-Cushing House, c. 1850 Second Empire



**Figure 25 - The Hosmer House, which previously stood at Hosmer Circle, was a good example of the Queen Anne style. The building was demolished during a second wave of development in the early twentieth century.**

*The Queen Anne Style: 1880 - 1895*

Irregular plans and massing with a variety of colors and textures characterize the Queen Anne style. Several different wall materials may be used often adjacent to one another to create variety. Windows are of many forms, with a variety of sizes and types used in different areas. Bay windows are commonly used. Roofs are high-pitched with a variety of roof types and slopes. Chimneys are important features, with dramatic profiles used both above and below the roof. Like other styles, many larger and ornate examples of Queen Anne architecture remain in Medford and are in good condition. Those which are smaller or plainer have been altered and have had various



loss of character defining elements. Examples of both treatments can be found on Forest Street in the proposed district and include the following:

- 86 Forest Street, J.W. Barr House, c. 1895 Queen Anne
- 87 Forest Street, Manning-Hall House, 1894 Queen Anne

### **Twentieth Century Styles: 1900 - 1930**



**Figure 26 - 132 Forest Street is a good example of a dwelling constructed in the early twentieth century. The house is a center entrance Dutch Colonial complete with a second floor sun porch.**

#### *The Colonial and Dutch Colonial Styles: 1900 - 1930*

A nostalgia for an earlier America is often evoked in Colonial Revival high-style residences. Decorative motifs from several historical period may be combined. Examples have low and broad proportions emphasized by symmetrically placed double-hung divided light windows with wood shutters, narrow clapboard or solid brick siding, and shallow pitched gable roofs. The front entry generally has classical entablature trim and sidelights, and the front door is accessed via a small wood columned entry porch or enclosed glass vestibule.

Dutch Colonial Revival houses are similar to Colonial Revival style buildings, but are primarily characterized by the use of gambrel roofs, with the second floor being incorporated into the main gambrel roof. Double-hung divided light windows are used, with wooden shutters on each side. The front entry generally has a classical entablature with trim and sidelights, and is accessed via a wood columned entry porch that sometimes stretch across the entire front of the building.



Colonial Revival and Dutch Colonial Revival style residences are ubiquitous in many areas of Medford, particularly Medford Square and West Medford. Examples in the proposed Forest Street Historic District include the following:

- 82 Forest Street, Catharine Freeman House, 1909 Colonial Revival
- 90 Forest St: Lombard Williams House, 1898 Colonial Revival
- 109 Forest Street, Gertrude & Edward Mahoney House, c. 1910 Colonial Revival
- 132 Forest Street, c. 1920 Dutch Colonial Revival.
- 140 Forest Street, c. 1920, Dutch Colonial Revival

***Other Architectural Styles: 1900 - 1950***



**Figure 27 - A multi-family house located at 141-143 Forest Street.**

***Multi-Family Residences: 1900 - 1940***

The two- or three-family house became part of the American landscape with the advent of trolley lines and new rapid transit systems running from cities into suburban areas. Stacking family units one above the other is the hallmark of two- and three unit multi-family buildings. The buildings are wood-framed, with wood clapboards or shingle siding, with low pitched gable roofs on two-families, or gambrel roofs used on three unit buildings to reduce the prominence of the third floor. Windows are double-hung and carefully placed to let in natural light, with window, door, and exterior trim details generally simplified. Two front doors and a front entry porch are often provided, with rear porches at each level to provide fresh air and outdoor space for the occupants. The multi-family home are common in many areas of Medford, particularly South and East Medford. Examples in the proposed Forest Street Historic District include the following:

- 102-104 Forest St, c. 1920 Multi-Family
- 106-108 Forest St, c. 1920 Multi-Family



- 141-143 Forest St, c. 1920 Multi-Family

### **Architectural Significance**

The proposed Forest Street Historic District features many architectural styles from the early nineteenth century through present day. The vast majority were constructed during waves of development between 1845 and 1920, a span of about 75 years. The district captures a good cross section of the community's architectural history and warrants protection from inappropriate changes and demolition to protect the 120 resources found within the boundaries.

Of particular importance is the presence of a handful of early nineteenth century structures. Centrally located, the streetscape is home to a rare example of Federal style half-house that was erected shortly after the street laid out. A number of lots have histories that begin contemporary with this early development, although the houses thereon were constructed later. Later styles constructed before the end of the century include examples of Italianate, Second Empire, Queen Anne, and Colonial Revival Styles. These elaborate Victorian-era designs transitioned to more straightforward Colonial and Dutch Colonial Revival styles. All the while, major outside factors influenced the pace at which development came and went. Among the most important included the coming of the railroad to Medford Square, and then the streetcar lines which gave rise to one of the first "streetcar suburbs." These movements feature prominently into architecture and its associated setting. Forest Street has always been an attractive roadway and one which many residences were constructed to meet the needs of their future occupants. After the first quarter of the twentieth century, most open land was entirely filled with houses. With the exception of a handful of changes, the streetscape remains largely unchanged since 1930.

### **Justification of the Boundaries:**

The LHD study committee put in a significant amount of time and effort into the definition of the proposed Forest Street Historic District boundaries. The Committee assigned a volunteer group of three members to walk the existing landscape and determine preliminary boundaries. Their findings noted that there were many layers of development extending from the early nineteenth through the twentieth centuries. Isolated buildings of significance sit among groupings of mass construction homes developed on speculation. Despite the variety, the buildings share a common frontage along this major artery. Forest Street is a northern gateway to Medford Square and the entire length of houses is worthy of preservation. The committee felt this justified a non-discriminatory approach and include the entire streetscape with only two exceptions.

As proposed, the bound would begin at the transition from commercial Medford Square through the residentially zoned neighborhood. Extending north from 33 Forest Street, the district encompasses all houses on the east side of the street as far as 227 Forest Street. The line then follows the street north to include the west side of the street. Beginning at 254 Forest Street, the boundary returns as far as 82 Forest Street. The line then follows the road to return to the beginning. The district excludes one structure along Cedar Road and the east side of Forest Street between numbers 231-259. These buildings were constructed after the 1930 and the committee felt the buildings do not contribute to the architectural heritage of the larger district.

### **Property Index for the Proposed District:**

See attached list of properties in attachment 1. The proposed district includes 120 individual buildings of which 38 are accessory garages to adjacent dwellings.

### **Options and Recommendations for the Bylaw:**



The existing bylaw, adopted by the Medford City Council, will be modified to incorporate the Forest Street Historic District. In addition, it is recommended that two new Commissioner seats be added to aid in the administration of the district. We have included both the existing and proposed bylaws in attachment 2 and 3.



**Attachments:**

1. List of Proposed Forest Street Historic District Properties
2. Existing Historic District Bylaw
3. Proposed Historic District Bylaw
4. MHC Form B for properties within the Proposed District
5. Summary of MHC Forms and narratives to be completed
6. Current photographs of Individual Resources
7. Current photographs of Forest Street District
8. Map of the Forest Street Historic District
9. Letters of Support for the District Creation



**List of Proposed Forest Street Historic District Properties**

	Address	Unit No.	Assessors Number	Age/Date	Style/Form	No. of Structures	Contributing (C)/ Non-Contributing (NC)	Notes
1	33 Forest Street		L-09-36	c. 1855	Italianate/End House Mansard	1	C	
2	35 Forest Street	U1	L-09-3701	1875-1889	Italianate/Cross Gable	1	C	Site of earlier dwelling. Permit to move old house dated October 21, 1895. Joseph K. Manning, owner. John E. Sweeney, owner. Moved to Maverick Court.
3	35 Forest Street	U2	L-09-3702					Same above.
4	35 Forest Street	U3	L-09-3703					Same above.
5	35 Forest Street	U4	L-09-3704					Same above.
6	35 Forest Street	U5	L-09-3705					Same above.
7	43 Forest Street		L-09-38		Classical/Foursquare	1	C	
8	47 Forest Street		L-09-39	c. 1872	Italianate/Center Hall House Mansard	1	C	Stable, demolished, permitted September 13, 1905.
9	51 Forest Street	U1	L-09-4001A	1928	Colonial Revival/Two-Family Brick with Sunrooms	1	C	Permit dated June 19, 1928. Fairway Real Estate Trust, owner. C.E.Gibson, builder. 2 family.
10	51 Forest Street	U2	L-09-4001B				C	Same above
11	53 - 55 Forest Street		L-09-41	1931	Colonial Revival/Two-Family Gambrel with Garage Under	1	C	Site of earlier dwelling and garage. Demolition permit issued March 27, 1928. Permit issued March 2, 1931. MacNeil Brothers Co., owners and builders. 2 family house.
12	57 Forest Street	U1	L-09-4201	1932	Colonial Revival/Two-Family Gambrel with Garage Under	1	C	Assessors date for construction.
13	57 Forest Street	U2	L-09-4202					Same above.
14	61 Forest Street		L-09-43	1922	Colonial/Two-Family Square	2	C	Permit issued June 6, 1922. Benjamin F. Haines, owner. 2 family. Includes garage; permit dated April 30, 1925. Mark W. Dearborn, owner. Forest S. Bezanson, builder. 2 cars.
	Garage			1925	Utilitarian		C	
15	63 Forest Street		L-09-44	1922	Colonial/Two-Family Square, Stucco	2	C	Permit issued June 6, 1922. Benjamin F. Haines, owner. 2 family. Includes garage; permit dated April 16, 1925. H.W.B. Powers, owner. Forrest Bezzanson, builder. 2 cars.
	Garage			1925	Utilitarian		C	
16	67 Forest Street		L-09-45	1922	Colonial/Two-	2	C	Permit issued June 6, 1922. Benjamin F. Haines,



## Attachment 1 – List of Proposed Forest Street Historic District Properties

## Forest Street Local Historic District

					Family Square, Stucco			owner. 2 family. Includes garage; permit dated March 31, 1930. Lloyd Small, owner. Wm. A. Cann Co., builder. 2 cars.
	Garage			1930	Utilitarian		C	
17	73 Forest Street		K-10-19	1951	Craftsman/Bungalow with Brick	1	C	Site of earlier dwelling and stable. Barn demolished in 1938 and house in 1946. Permit dated June 25, 1951. Antonio Cultrera, owner. F. Briguglio, builder.
18	77 - 79 Forest Street		K-10-20	1923-1936	Colonial Revival/Two-Family with Brick	1	C	Dated using Sanborn maps.
19	81 Forest Street		K-10-2101	1845-1850	Greek Revival Duplex	1	C	Dated using Deeds and Census Records. MCRD bk. 467/428 executed May 12, 1845. Census confirms ownership in 1850. Three units.
20	81 Forest Street	U83	K-10-2102					Same above.
21	81 Forest Street	U83A	K-10-2103					Same above.
22	82 Forest Street		K-10-18	1909	Colonial Revival/Center Hall House	2	C	Permit dated October 22, 1909. Catherine F. Freeman, owner. James F. Ball, architect. Cement plastered dwelling. Includes garage; permit dated April 14, 1911, same owner and architect as above. Garage addition permit dated March 28, 1917.
	Garage			1911	Colonial Revival		C	
23	86 Forest Street		K-10-17	1889-1898 1923-1936	Queen Anne/End House Expanded	2	C	Includes garage; ca. 1923-1936 (Sanborn).
	Garage				Utilitarian		C	
24	87 Forest Street		K-10-22	1889-1900	Queen Anne/Complex	1	C	Permit dated September 24, 1894. J.K. Manning, owner. J. E. Hall, architect. L.H. Lovering, builder. Stable demolished 1938. Altered from one to two family permit dated October 9, 1925. Garage constructed in 1911 and demolished (date unknown).
25	89 - 91 Forest Street		K-10-23	1933	Colonial Revival/Two-Family with Sunroom	1	C	Permit dated September 6, 1933. Raymond F. Connor, owner and builder. 2 family dwelling.
26	90 Forest Street		K-10-16	1898	Colonial Revival/Center Hall House	2	C	Permit dated November 15, 1898. Lombard Williams, owner. W.E.C. Nazro, architect. Reynard Johnson, builder. Early addition permit dated January 26, 1906. Henry M. Steward, owner. George J. Skilton, builder. Includes garage; post 1936 (Sanborn).
	Garage			Post 1936	Utilitarian		C	
27	96 Forest Street		K-10-15	1911	Craftsman/Four Square	2	C	Bradlee-Hall Area Form (MDF.21) – Mabel Soule, owner. Lewis Lovering, architect. Permit missing for house and adjacent garage.



## Attachment 1 – List of Proposed Forest Street Historic District Properties

## Forest Street Local Historic District

	Garage			1911	Craftsman		C	
28	101 - 103 Forest Street		K-10-53	1925	Colonial Revival/Two-Family with Sunroom	2	C	Permit dated February 2, 1925. J. J. Carey, owner. 2 family dwelling. Includes garage; permit dated April 18, 1931. Jeremiah J. Carey, owner. 2 cars.
	Garage			1931	Utilitarian		C	
29	102 - 104 Forest Street		K-10-10	1923	Colonial/Two-Family with Sunroom	2	C	Permit dated March 12, 1923. George C. Donnelly, owner. 2 family dwelling. Includes garage.
	Garage			Unknown	Utilitarian		C	
30	106 - 108 Forest Street		K-10-8	1923	Colonial/Two-Family	2	C	Permit dated March 12, 1923. George C. Donnelly, owner. 2 family dwelling. Includes garage; permit dated January 22, 1924. Mary Bonfiglio, owner. Peter D'Orsi, builder. 2 cars.
	Garage			1924	Utilitarian		C	
31	109 Forest Street		K-10-54	1921	Colonial/Center Entrance Colonial, Brick	2	C	Permit dated March 18, 1921. E. H. Mahoney, owner. Includes garage; permit dated March 18, 1921. E. H. Mahoney. 2 cars.
	Garage			1921	Colonial		C	
32	116 Forest Street		K-10-4	1840-1855	Italianate/Cross Gable	1	C	Deeds MCRD bk. 398/441 dated December 1, 1840. George W. Gardner, shipwright, purchases part of the Round Orchard from Turrell Tufts.
33	119 Forest Street		K-10-74	1875-1880	Second Empire/End House Mansard	2	C	Relocated. Permit dated September 13, 1915. L. Fred Sanborn, owner. Includes garage; permit dated August 31, 1915. L. Fred Sanborn. E. Miles, builder.
	Garage			1915	Utilitarian		C	
34	123 Forest Street		K-10-75	1897	Victorian/Cross Gable	1	C	Permit dated July 19, 1897. W. H. McLoud and Martin O'Brien, owner and architect. Eugene L. Courier, architect. Early permit dated April 6, 1922 for conversion to 2 family. G. Volpe, owner. Includes garage; permit dated June 15, 1925. Pasquale Volpe, owner.
35	124 Forest Street		J-10-46	1901	Colonial Revival/Three Family Foursquare	1	C	Permit dated June 25, 1901. W. A. Sexton, owner. O.W. Watson, builder. Stable, demolished, permit dated September 5, 1901. W.A. Sexton, owner. O.W. Watson, architect and builder.
36	125 Forest Street		K-10-76	1889-1900	Queen Anne/Two-Family Gambrel	2	C	Includes garage; permit dated August 4, 1915. Edward J. Brooks, owner and builder. Fireproof garage. House altered to two family, permit dated April 24, 1931.
	Garage			1915	Utilitarian			
37	128 Forest Street		J-10-45	1927	Craftsman/Bungalow Cottage	1	C	Permit dated August 25, 1927. John W. Warren, owner.



## Attachment 1 – List of Proposed Forest Street Historic District Properties

## Forest Street Local Historic District

38	129 Forest Street Garage		J-10-47	1889-1900 1924	Queen Anne/Two-Family Utilitarian	2	C C	Includes garage; permit dated May 24, 1924. Helen L. Mullis and Mary Baldwin, owners. 2 cars.
39	130 Forest Street		J-10-32	1927	Colonial Revival/Gambrel Block	1	C	Permit dated April 4, 1927. J. W. Warren, owner. Filed incorrectly under 128 Forest (128 Forest – Rear). Permit for demolished garage dated July 28, 1933. Timothy J. O'Connor, owner. Lloyd Warren, builder. 1 car.
40	132 Forest Street Garage		J-10-33	1919 1921	Colonial Revival/Dutch Colonial Utilitarian	2	C C	Permit dated November 21, 1919. Wilton Leovis, owner. F. E. Metcalf, architect and builder. Includes garage; permit dated October 26, 1921. Francis H. Dillon, owner. 1 car.
41	135 Forest Street Garage		J-10-48	1897 1934	Queen Anne/Two-Family Utilitarian	2	C C	Permit dated April 6, 1897. Carl Brockhoff, owner and builder. 2 family dwelling. Early permit for addition dated March 26, 1929. Carolyn B. Cox, owner. Oscar D. Archibald, builder. Includes garage; permit dated May 28, 1934. 2 cars. Altered to a 3 family, permit dated November 2, 1951.
42	136 Forest Street Garage		J-10-34	1919 1921	Colonial Revival/Center Entrance Colonial with Hip Utilitarian	2	C C	Permit dated November 21, 1919. Wilton Leovis, owner. F. E. Metcalf, architect and builder. Includes garage; permit dated October 13, 1921. Wilton Leavis, owner. 2 cars.
43	139 Forest Street Garage		J-10-49	1889-1900 1926	Shingle Style/Two-Family Utilitarian	2	C C	Permit dated May 24, 1919 notes wooden garage moved from Valley Street. Annie C. Hollis, owner. Includes garage; permit dated June 22, 1926. Bartolmeo Corbisiro, owner. 2 cars.
44	140 Forest Street		J-10-44	1919	Colonial Revival/Center Entry Dutch Colonial with Wings	1	C	Permit dated November 19, 1919. Wilton Leovis, owner. F. E. Metcalf, architect and builder. Early addition permit dated June 8, 1922. James DeValley, owner.
45	141 Forest Street Garage	U1	J-10-5001	1924 1926	Colonial Revival/Two Family Duplex with Faux Gambrel Utilitarian	2	C C	Permit dated April 22, 1924. Frederick C. and Elizabeth Voigt, owners. Economy Repair Shop, builder. 2 family dwelling. Includes garage; permit dated July 7, 1926. Frederick C. Voigt, owner. 2 cars.
46	143 Forest Street	U2	J-10-5002		Colonial Revival/Two Family Duplex with Faux		C	Same above.



					Gambrel			
47	145 Forest Street	U1	J-10-5101	1897	Shingle/Two Family	1	C	Permit dated May 15, 1897. Carl Brockhoff, owner and builder. Eugene L. Courier, architect. 2 family dwelling. Altered to three family; permit dated December 1, 1947. Included garage; permit dated April 26, 1923 and demolition permit dated May 31, 1967.
48	145 Forest Street	U2	J-10-5202					Same above.
49	145 Forest Street	U3	J-10-5203					Same above.
50	146 Forest Street		J-10-43	1919	Colonial Revival/Center Entrance Colonial with Hip and Wings	2	C	Permit dated November 19, 1919. Wilton Leovis, owner. F. E. Metcalf, architect and builder. Includes garage; permit dated June 9, 1921. W. Leavis, owner. 2 cars. Early addition permit dated October 3, 1933. Araxie H. Kollingian, owner.
	Garage			1921	Utilitarian		C	
51	149 Forest Street		J-10-52	1889-1900	Queen Anne/Gabled Block	1	C	Early permit dated March 24, 1908. Mrs. Mary W. Drury, owner. Day Work, builder. New ell. Includes garage; permit dated February 11, 1925. Ada L. Norcott, owner. Frankini Brothers Co., builders. 2 cars and kitchen.
52	152 Forest Street		J-10-42	1919	Colonial Revival/Center Entrance Colonial with Hip	2	C	Permit dated December 29, 1919. W. Leovis, owner. F. E. Metcalf, architect and builder. Includes garage; permit dated October 24, 1946. Norman Knight, owner. Arthur DeMarco, builder. 2 cars.
	Garage			1946	Utilitarian		C	
53	155 Forest Street		J-10-53	1889-1898	Queen Anne/Hipped Roof End	1	C	
54	156 Forest Street		J-10-41	1920	Colonial Revival/Center Entrance	2	C	Permit dated March 27, 1920. W. Leavis, owner and builder. Early addition permit dated April 10, 1930. Otto Karhmine, owner. Blake and Pope, builders. Includes garage; permit dated June 9, 1921. W. Leavis, owner. 2 cars.
	Garage			1921	Utilitarian		C	
55	159 Forest Street		J-10-54	1900-1923	Classical/Two-Family	1	C	
56	160 Forest Street		J-10-40	1919	Colonial Revival/Dutch Colonial Center Entry	1	C	Permit dated December 29, 1919. W. Leovis, owner. F. E. Metcalf, architect and builder.
57	163 - 165 Forest Street		J-10-55	1927	Colonial Revival/Two-Family		C	Permit dated April 28, 1927. A. Nigro, owner. 2 family dwelling.



## Attachment 1 – List of Proposed Forest Street Historic District Properties

## Forest Street Local Historic District

					over Garage			
58	167 Forest Street		J-10-56	1941	Colonial Revival/Side Entrance Colonial with Wing Over Garage	1	C	Permit dated January 13, 1941. G. P. Friel, owner and builder. Garage attached to building.
59	168 Forest Street		J-10-5	1919	Craftsman/Two-Family Hip with Wings	1	C	Permit dated November 21, 1919. Wilton Leovis, owner. F. E. Metcalf, architect and builder. 2 family dwelling. Includes garage; permit dated June 9, 1921. W. Leavis, owner. 2 cars.
60	171 Forest Street		J-10-57	1941	Colonial Revival/Side Entrance Colonial with Wing Over Garage	1	C	Permit dated January 13, 1941. G. P. Friel, owner and builder. Garage attached to building.
61	172 Forest Street		J-10-4	1919	Colonial Revival/Two-Family Hip Wing	2	C	Permit dated November 21, 1919. Wilton Leovis, owner. F. E. Metcalf, architect and builder. 2 family dwelling. Includes garage; permit dated March 28, 1924. Angelina Jacuzio, owner. Malden Cement Block Co., builder. 2 cars.
	Garage			1924	Utilitarian		C	
62	176 Forest Street		J-10-3	1926	Colonial Revival/Center Entry Colonial, Brick	2	C	Permit dated April 14, 1926. George Jamgochian, owner. W. F. Conlin, builder. Includes garage; permit dated June 24, 1926. Geo. Jamagochian, owner. Walter F. Conlin, builder. 2 cars.
	Garage			1926	Utilitarian		C	
63	177 - 179 Forest Street		J-10-70	1929	Classical/Two-Family Brick	1	C	Permit dated June 18, 1929. Raffella Iacuzio, owner. 2 family dwelling.
64	181 Forest Street		J-10-71	1923	Classical/Two-Family Hip	1	C	Permit dated March 16, 1923. Melvin A. Collins, owner. W. S. Snow, builder. 2 family dwelling.
65	182 Forest Street		J-10-1	c. 1787	Federal/ Half House	1	C	Earliest permit dated August 13, 1919. J. L. Sinclair, owner. Clark and Russell, architect. Roy S. White, builder. Two small additions and repairs. Demolition permit for sheds and barns dated November 28, 1961. N & E Oremland, owners. Joseph A Jacobs, builder.
66	182A Forest Street		J-10-2	1952	Contemporary/Ranch over Garage	1	C	Permit dated January 7, 1952. A. Gingolo, owner. Frank Bowen, builder.
67	184 Forest Street		I-10-60	Ca. 1837	Greek Revival/ Small End House	1	C	Deeds note new dwelling house built by owner. MCRD bk. 367/119.
68	185 - 187 Forest Street		J-10-72	1920	Classical/Two-Family Hip	1	C	Permit dated March 16, 1923. M. A. Collins, owner. W. S. Snow, builder. 2 family dwelling.
69	188 Forest Street		I-10-59	Ca. 1850	Italianate/Center	1	C	Various deeds intertwine this property with 184 Forest Street.



## Attachment 1 – List of Proposed Forest Street Historic District Properties

## Forest Street Local Historic District

					Hall House			
70	189 Forest Street		I-10-62	1917	Classical/Two-Family Hip	1	C	
71	193 Forest Street		I-10-61	1919	Classical/Two-Family Hip	1	C	
72	194 Forest Street		I-10-58	c. 1850	Second Empire/Cross-Gable Mansard	1	C	
73	199 Forest Street		I-10-56	1922	Craftsman/Two-Family Hip Sunroom	1	C	Permit dated July 30, 1922. George McCoy, owner. 2 family dwelling. Garage, demolished, permitted September 22, 1922. George W. McCoy, owner. 2 cars.
74	200 Forest Street		I-10-57	1949	Traditional/Ranch Hip T	1	C	Permit dated September 13, 1949. Joseph Antonucci, owner. Frank Briguglio, builder.
75	207 Forest Street		I-10-50	1922	Altered/Two Family Unusual	1	C	Permit dated May 8, 1922. A.C. Peters, owner. 2 family dwelling.
76	208 - 210 Forest Street		I-10-41	1910	Classical/Two-Family	2	C	Includes Garage
	Garage			Unknown	Utilitarian		C	
77	211 Forest Street		I-10-49	1923	Classical/Two-Family with Hip	2	C	Permit dated June 21, 1923. Oren J. Vose, owner and builder. 2 family dwelling. Includes garage; permit dated August 18, 1924. James H. Whittaker, owner. Frankini Brothers, builders. 1 car.
	Garage			1924	Utilitarian			
78	212 Forest Street		I-10-42C	1981	Traditional/Split Entry Brick	2	NC	Permit dated August 27, 1981. Achille Buonopane, owner. Frank Branciforte, builder. Includes garage; permit dated February 23, 1984. Achille Buonopane, owner and builder.
	Garage			1984	Utilitarian		NC	
79	213-215 Forest Street		I-10-48	1923	Classical/Two-Family with Hip	1	C	Permit dated March 19, 1923. Ralph A. Crosby, owner and builder. 2 family dwelling.
80	216 Forest Street		I-10-42B	1984	Traditional/Center Entry, Garage Under Modern	2	NC	Original building removed. Early permit dated August 29, 1921. Peter N. Borg, owner. 2 family dwelling. Permit dated May 23, 1984. Mario Buonopane, owner and builder. Shed Structure
	Garage			1984				
81	217 -219 Forest Street		I-10-47	1922	Classical/Two Family Hip with Sunroom	2	C	Permit dated April 24, 1922. E. Kelly, agent, owner. 2 family. Includes garage; permit dated April 20, 1926. Patrick Keating, owner. F. Santini Construction Co, builder. 2 cars.
	Garage			1926	Utilitarian		C	
82	220 Forest Street		I-10-42A	1984	Contemporary/Broad Gable Block	2	C	Original building removed; demolition permit dated November 9, 1979. Permit dated May 18, 1984.



Attachment 1 – List of Proposed Forest Street Historic District Properties

Forest Street Local Historic District

	Garage			Unknown	Utilitarian		C	Giovanna Pasquale, owner. Federal Construction, builder. Includes Garage
83	223 - 225 Forest Street		I-10-45	1923	Colonial Revival/Side Entrance with Faux. Gambrel	2	C	Permit dated June 14, 1923. W. R. Warren, owner. Rogers-McGinnis, builders. Includes garage; permit dated June 28, 1923. W. McGinnis, owner. W.R. Warren, builder.
	Garage			1923	Utilitarian		C	
84	224 Forest Street		I-10-43	1927	Colonial Revival/Side Entrance with Faux. Gambrel	1	C	Permit dated April 16, 1927. Anothony J. Consolmagno, owner and builder.
85	227 Forest Street		I-10-44	1925	Colonial Revival/Two-Family with Sunroom	2	C	Permit dated August 7, 1925. Alice Moore, owner. Ernest A Hurd, Inc., builder. 2 family house. Includes garage; permit dated September 7, 1926. Alice J. Moore, owner. 2 cars.
	Garage			1926	Utilitarian		C	
86	234 Forest Street		H-10-22	1926	Colonial Revival/Foursquare with Sunroom	2	C	Permit dated July 19, 1926. Jennie Consolmagno, owner. Joseph Consolmagno, builder. Includes garage; permit dated August 10, 1928. Paulina Clemente, owner. J.J. Welsh, builder. 2 cars.
	Garage			1928	Utilitarian		C	
87	238 Forest Street		H-10-23	1926	Colonial Revival/Foursquare with Sunroom	2	C	Permit dated July 19, 1926. Jennie Consolmagno, owner. Joseph Consolmagno, builder. Includes garage; permit dated September 14, 1927. Anthony J. Consolmagno, owner. 2 cars.
	Garage			1927	Utilitarian		C	
88	242 Forest Street		H-10-24	1926	Colonial Revival/Side Entrance Faux Gambrel with Sunroom	2	C	Permit dated July 19, 1926. Jennie Consolmagno, owner. Joseph Consolmagno, builder. Includes Garage
	Garage			Unknown	Utilitarian		C	
89	244 Forest Street		H-10-25	1926	Colonial Revival/Side Entrance Faux Gambrel with Sunroom	2	C	Permit dated July 19, 1926. Jennie Consolmagno, owner. Joseph Consolmagno, builder. Includes garage; permit dated May 2, 1927. Margaratha Dahl, owner. Anthony Consolmagno, builder. 2 cars.
	Garage			1927	Utilitarian		C	



## Attachment 1 – List of Proposed Forest Street Historic District Properties

## Forest Street Local Historic District

90	248 Forest Street		H-10-26	1927	Colonial Revival/Side Entrance Faux Gambrel	1	C	Site of David O. Kidder House. Demolition permit, December 31, 1925. Permit April 16, 1927. Anothy Consolmagno, owner and builder.
91	250 Forest Street		H-10-27	1927	Colonial Revival/Side Entrance Faux Gambrel	1	C	Permit dated August 6, 1927. Anthony J. Consolmagno, owner and builder.
92	254 Forest Street		H-10-28	1927	Colonial Revival/Side Entrance Faux Gambrel	2	C	Permit dated April 16, 1927. Anthony J. Consolmagno, owner and builder. Includes garage; permit dated October 28, 1927. Marie Gnecco et. als. owner, Anthony Consolmagno, builder. 2 cars.
	Garage			1927	Utilitarian			
93	3 Roosevelt Road		H-10-21	2007	Modern/ Hip Roof Block over Garage	1	NC	Recent construction.
94	1 -3 Water Street		K-10-24	1941	Traditional/Duplex with Wings	1	C	Permit dated January 21, 1941. Raymond F. Connor, owner and builder.
95	2 Water Street		K-10-52	1913	Classical/Two-Family Unusual	1	C	Permit dated May 8, 1913. Wm. B. Hastings, owner and L.H. and F.W. Lovering, builders.
						120		



**Existing Historic District Bylaw adopted 10-15-1985  
Revised Ordinances of the City of Medford**

Chapter 48 – Historic Preservation:

Article III – Historic District Commission:

Sec. 48-51. - Establishment.

(a) Under the authority of M.G.L.A. c. 40C, § 3, there is hereby established a Hillside Avenue Historic District and the Marm Simonds Historic District, bounded as respectively shown on the map entitled "Hillside Avenue Historic District" and "Marm Simonds Historic District" which are on file in the city clerk's office and made a part of this article by reference.

(b) Under the authority of M.G.L.A. c. 40C, §§ 4 and 14, c. [40](#), § 8D and M.G.L.A. c. [43](#), § 5, there is hereby established a historic district commission, as a commission of the city.

(Ord. No. 489, § 1, 10-15-1985)

Sec. 48-52. - Function.

(a) It shall be the function of the historic district commission to administer the Hillside Avenue Historic District and Marm Simonds Historic District consistent with general laws, and any additional historic districts established in accordance with law.

(b) It shall be the function of the historic district commission to preserve, promote and develop historical or archaeological assets of the city in accordance with law.

(Ord. No. 489, § 2, 10-15-1985)

State Law reference— Establishment of historical districts, M.G.L.A. c. 40C, § 2.

Sec. 48-53. - Number of commissioners; appointing authority; term.

(a) The historic district commission shall consist of five members and two alternates appointed by the mayor for terms of three years.

(b) If additional historic districts are established by the city council, provision is hereby made for an increase in membership on the historic district commission to include residents of the additional districts. The maximum number of historic district commission members added in this manner shall be two commissioners and one alternate. Additional commissioners and alternates shall be appointed by the mayor in the same manner as the original appointments to the historic district commission.

(c) In case of absence, inability to act or unwillingness to act because of self-interest on the part of a member of the historic district commission, his place shall be taken by an alternate member designated by the chairman.

(Ord. No. 489, § 3, 10-15-1985)

Sec. 48-54. - Duties and responsibilities.

It shall be the duty and responsibility of the historic district commission to:

(1) Issue certificates of appropriateness, certificates of nonapplicability and certificates of hardship with respect to construction or alteration of buildings and structures within the historic district when such construction or alteration affects exterior architectural features. Such certificates shall be issued as prescribed in M.G.L.A. c. 40C, § 6.

(2) Consider factors as prescribed in M.G.L.A. c. 40C, § 7, in passing upon matters before it.

(3) Issue such certificates, make such recommendations, keep such records and have such powers, functions and duties as are prescribed in M.G.L.A. c. 40C, § 10, except that officers and employees necessary for the proper



administration of the historic district commission shall be appointed and removed by the mayor in accordance with M.G.L.A. c. 43, § 105. All gifts shall be subject to approval of the mayor and city council.

(4) Call and conduct meetings and to hold such public hearings as are prescribed in M.G.L.A. c. 40C, § 11.

(5) Conduct researches for places of historic value; to coordinate the activities of unofficial bodies organized for similar purposes; to advertise, prepare, print and distribute books, maps, charts, plans and pamphlets which it deems necessary for its work; and to make such recommendations as are described in M.G.L.A. c. 40C, § 8D.

(6) Propose from time to time to the mayor as it deems appropriate, the establishment in accordance with the provisions of this article and M.G.L.A. c. 40C, § 3, of additional historic districts and changes in historic districts.

(7) Cooperate with and advise the planning board, the office of community development and other city agencies in matters involving historic sites and buildings.

(8) Advise owners of historic buildings in the city on problems of preservation.

(9) Perform such other duties as may be prescribed under state law.

(Ord. No. 489, § 4, 10-15-1985)

#### Sec. 48-55. - Exclusions from review.

The authority of the historic district commission shall not extend to a review of the following:

(1) Temporary structures or signs; subject, however, to such conditions as to duration of use, location, lighting, removal and similar matters as the historic district commission may reasonably specify.

(2) Terraces, walks, driveways, sidewalks and similar structures, or any one or more of them, provided that any such structure is substantially at grade level.

(3) Storm doors and windows, screens, window air conditioners, lighting fixtures, antennae and similar appurtenances, or any one or more of them.

(4) The color of paint.

(5) The color of materials used on roofs.

(6) Signs of not more than one square foot in area in connection with use of a residence for a customary home occupation or for professional purposes, provided only one such sign is displayed in connection with each residence and, if illuminated, is illuminated only indirectly; and one sign in connection with the nonresidential use of each building or structure which is not more than 12 square feet in area, consisting of letters painted on wood without a symbol or trademark and, if illuminated, is illuminated only indirectly; or either of them.

(7) Reconstruction of a building, structure or exterior architectural feature which has been damaged or destroyed by fire, storm or other disaster, provided that the exterior design is substantially similar to the original.

(Ord. No. 489, § 5, 10-15-1985)

#### Sec. 48-56. - Rules and regulations.

The historic district commission, under the authority of M.G.L.A. c. 40C, shall keep a permanent record of its resolutions, transactions and determinations and of the vote of each member participating therein, and may adopt and amend such rules and regulations not inconsistent with the provisions of M.G.L.A. c. 40C and prescribe such forms as it shall deem desirable and necessary for the regulation of its affairs and the conduct of its business.

(Ord. No. 489, § 6, 10-15-1985)

#### Sec. 48-57. - Maintenance and repair.

Nothing in this article shall be construed to prevent the ordinary maintenance and repair of buildings, structures or grounds within the district, nor prevent actions by duly authorized public officers as described in M.G.L.A. c. 40C, § 9.

(Ord. No. 489, § 7, 10-15-1985)

#### Sec. 48-58. - Appeals.



Any applicant aggrieved by a determination of the historic district commission may file a written request with the historic district commission for review by a person or persons of competence and experience in such matters designated by the Metropolitan Area Planning Council as prescribed in M.G.L.A. c. 40C, § 12 and may further appeal such determination to the county superior court as prescribed in M.G.L.A. c. 40C, § 12A.

(Ord. No. 489, § 8, 10-15-1985)



## **Proposed Forest Street Historic District Amendment**

**For Review by the Massachusetts Historical Commission  
and Adoption by Medford City Council**

**Note: any proposed changes to this bylaw are highlighted in yellow.**

Chapter 48 – Historic Preservation:

Article III – Historic District Commission:

Sec. 48-51. - Establishment.

(a) Under the authority of M.G.L.A. c. 40C, § 3, there is hereby established a **Forest Street Historic District**, Hillside Avenue Historic District and the Marm Simonds Historic District, bounded as respectively shown on the map entitled **"Forest Street Historic District,"** "Hillside Avenue Historic District" and "Marm Simonds Historic District" which are on file in the city clerk's office, **Middlesex County Registry of Deeds**, and made a part of this article by reference.

(b) Under the authority of M.G.L.A. c. 40C, §§ 4 and 14, c. 40, § 8D and M.G.L.A. c. 43, § 5, there is hereby established a historic district commission, as a commission of the city.

(Ord. No. 489, § 1, 10-15-1985)

Sec. 48-52. - Function.

(a) It shall be the function of the historic district commission to administer the **Forest Street Historic District**, Hillside Avenue Historic District and Marm Simonds Historic District consistent with general laws, and any additional historic districts established in accordance with law.

(b) It shall be the function of the historic district commission to preserve, promote and develop historical or archaeological assets of the city in accordance with law.

(Ord. No. 489, § 2, 10-15-1985)

State Law reference— Establishment of historical districts, M.G.L.A. c. 40C, § 2.

Sec. 48-53. - Number of commissioners; appointing authority; term.

(a) The historic district commission shall consist of **seven** members and two alternates appointed by the mayor for terms of three years.

(b) If additional historic districts are established by the city council, provision is hereby made for an increase in membership on the historic district commission to include residents of the additional districts. The maximum number of historic district commission members added in this manner shall be two commissioners and one alternate. Additional commissioners and alternates shall be appointed by the mayor in the same manner as the original appointments to the historic district commission.

(c) In case of absence, inability to act or unwillingness to act because of self-interest on the part of a member of the historic district commission, his place shall be taken by an alternate member designated by the chairman.

(Ord. No. 489, § 3, 10-15-1985)

Sec. 48-54. - Duties and responsibilities.

It shall be the duty and responsibility of the historic district commission to:

(1) Issue certificates of appropriateness, certificates of nonapplicability and certificates of hardship with respect to construction or alteration of buildings and structures within the historic district when such



construction or alteration affects exterior architectural features. Such certificates shall be issued as prescribed in M.G.L.A. c. 40C, § 6.

(2) Consider factors as prescribed in M.G.L.A. c. 40C, § 7, in passing upon matters before it.

(3) Issue such certificates, make such recommendations, keep such records and have such powers, functions and duties as are prescribed in M.G.L.A. c. 40C, § 10, except that officers and employees necessary for the proper administration of the historic district commission shall be appointed and removed by the mayor in accordance with M.G.L.A. c. 43, § 105. All gifts shall be subject to approval of the mayor and city council.

(4) Call and conduct meetings and to hold such public hearings as are prescribed in M.G.L.A. c. 40C, § 11.

(5) Conduct researches for places of historic value; to coordinate the activities of unofficial bodies organized for similar purposes; to advertise, prepare, print and distribute books, maps, charts, plans and pamphlets which it deems necessary for its work; and to make such recommendations as are described in M.G.L.A. c. 40C, § 8D.

(6) Propose from time to time to the mayor as it deems appropriate, the establishment in accordance with the provisions of this article and M.G.L.A. c. 40C, § 3, of additional historic districts and changes in historic districts.

(7) Cooperate with and advise the planning board, the office of community development and other city agencies in matters involving historic sites and buildings.

(8) Advise owners of historic buildings in the city on problems of preservation.

(9) Perform such other duties as may be prescribed under state law.

(Ord. No. 489, § 4, 10-15-1985)

#### Sec. 48-55. - Exclusions from review.

The authority of the historic district commission shall not extend to a review of the following:

(1) Temporary structures or signs; subject, however, to such conditions as to duration of use, location, lighting, removal and similar matters as the historic district commission may reasonably specify.

(2) Terraces, walks, driveways, sidewalks and similar structures, or any one or more of them, provided that any such structure is substantially at grade level.

(3) Storm doors and windows, screens, window air conditioners, lighting fixtures, antennae and similar appurtenances, or any one or more of them.

(4) The color of paint.

(5) The color of materials used on roofs.

(6) Signs of not more than one square foot in area in connection with use of a residence for a customary home occupation or for professional purposes, provided only one such sign is displayed in connection with each residence and, if illuminated, is illuminated only indirectly; and one sign in connection with the nonresidential use of each building or structure which is not more than 12 square feet in area, consisting of letters painted on wood without a symbol or trademark and, if illuminated, is illuminated only indirectly; or either of them.

(7) Reconstruction of a building, structure or exterior architectural feature which has been damaged or destroyed by fire, storm or other disaster, provided that the exterior design is substantially similar to the original.

(Ord. No. 489, § 5, 10-15-1985)

#### Sec. 48-56. - Rules and regulations.

The historic district commission, under the authority of M.G.L.A. c. 40C, shall keep a permanent record of its resolutions, transactions and determinations and of the vote of each member participating therein, and may adopt and amend such rules and regulations not inconsistent with the provisions of M.G.L.A. c.



40C and prescribe such forms as it shall deem desirable and necessary for the regulation of its affairs and the conduct of its business.

(Ord. No. 489, § 6, 10-15-1985)

Sec. 48-57. - Maintenance and repair.

Nothing in this article shall be construed to prevent the ordinary maintenance and repair of buildings, structures or grounds within the district, nor prevent actions by duly authorized public officers as described in M.G.L.A. c. 40C, § 9.

(Ord. No. 489, § 7, 10-15-1985)

Sec. 48-58. - Appeals.

Any applicant aggrieved by a determination of the historic district commission may file a written request with the historic district commission for review by a person or persons of competence and experience in such matters designated by the Metropolitan Area Planning Council as prescribed in M.G.L.A. c. 40C, § 12 and may further appeal such determination to the county superior court as prescribed in M.G.L.A. c. 40C, § 12A.

(Ord. No. 489, § 8, 10-15-1985)



The following Massachusetts Historical Commission inventory forms were prepared for the Medford Historical Commission for the Forest Street Historic District and are included as follows:

- MDF.AL The Clisby-Mitchell Area

- 23 Forest Street, MDF.47	Timothy Cotting House
- 33 Forest Street, MDF.1096	Joseph Manning Jr. House
- 47 Forest Street, MDF.80	James T. McCollum/Marquis Mills Converse House
- 81-83 Forest Street, MDF.53	Atwood Litchfield Duplex
- 82 Forest Street, MDF.228	Maurice J. and Catherine T. Freeman House
- 86 Forest Street, MDF.229	John Willis Baer House
- 87 Forest Street, MDF.90	Manning-Hall House
- 90 Forest Street, MDF.230	Lombard Williams House
- 109 Forest Street, MDF.XX	Edward H. and Gertrude F. Mahoney House
- 116 Forest Street, MDF.1097	George W. Gardner House
- 119 Forest Street, MDF.1098	William J. Nickerson Tenant House
- 123 Forest Street, MDF.1895	Gray Tenant-Volpe House
- 124 Forest Street, MDF.1896	Sexton House
- 125 Forest Street, MDF.1897	Marion T. Gray House
- 129 Forest Street, MDF. 1898	Gray Tenant-Volpe House II
- 135 Forest Street, MDF.1899	Gibson Tenant House
- 139 Forest Street, MDF.1900	Gleason Tenant Two-Family
- 145 Forest Street, MDF. 1901	Unity Trust Two-Family
- 149 Forest Street, MDF. XX	Kate M. Hall House
- 155 Forest Street, MDF.XX	Adelaide D. Gardner House
- 188 Forest Street, MDF.1099	Charles Russell House
- 194 Forest Street, MDF.1100	John S. Wright – William C. Wait House



# FORM A - AREA

Assessor's Sheets    USGS Quad    Area Letter    Form Numbers in Area

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

I-10, J-10	Boston North	MDF. AL	MDF.40, MDF.63
------------	-----------------	------------	-------------------

## Photograph



**Town/City:**    Medford

**Place:** Medford Square

**Name of Area:**    The Clisby-Mitchell Area

**Present Use:**    Single-family Residential

**Construction Dates or Period:** 1780s-1850s

**Overall Condition:**    Excellent

**Major Intrusions and Alterations:** None

**Acreage:**    21,240 square feet

**Recorded by:**    Jennifer B. Doherty, Claire W. Dempsey

**Organization:**    Medford Historical Commission

**Date:**    July, 2015

## Locus Map

See continuation sheet for map

☒ *see continuation sheet*



# INVENTORY FORM A CONTINUATION SHEET

MEDFORD

CLISBY-MITCHELL HOUSES

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

AL

MDF.40, 63

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

*Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.*

## ARCHITECTURAL DESCRIPTION

*Describe architectural, structural and landscape features and evaluate in terms of other areas within the community.*

The Clisby-Mitchell Area, two modest single-family houses sited close together on an historically associated small lot, is a rare survival of comparatively small buildings under single ownership for much of their history. The initial layer of development of the site is represented by what physical evidence suggests is an early 19<sup>th</sup>-century building sited at a deep setback facing the property's frontage on Forest Street; the building will be noted here as the **Clisby-Mitchell house (182 Forest Street, early 19<sup>th</sup> century)**.<sup>1</sup> Two stories in height, the main block of the building appears to have two rooms per floor, front and rear. Next door, a story-and-a-half end house, noted here as the **Clisby-Mitchell Cottage (184 Forest Street, ca. 1850)**, represents a later generation of design and fashion expressed through a blending of the Greek Revival and Italianate styles. The second house is sited at a much shallower setback, so that the buildings are staggered on the site in a manner that provided greater privacy for each and presumably gave the newer house a more convenient and prominent public presence nearer the street.

**The Clisby-Mitchell House** is one of the earliest surviving buildings at the northern edge of Medford Square. The side-gabled, double-pile main block presents a three-bay façade to the east, facing Forest Street, with the main entrance located in an enclosed projecting entry porch in the north (right) bay. The building sits on a brick foundation, is covered in painted wood clapboards, and has an asphalt shingle roof. Because the topography of the site rises steeply from south (left) to north (right), the basement is mostly exposed on the south elevation. A secondary entrance into the basement through an enclosed porch that resembles that of the main entrance is located in the forward pile on the south elevation. A complex sequence of additional massing features projects from the rear elevation. The central bay projects slightly under a lean-to shed roof that is an extension of the main rear slope. Beyond is a single-pile-deep, shed-roofed rear wing that jogs to the south. Because of the slope of the lot this single-story extension reads as two stories from the rear.

The house's finishes are simple and consistent stylistically with its likely period of construction. The main entrance has an elaborate surround that includes full sidelights and an enclosed pediment supported by engaged pilasters; it is not possible to determine the degree of its originality without closer examination. The windows consist of uniform six-over-six sash. The muntin profiles and heft of the framing members, particularly the first-floor sills, suggest some of the components, though not likely original, are early. The fenestration pattern on the façade is regular and symmetrical, while the window locations on the south elevation vary slightly to conform to interior space; the window in the first-story rear pile has been altered to a triple sash in order to better light the rear kitchen. The six-over-six windows on the south elevation of the exposed basement suggest there is finished living space at that level. A third entrance is visible on the south elevation of the ell at the basement level; a gabled entry porch that is not enclosed covers this entry. When the building was photographed in 1974, the windows had shutters, but these have since been removed.

Further research will be required to determine the original form and plan of this house, which by exterior appearance suggests either a square-frame house or a half house.<sup>2</sup> Conversation with the current owner, however,

<sup>1</sup> The 1787 date given on the 1974 inventory form was provided to the recorders by the owner at the time; how the owner ascertained this date is not clear. Detailed title research was beyond the scope of this project, so earlier ownership of the property is not currently known; see historical narrative below.

<sup>2</sup> The three-room or square-frame house is described in James L. Garvin, *A Building History of Northern New England* (University Press of New England, 2001) p. 96: this 18<sup>th</sup>-century type is defined by a square footprint and supported by intersecting beams with an off-set



# INVENTORY FORM A CONTINUATION SHEET

MEDFORD

CLISBY-MITCHELL HOUSES

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

AL

MDF.40, 63

suggests otherwise. He indicates the house consists of two rooms, each running across the entire main block, about 20 feet across, and the front room somewhat deeper than the rear (13 versus 12 feet). These rooms are separated by a center section (indicated on the exterior by the chimney and the gap between the windows on the south side) that may operate like a chimney bay; it includes the chimney toward the center, a closet on the north, accessible from the front room, and to the south another closet and a pass-through between the two rooms. This suggests a hall-parlor plan that sits perpendicular to the street, under a roof frame whose ridge is oriented to the street rather than the house itself.<sup>3</sup> Photographs provided by the home-owner show that the kitchen of this house was apparently in the basement story and, constructed with its oven outside the firebox contributes to the dating of the house to the early 19<sup>th</sup> century. The main floor rooms have mantel treatments consistent with this period, including one of the pilaster and entablature type and one of the architrave and entablature type. The building also has an articulated frame, with small portions of the corner posts visible in some of the rooms. The present roof appears to have an all-rafter roof with a board ridge, but there are additional support elements that would benefit from closer examination to elucidate its development.

Sited on the west side of Forest Street, the Clisby house faces east toward the frontage. As noted, the house is set back from the street, and a more recent building sits directly in front of it, blocking the house from view. A driveway runs along the south side of the lot beyond the house to the rear lot line. Plot plans illustrated below demonstrate that at different times during the early 20<sup>th</sup> century there were several outbuildings located behind the main house; a concrete retaining wall surviving at the right-rear corner of the property indicates the location of a small barn that, according to the current owner, burned several decades ago.

**The Mitchell House** is a mid-19<sup>th</sup> century end house that combines a popular Greek Revival form with early Italianate styling. The one-and-a-half story house is two bays wide and two rooms deep, with a large two-story ell at the rear. The building sits on a cut granite foundation and has an asphalt shingle roof. The main façade is finished in original horizontal flush wood siding in imitation of stone, while the side elevations are covered in painted wood clapboard. The house's story-and-a-half structure, constructed in a manner such that the plate is located a half story above the level of the second floor, may be indicative of "balloon" framing, although timber-frame structures of this type continued to be constructed well into the 19<sup>th</sup> century.<sup>4</sup> It has been suggested that the knee wall device was developed to accommodate the heavy entablatures then fashionable in Greek Revival buildings, but it was almost universally employed in smaller buildings in other mid-century styles such as Italianate and Second Empire as well, likely as an inexpensive alternative to full two-story construction.

A rear ell appears on maps from the end of the 19<sup>th</sup> century, suggesting that if it is not original, it was an early addition. Even with the north (right) elevation of the main body, the ell is set back from the south (left) elevation, offsetting the gables of the two building sections. Towards the front of the ell on the north elevation is a projecting bay capped by a pair of gables. This projection appears on Sanborn maps from the early 20<sup>th</sup> century, but it is unclear if the paired gables were the original roof treatment or if they are a recent addition.

The main entry is located in the north (right) bay of the main façade, and is recessed a few feet into the façade. The door is framed by full height sidelights, and highlighted by a simple entablature on the main façade of the building. The entablature is repeated above the window in the building's south bay as well as above a set of paired windows in the

central fireplace located in one of the two smaller rear rear-pile spaces; the front pile of these buildings generally enclosed a single larger space, though turn-of-the-century examples often have a lobby entry partitioned off. The alternative half-house plan would have a separate chimney/stair hall bay and a larger bay housing two larger rooms arranged front-to-back.

<sup>3</sup> Students of New England framing have identified a number of building clusters where distinctive variations from the common timber-framing traditions, including the square frame described in the note above and buildings with rotated plans, like those identified by Sean Mahr in "Investigation of a Local House Type Illustrating Adaptive and Transitional Framing Practices in Southern Essex County, Massachusetts (Boston University Preservation Studies Masters Project, 2011).

<sup>4</sup> See: James L. Garvin, *A Building History of Northern New England* (University of New England Press, 2001) p. 24; This type of framing is depicted as early as 1852 in a pattern book published by E.S. Jones & Co. of Philadelphia under the original title *The Model Architect*, currently in print under the title *Sloan's Victorian Buildings* (Dover, 1980) Design XXVII.



# INVENTORY FORM A CONTINUATION SHEET

MEDFORD

CLISBY-MITCHELL HOUSES

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

AL

MDF.40, 63

second-story gable. The windows are framed by shutters, which were not in place when the building was photographed in 1974. The building is elevated slightly on a small hill, so a sizeable stoop leads up to the main entry.

Sited on the west side of Forest Street, the Clisby-Mitchell Cottage faces east across the street. The lot is flat and the house is set near the street, however a number of large evergreens and other mature plantings obscure much of the building. There is a small gravel parking area at the northeast corner of the property. A line of tall evergreens covers the rest of the street-facing property line as well as the south property line.

## HISTORICAL NARRATIVE

*Explain historical development of the area. Discuss how this relates to the historical development of the community.*

The Clisby-Mitchell house and cottage have long been associated with one another, and their comparatively small size makes them important survivals of Medford's early landscape. They appear together on the same lot in 1855, with "Clisby" marked as the owner (see below), and interestingly this area of Forest Street was characterized primarily by large farms and estates, distinguishing them from the surrounding landscape. Forest Street, although it had almost certainly existed during the previous century as a lane accessing the farms and residences north of Medford Square, was straightened, widened and incorporated into the Medford and Andover turnpikes, opened in 1803.<sup>5</sup>

The earlier of the two buildings was said to date to 1787 on earlier inventory forms, but this research effort was not able to confirm this. Indeed, without significant amounts of research, it is difficult to suggest who the early owners were of this house. The house is marked with only Clisby on the map of 1855, and it appears that Lorenzo Clisby owned the property from 1845 to 1856 when he left Medford for Illinois. Lorenzo was born in 1823 in Medford, one son of John P. Clisby (1783-1858), a pilot by profession, still a highly trained and skilled technical occupation at this time (pilots guide ships within harbors, rivers and other enclosed bodies of water) and a prominent citizen of Medford. John married, April 6, 1811, Martha Butters Bowker (1790 – Oct. 21, 1854), a daughter of an Andover veteran of the Revolution, Benjamin Butters (c. 1754 – c. 1829) and had been previously married to Nathaniel Bowker (d. 1809). The couple had fourteen or sixteen children, half of whom survived to adulthood.<sup>6</sup> Their son Lorenzo was a machinist and purchased the property on Forest Street from yeoman Joseph Gardner, including an acre and a half of land with a house and barn; he does not seem to have immediately moved into the house as the 1850 census reports him in Boston. Gardner described himself as a yeoman in his deed but may be the tallow chandler who died in 1850, father of Joseph Jr and George Gardner, shipwrights, who lived farther south on Forest Street. By 1855 there were two houses on the property as indicated on the map of that year and in Lorenzo Clisby's deed of sale.<sup>7</sup>

<sup>5</sup> According to Charles Brooks, James M. Usher (revised, enlarged, and brought down to 1885), *History of the Town of Medford, Middlesex County, Massachusetts, from its First Settlement in 1630 to 1855* (Rand, Avery, & Company, 1886) and "The Mills on the Medford Turnpike," *Medford Historical Register*, Vol. 23 (the society, Mar., 1920).

<sup>6</sup> Circumstances suggest John was connected to the local ship building industry active in Medford at the time, which would have required the services of a pilot to guide its products out of the Mystic River estuary, and he seems to have lived in the area of the distilleries in Medford Square. He held some prominence locally, serving several terms as assessor, selectman, and moderator; he also served on the building committee for the new town hall in 1833 and as an incorporator, with Thatcher Magoun and Thompson Kidder, among others, of the 2<sup>nd</sup> Congregational Church in 1824. This paragraph is based on Alfred Poore, M.D., "A Genealogical-Historical Visitation of Andover, Mass., in the Year 1863," *Essex Institute Historical Collections* (Institute Press, 1913) p. 162; by George Butters, *The Genealogical Registry of the Butters Family...* (Chicago: David Oliphant, 1896), pp. 302-306; Charles Brooks, William Henry Whitmore, *History of the Town of Medford, Middlesex County, Mass.* (J.M. Usher, 1855) p. 347 and Charles Brooks, revised by James M. Usher, *History of the Town of Medford, Middlesex County, Mass.* (Rand, Avery 1886), passim; *Private and Special Statutes of the Commonwealth of Mass., Vol. 6* (State, 1837) p. 192. These sources were spot-checked against vital records at AmericanAncestors.org and Ancestry.com.

<sup>7</sup> Preliminary research on the Gardners in the vital records of AmericanAncestors.org and Ancestry.com identify Joseph and Martha Gardner as the parents of Joseph and George. His Middlesex County Probate record is docket 32465. Lorenzo's deeds for this property include Middlesex County Registry of Deeds 462/466 (purchase from Joseph Gardner) and 752/348 (sale to Nahum Mitchell).



# INVENTORY FORM A CONTINUATION SHEET

MEDFORD

CLISBY-MITCHELL HOUSES

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

AL

MDF.40, 63

Lorenzo Clisby sold the property to Nahum Mitchell, shipwright, in 1856. By 1868 he is listed in a Malden directory as living on Forest Street, and he is the given owner of both houses, still together on the same lot, on the 1875 map. Mitchell (January 30, 1813 – December 22, 1893) was born in Marshfield and came to Medford before the 1830s. He married Mary Hatch in Medford on April 17, 1834; she died a few years later, on March 7, 1838.<sup>8</sup> Mitchell married for a second time to Nancy W. Collamore on November 28, 1844. He is listed in census records and directories from the end of the 19<sup>th</sup> century as a shipwright, although the 1880 census noted that he had been unemployed for 12 months. Mitchell had at least one son, Edward W. Mitchell (May 20, 1865 – August 19, 1925). The 1890 directory suggests that the Mitchell family was living in the cottage. In that year's directory they are listed at 54 Forest Street, while their neighbor to the north, Mrs. Sarah Russell, is listed at 56 Forest Street. Mrs. Russell is marked as the owner of the property immediately to the north of the Mitchells on an 1889 map, making it clear where her house is. It is unknown who was living in what would have been 52 Forest Street, the older House.

After Nahum Mitchell's death in 1893, his son Edward W. Mitchell appears to have inherited the property along with the two houses, and the 1900 census shows him continuing to live in the Clisby-Mitchell cottage, with no entry for the Clisby-Mitchell house. Directories from the end of the 19<sup>th</sup> century show that the younger Mitchell was a watch repairer, and his obituary notes that he had his own jewelry business in Medford Square for a time. By 1900 he was working for the city; he was listed in directories and census records from around that time as the assistant superintendent of the street department. From 1901 until 1920 he served as the city superintendent of cemeteries. "Mayor Charles S. Baxter appointed him to this latter position at a time when Oak Grove cemetery had begun to develop into the beautiful spot it has since that time become, and Mr. Mitchell's continuance in the position of superintendent for so many years, under successive mayors, evidenced the personal esteem in which he was held as well as the ability he had displayed in the care and management of the burial places of the city."<sup>9</sup> Directories show that between 1902 and 1905 Mitchell and his family moved from Forest Street to 230 Playstead Road. In 1920 Mitchell moved to Florida, where he died a few years later.

The two houses remained on the same lot until 1925. A plan filed that year with the Middlesex South Registry of Deeds (see below) shows the division of the property and the separation of the two Clisby-Mitchell houses onto two separate lots. The plan lists Rea H. Powers as the owners. Directories from the 1930s show that Powers lived in Wakefield and Reading, and that her husband held various jobs in finance (broker, bond salesman). Powers' connection to the property is unclear. The plan shows the property divided into three buildable lots with the Clisby-Mitchell house on Lot 2, and a significantly smaller, square lot at the rear of the Clisby-Mitchell cottage. No building is shown on Lot 1 to the south of the Clisby-Mitchell house.

Through the first half of the 20<sup>th</sup> century both houses saw regular turnover in residents, with new residents listed every time the census was taken. The residents were generally smaller nuclear families of two to five people, without boarders or lodgers or extended family. The later census records note that many of the families were renters; it is unclear who owned the properties if it was not the listed residents. The residents held generally white-collar jobs such as provisions and hardware dealers, clerks, and stenographers.

Further title research was beyond the scope of this project, in part because Middlesex deed indexes for this period do not identify property location.

<sup>8</sup> Birth, marriage, and death dates from Medford vital records.

<sup>9</sup> "Funeral Services for Edward W. Mitchell," *Medford Mercury*, Vol. XLVII, No. 35. 28 August 1925. Pg. 10.



# INVENTORY FORM A CONTINUATION SHEET

MEDFORD

CLISBY-MITCHELL HOUSES

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter    Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

AL	MDF.40, 63
----	------------

---

## BIBLIOGRAPHY and/or REFERENCES

### Maps

1855 Henry F. Walling, *Map of the Town of Medford, Middlesex County, Mass.*

1875 F. W. Beers, *County Atlas of Middlesex, Massachusetts.*

1889 Geo. H. Walker & Co., *Atlas of Middlesex County, Massachusetts.*

1898 Geo. W. Stadly & Co., *Atlas of the City of Medford, Middlesex County, Mass.*

1900 Geo. W. Stadly & Co., *Atlas of Middlesex County, Massachusetts, Volume 1.*

### Published Sources

"Funeral Services for Edward W. Mitchell," *Medford Mercury*, Vol. XLVII, No. 35. 28 August 1925. Pg. 10.

### Unpublished Sources

Federal Census 1830, 1840, 1860, 1880, 1900, 1910, 1920, 1930, 1940

J. Herzan and B. R. Pfeiffer, "MDF.40 – Clisby-Mitchell House," Massachusetts Historical Commission Building Inventory Form. For the City of Medford, 1974.

Malden City Directory 1868, 1876

Medford City Directory 1890, 1897, 1902, 1905, 1924, 1930, 1938

Middlesex South Registry of Deeds Book 7252, Page 196; 12902/293; 20223/508; 20664/547; Plan 159 of 1948; Plan Book 362, Plan 16



# INVENTORY FORM A CONTINUATION SHEET

MEDFORD

CLISBY-MITCHELL HOUSES

MASSACHUSETTS HISTORICAL COMMISSION

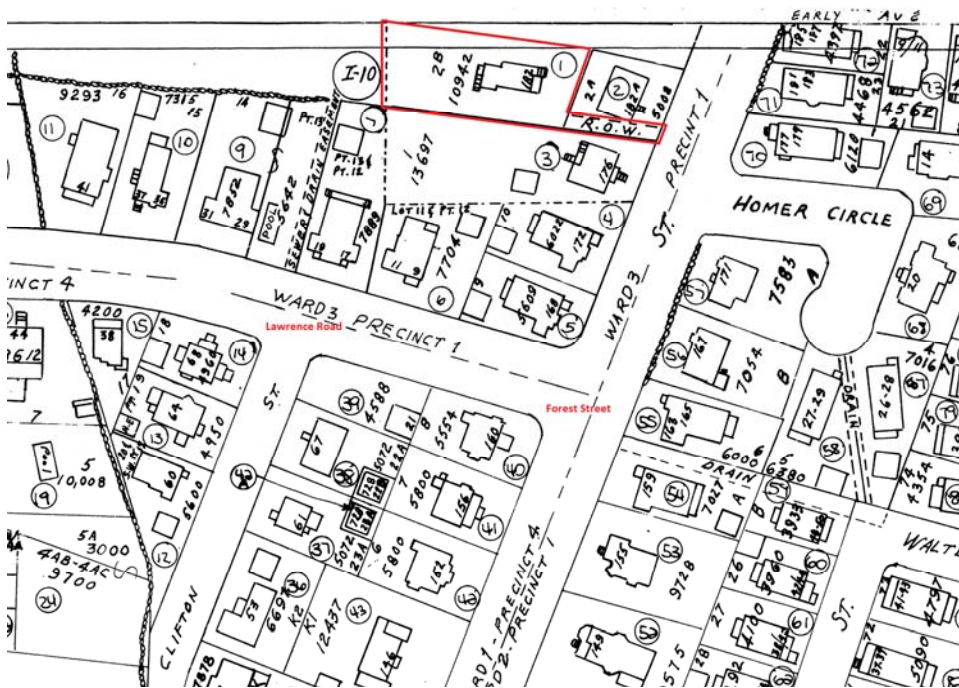
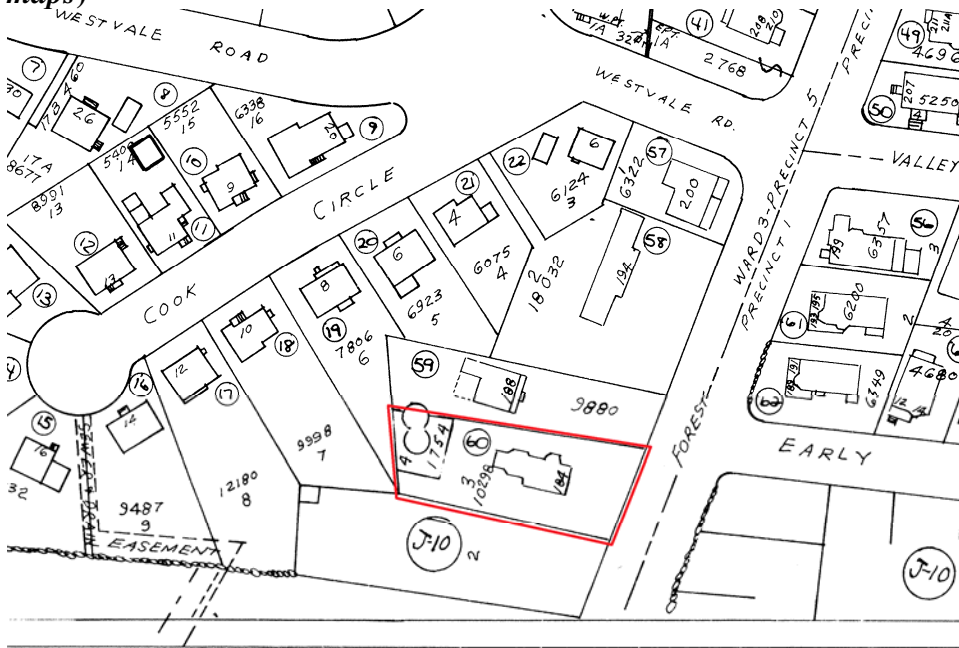
Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

AL

MDF.40, 63

LOCUS MAPS (north is up; two maps were necessary because they are recorded on separate assessor's maps)





# INVENTORY FORM A CONTINUATION SHEET

MEDFORD

CLISBY-MITCHELL HOUSES

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

AL

MDF.40, 63

## DISTRICT DATA SHEET

MHC #	Assessor's #	Street #	Street Name	Historic Name	Form	Style	Const. Date
MDF.40	L-10-1	182	Forest Street	Clisby House	Half House	Federal	c. 1787
MDF.63	J-10-60	184	Forest Street	Mitchell House	End House	Greek Revival	c. 1850



The Clisby-Mitchell House at 182 Forest Street



The Clisby-Mitchell Cottage at 184 Forest Street



# INVENTORY FORM A CONTINUATION SHEET

MEDFORD

CLISBY-MITCHELL HOUSES

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

AL

MDF.40, 63



This detail of the 1855 Walling map shows the Clisby houses, at center, on the same lot. The Clisby-Mitchell House is to the south and set back farther from Forest Street, while the Clisby-Mitchell Cottage is to the north and sited closer to the street.



# INVENTORY FORM A CONTINUATION SHEET

MEDFORD

CLISBY-MITCHELL HOUSES

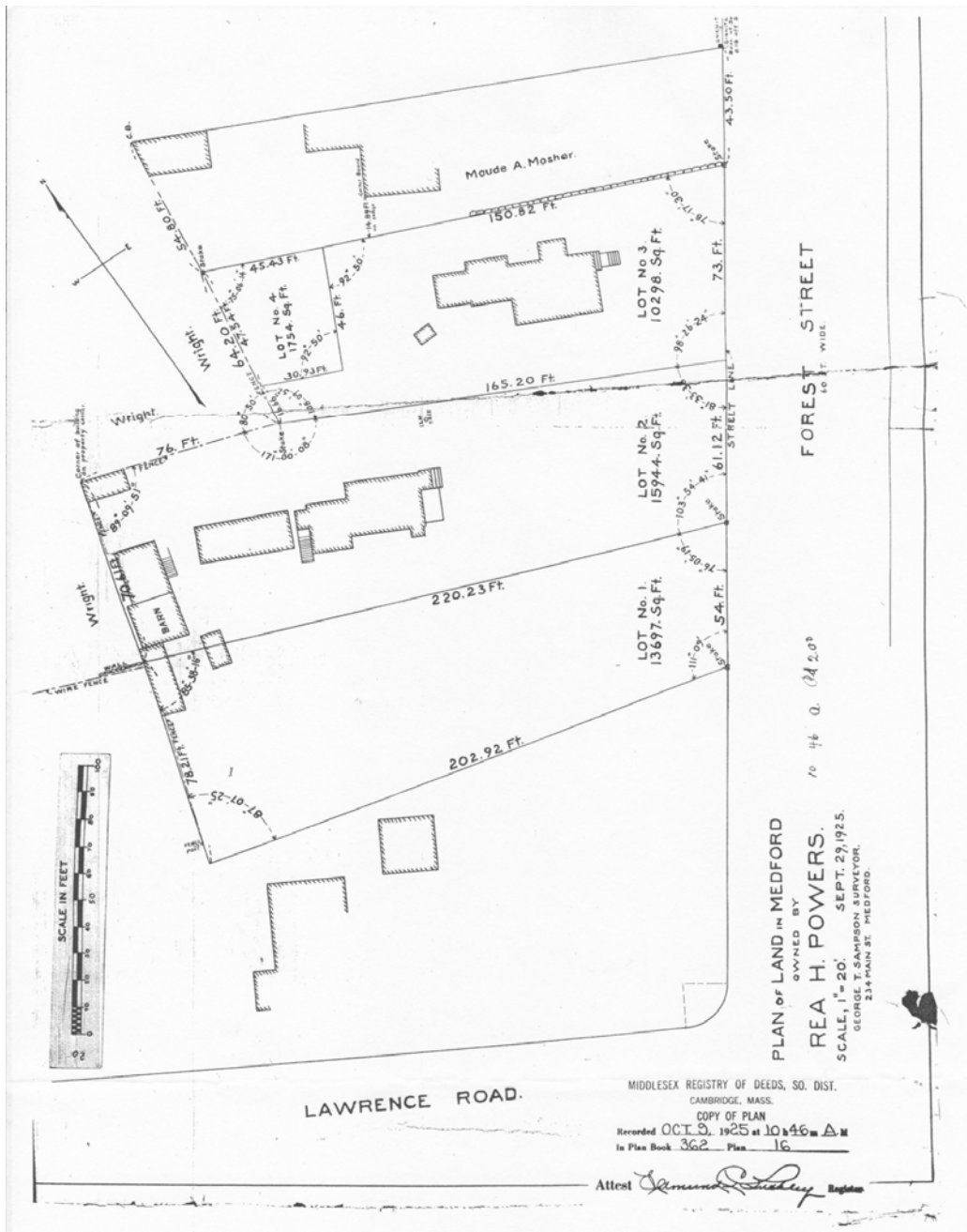
MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

AL

MDF.40, 63



This 1925 plan of the Clisby houses shows an nearly empty Lot No. 1, the Clisby-Mitchell House on Lot No. 2 (center), and the Clisby-Mitchell Cottage on Lot No. 3 (top). It also shows several outbuildings behind the Clisby-Mitchell House that are no longer standing.



# INVENTORY FORM A CONTINUATION SHEET

MEDFORD

CLISBY-MITCHELL HOUSES

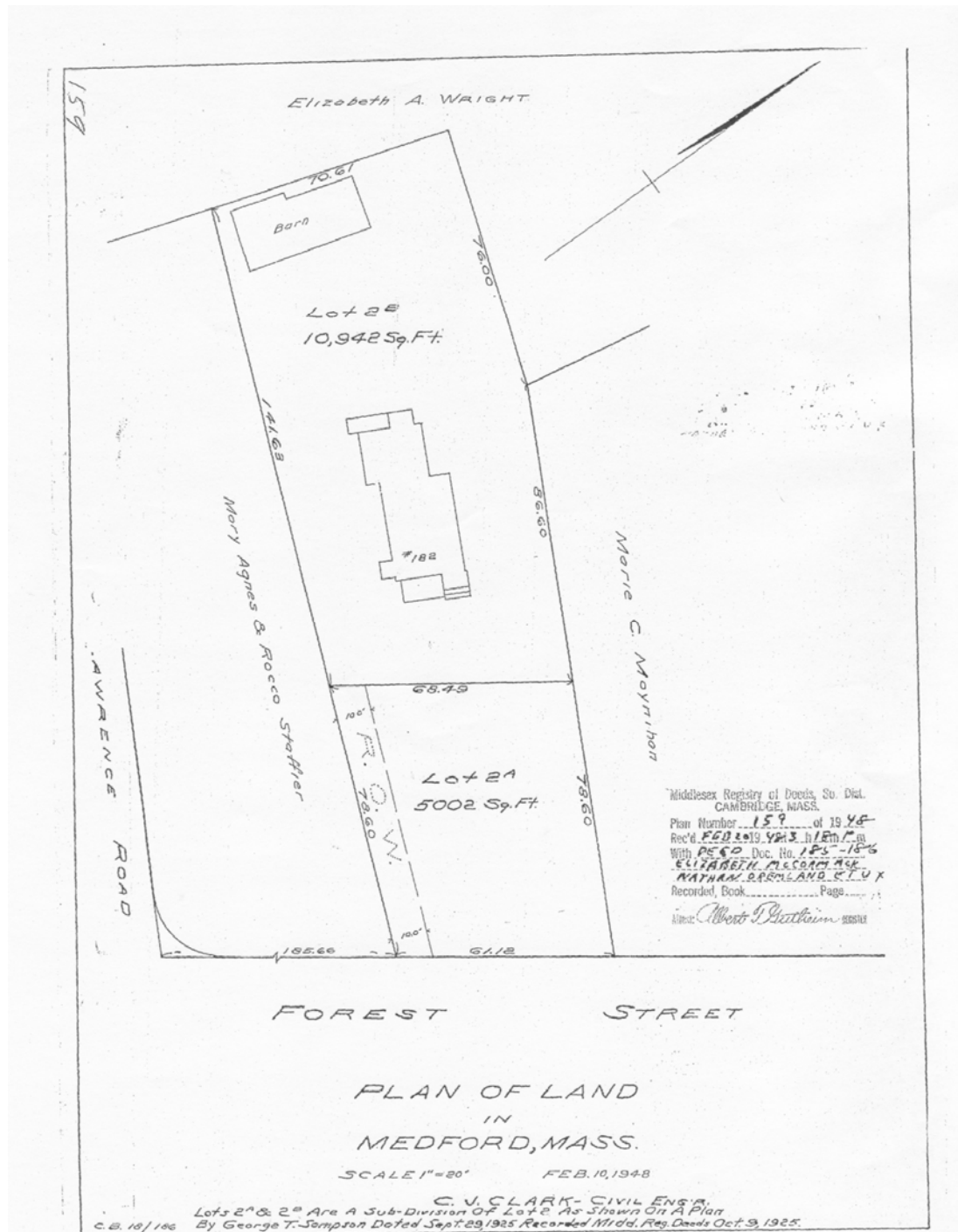
MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

AL

MDF.40, 63



This 1948 plan shows the Clisby-Mitchell House and the division of its lot, to create a separate buildable lot in the front yard for 182A Forest Street.



# INVENTORY FORM A CONTINUATION SHEET

MEDFORD

CLISBY-MITCHELL HOUSES

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

AL

MDF.40, 63

*[If appropriate, cut and paste the text below into an inventory form's last continuation sheet.]*

## National Register of Historic Places Criteria Statement Form

Check all that apply:

☒ Individually eligible ☐ Eligible **only** in a historic district

☒ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ A ☐ B ☒ C ☐ D

Criteria Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Statement of Significance by John D. Clemson

*The criteria that are checked in the above sections must be justified here.*

The Clisby-Mitchell Area consists of only two houses, the Clisby-Mitchell House at 182 Forest Street (early 19<sup>th</sup> century) and the Clisby-Mitchell Cottage at 184 Forest Street (c. 1850). Potentially built as early as the 1780s, the Clisby House retains its distinctive Colonial-era half-house form, the only remaining example of its type in the neighborhood. The building is finished in a manner consistent with this period, including an enclosed pedimented entrance porch with engaged pilasters. The early history of the house is not well documented, though some of its earliest documented owners suggest associations to the local ship building industry. The Clisby-Mitchell Cottage is a well-preserved, early surviving example of its style and type on Forest Street and was constructed for members of the Clisby family as well. Each is eligible for individual listing under criteria A and C at the local level as well-preserved examples of their styles and types and for their associations with prominent local knowledge workers and skilled craftsmen John P. Clisby, a pilot, Lorenzo Clisby, a machinist, and Nahum Mitchell, a shipwright. They would contribute to a potential district that would include Forest Street and the Bradlee-Hall Estates area (MDF.L). Each retains integrity of workmanship, design, materials, association, location, setting, and feeling.

The south end of Forest Street from Medford Square in the south to the Westfield Road/Valley Street intersection in the north has been the location of many of the residences of Medford's elite citizens since the early 18<sup>th</sup> century, many of whom played definitive roles in the city's and region's



# INVENTORY FORM A CONTINUATION SHEET

MEDFORD

CLISBY-MITCHELL HOUSES

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

AL

MDF.40, 63

economic, industrial and cultural development. These figures included members of the Bradlee, Cotting, Hall, Lawrence, Manning, Wade and Wright families, among others. It is eligible under criteria A and C at the local level as a potential National Register historic district. This area is related, in terms of its social and architectural history, to the adjacent Bradlee-Hall Estates area (MDF.L), which further research may determine should be combined with it into a single district. Although many of the estates that once lined the street have been lost to later layers of development, several survive. The most important, the Joseph K. Manning House (MDF.75), is individually listed on the National Register. Some of the sites that replaced earlier layers of development are historically significant in their own right, including the United States Post Office (MDF.340) and Old High School (MDF.91), both also previously individually listed. Later residential development in the area that took place between the late-19<sup>th</sup> through early 20<sup>th</sup> centuries has both social and architectural significance as well, reflecting Medford's development history as a thriving Boston suburb. In spite of the degree of loss and renewal, the area retains integrity of workmanship, design, materials, association, location, setting, and feeling.



# FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

Assessor's Number USGS Quad Area(s) Form Number

L - 09 - 34

Boston  
North

MDF.AN

MDF.47

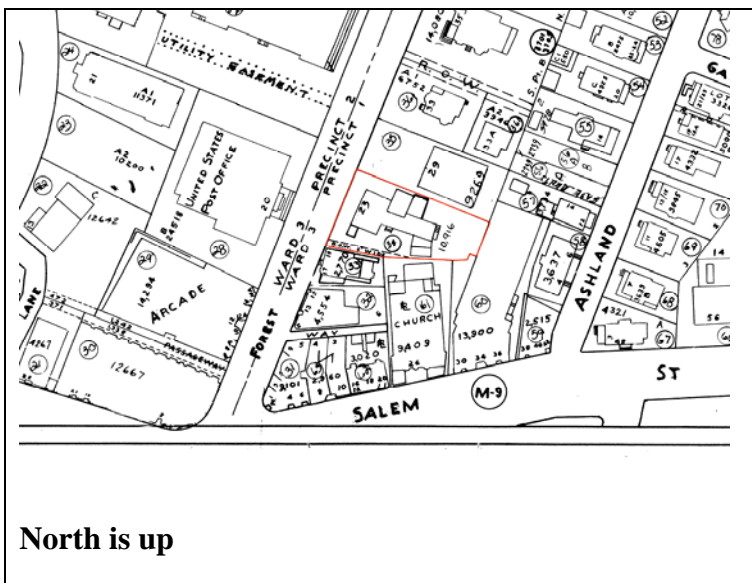
**Town/City:** Medford

**Place:** Medford Square

## Photograph



## Locus Map



North is up

**Address:** 23 Forest St.

**Historic Name:** Timothy Cotting House

**Uses:** Present: Mixed Commercial

Original: Single-family Residential

**Date of Construction:** 1820s-1830s

**Source:** Visual

**Style/Form:** Greek Revival

**Architect/Builder:** Unknown

**Exterior Material:**

Foundation: Granite

Wall/Trim: Vinyl

Roof: Asphalt shingle

**Outbuildings/Secondary Structures:** None

**Major Alterations:** Porch enclosed, 1960s; several additions at rear, date unknown; no original sash survives, all have been replaced with recent vinyl units.

**Condition:** Good

**Moved:** no ☒ yes ☐ **Date:**

**Acreage:** 0.25 A

**Setting:** On a densely-settled residential side street just off of the main commercial street of Medford Square. With single-family houses to the immediate north, and several public buildings to the north on the opposite side of the street.

**Recorded by:** Jennifer B. Doherty

**Organization:** Medford Historical Commission

**Date:** November, 2014



# INVENTORY FORM B CONTINUATION SHEET

MEDFORD

23 FOREST ST.

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AN

MDF.47

☒ Recommended for listing in the National Register of Historic Places.

*If checked, you must attach a completed National Register Criteria Statement form.*

*Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.*

## ARCHITECTURAL DESCRIPTION:

*Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.*

One of several remaining residential buildings surviving from Medford Square's early 19<sup>th</sup> century development, the Timothy Cotting House has been heavily modified over its long life. As shown in an historic image, the house was originally a two-story, double-pile, five-bay, center-entry single-family house. The building's pedimented gable ends comprise the most prominent stylistic feature of its Greek Revival styling. As it stands today, the house has been heavily modified from its original appearance, although much of the original building fabric is still visible. The house is covered in vinyl clapboard siding, with an asphalt shingle roof. The shutters have been removed and the windows replaced with modern vinyl sash with false muntins to give the appearance of six-over-six sash. The front porch has been enclosed; an earlier survey indicates that this was done in the 1960s. An enclosed section that extends to the south expands the porch beyond its original volume. Today a center entry on the enclosed front porch has a large multi-pane bow window on either side. The entry door and surround look like they were removed from another building of a similar date or are a mid-20<sup>th</sup>-century or contemporary reproduction. The large front door is framed by half-height sidelights and fluted pilasters, all capped by a blind fanlight.

A period photograph (see below) suggests the original appearance of the house. The main entry door, centered on the house, was framed by full-height sidelights. An open single-story porch ran across the front of the house, supported by four Doric-order columns. The sash configuration of the windows on the house is not clear from the image, but all of the windows have shutters. An ell is just barely visible at the rear of the house. It appears flush with the north elevation of the building, and is a single story with a gable roof, extending to the east.

The rear of the Cotting House is where major alterations have occurred. The house has been greatly expanded by what appears to be several layers of additions. On the south half of the rear of the house is a flat-roofed three-story addition approximately one room deep. The additions to the north of this are difficult to understand, but include an attached carport with enclosed space above, likely a remnant from the Cotting House's years as a funeral home. Behind these first layers of additions is a gabled addition, three stories on the south and two on the north. A large gabled dormer on the north side raises a small section of that side to three stories. This rear addition makes use of modern paired casement windows, suggesting that if it was not constructed recently, it was updated recently. The Sanborn atlas published in 1950 depicts the house largely unchanged from its original appearance, with an open porch and rear ell, indicating that the above-described changes occurred relatively recently.

## HISTORICAL NARRATIVE

*Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.*

The Timothy Cotting House was built by its namesake; although the date of construction is unclear, Cotting likely built the house during the 1830s based upon its appearance. Born in Waltham, Timothy Cotting (1793-1872) lived for a few years with his brother in Arlington before moving to Medford. Cotting was a resident of Medford by 1821, with a bakery to the south of the house at Forest and Salem streets. Very active in town affairs, Cotting served on the Board of Selectmen in the 1830s and 1840s, the school committee in the 1850s, and was one of the original trustees of Tufts College. Cotting was a large property owner, especially in the Hillside section of Medford, where he donated twenty-two acres of land to Tufts in 1869. It is unclear when Cotting built what he referred to in his will as his "mansion house" on Forest Street, but its mix of Federal and Greek Revival styling suggest an 1820s or 1830s construction date.



**INVENTORY FORM B CONTINUATION SHEET**

MEDFORD

23 FOREST ST.

**MASSACHUSETTS HISTORICAL COMMISSION**

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AN

MDF.47

Cotting's heirs sold the house shortly after his death; the next owner, Alexander S. Symmes, appears at the address in a Malden city directory as early as 1872 (although it is possible that Symmes was living in another house nearby, as no street numbers are given in the directory). Symmes was a carriage manufacturer and blacksmith, with shops nearby at 51 and 57 Main Street. Symmes was in business with his son, Arthur C. Symmes, who took over the family business and the family's house on Forest Street after the elder Symmes' death in 1893. Arthur C. Symmes died March 28, 1909 at the Danvers Insane Hospital, of "general paralysis of the insane."

The property was held by Symmes' estate for several years until it was purchased around 1917 and held in trust for the Red Cross; it is unclear if anything was done with the property during those years. Dr. Charles W. McPherson (1877-1949), of 5 Hastings Lane, purchased the property in 1921. Born in Cambridge, McPherson moved to Medford when he was ten. He attended Medford public schools, graduated from Medford High School, and attended Harvard Dental School. McPherson was very involved in Medford charitable efforts. "Active in the affairs of the Mystic Congregational church for many years, he was a church moderator for more than 20 years and was chairman of the church's music committee. A member of the Musical Directors he was instrumental in having 12 operas presented for the Medford Home of the Aged and the Medford Visiting Nurses' Association. He was also active in several musical organization in the city." In addition, McPherson was a charter member of the Medford Rotary Club, as well as a member of the Masons' Sagamore Lodge. After purchasing the property in 1921, McPherson ran his dental practice out of this building for 25 years. He and his family also lived in the Cotting House. Census records show McPherson and his wife Annie H. at the address, and in the 1940s their son, John H. McPherson, his wife, and their two children also lived in the house. For many years another dentist, Dr. Everett A. Tisdale, was listed in directories at the address as well; however Tisdale was not listed in census records at the address, suggesting he did not live there. McPherson's wife sold the property in 1946, and it has passed through a series of owners since then. When a survey was conducted in the 1970s, the house was in use as a funeral home; today, lettering on the building's granite stairs indicates that it houses law offices.

**BIBLIOGRAPHY and/or REFERENCES**Maps

*Atlas of Middlesex County, Massachusetts*. Boston, MA: Geo. H. Walker & Co., 1889.  
*Atlas of Middlesex County, Massachusetts, Volume 1*. Boston, MA: Geo. W. Stadly & Co., 1900.  
*Atlas of the City of Medford, Middlesex County, Mass.* Boston, MA: Geo. W. Stadly & Co., 1898.  
Beers, F. W. *County Atlas of Middlesex, Massachusetts*. New York, NY: J. B. Beers & Co., 1875.  
Walling, Henry F. *Map of the Town of Medford, Middlesex County, Mass.* Boston, MA, 1855.

Published Sources

1920, 1930, 1940 Federal census  
Conner, Samuel L. "Timothy Cotting, Tufts College Trustee and Civic Leader of Medford," *The Medford Historical Register*, Vol. XL, No. 2. June, 1937. P. 17-33.  
"Deaths – Symmes," *Boston Post*, Morning Edition. 28 April 1893.  
"Dr. McPherson Funeral Services on Saturday," *Medford Daily Mercury*. 17 November 1949. Pg. 9.  
"Two Estates Sold," *Medford Mercury*. 21 January 1921. Pg. 1.

Unpublished Sources

Arthur C. Symmes death certificate  
Middlesex County Registry of Deeds Book 7000, Page 547  
Pfeiffer, B. R. "MDF.47 – Timothy Cotting House," Massachusetts Historical Commission Building Inventory Form. For the Medford Historical Commission, May, 1976.



INVENTORY FORM B CONTINUATION SHEET

MEDFORD

23 FOREST ST.

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AN	MDF.47
----	--------



An undated image of the Timothy Cotting House, from the *Medford Historical Register*



The main façade and south elevation of the Timothy Cotting House.



**INVENTORY FORM B CONTINUATION SHEET**

MEDFORD

23 FOREST ST.

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s)    Form No.

AN	MDF.47
----	--------



The main façade and north elevation of the Timothy Cotting House.



The east (rear) elevation of the Timothy Cotting House.



# INVENTORY FORM B CONTINUATION SHEET

MEDFORD

23 FOREST ST.

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AN

MDF.47

*[If appropriate, cut and paste the text below into an inventory form's last continuation sheet.]*

## National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☐ Individually eligible      ☒ Eligible **only** in a historic district
- ☒ Contributing to a potential historic district      ☐ Potential historic district

Criteria:    ☐ A    ☐ B    ☐ C    ☐ D

Criteria Considerations:    ☐ A    ☐ B    ☐ C    ☐ D    ☐ E    ☐ F    ☐ G

Statement of Significance by John D. Clemson

*The criteria that are checked in the above sections must be justified here.*

The Timothy Cotting House at 23 Forest Street, constructed during the 1820s to 1830s, is a rare early surviving example of residential architecture in Medford Square. It is historically associated with its namesake, a prominent Medford merchant who operated a bakery and played an important role in the early 19<sup>th</sup> century development of Medford as a real estate speculator. Because it has been heavily altered it is not eligible for individual listing but would contribute to a potential NR district comprised of the Medford Square area (MDF.AN). It retains integrity of design, association, location, setting and feeling.

Medford Square has been the center of religious, institutional, commercial, residential, and transportation activity for the town and later city (incorporated 1892) of Medford since the earliest period of settlement beginning in 1629. Over nearly four centuries, the area expanded, was built and rebuilt, and extended along important regional transportation corridors during riverine-, canal-, railroad-, streetcar- and finally automobile-dominated periods. The Square retains a broad diversity of building types and styles prevalent throughout its entire history, including a small number of early 18<sup>th</sup>-century examples through to the present. The area displays an exceptionally complex layering of development and has undergone extensive demolition and rebuilding throughout its entire history. It retains many of the city's most important cultural resources, including churches, schools, a library, other important institutional buildings, and many outstanding examples of both commercial and residential architecture from each period of development. During its initial three centuries of history the area housed a large number of the town's and later city's elites whose activities had a pivotal impact on the history of both local and regional development. Among the most important industries built by Medford Square residents connected to economic development at the national level during the 18<sup>th</sup> and 19<sup>th</sup> centuries were shipbuilding and the distillation of rum. Given the length of time the area has been the site of human activity, it is likely to yield information important in history or prehistory. In spite of the degree of loss and renewal, the area retains integrity of workmanship, design, materials, association, location, setting, and feeling. It meets criteria A, C and D for listing at the regional level.



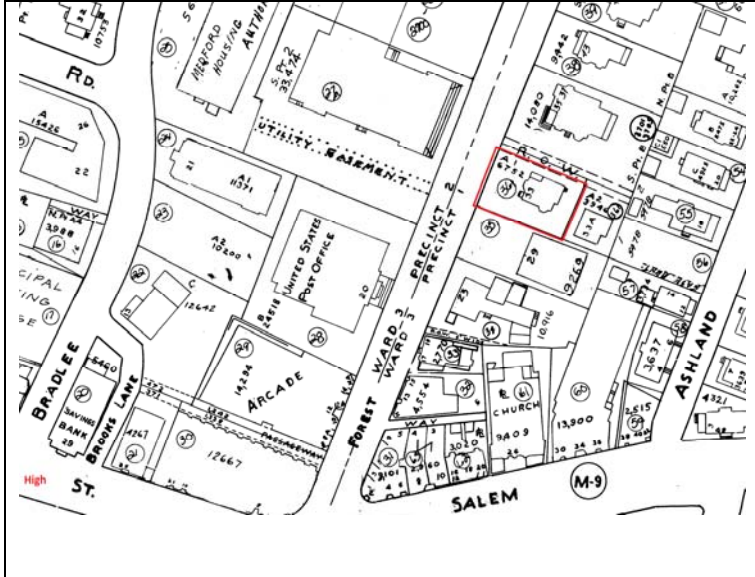
# FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

## Photograph



## Locus Map (North is up)



Assessor's Number USGS Quad Area(s) Form Number

L – 09 – 36

Boston  
North

MDF.1096

**Town/City:** Medford

**Place:** Medford Square

**Address:** 33 Forest Street

**Historic Name:** Joseph Manning, Jr. House

**Uses:** Present: Two-family Residential

Original: Single-family Residential

**Date of Construction:** c. 1855

**Source:** Maps

**Style/Form:** Second Empire

**Architect/Builder:** Unknown

### Exterior Material:

Foundation: Cut granite

Wall/Trim: Asbestos shingle

Roof: Asphalt shingle

**Outbuildings/Secondary Structures:** granite and boundary retaining wall at frontage with granite posts

**Major Alterations:** Porch enclosed, date unknown.

**Condition:** Fair

**Moved:** no ☒ yes ☐ **Date:**

**Acreage:** 0.16 A

**Setting:** Just outside of the main Medford Square commercial area, on a residential street of larger single-family houses on small lots.

**Recorded by:** Jennifer B. Doherty and Claire W. Dempsey

**Organization:** Medford Historical Commission

**Date:** July, 2015



# INVENTORY FORM B CONTINUATION SHEET

MEDFORD

33 FOREST STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MDF.1096

☒ Recommended for listing in the National Register of Historic Places.

*If checked, you must attach a completed National Register Criteria Statement form.*

*Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.*

## ARCHITECTURAL DESCRIPTION:

*Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.*

The Second Empire form and styling of the Joseph Manning, Jr. House was fashionable during the third quarter of the 19<sup>th</sup> century, when the building was constructed – probably shortly after 1855. Although it employs a mansard roof, it includes many of the formal characteristics of the ever-popular end house, enclosing a side-passage plan, but without the rear ell; this example appears to have had projecting elements that widen the space for two rooms in the rear pile. The house sits on a foundation of cut granite blocks, is covered in asbestos shingle siding, and has an asphalt shingle roof. The main entry is in the right bay of the main façade, balanced against a single-story, flat-roofed polygonal bay window on the left. A two-story flat-roofed polygonal bay covers the rear pile of the south elevation. A single-story, flat-roof enclosed side porch extends the length of the north (left) elevation. Contemporary maps show that it wraps around the house to cover the north bay of the rear elevation. Sanborn maps show that the first third of this ell was originally a porch that has since been enclosed. Window treatments and map evidence suggests that a portion of this added space to the rear rooms of the main floor. A secondary entrance is now located on the front-facing façade of the side porch, and the enclosure may be associated with the shift to two-family occupancy. The curved, concave mansard roof creates additional living space in the building's third story.

As described below, the date of construction for this building is uncertain, and it would benefit from interior examination. It is unclear if the building has lost some of its trim, specifically cornice bracketing, over the years, or if it was constructed as it appears currently, with little ornamentation. One of the more interesting features on the building is the main entry surround, which appears as though it came from another building. The entry door is framed by half-height sidelights with a larger square transom above covering the width of the door and sidelights. Inside this larger light and the sidelights is tracery more typical of the earlier Federal or Greek Revival periods, which may be a Colonial Revival addition. Although the tracery above the door is in an arched pattern, the transom is a square light, possibly indicating that the tracery is not in its original surround. The rest of the door surround is very simple, with wide boards framing the door. Overall the entryway has the appearance of not being original to the house, although it may be historic in its own right.

Another notable piece of detailing on the house is the addition of the small Classical-style entablatures, or window hoods, over the windows on both the first and second floors. Of note, the window in the area of the side porch that was enclosed on the north elevation does not have this entablature, while the other two windows on the ell do, indicating the extent of the alteration. The building has a mix of window sash, with some original two-over-two sash protected by exterior storm windows, some modern replacement one-over-one sash, and even a six-over-one sash protected by an exterior storm window.

The Manning House sits slightly elevated above Forest Street, on the east side of the street facing west. A cut granite retaining wall lines the front property line; it wraps around slightly to the south property line, but is continued by a concrete wall. A driveway runs along the north side of the house to the rear of the property. Barely visible behind the house is a single-story square brick building with a flat roof. Assessor's records state that this is a telephone exchange building constructed in 1978. It is on its own property, separate from that of the Manning House.

## HISTORICAL NARRATIVE

*Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.*

This House is believed to have been constructed by Joseph Manning, Jr., but additional research would be necessary to clarify its history. Earlier research associated with the house next door (MDF.75) and expanded during research on this building,



**INVENTORY FORM B CONTINUATION SHEET**

MEDFORD

33 FOREST STREET

**MASSACHUSETTS HISTORICAL COMMISSION**

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MDF.1096

confirms that Manning purchased an acre of land with buildings thereon in 1855 from the heirs of Preston Shepherd.<sup>1</sup> That same year, the Walling map shows Manning as the owner of a large piece of property near Medford Square at the head of Forest Street, with two buildings, apparently connected, in the middle of the property, not in the southern location of the subject building. The family also appears in this location as represented in the Massachusetts Census of 1855, and they may have occupied the earlier buildings. This house appears in the correct location on the 1875 map.

Joseph Manning, Jr. (Apr. 10, 1812 – Sep. 9, 1861) was best known for his involvement in the lumber trade, operating with the firm F.E. Foster & Co. whose yard and mill was located at the east side of Medford Square on the south side of Riverside Avenue (see MDF.AO). His father and namesake was a Boston merchant living in Medford, and Joseph, Jr. began his career in a wholesale grocery concern at 15 Central Wharf in Boston. He married Susan B. King and they had five sons, including three who survived to adulthood and remained in Medford: Joseph King Manning (b. 1841), Edward D. Manning (b. 1844), and George F. Manning (b. 1849).<sup>2</sup> The household also included Clarissa King, perhaps Mrs. Manning's sister, as well as usually two domestic servants, from Ireland or Maritime Canada, and occasionally a laborer. The family stayed in the house after his death, as the sons came of age, but in 1876, Joseph K. Manning, who succeeded his father in the lumber business, built the elaborate house next door and the family, including the widow, Clarissa, the younger brothers, and the staff, relocated there. After the Manning family occupied their new house at 37 Forest Street, the subject house was occupied by a series of renters, including, in 1880, Silas Goldthwaight (1809 – Oct. 21, 1882), a retired trader in real estate, and, in 1900, Charles C. Livermore (b. 1848), a clerk.

At some point the property was acquired by Daniel Lawrence, who sold it to the First Universalist Society in Medford in 1904. The First Universalist Church had been located to the south of the Manning House since 1832, when it erected and dedicated a building there for the congregation which had split from Medford's First Unitarian church in 1831.<sup>3</sup> The church purchased the house from Lawrence to use as a parsonage, and in 1905 Rev. Clarence L. Eaton was listed at the address in a city directory. The 1912 directory reflects the church's change in ministers, with Rev. Eaton listed as "removed to Bellows Falls Vt," and the congregation's new minister, Rev. Edward M. Barney, taking up residency. Rev. Barney served as minister and lived in the Manning House into the 1920s; the 1924 directory lists him as "rem[oved] to Lynn." In 1920 the congregation had taken on a new assistant pastor, Rev. Hendrik Vossema, and he assumed leadership of the congregation after Rev. Barney. It is unknown who the pastor was after Rev. Vossema. The church sold the Manning House in 1937 to Grace D. Raulins, who sold it a few months later to her mother, Grace M. Raulins. The Raulins family owned the house until 2005. William J. Raulins, husband of Grace M. Raulins, was a chiropodist (podiatrist). Available directory listings indicate the house served as both the residence and office of Dr. Raulins. The 1938 directory shows that a number of doctors and others in the medical field had houses and offices along the lower end of Forest Street, likely a result of its close location to Medford Square and the larger size of the buildings, affording space for a home office. There are still several medical offices in houses in the area today. The property was converted to multi-family use either late in its ownership by the Raulins family or afterward.

**BIBLIOGRAPHY and/or REFERENCES**Maps

- 1855 Henry F. Walling, *Map of the Town of Medford, Middlesex County, Mass.*  
1875 F. W. Beers, *County Atlas of Middlesex, Massachusetts.*  
1889 Geo. H. Walker & Co., *Atlas of Middlesex County, Massachusetts.*  
1898 Geo. W. Stadly & Co., *Atlas of the City of Medford, Middlesex County, Mass.*  
1900 Geo. W. Stadly & Co., *Atlas of Middlesex County, Massachusetts, Volume 1.*  
Sanborn Insurance Atlas 1903, 1910, 1936, 1950

<sup>1</sup> See MCRD 708/394-395. The parcel was specifically noted as on the east side of Forest Street and its abutters match those on the 1855 map.

<sup>2</sup> See MHC Inventory Form MDF.75, NR nomination, and William Henry Manning, *The Genealogical and Biographical History of the Manning Families of New England and Descendants, from the Settlement in America to the Present Time* (The Salem Press, 1902) pp. 312-313, 157. The probate docket for Manning is now missing from the scanned version of the Middlesex County Probate Records (NEHGS database).

<sup>3</sup> Information on Medford's First Universalist Church from *Medford Past and Present*, pg. 70; see also: Charles Brooks and James M. Usher, *History of the Town of Medford, Middlesex County, Massachusetts, From its First Settlement in 1630 to 1855; Revised, Enlarged and Brought Down to 1885* (Rand, Avery & Co., 1886) p. 269, which includes an illustration.



# INVENTORY FORM B CONTINUATION SHEET

MEDFORD

33 FOREST STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MDF.1096

## Published Sources

*Medford Past and Present: 275<sup>th</sup> Anniversary of Medford, Massachusetts.* Medford, MA: Medford Mercury, 1905.

## Unpublished Sources

1905, 1912, 1920, 1930, 1938 Medford directories

American Landmarks, Inc. "MDF.75 – Joseph K. Manning House," Massachusetts Historical Commission Building Inventory Form. September, 1986.

Federal census of 1860, 1870, 1880, 1900, 1930, 1940

Friedberg, Betsy, Claire Dempsey, and American Landmarks, Inc. "Joseph K. Manning House," National Register of Historic Places Nomination Form. February, 1988.

Herzan, J. and B. R. Pfeiffer. "MDF.75 – Joseph K. Manning House," Massachusetts historical Commission Building Inventory Form. For the City of Medford, February, 1976.

Middlesex South Registry of Deeds Book 708 Page 394-395; 3130/185; 6097/180; 6168/481; 46539/83



The main façade and south elevation of the Joseph K. Manning House



INVENTORY FORM B CONTINUATION SHEET

MEDFORD

33 FOREST STREET

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s)    Form No.

	MDF.1096
--	----------



A detail of the main entryway of the Joseph K. Manning House



# INVENTORY FORM B CONTINUATION SHEET

MEDFORD

33 FOREST STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MDF.1096

*[If appropriate, cut and paste the text below into an inventory form's last continuation sheet.]*

## National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☐ Individually eligible      ☒ Eligible **only** in a historic district
- ☒ Contributing to a potential historic district      ☐ Potential historic district

Criteria:    ☐ A    ☐ B    ☐ C    ☐ D

Criteria Considerations:    ☐ A    ☐ B    ☐ C    ☐ D    ☐ E    ☐ F    ☐ G

Statement of Significance by John D. Clemson

*The criteria that are checked in the above sections must be justified here.*

The Joseph Manning, Jr. House at 33 Forest Street (c. 1855) is a well-preserved representative example of the Second Empire Style and is associated with the locally prominent Manning family, who contributed to the economic development of Medford Square. It would contribute to a potential historic district made up of the properties fronting Forest Street. It is significant at the local level and retains integrity of workmanship, design, materials, association, location, setting, and feeling.

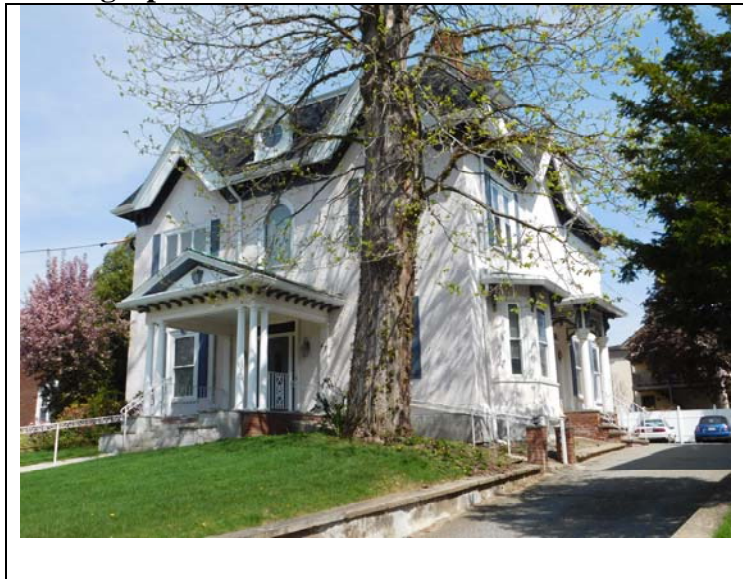
The south end of Forest Street from Medford Square in the south to the Westfield Road/Valley Street intersection in the north has been the location of many of the residences of Medford's elite citizens since the early 18<sup>th</sup> century, many of whom played definitive roles in the city's and region's economic, industrial and cultural development. These figures included members of the Bradlee, Cotting, Hall, Lawrence, Manning, Wade and Wright families, among others. It is eligible under criteria A and C at the local level as a potential National Register historic district. This area is related, in terms of its social and architectural history, to the adjacent Bradlee-Hall Estates area (MDF.L), which further research may determine should be combined with it into a single district. Although many of the estates that once lined the street have been lost to later layers of development, several survive. The most important, the Joseph K. Manning House (MDF.75), is individually listed on the National Register. Some of the sites that replaced earlier layers of development are historically significant in their own right, including the United States Post Office (MDF.340) and Old High School (MDF.91), both also previously individually listed. Later residential development in the area that took place between the late-19<sup>th</sup> through early 20<sup>th</sup> centuries has both social and architectural significance as well, reflecting Medford's development history as a thriving Boston suburb. In spite of the degree of loss and renewal, the area retains integrity of workmanship, design, materials, association, location, setting, and feeling.



# FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

## Photograph



## Locus Map (North is up)



Assessor's Number USGS Quad Area(s) Form Number

L-09-39

Boston  
North

MDF.80

**Town/City:** Medford

**Place:** (*neighborhood or village*):  
Medford Square

**Address:** 47 Forest Street

**Historic Name:** James T. McCollum/ Marquis Mills  
Converse House

**Uses:** Present: Medical Offices

Original: Single Family Residential

**Date of Construction:** c.1872 (1855-1875)

**Source:** Previous form/Maps

**Style/Form:** Second Empire/Victorian Eclectic

**Architect/Builder:**

**Exterior Material:**

Foundation: Granite

Wall/Trim: Stucco/Wood

Roof: Slate

**Outbuildings/Secondary Structures:** granite boundary retaining wall at frontage with granite corner posts

**Major Alterations** (*with dates*):

Stucco applied, porches altered, cupola removed (early 20<sup>th</sup> century). Second floor fenestration modified, vinyl replacement sash, since 1976.

**Condition:** Fair

**Moved:** no ☒ yes ☐ **Date:**

**Acreage:** .22 acres

**Setting:** Dense townscape of freestanding wood-frame houses with generous set backs. Surrounded by original granite curbing.

**Recorded by:** Zachary Violette

**Organization:** Medford Historical Commission

**Date** (*month / year*): July 2015



# INVENTORY FORM B CONTINUATION SHEET

MEDFORD

47 FOREST ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MDF.80

☒ Recommended for listing in the National Register of Historic Places.

*If checked, you must attach a completed National Register Criteria Statement form.*

*Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.*

## ARCHITECTURAL DESCRIPTION:

*Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.*

Set on slight rise above a granite curbing, the James T. McCollum house was once part of a Victorian-era landscape of large houses of some of Medford's most prominent families that were set on generous lots along Forest Street. Most of these engaged the picturesque sensibilities common to domestic architecture and landscape design of that moment. However, the cubic form of the McCollum house belies its picturesque massing. The house has a conservative plan with a two-and-a-half story, three-bay, cube-shaped main block and a main entrance centered on the principal, west-facing elevation oriented toward Forest Street. A secondary entrance is located on the south elevation, suggesting a cross hall plan on the interior. A single, tall, 2/2 sash window flanks the main entrance on both floors. The center bay above the entrance in the second story is filled with an arch-topped window. The first floor of the north (left) elevation has two square bay windows with hipped roofs. A single octagonal bay window is located in the front pile of the south (right) elevation, with two 2/2 windows flanking the entrance on this side. A pair of narrow windows is placed over the bay on the otherwise unfenestrated second floor of this elevation (likely the result of later alterations). A low, straight-sloped mansard roof, originally covered in slate shingles, tops the house. On the front elevation this roofline is broken by two facade gables, aligned over each of the window bays. These flank a single gabled dormer with an oval-framed window. Another gable is centered over the entrance on the south elevation. The 1880 bird's eye view suggests that each of these gables once held an oval window. Deeply inset dormers, with a shallow hipped roof, shaped sides, and arch-topped windows flank the gable on the south elevation. Two similar dormers are placed along the building's east and north elevations, where they echo the bay windows below. Evidence suggests a hip-roof cupola lit by round-top windows originally surmounted the house. Three tall, shaped-top chimneys protrude from the upper portion of the roof. These are likely indicative of the room arrangement on the first floor, with a single large formal room on the north side, and two flanking the secondary entrance on the south. The stair is probably placed perpendicular to the main entrance corridor, aligned with the south entrance. The wood-framed house's original surface material is unknown, but was likely wooden clapboards or matched boards.

One of the more exuberant and eclectic of a series of houses of this moment in Medford Square, this house combines a number of Victorian era motifs. The porch on the south elevation, which likely matched the original porch on the front elevation, is particular elaborate. Clustered columns rise to support a heavily corbelled cornice and pointed arched spandrels. Cornices made up of exaggerated corbel surround each of the first floor bay windows; the main cornice is only slightly less elaborate. Each of the gables is trimmed by broad, flat bargeboards. Bracketed tops and corbelled bottoms trim each of the dormers. This level of articulation of these elements suggests now-vanished details at the window surrounds, bay windows, cupola, corners, and other areas. The house's combination of a shallow mansard roof with cross gables and Gothic Revival detailing – a relatively idiosyncratic arrangement – is evocative of the work of New York architect and pattern book author Calvert Vaux, a main exponent of the picturesque movement after the death of his partner A.J. Downing. It bears a good deal of resemblance in plan and detail to a number of plans published in the second edition Vaux's *Villas and Cottages*, particularly Design No. 10.

In the early twentieth century the building underwent a modernization campaign which tempered its original Victorian eclecticism with the simplified classicism typical of that period. The front porch, which likely matched the extant gothic revival porch on the south elevation was removed and replaced by a deep classical revival porch, with a pediment roof, a modillion cornice, and narrow, grouped Doric columns. This porch was flanked by an open deck with a railing supported by unturned balusters. The present door, surround, and sidelights likely also date from this campaign. The building's walls were covered in stucco at this time, and the window surrounds were simplified and shutters added. Stacked porches were also added to the rear of the building. The cupola may also have been removed at this time. In a recent campaign of alterations that took place sometime between 1976 and 2007, the sash throughout has been replaced by vinyl, with one window on the second floor greatly enlarged and replaced by a fixed triple sash. The window surrounds have been covered in aluminum panning and mock vinyl



# INVENTORY FORM B CONTINUATION SHEET

MEDFORD

47 FOREST ST

## MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MDF.80

shutters have been installed. The front decks have been removed and replaced, on one side, by a handicap ramp, indicative of the building's present use as medical offices. The slate roof has been replaced by asphalt singles within the last two years.

### HISTORICAL NARRATIVE

*Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.*

According to deed research produced in the 1970s, this house seems to have been built around 1872 for Reverend James T. McCollum (1814, Salem, NY – Nov. 25, 1874, Medford), on land purchased from Joseph K. Manning, who lived in a more elaborate, contemporaneous mansard house to the south (MDF.75). McCollum, a Dartmouth College graduate, moved to Medford in 1865 to take a position as minister of the Second Congregational Trinitarian church on High Street, of which he was the last pastor. Prior to his arrival in Medford, McCollum lived in Essex, where he also served as a pastor. In 1865 he was enumerated there with this wife Louisa, four children, and five live-in servants. After his death in 1874 the First Trinitarian congregation merged with the Mystic congregation at 26 Salem Street (see MDF.\_\_\_\_ and MDF.62). The widowed Louisa continued to live in the house for another two decades. In 1880 she lived there with her 28 year old stepson Warren Kimball, who also served as her guardian and trustee, a merchant, three boarders, and a servant. In his later years Kimball lived in an apartment in the nearby Bigelow block (MDF.83).

In 1895 McCollum sold the house to Marquis Mills Converse (Oct. 23, 1861, Grafton, NH - 1931, Andover), the house's most distinguished owner. The Converse family was one of the richest and most prominent in nearby Malden, especially through the business concerns and charitable giving of Elisha Converse, who founded the Boston Rubber Company. Marquis Mills, Elisha's cousin, worked in that concern until 1908, when he founded the Converse Rubber Shoe Company, also based in Malden. That company was a pioneer in the development of rubberized boots and shoes and would become known in the early twentieth century as one of the leading manufacturers of athletic shoes, a market which the company would dominate for much of the twentieth century. Though now the subsidiary of a larger company, it remains in business today and is based in Boston. Converse lived in the Forest Street house at the time of the company's founding, and through its critical period of early development. In the 1900 census his household consisted of his wife, three children, an aunt and cousin-in-law, and two servants. He lived in the house until about 1918 when he relocated to Wildwood Road in Andover. Converse sold the property to William C. Miles (b. Mar. 4, 1861, Nashua, NH). Miles, manager of an interior finish company, lived in the house with his wife and a servant through the 1930s. It is unclear whether Converse or Miles carried out the early twentieth century alteration campaign. The building has been used as medical offices since at least the 1970s.

### BIBLIOGRAPHY and/or REFERENCES

- 1875 F. W. Beers, *County Atlas of Middlesex, Massachusetts*.  
1880 D.H. Bailey, *Medford, Massachusetts* [Bird's Eye View]  
1889 Geo. H. Walker & Co., *Atlas of Middlesex County, Massachusetts*.  
1898 Geo. W. Stadly & Co., *Atlas of the City of Medford, Middlesex County, Mass.*  
1900 Geo. W. Stadly & Co., *Atlas of Middlesex County, Massachusetts, Volume 1*.  
1855 Massachusetts State Census  
1850, 1970, 1880, 1900, 1910, 1920, 1930, 1940 Federal Census  
1880, 1895, 1924, 1930, 1935, 1938 Medford directory  
Massachusetts, Town and Vital Records, 1620-1988 [database on-line] Ancestry.com.  
"Congregational Church in Medford" *Medford Historical Register* (1934), 7.  
"Converse (Shoe Company)". << [https://en.wikipedia.org/wiki/Converse\\_\(shoe\\_company\)](https://en.wikipedia.org/wiki/Converse_(shoe_company))>> accessed 4 July 2015.  
Herzan, J. and B. R. Pfeiffer. "MDF.75 – Joseph K. Manning House," Massachusetts Historical Commission Building Inventory Form. For the City of Medford, February, 1976.  
Herzan, J. and B. R. Pfeiffer. "MDF.80 – James T. McCollum House," Massachusetts Historical Commission Building Inventory Form. For the City of Medford, May, 1976.  
Vaux, Calvert. *Villas and Cottages: A Series of Designs Prepared for Execution in the United States*. Second Edition. New York" Harper Brothers, 1874.



# INVENTORY FORM B CONTINUATION SHEET

MEDFORD

47 FOREST ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MDF.80



1880 Bird's Eye View, showing cupola and original south elevation fenestration.



# INVENTORY FORM B CONTINUATION SHEET

MEDFORD

47 FOREST ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MDF.80

*[If appropriate, cut and paste the text below into an inventory form's last continuation sheet.]*

## National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☐ Individually eligible      ☒ Eligible **only** in a historic district
- ☒ Contributing to a potential historic district      ☐ Potential historic district

Criteria:    ☐ A    ☐ B    ☐ C    ☐ D

Criteria Considerations:    ☐ A    ☐ B    ☐ C    ☐ D    ☐ E    ☐ F    ☐ G

Statement of Significance by John D. Clemson  
*The criteria that are checked in the above sections must be justified here.*

The James T. McCollum/Marquis Mills Converse House at 47 Forest Street is a well-preserved though altered representative example of a blending of the Second Empire/Victorian Eclectic styles and is associated with regionally prominent rubber shoe manufacturer M.M. Converse. It would contribute to a potential historic district made up of the properties fronting Forest Street at the local level and retains integrity of workmanship, design, materials, association, location, setting, and feeling.

The south end of Forest Street from Medford Square in the south to the Westfield Road/Valley Street intersection in the north has been the location of many of the residences of Medford's elite citizens since the early 18<sup>th</sup> century, many of whom played definitive roles in the city's and region's economic, industrial and cultural development. These figures included members of the Bradlee, Cotting, Hall, Lawrence, Manning, Wade and Wright families, among others. It is eligible under criteria A and C at the local level as a potential National Register historic district. This area is related, in terms of its social and architectural history, to the adjacent Bradlee-Hall Estates area (MDF.L), which further research may determine should be combined with it into a single district. Although many of the estates that once lined the street have been lost to later layers of development, several survive. The most important, the Joseph K. Manning House (MDF.75), is individually listed on the National Register. Some of the sites that replaced earlier layers of development are historically significant in their own right, including the United States Post Office (MDF.340) and Old High School (MDF.91), both also previously individually listed. Later residential development in the area that took place between the late-19<sup>th</sup> through early 20<sup>th</sup> centuries has both social and architectural significance as well, reflecting Medford's development history as a thriving Boston suburb. In spite of the degree of loss and renewal, the area retains integrity of workmanship, design, materials, association, location, setting, and feeling.



# FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

Assessor's Number USGS Quad Area(s) Form Number

K – 10 – 2101,  
2102, 2103

Boston  
North

MDF.53

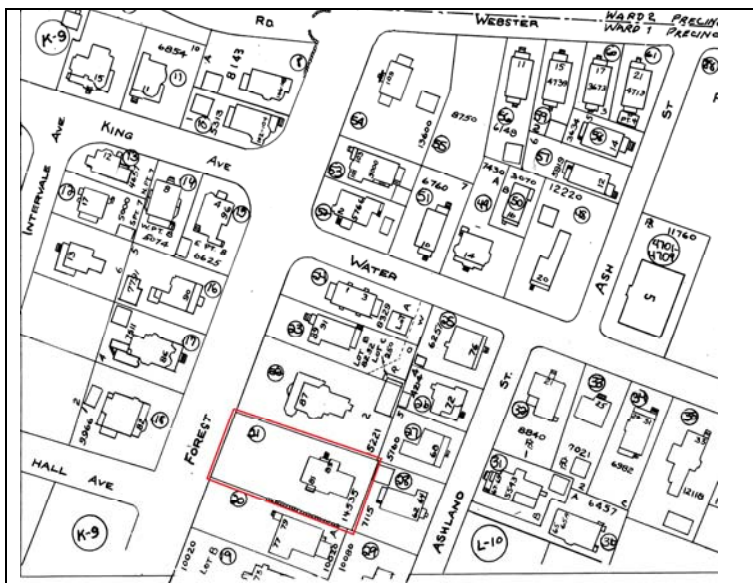
**Town/City:** Medford

**Place:** Medford Square

## Photograph



## Locus Map (North is up)



**Address:** 81-83 Forest Street

**Historic Name:** Atwood Litchfield Duplex

**Uses:** Present: three-family condominium

Original: two-family duplex

**Date of Construction:** 1840-1850

**Source:** Federal Census

**Style/Form:** Greek Revival, Gothic Revival

**Architect/Builder:** Unknown, possibly Atwood Litchfield

### Exterior Material:

Foundation: Cut granite

Wall/Trim: Painted wood clapboard

Roof: Asphalt shingle

**Outbuildings/Secondary Structures:** None

**Major Alterations:** Dormers added post 1974; converted to condominiums, 2007.

**Condition:** Excellent

**Moved:** no ☒ yes ☐ **Date:**

**Acreage:** 0.33 A

**Setting:** Just outside of Medford Square's commercial area, on a street with a number of similar large, single-family houses on smaller lots mixed with an overlay of early 20<sup>th</sup>-century two-family flat development. Many of the buildings have been subdivided, and some have been converted to professional and medical offices.

**Recorded by:** Jennifer B. Doherty with John D. Clemson

**Organization:** Medford Historical Commission

**Date:** July, 2015



# INVENTORY FORM B CONTINUATION SHEET

MEDFORD

81 FOREST STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MDF.53

☒ Recommended for listing in the National Register of Historic Places.

*If checked, you must attach a completed National Register Criteria Statement form.*

*Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.*

## ARCHITECTURAL DESCRIPTION:

*Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.*

The Atwood Litchfield Duplex was almost certainly constructed between 1840, when its namesake was still living in the town of his birth, Scituate, and 1850, when he was first enumerated as living in Medford, indicating he established himself in Medford during that decade. The house is an example of a multi-family housing type that flourished briefly during the Greek Revival style period: a back-to-back duplex. A similar example was located in neighboring Winchester (WNT.113, Demolished). The type is distinguished by the location of the main entrances for each half of the building, which, rather than placed within the main forward-facing façade, which here has no entrance, are centered on each side elevation. Each entrance porch extends to the rear corner of the main body of the house, sheltering an enclosed single-story bay on each side. A large, two-story rear wing, two piles deep but slightly narrower than the main body of the house, extends from the center of the rear elevation. The house sits on a cut granite foundation, is covered in painted wood clapboards, and has an asphalt shingle roof. Three gabled dormers on each face of the roof are more recent additions, as they are not present in a photograph from 1974 (see previous form).

The building has several prominent Greek Revival features. Most noticeable are the large corner pilasters, the full cornice return on the gable end with a deep fascia that forms an enclosed pediment suggestive of the temple front popular with the style, and the two Ionic entry porches that cover the entryways centered on each side elevation. A distinctive feature on the building is a decorative bargeboard on the gable end, usually associated with the Gothic Revival style, which seems out of place with the reserved Greek Revival styling of the rest of the building. This may have been either a naïve original feature or an early alteration meant to update the building during the subsequent style period. The windows on the house are replacement sash of various pane combinations, although they are not true divided lights. Eight-over-eight, nine-over-nine, and twelve-over-twelve sash are all visible. All of the windows have shutters, except for those on the dormers.

The house is sited at a deep setback on its narrow lot, which historically extended the full depth of the block between Forest and Ashland streets. At some point the rear lot, facing Ashland Street, was sold off and a house was built there. The front lawn is flat and covered by a parking lot. The lot is landscaped with a number of mature shrubs and a few larger trees surrounding the house.

## HISTORICAL NARRATIVE

*Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.*

The Atwood Litchfield Duplex was likely constructed by its namesake between 1840 and 1850, during which time the Federal Census indicates he moved from Scituate, the place of his birth, to Medford. Atwood Litchfield (Feb. 14, 1781 – Jul. 27, 1874) was a carpenter by profession. He married twice: first to Polly Otis Nov. 27, 1806; and second to Olive Vinal Nov. 1, 1808. He had three known surviving children: Polly Litchfield Coleman (b. 1809); Atwood Litchfield, Jr. (b. 1812); and Joseph V. Litchfield (b. 1819), also a carpenter. At various times other family members and grandchildren resided with Atwood. As early as 1850 both federal and state census records consistently identify two heads of household residing within the same dwelling, strongly supporting the supposition that the building is an early purpose-built duplex. In 1850 the neighboring household included Sarah Blanchard (b. 1800) and M. Turner, a female (b. 1780). In 1860 the tenants were John Hutchins (b. 1821), a ship carpenter, his wife, Cordelia and two children. During the mid-1860s Joseph V. Litchfield resided with his father, but by 1870 he had moved elsewhere and was replaced by Alfred Litchfield, Jr., who was at various times a manufacturer of sash and blinds or a mechanic. Little else could be ascertained regarding Alfred, Jr.'s. career other than that he served as a Selectman in



**INVENTORY FORM B CONTINUATION SHEET**

MEDFORD

81 FOREST STREET

**MASSACHUSETTS HISTORICAL COMMISSION**

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MDF.53

1864.<sup>1</sup> Curiously Alfred, Jr. was also married to a woman named Cordelia, although different birth dates indicate Cordelia Hutchins and Cordelia Litchfield were not the same person. Polly Coleman and her son, Perry (b. 1834), a bookkeeper, also lived with Atwood, Sr. during the 1860s. Members of the Litchfield family, including Henry, a son of Atwood, Jr., resided at the property until between 1886 and 1890.

As late as 1900 the house remained a two-family dwelling. That year entries appear in the census records for both 81 and 83 Forest Street. Later directories divide the house into three apartments – 81, 83, and 83A – and these numbers are used today by the Medford assessor to differentiate them. The house is shown as belonging to Maria C. Harkins on the 1900 map. However Harkins is not listed at census returns on the address, and no other information is known about her. In the 1900 census Daniel N. Howard, an apothecary, and his wife and son were listed at 81 Forest Street, while Ella S. Graves, her son and daughter, her sister, and a boarder, were all living in the other unit at 83 Forest Street. Howard had a store at 10 Main Street during his time of residency in the house. The Howards lived in the house until at least 1928. Ms. Graves, the resident of the other side in 1900, did not have an occupation, but her son Harold was an architect, her daughter Edith a stenographer, and her sister Hepsie N. Symmes was an assistant librarian. The Graves family moved a few years after 1900, and it is unclear who lived in the other unit for several years after that.<sup>2</sup>

Both apartments were listed as vacant in 1930, but by 1938 a third apartment had been created with residents in all three. In 81 Forest Street was Edward J. Finnegan, a teacher at Medford High School, and his wife Helen G. At 83 Forest Street were Joseph M. and Gladys M. Reagan. Reagan was involved in menswear sales, and was one of the proprietors for W. F. Leahy & Co., a men's store on Main Street. Elizabeth Campbell was living in the third apartment, 83A Forest Street; no occupation is given for her. Census records from 1930 and 1940 for the Finnegans, Reagans, and Campbells show that they were living at different addresses and were thus not long-term tenants of the Litchfield House.

A deed recorded in 1955 lists Edward A. and Lennie M. Bowen selling the property to E. A. Bowen Company. No previous deed is listed, so it is unclear when the Bowens acquired the property. Directory and census records from the 1930s list the Bowens living in Malden, with Mr. Bowen a music publisher, instrument dealer, and insurance agent. The Bowens owned the property until 1979, likely renting out the separate apartments. Two other sets of owners held the house before it was converted into three condominiums in 2007 and given the name "Litchfield House Condominiums."

**BIBLIOGRAPHY and/or REFERENCES**Maps1855 Henry F. Walling, *Map of the Town of Medford, Middlesex County, Mass.*1875 F. W. Beers, *County Atlas of Middlesex, Massachusetts.*1889 Geo. H. Walker & Co., *Atlas of Middlesex County, Massachusetts.*1898 Geo. W. Stadly & Co., *Atlas of the City of Medford, Middlesex County, Mass.*1900 Geo. W. Stadly & Co., *Atlas of Middlesex County, Massachusetts, Volume 1.*

Sanborn Insurance Atlas 1903, 1910, 1936, 1950

Unpublished Sources

Federal Census, 1830, 1840, 1850, 1860, 1900, 1910, 1920, 1930, 1940

Massachusetts State Census, 1865

1872, 1874, 1888, 1902, 1924, 1930, 1938 Medford directories

Herzan, J. and B. R. Pfeiffer. "MDF.53 – Atwood Litchfield Jr. House," Massachusetts Historical Commission Building Inventory Form. For the City of Medford, 1974.

Middlesex South Registry of Deeds Book 8500, Page 359; 13841/78; 14624/101; 46570/208; 50361/580

<sup>1</sup> William Schouler, *A History of Massachusetts in the Civil War, Vol. II, Towns and Cities* (the author, 1871) p. 429.

<sup>2</sup> Although 1910 and 1920 census records have been found for the Howard family, their information was taken out of order, making it difficult to find the records for the other apartment.



INVENTORY FORM B CONTINUATION SHEET

MEDFORD

81 FOREST STREET

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	MDF.53
--	--------



The south elevation is identical to the north elevation.



# INVENTORY FORM B CONTINUATION SHEET

MEDFORD

81 FOREST STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MDF.53

*[If appropriate, cut and paste the text below into an inventory form's last continuation sheet.]*

## National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☒ Individually eligible      ☐ Eligible **only** in a historic district
- ☒ Contributing to a potential historic district      ☐ Potential historic district

Criteria:    ☒ A    ☐ B    ☒ C    ☐ D

Criteria Considerations:    ☐ A    ☐ B    ☐ C    ☐ D    ☐ E    ☐ F    ☐ G

Statement of Significance by John D. Clemson  
*The criteria that are checked in the above sections must be justified here.*

The Atwood Litchfield Duplex at 81-83 Forest Street (1840-1850) is an exceptionally well-preserved early representative example of a Greek Revival style purpose-built back-to-back duplex. The house was constructed by and associated with a prominent local carpenter. Further research may identify additional attributions to its first owner and resident, for whom it is named. It is eligible for listing under criteria A and C at the local level and would contribute to a potential district comprised of Forest Street and the Bradlee-Hall Estates Area (MDF.L), and retains integrity of workmanship, design, materials, association, location, setting, and feeling.

The south end of Forest Street from Medford Square in the south to the Westfield Road/Valley Street intersection in the north has been the location of many of the residences of Medford's elite citizens since the early 18<sup>th</sup> century, many of whom played definitive roles in the city's and region's economic, industrial and cultural development. These figures included members of the Bradlee, Cotting, Hall, Lawrence, Manning, Wade and Wright families, among others. It is eligible under criteria A and C at the local level as a potential National Register historic district. This area is related, in terms of its social and architectural history, to the adjacent Bradlee-Hall Estates area (MDF.L), which further research may determine should be combined with it into a single district. Although many of the estates that once lined the street have been lost to later layers of development, several survive. The most important, the Joseph K. Manning House (MDF.75), is individually listed on the National Register. Some of the sites that replaced earlier layers of development are historically significant in their own right, including the United States Post Office (MDF.340) and Old High School (MDF.91), both also previously individually listed. Later residential development in the area that took place between the late-19<sup>th</sup> through early 20<sup>th</sup> centuries has both social and architectural significance as well, reflecting Medford's development history as a thriving Boston suburb. In spite of the degree of loss and renewal, the area retains integrity of workmanship, design, materials, association, location, setting, and feeling.



# FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

K 10 18	Boston North	L	MDF.228
---------	-----------------	---	---------

**Town/City:** Medford

**Place:** (*neighborhood or village*): Forest Street

## Photograph



**Address:** 82 Forest Street

**Historic Name:** Maurice J. and Catherine T. Freeman House

**Uses:** Present: office

Original: single-family residential

**Date of Construction:** 1909

**Source:** permits, deeds, maps

**Style/Form:** Colonial Revival

**Architect/Builder:** Architect: James T. Ball

## Exterior Material:

Foundation: random ashlar stone

Wall/Trim: stucco

Roof: asphalt shingle

**Outbuildings/Secondary Structures:** detached garage

**Major Alterations** (*with dates*): Side porch enclosure by 1936; most sash replaced, recent decades.

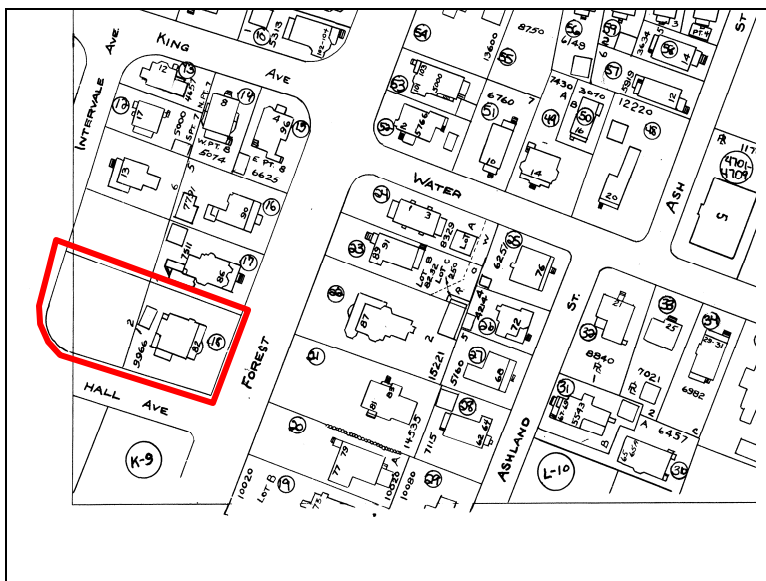
**Condition:** Good

**Moved:** no ☒ yes ☐ **Date:**

**Acreage:** 0.23 acre

**Setting:** Dense residential streetscape with a mix of elaborate housing for the elite mixed with later two-family in-fill dating to the late-19<sup>th</sup> through early 20<sup>th</sup> centuries.

## Locus Map (*north is up*)



**Recorded by:** John D. Clemson

**Organization:** Medford Historical Commission

**Date** (*month / year*): March 2020



# INVENTORY FORM B CONTINUATION SHEET

MEDFORD

82 FOREST STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MDF.  
L

MDF.228

☒ Recommended for listing in the National Register of Historic Places.

*If checked, you must attach a completed National Register Criteria Statement form.*

## ARCHITECTURAL DESCRIPTION:

The Freeman House, constructed in 1909, is a large-scale, elaborate and well-preserved example of the Colonial Revival style. At two full stories under a high hipped roof, the house covers a rectangular 42-by-35-foot footprint. The third-floor garret is lit by large hipped dormers with multiple lights on each facet of the roof. Additional massing is provided by a 10-by-20-foot two-story side porch extending from the rear pile of the left (south) side elevation. Sanborn maps indicate the porch was open prior to 1936 but the upper level may originally have served as a sleeping porch, a common feature of houses of this period. A much smaller bay centered on the forward pile of the right elevation may originally have been well lit but currently has no windows. The building's generous dimensions, center entry and fenestration pattern, consisting of tri-part picture windows in the first level of the façade, suggest a formal, symmetrical plan with a broad central hall flanked by at least three large reception spaces to either side and service spaces to the rear.

The house appears to retain considerable original building fabric. According to building department records the stucco cladding is original. The most prominent character-defining feature is the deep but relatively narrow entrance porch centered on the façade. This elaborate structure projects forward in two stages approximately 16 feet, terminating in a demi-lune at the front. It is supported by paired Tuscan columns at the half-way point and single matching columns at the tip of the demi-lune. It is flanked by open, uncovered piazzas and both the base and upper balcony are enclosed in turned balustrades held in place by solid piers capped by large urns. The other foci of decoration are the main entry and cornice. The entry, somewhat visible within a carefully concealed recent glass and aluminum airlock, appears to retain its sidelights, elliptical transom, casings and door. The deep cornice includes a denticulated freeze board and mutules that undergird a deep overhang. Although much of the sash has been replaced during recent decades with vinyl, the casings and hoods on the façade appear to survive. And the large, elaborate, tri-part windows that flank the main entrance also retain pilasters, denticulated hood, and leaded transom lights. Minor alterations include the side porch enclosure mentioned above and the possible reconfiguration of the rear elevation and the addition of a fire escape there.

The house is sited at a deep setback on a modest lot facing southeast toward Forest Street. Early in its history the property was expanded through the acquisition of the lot directly behind (see narrative). Landscaping includes open lawn and specimen bushes and a flagpole is located near the southeast corner of the lot. Currently the rear section of the garden is filled with asphalt parking and a detached, stuccoed, single-bay, hip-roofed garage, permitted in 1911 and enlarged in 1917, located near the house.

## HISTORICAL NARRATIVE

Much of the land on the west side of Forest Street between Porter Road to the south and the Middlesex Fells to the north were held by members of the Hall family from the 18<sup>th</sup> through the late 19<sup>th</sup> century according to previous research by Pfeiffer and Guzik. Pfeiffer describes a "trust estate" established by Dudley Hall for the benefit of his children, Dudley C., Horace D. and Hephsa Bradlee, the wife of Frederick H. Bradlee, in 1855 and recorded in the late 1860s after Dudley Hall's death. Reference to this instrument, which describes a 10-acre-plus property, and the 1855 Walling map of Medford reproduced below bears this scenario out. It is also supported by more recent research by Sharon Guzik, a volunteer to the Medford Historical Commission.<sup>1</sup>

Dudley Hall (1788-1868) was the scion of a prominent local family which played a key role in the industrial and economic development of Medford beginning in the early 18<sup>th</sup> century. Several generations resided on the north side High Street in a grouping of four high-style Georgian mansions, only one of which survives: 43/ 45 High Street (MDF.30). Among the family's enterprises were mercantile shipping, real estate, farming and the manufacture of rum, which Dudley Hall later conveyed to Daniel Lawrence during the 1830s (see MDF.AO). His sons Dudley Cotton Hall (1818-1899) and Horace Dudley Hall (1831-

<sup>1</sup> MDF.L, 1976; Sharon Guzik, volunteer to the Medford Historical Commission, Hall Park Plan file, 2020; MCSRD 713:571 (1855).



**INVENTORY FORM B CONTINUATION SHEET**

MEDFORD

82 FOREST STREET

**MASSACHUSETTS HISTORICAL COMMISSION**

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MDF.  
L

MDF.228

1904) both engaged in merchandising tea in Boston under the name Dudley Hall & Co. and resided next to each other on the west side of Forest Street. Dudley C. Hall's ca. 1853 house survives at 14 Woodland Avenue (MDF.21).<sup>2</sup>

In 1889 the firm of Dudley Hall & Co. and Dudley C. Hall personally went bankrupt when they became overextended with bad credit. In June of 1891 his estate on Forest Street was sold to a syndicate of investors that included successful local builders, real estate developers and speculators Lewis H. Lovering, Harvey A. Hopkins, James O. Goodwin, J. William Rockwell, and William P. Clark, among others. Together they formed a trust for their benefit whose trustees were another group of locally prominent citizens that included Ephraim Adams, Walter F. Cushing, and James P. Abbott, the minister of the Baptist Church. In August the trustees filed a subdivision plan, reproduced below, which shows the former Hall estate and former home of Dudley C. Hall.<sup>3</sup>

Six months later in December of 1891 the subject property, identified as lot 1 on a plan of "Hall Park," was acquired by Emmie (Nelson) Cleaves, the wife of Dr. James E. Cleaves of Medford, from the trustees of Hall Park. There is no evidence, however, that Cleaves made any improvements to the property and during the sixteen years she owned it the family resided at 8 Salem Street (MDF.1123). There may have been a strong social connection that brought the property to their attention: their 1882 marriage was officiated by the Rev. James P. Abbott of the Baptist church, a trustee for Hall Parks' owners. An unusual covenant to their deed "...stipulated the grantee for himself and his heirs and assigns agree to dress and keep in good condition the lawn between the granted premises and the road bed of said Hall Avenue and to keep the grass on said lawn properly cut and trimmed."<sup>4</sup>

In 1907 the property was acquired by Maurice J. Freeman from Cleaves. Two years later Freeman acquired a second lot from William P. Clark, No. 2 on the 1891 plan, which remains part of the property. In October of 1909 a permit was granted to owner Catherine F. Freeman, Maurice's wife, to build a single-family, 2½-story dwelling, "cement plastered," at an estimated cost of \$8,000. The building was described as 41x35 feet at a 45-foot height with a "gambrel" roof, an evidently erroneous description of the hip that was executed. The architect was identified as James F. Ball. However a permit to construct a garage shortly afterward lists James T. Ball as the architect, suggesting the main-house permit was a typographical error (the identity of a "James F. Ball" could not be ascertained). James Turner Ball (born ca. 1870) was a native of Derby Line, Vermont, and a graduate of M.I.T. in 1886. According to several sources he served as the architect of the City of Boston Fire Department for 36 years from ca. 1891 to 1927, when he transferred to the school department. According to research by Frontiero and Smiledge

MACRIS contains three buildings in Boston...the Engine #7 Fire House; the Classical Revival-style Fenmore Apartments on Boylston Street (1914; BOS.7354), and the Colonial Revival-style John Forst Jr. Four-Family House in West Roxbury (1914; BOS.10794). He may also have designed the Puritan Theatre in the South End (1911; not extant), which is attributed to James S. Ball...Ball seems to be best known for designing multi-family homes, his work being featured in the early 20<sup>th</sup> century pattern book "Two-Family and Twin Houses," published by *Architects and Builders Magazine*. Shand-Tucci describes Ball as "one of the most influential" of "several architects [who] made a distinct specialty of three-decker design, providing plans of excellent quality for builders

<sup>2</sup> See: *Memorial Biographies of the New England Historic Genealogical Society, Vol. VI* (The Society, 1905) pp. 298-299; Eliza M. Gill, "Looking Backwards, Mr. Hall," *Medford Historical Register, Vol. XV* (The Society, July, 1912); A.P.J., "Horace Dudley Hall," *Medford Historical Register, Vol. IX* (The Society, Jan.-Apr., 1906) pp. 44-45.

<sup>3</sup> Hall bankruptcy: *Boston Daily Globe*, Oct. 27, 1889, p. 2; *The Northeastern Reporter, Vol. 34, Containing all the Current Decisions of the Supreme Courts of Mass., OH, IL, IN, June 9 – Nov. 17, 1893* (West Publishing Co., 1893) p. 564; MCSRD 2059:179-181 (1891); further references a deed from Hall to the trust but without a book or page reference; Lovering: see MDF.1103; Hopkins: see MDF.1736; Goodwin: see MDF.179; Rockwell: see MDF.L; Clark: see MDF.BD; Adams: see MDF.1807; Cushing: see MDF.1228-1229 and MDF.AV; Abbott: see: Mrs. J.M.G. Plummer, "The Baptist Church of Medford," *The Medford Historical Register, Vol. VI* (Medford Historical Society, Jul. 1903) p. 56 and MDF.1201 (descendants).

<sup>4</sup> MCSRD 2092:402 (1891); Dr. James Edwin Cleaves (1853-1915), a native of Somerville, was a Harvard-trained (1876 and 1879) physician and surgeon. He practiced and resided at 8 Salem Street for 35 years. In 1915, distraught at being forced to move out of the building, which was scheduled to undergo renovation and conversion to commercial use, he committed suicide: *Boston Daily Globe*, Jun. 21, 1915, p. 1, "Dr. E.J. Cleaves Commits Suicide, Medford Health Board's Ex-Chairman Stabs Himself With Surgeon's Knife;" Ancestry: vital records, birth, marriage (to Emmie S. Nelson); 1880, 1900 Federal Census.



# INVENTORY FORM B CONTINUATION SHEET

MEDFORD

82 FOREST STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MDF.  
L

MDF.228

and developers and subsequently publishing them.” (Shand-Tucci: 127). An accompanying illustration depicts a large and high-style Colonial Revival three-decker near Franklin Field in Dorchester ca. 1908.<sup>5</sup>

The initial owner/ occupant Maurice Freeman (1871-1950) was a native of the Charlestown section of Boston. Both parents were natives of Ireland. Both he and his father of the same name were grocers. With his brother, Thomas, Freeman operated Freeman Bros. Co., a wholesale grocer and liquor dealer that was located at Sullivan Square in Charlestown. He married Catherine Tracy of Dedham in 1903. By 1930 he held the occupation of proprietor of a garage. The property was owned and occupied by the Freemans until 1959, when the widow Catherine T. Freeman sold it. Subsequent owners included George P. and Claire D. Trodella (1959-1969) and Robert Querze, a dentist, and Pauline A. Querze (1969-1997), who sold it to the current owners.<sup>6</sup>

## BIBLIOGRAPHY and/or REFERENCES

Maps and atlases:

- 1855 H.F. Walling. “Map of Medford....”
- 1875 F. W. Beers, *County Atlas of Middlesex, Massachusetts*.
- 1880 O. H. Bailey [Bird's Eye View of] Medford.
- 1889 Geo. H. Walker & Co., *Atlas of Middlesex County, Massachusetts*.
- 1898 Geo. W. Stadly & Co., *Atlas of the City of Medford....*
- 1900 Geo. W. Stadly & Co., *Atlas of Middlesex County, Massachusetts, Volume 1*.
- 1892, 1897, 1903, 1910, 1936, 1936-1950 Sanborn Insurance Atlases.

Ancestry.com: see footnotes

Charles Brooks and James M. Usher, *History of the Town of Medford, Middlesex County, Massachusetts, From its First Settlement in 1630 to 1855; Revised, Enlarged and Brought Down to 1885* (Rand, Avery & Co., 1886).

Middlesex County South Registry of Deeds, in notes as MCSRD book:page (date).

Medford Building Department records courtesy of Medford Historical Commission member Ryan Hayward, 2019.

<sup>5</sup> BOS.1695, Frontiero and Smiledge, 2009; According to the *Boston Globe*, Mar. 30, 1923, p. 21, he submitted drawings for a new Fire Alarm Headquarters Building to be sited on the Fenway near Boylston Street (BOS.7286), but a different design by O'Connell and Shaw was adopted. The *Globe* article included a rendering of his proposal.

<sup>6</sup> MCSRD 3325:306 (1907); 3463:349 (1909); 3620:636 (1911); 9364:185 (1959); 11639:32 (1969); 11942:595 (1971); 25089:235 (1994); 276252:343 (1997); Ancestry: vital records, birth, marriage; 1880, 1910, 1920, 1930 Federal Census; 1938 Medford city directory; *Boston Herald*, Mar. 9, 1901, p. 11 (liquor license).



INVENTORY FORM B CONTINUATION SHEET

MEDFORD

82 FOREST STREET

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s)	Form No.
MDF. L	MDF.228



1855 Walling map of Medford showing Hall holdings on Forest Street.



# INVENTORY FORM B CONTINUATION SHEET

MEDFORD

82 FOREST STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

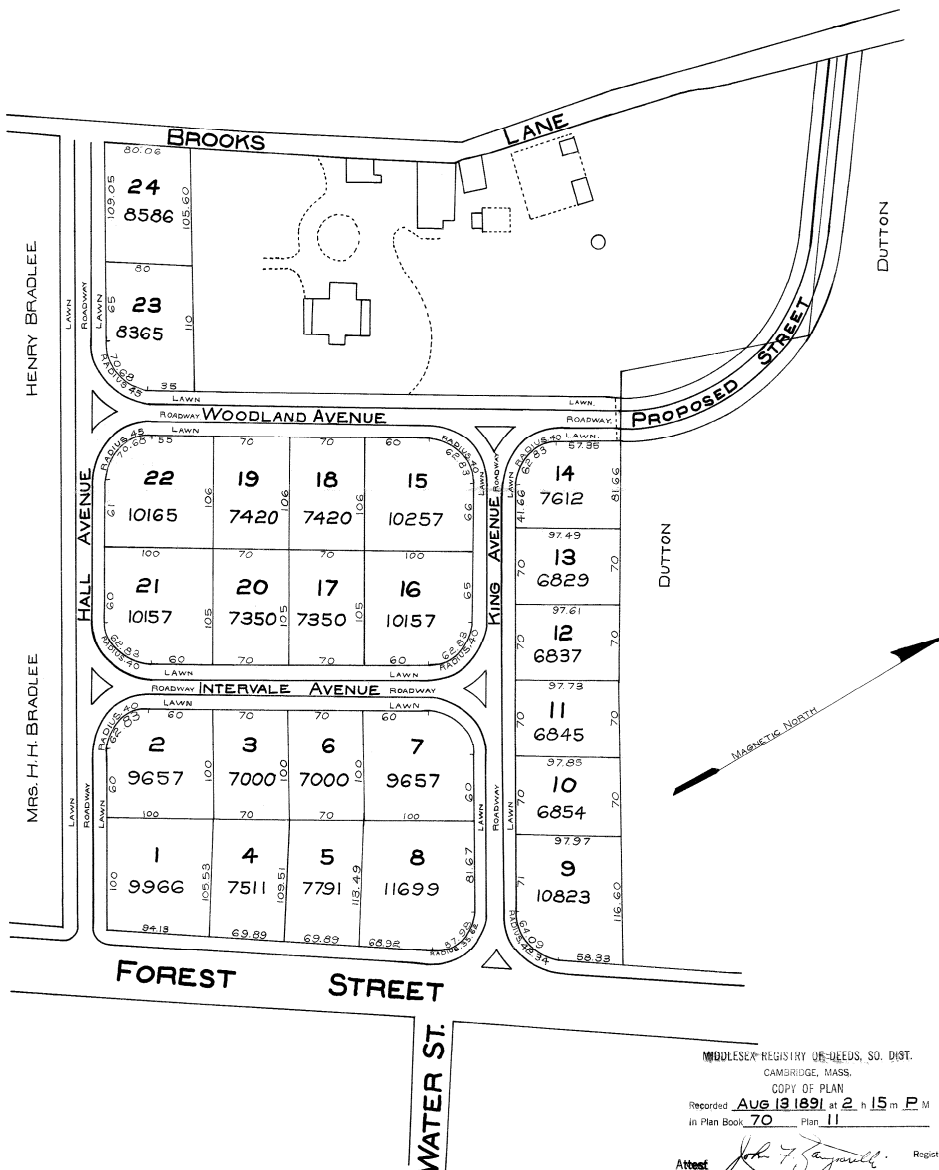
Area(s) Form No.

MDF.  
L

MDF.228

PLAN OF  
HALL PARK  
MEDFORD  
BELONGING TO  
JAMES P. ABBOTT ETALS, TRUSTEES  
SCALE 50 FEET = 1 INCH JULY 1891  
J.O. GOODWIN SURVEYOR MEDFORD

ORIGINAL ON FILE  
SCALE OF THIS PLAN 1 IN = 60 FT.



MCSRD 70:11, 1891 showing the Hall Park subdivision. The subject property includes lots 1 and 2.



INVENTORY FORM B CONTINUATION SHEET

MEDFORD

82 FOREST STREET

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s)    Form No.

MDF. L	MDF.228
-----------	---------





# INVENTORY FORM B CONTINUATION SHEET

MEDFORD

82 FOREST STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MDF.  
L

MDF.228

*[If appropriate, cut and paste the text below into an inventory form's last continuation sheet.]*

## National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☐ Individually eligible      ☒ Eligible **only** in a historic district
- ☐ Contributing to a potential historic district      ☐ Potential historic district

Criteria:    ☒ **A**    ☐ **B**    ☒ **C**    ☐ **D**

Criteria Considerations:    ☐ **A**    ☐ **B**    ☐ **C**    ☐ **D**    ☐ **E**    ☐ **F**    ☐ **G**

Statement of Significance by John D. Clemson and Claire W. Dempsey

*The criteria that are checked in the above sections must be justified here.*

The subject building is representative of a second phase of development as a fashionable residential boulevard that took place along Forest Street during the late-19<sup>th</sup> through early 20<sup>th</sup> centuries. The length of Forest Street from Medford Square in the south to Roosevelt Circle in the north had been the location of many of the residences of Medford's elite citizens since the early 18<sup>th</sup> century, many of whom played definitive roles in the city's and region's economic, industrial and cultural development. These figures included members of the Bradlee, Cotting, Hall, Lawrence, Manning, Wade and Wright families, among others. This area is related, in terms of its social and architectural history, to the adjacent Bradlee-Hall Estates area (MDF.L), which further research may determine should be combined with it into a single district. Although many of the estates that once lined the street have been lost to later layers of development, several survive. The most important, the Joseph K. Manning House at 35-37 Forest Street (MDF.75, 1875-1876), is individually listed on the National Register (4/7/1989). Other surviving examples from this early phase of development include the Dudley C. Hall House at 16 Woodland Avenue (MDF.21, ca. 1853), the Dudley H. Bradlee House at 21 Ashcroft Road (MDF.22, 1877) and the Henry Bradlee, Jr. House at 11 Turrell Road (MDF.25, 1881-1882). The final two are both attributed to Peabody and Stearns. Some of the sites that replaced earlier layers of residential development are historically significant in their own right, including the United States Post Office (MDF.340) and Old High School (MDF.91), both also previously individually listed. During the decades between 1890 and 1920 a second phase of development characterized by a higher density took place when the former estates of the Bradlee, Hall and Wait families, among others, were subdivided and comfortable suburban villas were constructed for local and Boston-based merchants, manufacturers and entrepreneurs. At roughly the same time ca. 1900 multi-family alternatives began to be introduced by speculative developers. Research has identified many of these developers, and their builders and architects have been identified through ongoing research. The area is eligible under criteria A and C at the local level as a potential National Register historic district for its associations with local elites who played key roles in the city's historical development and for the distinction of its architecture. Areas of significance include architecture, community planning and development, and social history. In spite of the degree of loss, renewal, and alterations common to recent decades including sash and siding replacement, the area retains integrity of workmanship, design, materials, association, location, setting, and feeling.



# FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

K 10 17	Boston North	L	MDF.229
---------	-----------------	---	---------

**Town/City:** Medford

**Place:** (*neighborhood or village*): Forest Street

## Photograph



**Address:** 86 Forest Street

**Historic Name:** John Willis Baer House

**Uses:** Present: single-family residential

Original: single-family residential

**Date of Construction:** ca. 1892

**Source:** deeds, maps

**Style/Form:** Queen Anne/ end house

**Architect/Builder:** possibly Harvey A. Hopkins as architect and builder

## Exterior Material:

Foundation: not visible

Wall/Trim: vinyl/ vinyl

Roof: asphalt shingle

**Outbuildings/Secondary Structures:** Attached gabled wing and detached garage.

**Major Alterations** (*with dates*): Siding and sash, left-wing addition and partial porch enclosure, recent decades.

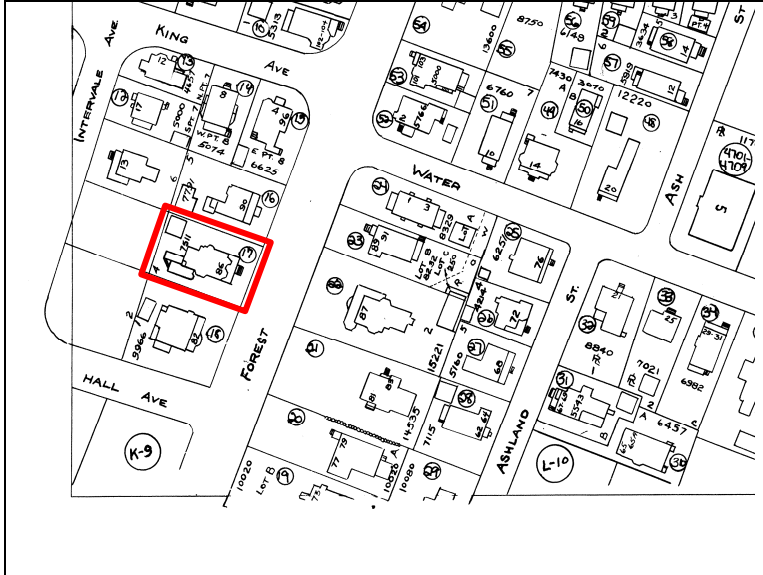
**Condition:** Fair

**Moved:** no ☒ yes ☐ **Date:**

**Acreage:** 0.17 acre; 7,511 square feet

**Setting:** Dense residential streetscape with a mix of elaborate housing for the elite mixed with later two-family in-fill dating to the late-19<sup>th</sup> through early 20<sup>th</sup> centuries.

## Locus Map (*north is up*)



**Recorded by:** John D. Clemson

**Organization:** Medford Historical Commission

**Date** (*month / year*): March 2020



# INVENTORY FORM B CONTINUATION SHEET

MEDFORD

86 FOREST STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

L

MDF.229

☒ Recommended for listing in the National Register of Historic Places.

*If checked, you must attach a completed National Register Criteria Statement form.*

## ARCHITECTURAL DESCRIPTION:

The Baer House, constructed ca. 1892, is an elaborate representative example of the Queen Anne style of the end house type at two-and-a-half stories under a front-facing gabled roof. Although moderately altered by the recent application of vinyl siding, it remains a legible and complex example of the style and serves as a character-defining component of the earliest phase of development of the Hall Park subdivision. Its defining characteristics include multiple projecting elements such as a cornice-height octagonal tower in the front-right (northeast) corner balanced against a two-story canted bay in the left half of the façade. Projecting bays are located to each side of the gabled main body within the rear pile. The left bay is a shallower, cornice-height canted bay capped by a gable while the right bay is deeper with a rectangular, gabled upper-level overhanging a canted bay at the base. A deep porch wraps around the façade and right side to fill the re-entrant angle on that side of the house. The porch is entered by a center stoop demarcated by a gable in the porch roof that leads to a center entry. The rear-right corner of the porch was enclosed during the 20<sup>th</sup> century with a continuous line of windows facing right. This may be the work described as an “additions” on a building permit dated 1934.

Despite having undergone a vinyl siding application the house retains decorative brackets in each of the side bays and most of the porch trim, including balustrade, smooth Tuscan columns paired at the main entry, and wood trim. Additional original wood trim, including molded cornice and rake board, may survive under vinyl panning. Some sash, including two-over-two in the upper stories, and the main front door, appear to survive.

The house is sited at a modest setback on a minimal suburban lot facing east toward Forest Street. A more-recent addition extends from the left-rear corner of the original house. This wing is massed in a manner similar to a garage with a forward-facing gable and is attached to the rear pile by a narrow, flat-roofed hyphen. An early 20<sup>th</sup>-century detached, wood-frame, two-bay garage with a hipped roof is located in the rear right corner of the lot reached by a broad asphalt drive. Landscaping includes open lawn and foundation plantings.

## HISTORICAL NARRATIVE

Much of the land on the west side of Forest Street between Porter Road to the south and the Middlesex Fells to the north were held by members of the Hall family from the 18<sup>th</sup> through the late 19<sup>th</sup> century according to previous research by Pfeiffer and Guzik. Pfeiffer describes a “trust estate” established by Dudley Hall for the benefit of his children, Dudley C., Horace D. and Hephsa Bradlee, the wife of Frederick H. Bradlee, in 1855 and recorded in the late 1860s after Dudley Hall’s death. Reference to this instrument, which describes a 10-acre-plus property, and the 1855 Walling map of Medford reproduced below bears this scenario out. It is also supported by more recent research by Sharon Guzik of the Medford Historical Commission.<sup>1</sup>

Dudley Hall (1788-1868) was the scion of a prominent local family which played a key role in the industrial and economic development of Medford beginning in the early 18<sup>th</sup> century. Several generations resided on the north side High Street in a grouping of four high-style Georgian mansions, only one of which survives: 43/ 45 High Street (MDF.30). Among the family’s enterprises were mercantile shipping, real estate, farming and the manufacture of rum, which Dudley Hall later conveyed to Daniel Lawrence during the 1830s (see MDF.AO). His sons Dudley Cotton Hall (1818-1899) and Horace Dudley Hall (1831-1904) both engaged in merchandising tea in Boston under the name Dudley Hall & Co. and resided next to each other on the west side of Forest Street. Dudley C. Hall’s ca. 1853 house survives at 14 Woodland Avenue (MDF.21).<sup>2</sup>

In 1889 the firm of Dudley Hall & Co. and Dudley C. Hall personally went bankrupt when they became overextended with bad credit. In June of 1891 his estate on Forest Street was sold to a syndicate of investors that included successful local

<sup>1</sup> MDF.L, 1976; Sharon Guzik, Medford Historical Commission, Hall Park Plan file, 2020; MCSRD 713:571 (1855).

<sup>2</sup> See: *Memorial Biographies of the New England Historic Genealogical Society, Vol. VI* (The Society, 1905) pp. 298-299; Eliza M. Gill, “Looking Backwards, Mr. Hall,” *Medford Historical Register, Vol. XV* (The Society, July, 1912); A.P.J., “Horace Dudley Hall,” *Medford Historical Register, Vol. IX* (The Society, Jan.-Apr., 1906) pp. 44-45.



**INVENTORY FORM B CONTINUATION SHEET**

MEDFORD

86 FOREST STREET

**MASSACHUSETTS HISTORICAL COMMISSION**

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

L	MDF.229
---	---------

builders, real estate developers and speculators Lewis H. Lovering, Harvey A. Hopkins, James O. Goodwin, J. William Rockwell and William P. Clark, among others. Together they formed a trust for their benefit whose trustees were another group of locally prominent citizens that included Ephraim Adams, Walter F. Cushing and James P. Abbott, the minister of the Baptist Church. In August the trustees filed a subdivision plan, reproduced below, which shows the former Hall estate and former home of Dudley C. Hall.<sup>3</sup>

Evidence suggests the Baer House was the first building constructed in the Hall Park subdivision decades before the rest of the area was successfully built out during the early 20<sup>th</sup> century. Circumstances suggest it was built on speculation and may have been intended as a model for the rest of the subdivision. In a complex series of transactions in 1892 a mortgage was arranged by two of the trustees, Cushing and Abbot, with the trustees of the estate of Francis M. Holmes of Boston. The mortgagor, the trustee of Holmes' estate, acquired lot 4 for consideration of \$1,877 and immediately took a mortgage of \$4,000 from Cushing and Abbott. When Cushing, who shortly afterward acquired complete control of the property, sold it to the initial owner and occupant John Willis Baer the following September, the property was described "with buildings thereon" and Baer agreed to assume the outstanding \$4,000 mortgage. This instrument also contained extensive restrictive language including the limitation of uses for 20 years from "...any trade or calling whatever except that of a physician, or for a stable or other than a private stable...or...for a liquor drinking establishment." It also required 20-foot setbacks and that buildings cost not less than \$3,500.<sup>4</sup>

The appearance of the house, including its massing, style and plan, as well as the circumstances of its early ownership, strongly suggests it could have been designed and built by one of the Hall Park Trust's beneficiaries (owners), Harvey A. Hopkins. Hopkins (1856-1910) was a native of Franconia, New Hampshire. According to his obituary, census returns, and other records he was active as a carpenter, builder, and contractor in Medford for 60 years and "...built many houses in the Wellington and other parts of East Medford." Between 1906, when he was appointed by "Mayor Brewer," and 1913, he served the city as inspector of buildings. Hopkins' own house at 187 Middlesex Avenue in Wellington (MDF.1736) strongly resembles the subject building.

The grantee and initial owner/ occupant, John W. Baer (1861-1931) was the national secretary of the United Society of Christian Endeavor, headquartered in Boston, a non-denominational world-wide group that had grown to 25,000 member societies with 1.5 million members by 1893, most among protestant denominations. Founded in 1881 by the Rev. Dr. Francis E. Clark (1851-1927), a Congregationalist minister, the Society "...was planned with a view to retaining the converts and holding their interest in an active way." A central tenet of the organization was abstinence from alcohol. After Baer resigned his position in 1902 he had a successful career in southern California in banking and as president of Occidental College in Pasadena.<sup>5</sup>

In 1899 he sold the house to sisters Carrie F. and Nettie L. Gammell. Although the house was held in the sister's names and by Carrie individually after 1906, the household included their parents John Henry Gammell (1835-1915), a Charlestown saloon keeper and restaurateur, and Eliza J. (Mayhew, born 1832), and later Nettie's husband, John M. Colby (born ca. 1870), an insurance inspector. Carrie F. Gammell (born Aug., 1861) was a school teacher in the Charlestown district. She owned the property until 1925, after which the sisters moved to 10 Water Street. Afterward the property changed hands roughly every ten years. Subsequent owners included Susan E. Fitzpatrick, the wife of John J. Fitzpatrick, Jr. (1925-1933); J. Lawrence and Helen Golden (1933-1945); Edward A. and Ann W. McCarthy (1945-1960); and Robert D. and Elizabeth A. Collins (1960-1995), who sold it to the current owner. In 1926 the detached garage was built by then-owner Susan E. Fitzpatrick. An addition was constructed, the nature of which is unclear but may have been the enclosure of the porch, in 1934 by then-owner, Dr. Lawrence J. Golden.<sup>6</sup>

<sup>3</sup> Hall bankruptcy: *Boston Daily Globe*, Oct. 27, 1889, p. 2; *The Northeastern Reporter*, Vol. 34, *Containing all the Current Decisions of the Supreme Courts of Mass., OH, IL, IN*, June 9 – Nov. 17, 1893 (West Publishing Co., 1893) p. 564; MCSRD 2059:179-181 (1891); further references a deed from Hall to the trust but without a book or page reference; Lovering: see MDF.1103; Hopkins: see MDF.1736; Goodwin: see MDF.179; Rockwell: see MDF.L; Clark: see MDF.BD; Adams: see MDF.1807; Cushing: see MDF.1228-1229 and MDF.AV; Abbott: see: Mrs. J.M.G. Plummer, "The Baptist Church of Medford," *The Medford Historical Register*, Vol. VI (Medford Historical Society, Jul. 1903) p. 56 and MDF.1201 (descendants).

<sup>4</sup> MCSRD 2103:442-445 (1892); 2127:540 (1892); 2222:430 (1893).

<sup>5</sup> MCSRD 2222:430 (1893); John Willis Baer: Ancestry: *Who's Who on the Pacific Coast* (1913, clipping), 1895-1900 Medford city directories, 1900 Federal Census (26 Hillside Avenue, Medford); *The Pittsburgh Press*, Feb. 9, 1931, p. 19 (obituary); U.S.C.E. founder the Rev. Dr. Francis E. Clark: *Boston Daily Globe*, May 27, 1927, p. 7 (obituary, source of quotation), Mar. 9, 1893, p. 9 (statistics on membership).

<sup>6</sup> MCSRD 2775:49 (1899); 3223:357 (1906); 4909:508 (1925); 5709:599 (1933); 6906:378 (1945); 9693:326 (1960); 25199:337 (1995); 53042:83 (2009); Ancestry: vital records, marriage (John H. Gammell to Leiza J. Mayhew, 1858); 1880, 1900, 1910, 1920, 1930 Federal



# INVENTORY FORM B CONTINUATION SHEET

MEDFORD

86 FOREST STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

L

MDF.229

## BIBLIOGRAPHY and/or REFERENCES

Maps and atlases:

1855 H.F. Walling. "Map of Medford...."

1875 F. W. Beers, *County Atlas of Middlesex, Massachusetts*.

1880 O. H. Bailey [Bird's Eye View of] Medford.

1889 Geo. H. Walker & Co., *Atlas of Middlesex County, Massachusetts*.

1898 Geo. W. Stadly & Co., *Atlas of the City of Medford....*

1900 Geo. W. Stadly & Co., *Atlas of Middlesex County, Massachusetts, Volume 1*.

1892, 1897, 1903, 1910, 1936, 1936-1950 Sanborn Insurance Atlases.

Ancestry.com: see footnotes

Charles Brooks and James M. Usher, *History of the Town of Medford, Middlesex County, Massachusetts, From its First Settlement in 1630 to 1855; Revised, Enlarged and Brought Down to 1885* (Rand, Avery & Co., 1886).

Middlesex County South Registry of Deeds, in notes as MCSRD book:page (date).

Medford Building Department records courtesy of Medford Historical Commission member Ryan Hayward, 2019.



Census; 1902 Medford city directory; *Boston Daily Globe*, Jan. 18, 1931, p. A22 (obituary, Mrs. Nellie L. Colby); Medford Building Department records.

*Continuation sheet 3*



# INVENTORY FORM B CONTINUATION SHEET

MEDFORD

86 FOREST STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

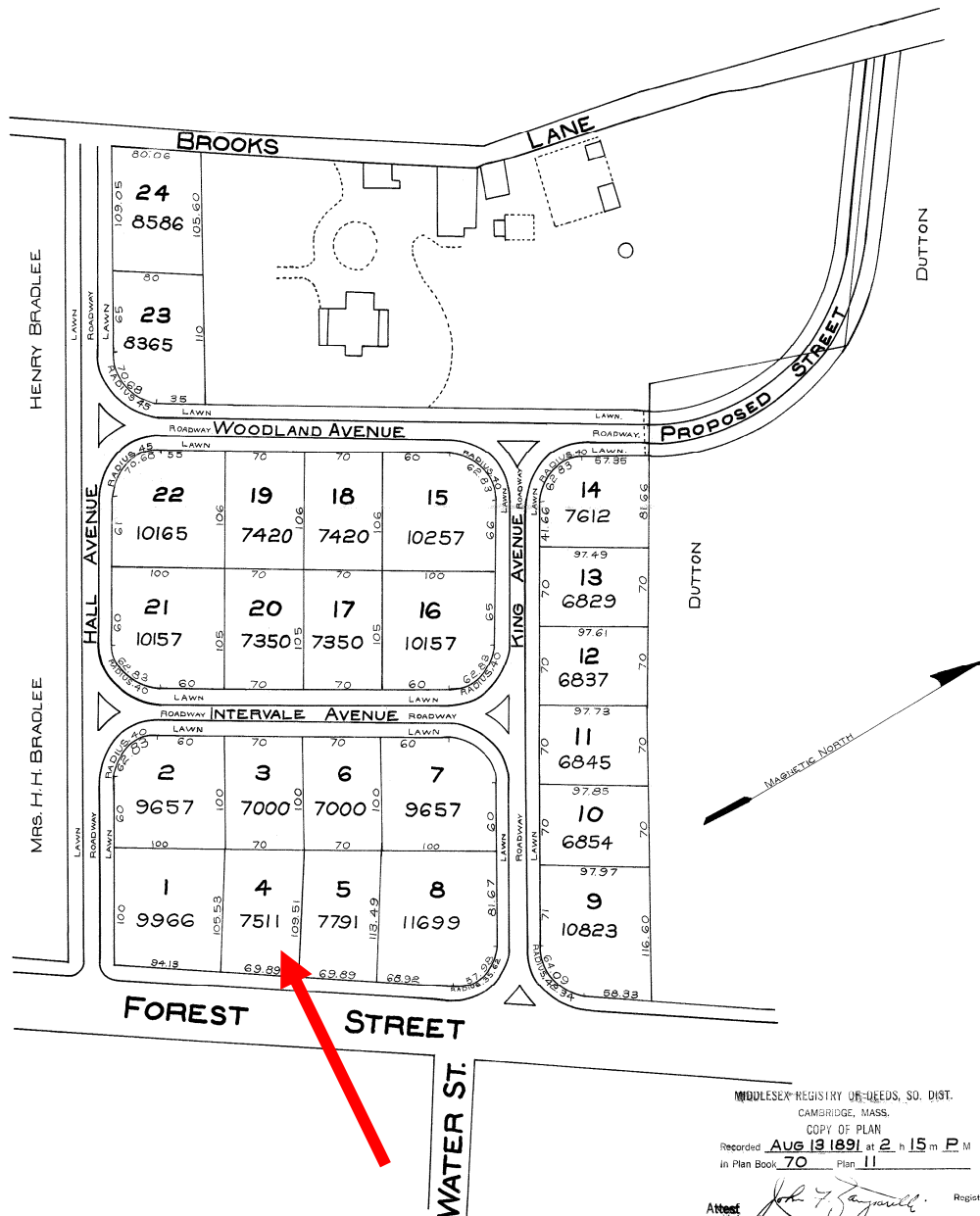
Area(s) Form No.

L

MDF.229

PLAN OF  
HALL PARK  
MEDFORD  
BELONGING TO  
**JAMES P. ABBOTT ET AL, TRUSTEES**  
SCALE 50 FEET = 1 INCH JULY 1891  
J.O. GOODWIN SURVEYOR MEDFORD

ORIGINAL ON FILE  
SCALE OF THIS PLAN 1 IN = 60 FT.



MIDDLESEX REGISTRY OR-DEEDS, SO. DIST.

CAMBRIDGE, MASS.

COPY OF PLAN

Recorded Aug 13 1891 at 2 h 15 m P M

In Plan Book 70 Plan 11

Attest

*John F. Fitzgerald*

Register

MCSR 70:11 (1891) showing the Hall Park subdivision. The subject property is lot 4 indicated by the red arrow.

Continuation sheet 4



# INVENTORY FORM B CONTINUATION SHEET

MEDFORD

86 FOREST STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

L	MDF.229
---	---------

*[If appropriate, cut and paste the text below into an inventory form's last continuation sheet.]*

## National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☐ Individually eligible      ☒ Eligible **only** in a historic district
- ☐ Contributing to a potential historic district      ☐ Potential historic district

Criteria:    ☒ **A**    ☐ **B**    ☒ **C**    ☐ **D**

Criteria Considerations:    ☐ **A**    ☐ **B**    ☐ **C**    ☐ **D**    ☐ **E**    ☐ **F**    ☐ **G**

Statement of Significance by John D. Clemson and Claire W. Dempsey

*The criteria that are checked in the above sections must be justified here.*

The subject building is representative of a second phase of development as a fashionable residential boulevard that took place along Forest Street during the late-19<sup>th</sup> through early 20<sup>th</sup> centuries. The length of Forest Street from Medford Square in the south to Roosevelt Circle in the north had been the location of many of the residences of Medford's elite citizens since the early 18<sup>th</sup> century, many of whom played definitive roles in the city's and region's economic, industrial and cultural development. These figures included members of the Bradlee, Cotting, Hall, Lawrence, Manning, Wade and Wright families, among others. This area is related, in terms of its social and architectural history, to the adjacent Bradlee-Hall Estates area (MDF.L), which further research may determine should be combined with it into a single district. Although many of the estates that once lined the street have been lost to later layers of development, several survive. The most important, the Joseph K. Manning House at 35-37 Forest Street (MDF.75, 1875-1876), is individually listed on the National Register (4/7/1989). Other surviving examples from this early phase of development include the Dudley C. Hall House at 16 Woodland Avenue (MDF.21, ca. 1853), the Dudley H. Bradlee House at 21 Ashcroft Road (MDF.22, 1877) and the Henry Bradlee, Jr. House at 11 Turrell Road (MDF.25, 1881-1882). The final two are both attributed to Peabody and Stearns. Some of the sites that replaced earlier layers of residential development are historically significant in their own right, including the United States Post Office (MDF.340) and Old High School (MDF.91), both also previously individually listed. During the decades between 1890 and 1920 a second phase of development characterized by a higher density took place when the former estates of the Bradlee, Hall and Wait families, among others, were subdivided and comfortable suburban villas were constructed for local and Boston-based merchants, manufacturers and entrepreneurs. At roughly the same time ca. 1900 multi-family alternatives began to be introduced by speculative developers. Research has identified many of these developers, and their builders and architects have been identified through ongoing research. The area is eligible under criteria A and C at the local level as a potential National Register historic district for its associations with local elites who played key roles in the city's historical development and for the distinction of its architecture. Areas of significance include architecture, community planning and development, and social history. In spite of the degree of loss, renewal, and alterations common to recent decades including sash and siding replacement, the area retains integrity of workmanship, design, materials, association, location, setting, and feeling.



# FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

K 10 22

Boston  
North

MDF.90

**Town/City:** Medford

**Place:** (*neighborhood or village*): Forest Street

## Photograph



**Address:** 87 Forest Street

**Historic Name:** Manning – Hall House

**Uses:** Present: three-family residential

Original: single-family residential

**Date of Construction:** 1894

**Source:** building permit, deeds, maps

**Style/Form:** Queen Anne/ complex

**Architect/Builder:** J.R. Hall/ Lewis H. Lovering

## Exterior Material:

Foundation: stone

Wall/Trim: vinyl/ vinyl

Roof: slate

**Outbuildings/Secondary Structures:** none

**Major Alterations** (*with dates*): Sleeping porch addition: 1906; porch alterations and expansions: 20<sup>th</sup> century and recent; siding and sash, recent decades.

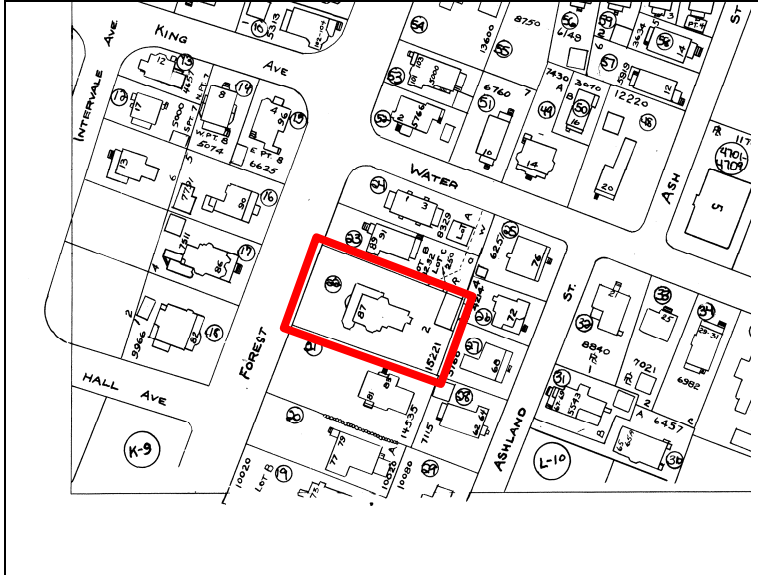
**Condition:** Fair

**Moved:** no ☒ yes ☐ **Date:**

**Acreage:** 0.36 acre

**Setting:** Dense residential streetscape with a mix of elaborate housing for the elite mixed with later two-family in-fill dating to the late-19<sup>th</sup> through early 20<sup>th</sup> centuries.

## Locus Map (*north is up*)



**Recorded by:** John D. Clemson

**Organization:** Medford Historical Commission

**Date** (*month / year*): April 2020



# INVENTORY FORM B CONTINUATION SHEET

MEDFORD

87 FOREST STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MDF.90

☒ Recommended for listing in the National Register of Historic Places.

*If checked, you must attach a completed National Register Criteria Statement form.*

## ARCHITECTURAL DESCRIPTION:

Although altered, the Manning-Hall House, 1894, remains a legible example of high-style Queen Anne design and serves as an important document of Forest Street's second phase of development as a fashionable residential boulevard during the late-19<sup>th</sup> through early 20<sup>th</sup> centuries. This large two-and-a-half story example has complex massing with multiple projecting elements around a 32-foot-square hip-block cube. The building is greatly expanded by a full-height rear ell 24 feet wide and 26 feet deep. The hipped roof is enlivened by large façade gables placed above the right half of the façade and on the rear piles of each side. Two-story canted bays are centered below each gable in the façade and right elevations, while the left-side gable projects somewhat to form a rectangular bay that projects over a third canted bay. On the left half of the upper story of the façade a broader canted bay balances that elevation's composition. The attic level is further lit by gabled dormers on each facet of the main and rear-ell roofs. Abundant liminal space is provided by a deep porch that fills the left half of the façade and wraps around the forward pile of the left side elevation. A sleeping porch and balcony was added to the upper level of the porch in 1906 and altered more recently judging by appearance.

Although a recent application of vinyl siding has obscured original surfaces, a number of details survive and remain visible. These include the elaborate carvings in the pediments over the porch stoop and dormers that seem to represent a deity flanked by rearing winged horses and floral motifs. Denticulated and molded rake boards survive in each of the building's many gables, as does the original slate roof and copper finials. A comparison of the 1976 and current photographs indicate that the paired and single Tuscan columns that previously supported the main porch and balcony have been lost to replacement by brick and cast-iron supports. This evidence could, however, support future restoration efforts. Other trim likely survives under vinyl panning at the casings, cornice and eave returns. Although original sash has been replaced, the original front door and casings, as well as a leaded-glass hall window to its left, appear to survive.

The house is sited at a deep setback on a generous double-width lot facing west toward Forest Street. A front garden landscaped with grass and mature foundation plantings is retained by a low cement wall capped with brick. A long asphalt drive leads along the north border to a large paved parking area to the rear. A low, gabled garden shed dating, based on appearance, to the 20th century, is sited near the rear-right corner of the property. A period atlas published in 1898 indicates the property originally filled the northwest corner of Forest and Water streets, where original owner Joseph K. Manning acquired additional property and cleared it of earlier buildings. Maps and building permits depict and reference an initial-build stable that was added to in 1906 and demolished in 1938. A series of garages were built in 1911 and 1939 but are not currently present.

## HISTORICAL NARRATIVE

A building permit was granted to then-owner Joseph K. Manning in 1894 to construct a house on Forest Street costing \$8,000 that matches the dimensions of the subject building. The builder was identified as L.H. Lovering and the architect J.R. Hall (more below). This is important because other records place Manning in more than one location on Forest Street during the 1880s through 1900, and he apparently lived at this location before the current house was built (period maps depict a building on the site as early as 1855). Maps identify the earlier owners of the property as B.R. Teele (Benjamin Royal Teele, 1855, who resided at 13 Pearl Street), who acquired it from Robert L. Ells in 1854 (see MDF46, 142-144 Riverside Avenue) and Ai B. Shaw (owner in 1875 and 1889, see MDF.1785, 23 Bowers Street). A chain of title confirmed their ownership of the property. In 1894 a lot in this location with 70 feet of frontage on Forest Street with buildings that extended through the block to Ashland Street was acquired by Joseph K. Manning from Ai B. Shaw. Map evidence suggests Manning acquired additional land to the north by 1898. Circumstances indicate that Manning razed the existing house in order to build new. As early as 1880, however, that year's census return suggests he was living at this location given that his neighbors match several abutters identified on the 1875 and 1889 maps, specifically Silas Goldthwait to the north, suggesting he was a tenant of Shaw's before purchasing the land from him.<sup>1</sup>

<sup>1</sup> MCSRD 2297:531 (1894); Ancestry: 1880 Federal Census.



**INVENTORY FORM B CONTINUATION SHEET**

MEDFORD

87 FOREST STREET

**MASSACHUSETTS HISTORICAL COMMISSION**

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MDF.90

Joseph King Manning (1841-1913) was the second generation of local merchants involved in the lumber trade operating under the name F.E. Foster & Co.; Francis Elliot Foster (1823-1893) was a business partner of his father's, Joseph Manning, Jr. (1812-1861). His mother was Susan Bassett King, a daughter of South Medford landowner and retired ship captain John King (see MDF.54, 21 Touro Avenue). By 1850 Joseph, Jr. owned \$12,000 worth of real estate in Medford. As the family genealogist notes:

From 1833 to 1846 [Joseph Manning, Jr.] was in the wholesale grocery business in Boston, at 15 Central Wharf. During all this time his partner was Francis C. Manning, and for a few years Dudley C. Hall was associated with them... Later, [he] engaged in the lumber business at Medford under the name of F.E. Foster & Co. His son Joseph K. now carries on the same business under the same name.<sup>2</sup>

By 1870 Joseph K. Manning reported a fortune in real estate and personal property worth \$70,000. At that time the census return appears to place him closer to Medford Square at a new house he evidently constructed at what is now 35-37 Forest Street, dated 1875-1876, but perhaps earlier, which he shared with his unmarried brothers and widowed mother (MDF.75, NR 4/7/1989), but by 1880, as stated above, his location was the subject property in an earlier house present at the site between 1855 and 1894.<sup>3</sup>

Manning appears to have occupied the new house for only a brief period ca. 1905. The 1895 directory placed him at 21 Forest Street (an address that never existed but may be a typographical error or may refer to the Timothy Cotting House, 23 Forest Street, MDF.47). At the same time his other property at 37 Forest was occupied by Dudley Cotton Hall (1818-1899) and family. Dudley C. Hall was married to Harriet Winslow King (1829-1905), the sister of Joseph K. Manning's mother, making Hall his uncle by marriage. By 1897 Hall was living at 87 Forest, presumably having been recently completed, and Manning was back at number 37, living again with his two brothers Edward D. and George F., the wife of one of them (not legible) and a household staff of three. The 1900 census corroborates this arrangement, placing Manning at 37 Forest and his aunt Harriet, her son Dudley (born Jan. 1851), daughter-in-law Sarah K. (born Jun. 1855), grandson Dudley, Jr. (born Jul. 1880) and a household staff of two at 87 Forest. Multiple sources demonstrate that both Hall and Manning underwent serious financial reversals during the turn of the century; Hall in 1891 and Manning in 1901. At the time of his bankruptcy Manning lost control of both his personal and business properties, which were conveyed to a trust designed to liquidate his estate in order to satisfy debts. The 1905 city directory is the only record that placed him at 87 Forest. After this there is no record of Manning in Medford until his death in 1913, although the announcement placed him "...at his home in Medford."<sup>4</sup>

In 1905 the property, with a description matching Lot 2 on a subdivision plan dated 1904 reproduced below, was acquired by Nellie F., aka Helen F. Puffer, the wife of Daniel J. Puffer of Medford, from the trustees of Joseph K. Manning's estate. Daniel Jacob Puffer (1852-1911) was a son and business partner of local industrialist Alvin Davis Puffer (1819-1906), a manufacturer of soda fountains. His wife Nellie Fuller (Manning) Puffer (1857-1932) was the adopted daughter of John Manning (born 1824), a native of Waldoboro, Maine and later a dry goods merchant in Rockport who settled in Medford in retirement, and Arabella S.W. (Shaw) of Rockport. This suggests she was only distantly related to the Medford branch of the family if at all. According to the 1907 directory the Puffers resided at the subject house but sold it in 1908 and moved to another house on Turrell Road. In 1906 Puffer received a permit to construct two single-story additions measuring 13x22 and 10x22 feet, and to enlarge the existing stable, built by L.H. Lovering.<sup>5</sup>

<sup>2</sup> William Henry Manning, *The Genealogical and Biographical History of the Manning Families of New England and Descendants, from the Settlement in America to the Present Time* (The Salem Press, 1902) pp. 227, 173-175, 312-313, 857.

<sup>3</sup> Ancestry: 1870, 1880 Federal Census; *Boston Herald*, Jan. 2, 1913, p. 9, notice of death.

<sup>4</sup> Hall bankruptcy see *Boston Daily Globe* Mar. 11, 1891, p. 3, "Dudley Hall & Co. Assign, Senior Members of Concern Indorsed Notes for Others - Liabilities Nearly Half a Million," and *New York Times*, Mar. 11, 1891, p. 1, "A Big Tea Firm Fails, The Liabilities of Dudley Hall & Co. Will Reach \$400,000;" and *Globe*, Mar. 15, p. 2, "Creditors Kindly Disposed, Statement of Condition of Dudley Hall & Co., Tea Importers - Helping Others Hurt Firm." Manning bankruptcy see MCSRD 2907:62 (1901): a contract allowing trustees to dispose of real, personal and business assets; Ancestry: 1880, 1900 Federal Census; 1895, 1897, 1905, 1907 Medford city directories.

<sup>5</sup> MCSRD 3189:335 (1905); Ancestry: Mason membership records; 1880, 1900, 1910 Federal Census; William H. Manning, *The Genealogical and Biographical History of the Manning Families of New England and Descendants* (Salem Press, 1902) p. 759-760; *Lineage Book, Vol. 150* (DAR, 1919) p. 173. MDF.76, 203 Winthrop Street, Alvin D. Puffer House (DEMOLISHED), MDF.84, 321 Winthrop Street, Luther W. Puffer House; and MDF.1116, 156 High Street, Tufts Carriage House all contain biographical information regarding A.D. Puffer & Sons of Winchester and its merger with the American Soda Fountain Co. Trust headed by James W. Tufts and the Puffer family.



**INVENTORY FORM B CONTINUATION SHEET**

MEDFORD

87 FOREST STREET

**MASSACHUSETTS HISTORICAL COMMISSION**

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MDF.90

Subsequent owners included John F. and Alice M. Coleman between 1908 and 1923, Orazio and Gertrude M. DiNapoli between 1923 and 1925, and Walter D. and Charlotte M. Grover between 1925 and 1943. Between 1943 and 1964 the property was owned by two generations of the Gorman family and since 1969 by members of the Matarazzo family. John F. Coleman was a heavy construction contractor of highway and subway projects. Walter D. Grover (born ca. 1872) was also a building contractor. In 1925 Grover received permission to convert the building to two-family occupancy and by 1930 it housed two households, was valued at \$20,000, and commanded rent of \$75. At that time Grover's tenant was the family of George F. McDuffie, an investigator for the gas company, his wife and infant son. The building currently houses three families.

**Architect J. R. Hall**

John Roulstone Hall (1826-1911), a native of Boston's West End, was active in the city throughout his career and practiced with his English-born father Charles G. Hall under the name C.G. Hall & Sons at Post Office Square. A review of MACRIS identifies 16 attributions to Hall, most large-scale commercial buildings built during the 1880s, but including a similar domestic building with strong Queen Anne massing, the William Phipps House, 22-24 Lawrence Avenue, Boston, 1892.<sup>6</sup>

**Builder L.H. Lovering**

Lewis Hutchinson Lovering (Apr. 18, 1848 – Aug. 22, 1939) was born and raised in Maine, working in the lumber business and as a carpenter at the beginning of his working life.<sup>7</sup> After he moved to West Medford, he established a grocery and provisions business with his brother, Francis H. Lovering, at the intersection of High Street and Harvard Avenue. He sold his share of the business to his brother in 1885 and began a very successful career in the real estate and building trades. One of his more prominent local buildings is the West Medford Baptist Church (MDF.94), where he was a member. Lovering was also very active in politics, serving in a number of Medford city positions, including as mayor for four years, from 1887-1890. Lovering married Emma Frances Woods, another Maine resident, and the couple had one son, Frank Woods Lovering (1877-1969), who worked with his father in the family business.<sup>8</sup>

**BIBLIOGRAPHY and/or REFERENCES**

## Maps and atlases:

- 1855 H.F. Walling. "Map of Medford...."
- 1875 F. W. Beers, *County Atlas of Middlesex, Massachusetts*.
- 1880 O. H. Bailey [Bird's Eye View of] Medford.
- 1889 Geo. H. Walker & Co., *Atlas of Middlesex County, Massachusetts*.
- 1898 Geo. W. Stadly & Co., *Atlas of the City of Medford....*
- 1900 Geo. W. Stadly & Co., *Atlas of Middlesex County, Massachusetts, Volume 1*.
- 1892, 1897, 1903, 1910, 1936, 1936-1950 Sanborn Insurance Atlases.

Ancestry.com: see footnotes

Charles Brooks and James M. Usher, *History of the Town of Medford, Middlesex County, Massachusetts, From its First Settlement in 1630 to 1855; Revised, Enlarged and Brought Down to 1885* (Rand, Avery & Co., 1886).

Middlesex County South Registry of Deeds, in notes as MCSRD book:page (date).

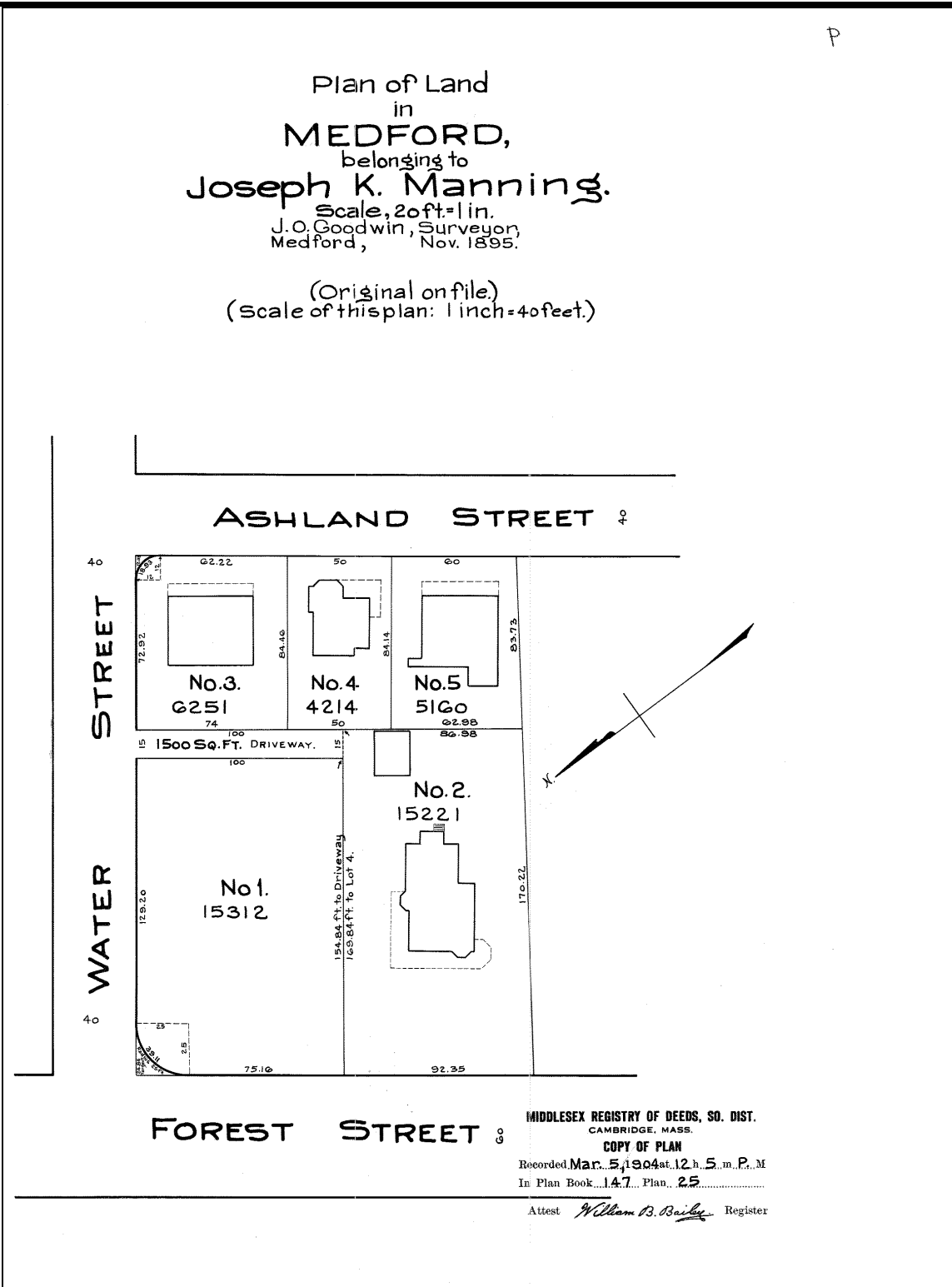
Medford Building Department records courtesy of Medford Historical Commission member Ryan Hayward, 2019.

<sup>6</sup> BOS.11241 and BOS.ADQ/BOS.17138, sheet 8; Ancestry: 1895 Boston city directory.

<sup>7</sup> Information on Lewis H. Lovering from *Medford, Past and Present*, pg. 146-7.

<sup>8</sup> MDF.1103.





MCSR147:25 (1904) showing a property assembled by Joseph K. Manning during the early 1890s, the residual lot and building footprint. Note the footprint of the carriage house (demolished). North is left.



INVENTORY FORM B CONTINUATION SHEET

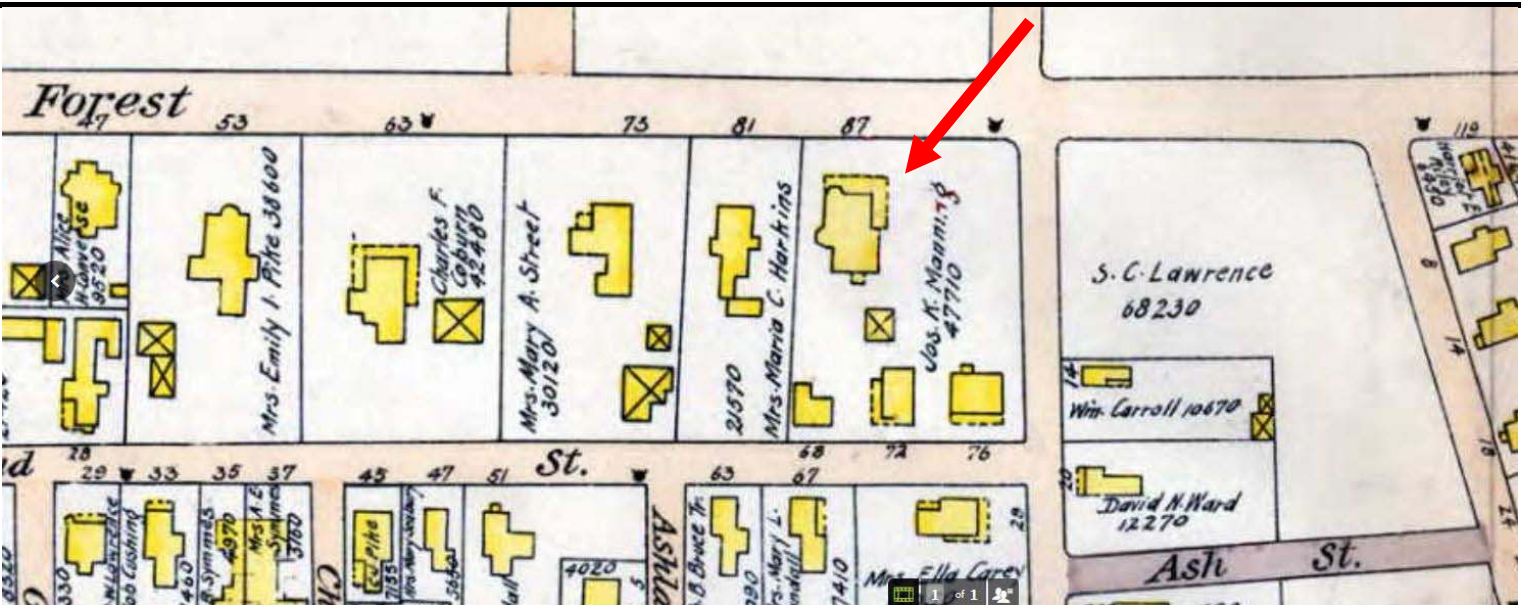
MEDFORD

87 FOREST STREET

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	MDF.90
--	--------



1898 Stadly city atlas depicting Manning’s property with carriage house and additional buildings facing Ashland Street. North is right.





INVENTORY FORM B CONTINUATION SHEET

MEDFORD

87 FOREST STREET

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	MDF.90
--	--------



Detail showing carved porch pediment.



1976 photograph from previous form showing earlier porch and trim treatments.



# INVENTORY FORM B CONTINUATION SHEET

MEDFORD

87 FOREST STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MDF.90

*[If appropriate, cut and paste the text below into an inventory form's last continuation sheet.]*

## National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☐ Individually eligible      ☒ Eligible **only** in a historic district
- ☐ Contributing to a potential historic district      ☐ Potential historic district

Criteria:    ☒ **A**    ☐ **B**    ☒ **C**    ☐ **D**

Criteria Considerations:    ☐ **A**    ☐ **B**    ☐ **C**    ☐ **D**    ☐ **E**    ☐ **F**    ☐ **G**

Statement of Significance by John D. Clemson and Claire W. Dempsey

*The criteria that are checked in the above sections must be justified here.*

The subject building is representative of a second phase of development as a fashionable residential boulevard that took place along Forest Street during the late-19<sup>th</sup> through early 20<sup>th</sup> centuries. The length of Forest Street from Medford Square in the south to Roosevelt Circle in the north had been the location of many of the residences of Medford's elite citizens since the early 18<sup>th</sup> century, many of whom played definitive roles in the city's and region's economic, industrial and cultural development. These figures included members of the Bradlee, Cotting, Hall, Lawrence, Manning, Wade and Wright families, among others. This area is related, in terms of its social and architectural history, to the adjacent Bradlee-Hall Estates area (MDF.L), which further research may determine should be combined with it into a single district. Although many of the estates that once lined the street have been lost to later layers of development, several survive. The most important, the Joseph K. Manning House at 35-37 Forest Street (MDF.75, 1875-1876), is individually listed on the National Register (4/7/1989). Other surviving examples from this early phase of development include the Dudley C. Hall House at 16 Woodland Avenue (MDF.21, ca. 1853), the Dudley H. Bradlee House at 21 Ashcroft Road (MDF.22, 1877) and the Henry Bradlee, Jr. House at 11 Turrell Road (MDF.25, 1881-1882). The final two are both attributed to Peabody and Stearns. Some of the sites that replaced earlier layers of residential development are historically significant in their own right, including the United States Post Office (MDF.340) and Old High School (MDF.91), both also previously individually listed. During the decades between 1890 and 1920 a second phase of development characterized by a higher density took place when the former estates of the Bradlee, Hall and Wait families, among others, were subdivided and comfortable suburban villas were constructed for local and Boston-based merchants, manufacturers and entrepreneurs. At roughly the same time ca. 1900 multi-family alternatives began to be introduced by speculative developers. Research has identified many of these developers, and their builders and architects have been identified through ongoing research. The area is eligible under criteria A and C at the local level as a potential National Register historic district for its associations with local elites who played key roles in the city's historical development and for the distinction of its architecture. Areas of significance include architecture, community planning and development, and social history. In spite of the degree of loss, renewal, and alterations common to recent decades including sash and siding replacement, the area retains integrity of workmanship, design, materials, association, location, setting, and feeling.



# FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

K10 16

Boston  
North

L

MDF.230

**Town/City:** Medford

**Place:** (*neighborhood or village*): Forest Street

## Photograph



**Address:** 90 Forest Street

**Historic Name:** Lombard Williams House

**Uses:** Present: multi-family residential

Original: single-family residential

**Date of Construction:** ca. 1898

**Source:** permits, deeds, maps

**Style/Form:** Colonial Revival/ hip block

**Architect/Builder:** architect: W.E.C. Nazro; builder:  
likely Daniel J. Skelton

## Exterior Material:

Foundation: stone

Wall/Trim: vinyl/ vinyl

Roof: asphalt shingle

**Outbuildings/Secondary Structures:** detached garage

**Major Alterations** (*with dates*): Rear addition, porch enclosure, 20<sup>th</sup> century; siding, sash and door, recent decades.

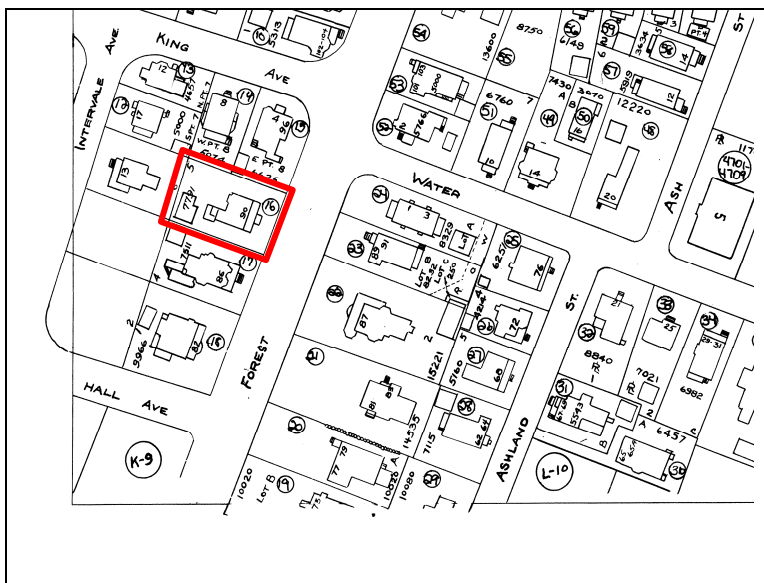
**Condition:** Fair

**Moved:** no ☒ yes ☐ **Date:**

**Acreage:** 0.17 acre

**Setting:** Dense residential streetscape with a mix of elaborate housing for the elite mixed with later two-family in-fill dating to the late-19<sup>th</sup> through early 20<sup>th</sup> centuries.

## Locus Map (*north is up*)



**Recorded by:** John D. Clemson

**Organization:** Medford Historical Commission

**Date** (*month / year*):



# INVENTORY FORM B CONTINUATION SHEET

MEDFORD

90 FOREST STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

L

MDF.230

☒ Recommended for listing in the National Register of Historic Places.

*If checked, you must attach a completed National Register Criteria Statement form.*

## ARCHITECTURAL DESCRIPTION:

The Steward House, built ca. 1898, is, despite siding, sash and door replacements and the enclosure of the front porch, a legible component of Hall Park's initial stage of development and the Forest Street streetscape. The house is a generously scaled three-story pile under a high hipped roof. The five-bay façade is symmetrical with a center entrance. Additional massing includes the full-width front porch, a canted bay centered on the façade second story, a broad hipped dormer on the front facet of the roof, and a full-height wing in line with the left (south) elevation. Map evidence suggests this wing was enlarged by being deepened between 1910 and 1936 and that the porch was enclosed post-1950. The dimensions of the main body are 35 feet wide by 26 feet deep, and the 14-foot-wide ell extends 20 feet to the rear. The plan is suggested by the entry sequence and fenestration pattern, indicating a broad center hall with four large rooms in the main body and kitchen in the ell. The location of the stair is indicated by a between-floors oriel with stair light centered on the left elevation, indicating a two-run stair with a landing oriented perpendicular to the center hall.

Almost no original building fabric is currently visible. Smooth Tuscan porch columns and Ionic corner pilasters appear to be recent conjectural additions. Original articulation or evidence of such may survive under the current vinyl siding. Although most of the sash in the first story appears to have been replaced, some nine-over-one wood sash appears to survive in the façade and dormer. The massing of the house and its date of construction are consistent with high-style Colonial Revival fashions popular at the time.

The house is sited at a modest setback on a minimal suburban lot facing east toward Forest Street. An open front garden is separated from the street by a low hedgerow and a broad asphalt drive runs along the left side of the property to a detached, single-bay, side gable garage constructed of cinderblock. Map evidence indicates the garage dates to post-1950.

## HISTORICAL NARRATIVE

Much of the land on the west side of Forest Street between Porter Road to the south and the Middlesex Fells to the north were held by members of the Hall family from the 18<sup>th</sup> through the late 19<sup>th</sup> century according to previous research by Pfeiffer and Guzik. Pfeiffer describes a "trust estate" established by Dudley Hall for the benefit of his children, Dudley C., Horace D. and Hephsa Bradlee, the wife of Frederick H. Bradlee, in 1855 and recorded in the late 1860s after Dudley Hall's death. Reference to this instrument, which describes a 10-acre-plus property, and the 1855 Walling map of Medford reproduced below bears this scenario out. It is also supported by more recent research by Sharon Guzik of the Medford Historical Commission.<sup>1</sup>

Dudley Hall (1788-1868) was the scion of a prominent local family which played a key role in the industrial and economic development of Medford beginning in the early 18<sup>th</sup> century. Several generations resided on the north side High Street in a grouping of four high-style Georgian mansions, only one of which survives: 43/ 45 High Street (MDF.30). Among the family's enterprises were mercantile shipping, real estate, farming and the manufacture of rum, which Dudley Hall later conveyed to Daniel Lawrence during the 1830s (see MDF.AO). His sons Dudley Cotton Hall (1818-1899) and Horace Dudley Hall (1831-1904) both engaged in merchandising tea in Boston under the name Dudley Hall & Co. and resided next to each other on the west side of Forest Street. Dudley C. Hall's ca. 1853 house survives at 14 Woodland Avenue (MDF.21).<sup>2</sup>

In 1889 the firm of Dudley Hall & Co. and Dudley C. Hall personally went bankrupt when they became overextended with bad credit. In June of 1891 his estate on Forest Street was sold to a syndicate of investors that included successful local builders, real estate developers and speculators Lewis H. Lovering, Harvey A. Hopkins, James O. Goodwin, J. William Rockwell and William P. Clark, among others. Together they formed a trust for their benefit whose trustees were another group of locally

<sup>1</sup> MDF.L, 1976; Sharon Guzik, volunteer, Medford Historical Commission, Hall Park Plan file, 2020; MCSRD 713:571 (1855).

<sup>2</sup> See: *Memorial Biographies of the New England Historic Genealogical Society, Vol. VI* (The Society, 1905) pp. 298-299; Eliza M. Gill, "Looking Backwards, Mr. Hall," *Medford Historical Register, Vol. XV* (The Society, July, 1912); A.P.J., "Horace Dudley Hall," *Medford Historical Register, Vol. IX* (The Society, Jan.-Apr., 1906) pp. 44-45.



**INVENTORY FORM B CONTINUATION SHEET**

MEDFORD

90 FOREST STREET

**MASSACHUSETTS HISTORICAL COMMISSION**

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

L	MDF.230
---	---------

prominent citizens that included Ephraim Adams, Walter F. Cushing and James P. Abbott, the minister of the Baptist Church. In August the trustees filed a subdivision plan, reproduced below, which shows the former Hall estate and former home of Dudley C. Hall.<sup>3</sup>

Ownership of the Steward House has been traced to the 1898 sale of lot 5, the subject property, by Medford builder Harvey A. Hopkins, a beneficiary of and therefore part owner of the Hall Park Trust (see MDF.1736). This instrument also contained extensive restrictive language including the limitation of uses for 20 years from "...any trade or calling whatever except that of a physician, or for a stable or other than a private stable...or...for a liquor drinking establishment." It also required 20-foot setbacks and that buildings cost not less than \$3,500. The grantee was prominent Boston real estate and securities broker Lombard Williams (1874-1941) who was married to Ruth Bradlee, a Hall descendant through her mother Elizabeth T. (Hall) Bradlee and father Dudley H. Bradlee. The Williams's lived elsewhere in the neighborhood on Bradlee Road during their period of ownership between 1898 and 1905 before moving to Hingham and later Dedham shortly afterward.<sup>4</sup>

At the time he acquired the property in 1898 Williams was granted a permit to construct a single-family wood dwelling with dimensions of 35x32 feet and a height of 33 feet under a hipped roof. The house was estimated to cost \$4,000 with an ell. The architect was identified as W.E.C. Nazro. William Edward Coffin Nazro (born Apr. 1874) was a native of Savin Hill, Dorchester and resided in Plymouth, where he worked for the Plymouth Cordage Company as the firm's resident architect and superintendent of grounds. He was also placed in charge of a welfare program for the company's work force. He was an 1898 graduate of Harvard, the likely source of his connection to his patron Williams, who was in the class of 1897. The builder was identified as Reynard Johnson. Although the paper trail for this name is slim, a record dated 1884 of a Reynard Johnson, born 1864 in Fleckpore, Norway, a resident of Melrose, and a carpenter by trade is a more-than-likely candidate.<sup>5</sup>

In 1905 the property was acquired by Daniel J. Skelton of Somerville from Lombard. Skelton only owned the property for three months. He assumed a mortgage that had been given by Williams to Mary P. Godding in 1903 in the amount of \$3,700 and gave a second mortgage of \$600 at 10% to Lila M. Warner. The mortgage deed to Warner included in the description "...buildings thereon..." Skelton (1854-1933) was a native of Maine and a carpenter/ builder and house carpenter who resided at 10 Burnside Avenue in Somerville between as early as 1900 and 1930. In January of 1906 his creditors foreclosed and he declared bankruptcy.<sup>6</sup>

In January of 1906 the house was acquired by Harry M. Steward from short-term intervening owner Alden E. Viles of Boston. Harry Matthew Steward (1872-1948), a native of Skowhegan, Maine, was a civil engineer and spent his entire career as superintendent of maintenance with the Boston Elevated Railway Company. In 1900 he married Fannie Tedford (Patten), a native of Hebron, Nova Scotia (1876-1957). Their household included two sons, including Walter F. Steward (1906-1991), a bookkeeper, and generally one servant (Mary E. Lee, a native of Massachusetts born ca. 1859, worked for them between 1910 and 1920). Although it is not possible to ascertain their exact configuration, Medford building department records establish that Steward received permits to construct a 6x10-foot, one story addition and finish the attic in 1906. A second addition was built in 1922 and "alterations" were made in 1927. Steward's widow and son lived in the house until selling it in 1954 to subsequent owners.

<sup>3</sup> Hall bankruptcy: *Boston Daily Globe*, Oct. 27, 1889, p. 2; *The Northeastern Reporter*, Vol. 34, *Containing all the Current Decisions of the Supreme Courts of Mass., OH, IL, IN, June 9 – Nov. 17, 1893* (West Publishing Co., 1893) p. 564; MCSRD 2059:179-181 (1891): further references a deed from Hall to the trust but without a book or page reference; Lovering: see MDF.1103; Hopkins: see MDF.1736; Goodwin: see MDF.179; Rockwell: see MDF.L; Clark: see MDF.BD; Adams: see MDF.1807; Cushing: see MDF.1228-1229 and MDF.AV; Abbott: see: Mrs. J.M.G. Plummer, "The Baptist Church of Medford," *The Medford Historical Register*, Vol. VI (Medford Historical Society, Jul. 1903) p. 56 and MDF.1201 (descendants).

<sup>4</sup> MCSRD 2683:558 (1898); Williams: Ancestry: vital records, marriage; 1900-1920 Federal Census; WWI draft registration; *Harvard College Class of 1897 Second Report* (the university, June, 1903); *Boston Herald*, Feb. 26, 1941, p. 13. Williams, a native of Buffalo, NY, was an 1897 graduate of Harvard and an active Republican, serving as a state representative in 1902-1903 among many other capacities in local Republican organizations.

<sup>5</sup> For Nazro: BOS.15713; *The Harvard Index* (1896-1897); *The Harvard Class Album* (W.E. Weaver, 1898) p. 23; *Plymouth Cordage Company, One Hundred Years of Service* (the company, 1924) p. 73; *Boston Daily Globe*, Jul. 16, 1905, p. 10, "William E.C. Nazro One, Dorchester Boy Goes to Panama to Study Welfare of Canal Employees;" for Johnson: Massachusetts State and Federal Naturalization Records, 1798-1950, Declaration of Intention dated 1885.

<sup>6</sup> MCSRD 3170:204 (Jun. 1905); 3180:365 (Aug. 1905); 3206:60 (1906); 3207:433-435 (1906); Ancestry: 1900-1930 Federal Census, inclusive; *Boston Daily Globe*, Oct. 3, 1906, p. 7, "Business Troubles."



# INVENTORY FORM B CONTINUATION SHEET

MEDFORD

90 FOREST STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

L

MDF.230

## BIBLIOGRAPHY and/or REFERENCES

Maps and atlases:

1855 H.F. Walling. "Map of Medford...."

1875 F. W. Beers, *County Atlas of Middlesex, Massachusetts*.

1880 O. H. Bailey [Bird's Eye View of] Medford.

1889 Geo. H. Walker & Co., *Atlas of Middlesex County, Massachusetts*.

1898 Geo. W. Stadly & Co., *Atlas of the City of Medford....*

1900 Geo. W. Stadly & Co., *Atlas of Middlesex County, Massachusetts, Volume 1*.

1892, 1897, 1903, 1910, 1936, 1936-1950 Sanborn Insurance Atlases.

Ancestry.com: see footnotes

Charles Brooks and James M. Usher, *History of the Town of Medford, Middlesex County, Massachusetts, From its First Settlement in 1630 to 1855; Revised, Enlarged and Brought Down to 1885* (Rand, Avery & Co., 1886).

Middlesex County South Registry of Deeds, in notes as MCSRD book:page (date).

Medford Building Department records courtesy of Medford Historical Commission member Ryan Hayward, 2019.





INVENTORY FORM B CONTINUATION SHEET

MEDFORD

90 FOREST STREET

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

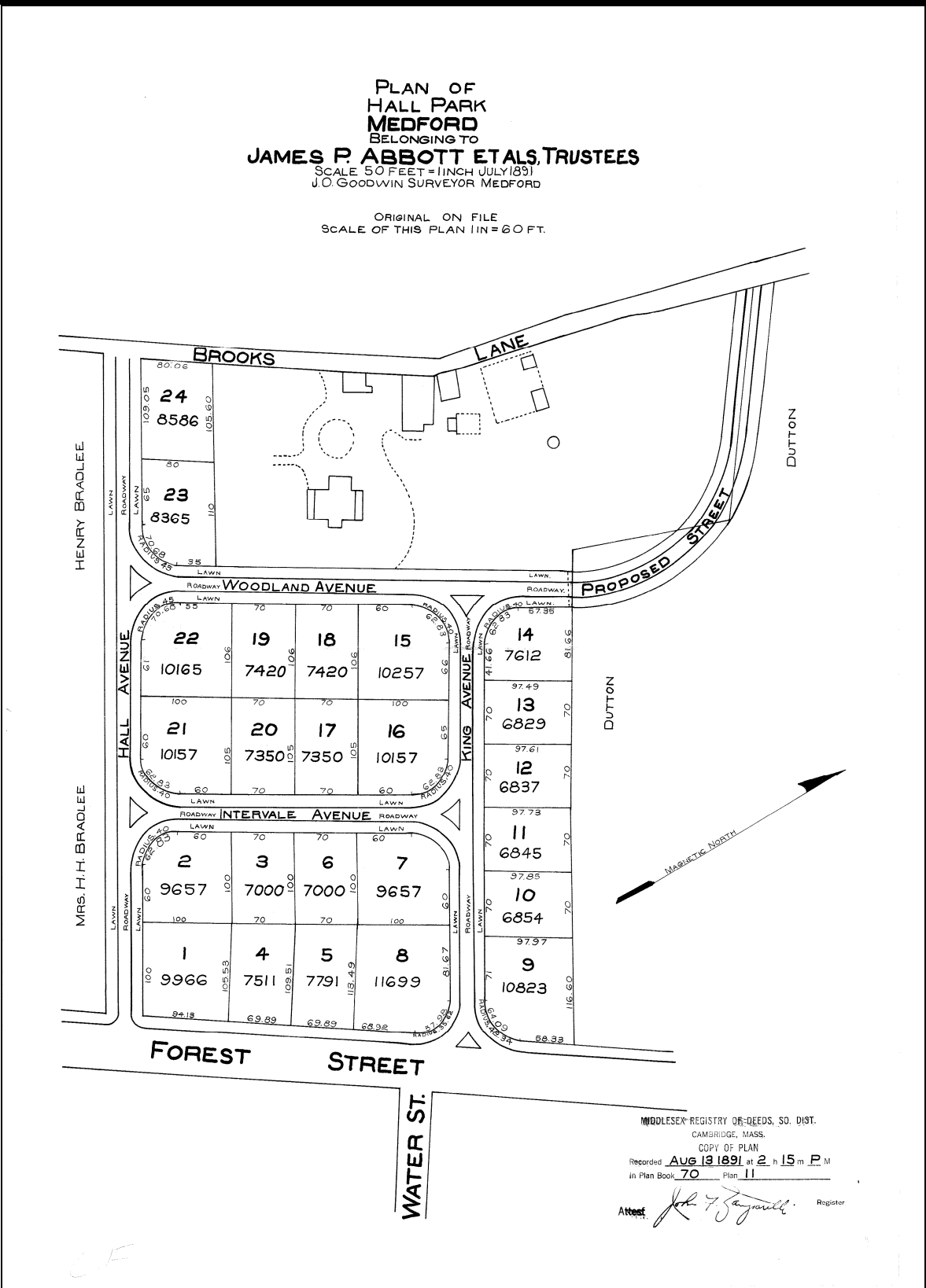
Area(s)    Form No.

L	MDF.230
---	---------



View from Hall Avenue to the south showing the rear elevation in the distance.





MCSR 70:11 (1891). The subject property is lot 5.



# INVENTORY FORM B CONTINUATION SHEET

MEDFORD

90 FOREST STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

L	MDF.230
---	---------

*[If appropriate, cut and paste the text below into an inventory form's last continuation sheet.]*

## National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☐ Individually eligible      ☒ Eligible **only** in a historic district
- ☐ Contributing to a potential historic district      ☐ Potential historic district

Criteria:    ☒ **A**    ☐ **B**    ☒ **C**    ☐ **D**

Criteria Considerations:    ☐ **A**    ☐ **B**    ☐ **C**    ☐ **D**    ☐ **E**    ☐ **F**    ☐ **G**

Statement of Significance by John D. Clemson and Claire W. Dempsey

*The criteria that are checked in the above sections must be justified here.*

The subject building is representative of a second phase of development as a fashionable residential boulevard that took place along Forest Street during the late-19<sup>th</sup> through early 20<sup>th</sup> centuries. The length of Forest Street from Medford Square in the south to Roosevelt Circle in the north had been the location of many of the residences of Medford's elite citizens since the early 18<sup>th</sup> century, many of whom played definitive roles in the city's and region's economic, industrial and cultural development. These figures included members of the Bradlee, Cotting, Hall, Lawrence, Manning, Wade and Wright families, among others. This area is related, in terms of its social and architectural history, to the adjacent Bradlee-Hall Estates area (MDF.L), which further research may determine should be combined with it into a single district. Although many of the estates that once lined the street have been lost to later layers of development, several survive. The most important, the Joseph K. Manning House at 35-37 Forest Street (MDF.75, 1875-1876), is individually listed on the National Register (4/7/1989). Other surviving examples from this early phase of development include the Dudley C. Hall House at 16 Woodland Avenue (MDF.21, ca. 1853), the Dudley H. Bradlee House at 21 Ashcroft Road (MDF.22, 1877) and the Henry Bradlee, Jr. House at 11 Turrell Road (MDF.25, 1881-1882). The final two are both attributed to Peabody and Stearns. Some of the sites that replaced earlier layers of residential development are historically significant in their own right, including the United States Post Office (MDF.340) and Old High School (MDF.91), both also previously individually listed. During the decades between 1890 and 1920 a second phase of development characterized by a higher density took place when the former estates of the Bradlee, Hall and Wait families, among others, were subdivided and comfortable suburban villas were constructed for local and Boston-based merchants, manufacturers and entrepreneurs. At roughly the same time ca. 1900 multi-family alternatives began to be introduced by speculative developers. Research has identified many of these developers, and their builders and architects have been identified through ongoing research. The area is eligible under criteria A and C at the local level as a potential National Register historic district for its associations with local elites who played key roles in the city's historical development and for the distinction of its architecture. Areas of significance include architecture, community planning and development, and social history. In spite of the degree of loss, renewal, and alterations common to recent decades including sash and siding replacement, the area retains integrity of workmanship, design, materials, association, location, setting, and feeling.



# FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

K 10 54	Boston North		
---------	-----------------	--	--

**Town/City:** Medford

**Place:** (*neighborhood or village*): Medford Square South

## Photograph (view from W)



**Address:** 109 Forest Street

**Historic Name:** Edward H. and Gertrude F. Mahoney House

**Uses:** Present: single-family residential

Original: single-family residential

**Date of Construction:** 1900-1910

**Source:** maps

**Style/Form:** Colonial Revival/ center entrance colonial

**Architect/Builder:** unknown

## Exterior Material:

Foundation: brick

Wall/Trim: brick/ wood

Roof: slate

**Outbuildings/Secondary Structures:** detached garage

**Major Alterations** (*with dates*): none

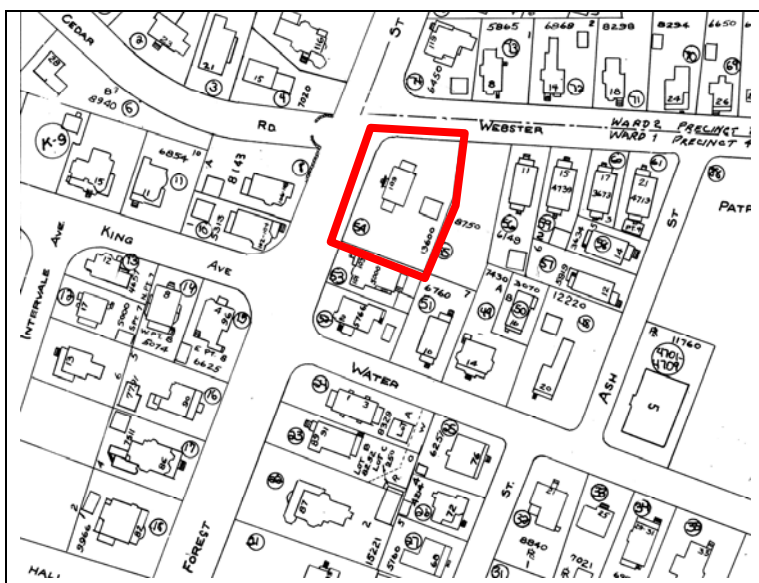
**Condition:** Excellent

**Moved:** no ☒ yes ☐ **Date:**

**Acreage:** 13,600 square feet

**Setting:** Well-preserved residential neighborhood developed between the late-19<sup>th</sup> and early 20<sup>th</sup> centuries with a mixture of large-scale housing for the elite and later multi-family buildings.

## Locus Map (north is up)



**Recorded by:** John D. Clemson

**Organization:** Medford Historical Commission

**Date** (*month / year*): April 2018



# INVENTORY FORM B CONTINUATION SHEET

MEDFORD

109 FOREST STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

--	--

☐ Recommended for listing in the National Register of Historic Places.

*If checked, you must attach a completed National Register Criteria Statement form.*

## ARCHITECTURAL DESCRIPTION:

The Mahoney House, constructed between 1900 and 1910, is an exceptionally well-preserved representative example of the center-entrance Colonial Revival type. This two-story building is three bays wide and two piles deep, with dimensions of 38 feet wide by 26 feet deep. The gable-block main body is flanked by side porches; the left side (north) is enclosed for what appears to be year-round use and expands nearly the full depth of the house, and the right side is open and half-depth. The enclosed side porch, which is fenestrated with a continual band of paired windows, likely served the function of what was referred to during the period as a "sun parlor." Such spaces were a common feature of comfortably scaled houses of the early 20<sup>th</sup> century prior to the introduction of air conditioning and were occasionally labelled "radio room" in period plans.<sup>1</sup> Each side porch has a balustrade surrounding an open deck. A third smaller open entrance porch is centered on the façade. The gabled third story is expanded by three well-proportioned gabled dormers arranged in a regular, symmetrical pattern on the forward slope of the roof. The rest of the fenestration pattern is entirely symmetrical: in the first story of the façade tri-part windows flank the entrance, while above and on the sides and rear standard-sized windows are arranged in a regular pattern. A rear entrance, located in the south-most bay of the rear elevation, is also sheltered by a small open gabled porch.

Finishes are of exceptional quality and include an original slate roof. The house is constructed entirely of brick laid up in common bond, including the foundation; the foundation is separated from the upper body by a water table of soldiers. The windows all have cast-stone sills and the broad tri-part window openings in the first story have lintels composed of splayed soldiers picked out with cast-stone keystones and springers. Much of the building's elaboration is focused on the porches: the gabled center entrance porch with a tympanum that is open to an elliptical arch is supported by paired Tuscan columns and single square pilasters; the side porches by paired square columns. The window openings retain original eight-over-eight, six-over-six and four-over-four wood sash, and the main entrance is lit by  $\frac{3}{4}$  sidelights. One notable exception to the fenestration pattern is a pair of quarter-round windows in the north-facing gable where the gable is interrupted by an exterior chimney stack (the other side has a single standard window). The plan of the house is suggested by the entrance location, fenestration pattern, and placement of the chimney. It likely includes a formal central hall with a stair flanked by a full-depth living room on the left and a dining room forward and kitchen rear on the right. Houses of this scale also often had a fourth small room such as a den, breakfast nook or powder room behind the main stair. The house is sited at a moderate setback on a generous corner lot planted with lawn, mature foundation plantings and shade trees. A detached, two-bay, hip-roofed garage to the right and rear of the house is reached by a narrow asphalt drive that runs straight across the rear garden from Webster Street. The garage is constructed of common-bond brick and a slate roof like the main house, suggesting it is part of the original build.

## HISTORICAL NARRATIVE

The Mahoney House is initially documented by its depiction on the 1910 Sanborn map. The earlier commercial map published in 1900 indicates it was part of a residential subdivision undertaken on land owned by the prominent industrialist Samuel Crocker Lawrence (1832-1911).<sup>2</sup> Lawrence owned considerable property in Medford north of High Street between Winthrop and Forest streets which was intensively developed after his death as a large residential subdivision, with single-family houses similar to the subject building in terms of scale and style, known as Lawrence Estates. Directory and Federal Census listings indicate that by the mid-1920s the house was owned and occupied by Edward Harold Mahoney, his wife, Gertrude F. (Fahey) and son Edward H. Jr. Edward H. Mahoney (1882-1931), a leather merchant employed by N.C. Lyon & Co. of 129 Lincoln Street, Boston, was a native of Medford born to Irish immigrants John (died 1888), a laborer, and Catherine A. Mahoney

<sup>1</sup> See: Harris, McHenry & Baker Co., *101 Classic Homes of the Twenties* (Dover, 1990) and J.D. Loizeaux, *Classic Houses of the Twenties* (Dover, 1992).

<sup>2</sup> See: William Richard Cutter, *Historic Homes and Places and Genealogical and Personal Memoirs Relating to the Families of Middlesex County, Massachusetts, Vol. IV* (Lewis Historical Publishing Co., 1908) pp. 1126-1127, and Brooks/Usher, p. 390.



# INVENTORY FORM B CONTINUATION SHEET

MEDFORD

109 FOREST STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

--	--

(born ca. 1852). After his death his widow remarried to Dr. Joseph Ahern and moved to Newton.<sup>3</sup> Between 1930 and 1940 the house was owned and occupied by Charles Edwin Giles (born ca. 1871), a manager of an express company, and wives Julia (born ca. 1873) and later Gertrude O. (born ca. 1886). According to newspaper accounts Charles E. and Julia Giles divorced in 1931. During the 1930s Giles employed a live-in housekeeper, Shure Crawford (born ca. 1863). In 1930 the house was valued at \$22,000 and in 1940 at \$15,000.<sup>4</sup> Since 1944 the house has been owned by two generations of the Dello Iacono and Addonizio families, who are intermarried.<sup>5</sup>

## BIBLIOGRAPHY and/or REFERENCES

Ancestry.com: see footnotes

Maps and atlases:

1855 H.F. Walling. "Map of Medford...."

1875 F. W. Beers, *County Atlas of Middlesex, Massachusetts*.

1880 O. H. Bailey [Bird's Eye View of] Medford.

1889 Geo. H. Walker & Co., *Atlas of Middlesex County, Massachusetts*.

1898 Geo. W. Stadly & Co., *Atlas of the City of Medford....*

1900 Geo. W. Stadly & Co., *Atlas of Middlesex County, Massachusetts, Volume 1*.

1892, 1897, 1903, 1910, 1936, 1936-1950 Sanborn Insurance Atlases.

Charles Brooks and James M. Usher, *History of the Town of Medford, Middlesex County, Massachusetts, From its First Settlement in 1630 to 1855; Revised, Enlarged and Brought Down to 1885* (Rand, Avery & Co., 1886)

Middlesex County South Registry of Deeds, in notes as MCSRD book:page.



View from SW showing right (south-facing) elevation and open side porch.

<sup>3</sup> Ancestry: Medford Vital Records; 1920, 1924, 1926, 1928 Medford City Directories; 1910, 1920 Federal Census; Passport Application dated 1920 (according to this record the Mahoneys planned a trip to Britain on the *Mauritania*); WWI Draft Registration Card; Social Security Death Index.

<sup>4</sup> 1930, 1940 Federal Census; 1930, 1938 Medford City Directories; *Boston Daily Globe*, May 27, 1931, p. 11, "Charges Mrs. Giles Called Guest 'Bum,' Medford Man Opposing Her Suit for Divorce."

<sup>5</sup> MCSRD 6559:181, Nov. 17, 1941; 6808:74, Oct. 18, 1944; 7450:392, Jun. 30, 1949; 14070:513, Sep. 30, 1980; 29460:401, Nov. 20, 1998; 65656:344, Jul. 1, 2015.



INVENTORY FORM B CONTINUATION SHEET

MEDFORD

109 FOREST STREET

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s)    Form No.

--	--



View from W showing entry porch and entry detail.



View from N showing garage.



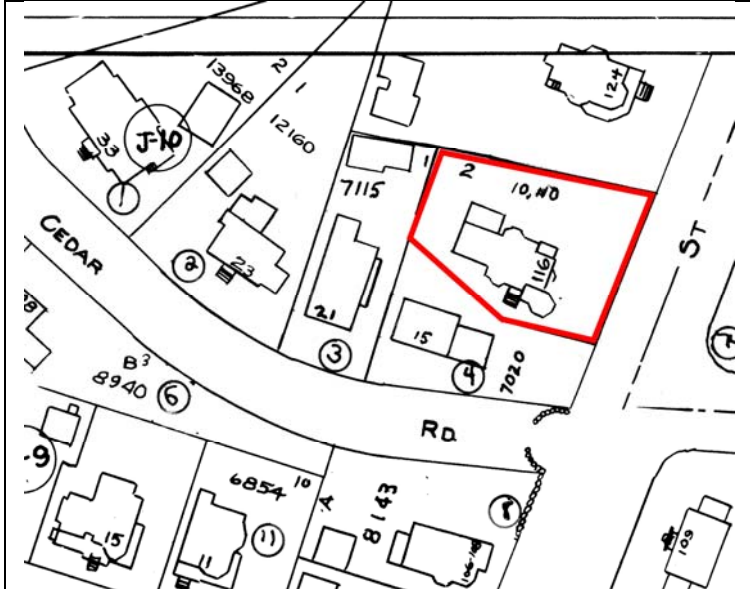
# FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

## Photograph



## Locus Map (North is up)



**Recorded by:** Zachary Violette

**Organization:** Medford Historical Commission

**Date (month / year):** June 2015

Assessor's Number USGS Quad Area(s) Form Number

K-10-4

Boston  
North

MDF.1097

**Town/City:** Medford

**Place:** (*neighborhood or village*):  
Medford Square

**Address:** 116 Forest St

**Historic Name:** George W. Gardner house

**Uses:** Present: Single Family Residential

Original: Single Family Residential

**Date of Construction:** pre 1850

**Source:** Census, Maps

**Style/Form:** Italianate

**Architect/Builder:**

**Exterior Material:**

Foundation: Brick

Wall/Trim: Clapboard/Wood

Roof: Asphalt

**Outbuildings/Secondary Structures:**  
None

**Major Alterations (with dates):**  
Porch additions and enclosures

**Condition:** Good

**Moved:** no ☐ yes ☒ **Date:** Possibly c. 1900-1936

**Acreage:** .23 acres

**Setting:** One in a cluster of free-standing, wood-frame houses on small lots, facing major street. Generous setback and side yard.



# INVENTORY FORM B CONTINUATION SHEET

MEDFORD

116 FOREST ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MDF.1097

☒ Recommended for listing in the National Register of Historic Places.

*If checked, you must attach a completed National Register Criteria Statement form.*

*Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.*

## ARCHITECTURAL DESCRIPTION:

*Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.*

Set on a large lot, on a small rise overlooking Forest Street, the George W. Gardner house is a two-and-a-half-story, wood-frame house with compound, cross-shaped plan and a cross-gabled roof. A large rear ell extends to the west. The original circulation pattern is unclear, though entrance was most likely originally made through a porch on the north (right) elevation, since enclosed. This suggests a typology identified as the "parlor pass-by plan" by Hubka: "in a unique entry sequence, the front room or parlor nearest the street was 'by-passed' by an entrance porch leading to the second room, usually a type of entry-dining room."<sup>1</sup> The only present visible entrance is through a shed-roofed porch in the rear ell. This configuration likely dates to the mid-twentieth century, when the original front entry porches were enclosed. The main front-facing elevation has an octagonal bay window on the first story, flanked by two large double hung windows. Above, on the second story, is a single pair of narrow windows. Windows throughout are 6/1 double hung sash, likely dating from the early twentieth century. These appear to have been replaced in a number of locations with false-mullion vinyl windows mimicking the same pattern. There are large brick chimneys just to the east and west of the crossing, as well as one in the ell.

The structure is covered in wood clapboards. It has simple wood trim in a vaguely Italianate idiom. Likely dating from the late 1840s, this represents a comparatively early example of a style that would become quite popular over the succeeding decades in Medford. Modest bracketed window caps surmount all of the original openings on the main block. Trim in this style was likely also found on the two open porches that were originally on the south and north elevation. These have since been enclosed with clapboard walls and double-hung windows. The south porch was greatly expanded in this campaign, which included the construction of an octagonal portion with a low conical pavilion roof in the southeast corner. Paneled bay windows are placed on the east and north elevation. The bay on the north elevation is two stories, stacked in diminishing fashion, and is placed off center, likely indicating the location of the original main entrance on the first floor. It is unclear if this appendage is original. The open-soffit eaves throughout the main block have a broad overhang, with wide, flat rake boards. In general the house is in a fairly good state of preservation.

## HISTORICAL NARRATIVE

*Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.*

Based on his location relative to his neighbors, and later maps, George W. Gardner (May 7, 1814, Medford – Nov. 10, 1896, Medford), a joiner by profession, appears to have lived in this house at the time of the 1850 census. The house was, based on stylistic analysis, likely quite new at the time. He lived in the house with his wife Martha, six children, including an adult son who was also a joiner, as well as two Irish servants. His real estate that year was valued at \$3,500. He is listed in the census that year as a joiner, though later documents list him variously as a carpenter, a ship's joiner, and a lumber dealer. Among his neighbors at this point was his father Joseph Gardner, who was also a ship's joiner. By 1870 he was still living in the house with his wife Martha and four children, though the servants seem to be absent by this point. That year he owned real estate valued at over \$7,000 and personal property of over \$1,000. He is buried in Oak Grove Cemetery.

By 1880 the property had been purchased by George F. Manning (b. Oct. 24, 1848, Medford). He is listed in the 1880 census as a wool merchant. He resided nearby at 35-37 Forest Street with his brother (head of household), Joseph K. Manning (b. 1841), a lumber dealer (see MDF.75 and MDF.AO). Also in the 35-37 Forest Street household was Manning's brother Edward (b. 1844), grocer, who lived with his wife; Mason, a liquor dealer; a great aunt; and three servants. In addition to their

<sup>1</sup> Thomas C. Hubka, *Houses Without Names, Architectural Nomenclature and the Classification of America's Common House* (University of Tennessee Press, 2013) p. 55.



# INVENTORY FORM B CONTINUATION SHEET

MEDFORD

116 FOREST ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MDF.1097

lumber interests the Mannings were active investors in Medford real estate; as early as 1850 their father, Joseph Manning, Jr. (Apr. 10, 1812 – Sep. 9, 1861) owned \$12,000 worth of real estate, a considerable sum for the time.<sup>2</sup> The Manning family continued to own the subject house through the turn of the twentieth century. Map evidence suggest that the house may have been moved northward slightly around the turn of the century to accommodate the subdivision of the lot on which it stood. It is unclear if this occurred during the tenure of the Manning family, or under subsequent owners.

By 1910 the house was owned and occupied by Ralph Linzee Hall (Mar. 30, 1870 – May 6, 1929). A stockbroker, he lived in the house with his wife Mary, a son and three daughters, four servants, and his mother-in-law. By 1935 his widow Mary was living in Newton with two lodgers. At this point the Forest St house was occupied by Wallace J. Nichols (Jan. 22, 1903, Canada – Nov. 25, 1974, Lynnfield), a physician in private practice and a 1927 graduate of Tufts University. Nichols lived in the house with his wife Grace, two children, Grace's parents, and two servants. Nichols rented the house, perhaps from the Hall family, for \$65 per month.

## BIBLIOGRAPHY and/or REFERENCES

- 1855 Henry F. Walling, *Map of the Town of Medford, Middlesex County, Mass.*
- 1875 F. W. Beers, *County Atlas of Middlesex, Massachusetts.*
- 1880 D.H. Bailey, *Medford, Massachusetts [Bird's Eye View]*
- 1889 Geo. H. Walker & Co., *Atlas of Middlesex County, Massachusetts.*
- 1898 Geo. W. Stadly & Co., *Atlas of the City of Medford, Middlesex County, Mass.*
- 1900 Geo. W. Stadly & Co., *Atlas of Middlesex County, Massachusetts, Volume 1.*
- 1855 Massachusetts State Census
- 1850, 1970, 1880, 1900, 1910, 1920, 1930, 1940 Federal Census
- 1880, 1895, 1924, 1930, 1935, 1938 Medford directory
- Massachusetts, Town and Vital Records, 1620-1988 [database on-line] Ancestry.com.



Main façade: clear images were difficult to obtain due to the presence of mature vegetation

<sup>2</sup> See: William Henry Manning, *The Genealogical and Biographical History of the Manning Families of New England and Descendants, from the Settlement in America to the Present Time* (The Salem Press, 1902) pp. 312-313, 857.



**INVENTORY FORM B CONTINUATION SHEET**

MEDFORD

116 FOREST ST

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s)    Form No.

	MDF.1097
--	----------



1880 Bird's Eye View



# INVENTORY FORM B CONTINUATION SHEET

MEDFORD

116 FOREST ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MDF.1097

*[If appropriate, cut and paste the text below into an inventory form's last continuation sheet.]*

## National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☐ Individually eligible      ☒ Eligible **only** in a historic district
- ☒ Contributing to a potential historic district      ☐ Potential historic district

Criteria:    ☐ A    ☐ B    ☐ C    ☐ D

Criteria Considerations:    ☐ A    ☐ B    ☐ C    ☐ D    ☐ E    ☐ F    ☐ G

Statement of Significance by John D. Clemson  
*The criteria that are checked in the above sections must be justified here.*

The George W. Gardner House at 116 Forest Street (pre-1850) would contribute to a potential historic district that would include Forest Street and the Bradlee-Hall Estates Area (MDF.L). Although altered, it is a fairly well-preserved representative example of its style and period. Its earliest documented owner and occupant, like many of his neighbors, was a successful local craftsman associated with the shipbuilding, construction, and lumber industries. It retains integrity of workmanship, design, materials, association, location, setting, and feeling.

The south end of Forest Street from Medford Square in the south to the Westfield Road/Valley Street intersection in the north has been the location of many of the residences of Medford's elite citizens since the early 18<sup>th</sup> century, many of whom played definitive roles in the city's and region's economic, industrial and cultural development. These figures included members of the Bradlee, Cotting, Hall, Lawrence, Manning, Wade and Wright families, among others. It is eligible under criteria A and C at the local level as a potential National Register historic district. This area is related, in terms of its social and architectural history, to the adjacent Bradlee-Hall Estates area (MDF.L), which further research may determine should be combined with it into a single district. Although many of the estates that once lined the street have been lost to later layers of development, several survive. The most important, the Joseph K. Manning House (MDF.75), is individually listed on the National Register. Some of the sites that replaced earlier layers of development are historically significant in their own right, including the United States Post Office (MDF.340) and Old High School (MDF.91), both also previously individually listed. Later residential development in the area that took place between the late-19<sup>th</sup> through early 20<sup>th</sup> centuries has both social and architectural significance as well, reflecting Medford's development history as a thriving Boston suburb. In spite of the degree of loss and renewal, the area retains integrity of workmanship, design, materials, association, location, setting, and feeling.



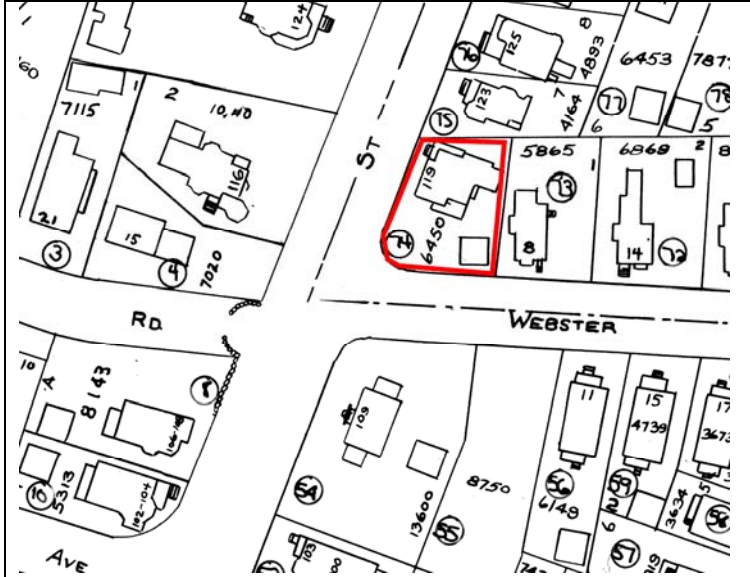
# FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

## Photograph



## Locus Map (North is up)



**Recorded by:** Zachary Violette

**Organization:** Medford Historical Commission

**Date (month / year):** June 2015

Assessor's Number USGS Quad Area(s) Form Number

K-10-74

Boston  
North

MDF.1098

**Town/City:** Medford

**Place:** (*neighborhood or village*): Medford Square

**Address:** 119 Forest Street

**Historic Name:** William J. Nickerson Tenant House

**Uses:** Present: Single Family Residential

Original: Single Family Residential

**Date of Construction:** 1875-1880

**Source:** Maps

**Style/Form:** Second Empire

**Architect/Builder:**

**Exterior Material:**

Foundation: Not Visible

Wall/Trim: Stucco

Roof: Asphalt

**Outbuildings/Secondary Structures:**

Block garage at Webster St. Side

**Major Alterations (with dates):**

Porches enclosed, façade covered in stucco, likely removal of decorative detail, early 20<sup>th</sup> century.

**Condition:** Fair

**Moved:** no ☒ yes ☐ **Date:**

**Acreage:** .15 acres

**Setting:** Corner lot in clusters of free-standing, wood-frame houses on small lots, facing major street.



# INVENTORY FORM B CONTINUATION SHEET

MEDFORD

119 FOREST ST.

## MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MDF.1098

☒ Recommended for listing in the National Register of Historic Places.

*If checked, you must attach a completed National Register Criteria Statement form.*

*Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.*

### ARCHITECTURAL DESCRIPTION:

*Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.*

The Nickerson house is a two-and-a-half story, wood-frame structure with a flared Mansard roof. Set on a corner lot with a generous side yard facing Webster Street, the building's rectangular footprint is articulated with bay windows on its north (left), west (front), and south (right), elevations, forming a T-shape of the original main block. An ell extends from the building's east (rear) side. The building's two-bay-wide facade, an example of the Mansard end-house type, with a two-story stacked bay window to the right of the entrance bay, which consists of a single window aligned over the front door. The north elevation of the main block is windowless except for the stacked bay window. The south elevation, facing Webster Street, has two bays on the second floor. The first floor originally had a single-story bay window, since obscured by an enclosed porch. The rear ell has a single window on each of its three elevations, and a small secondary entrance porch. The roof features two single dormers on each elevation of the main block. In form and detail it is similar to three somewhat smaller gable-roof houses that adjoin it on Webster Street. The relationship between these roughly contemporaneous buildings is unclear.

The current façade configuration and detailing appears to be largely a result of an early twentieth century remodeling. The 1880 Bird's Eye View of Medford suggests the building originally had an open porch at the front entry, and along the south elevation, up to the bay window on this façade. This view also suggests heavy eave-line brackets. The building was probably originally covered in wood siding. Around the turn of the twentieth century these open porches were rebuilt, enclosed, and expanded. This project enveloped the first floor bay window on the west and south elevations. Most of the porch was enclosed with 2/2 sash windows leaving only a small portion of the porch at the main entry open, supported by Tuscan columns. A heavy entablature surmounted the whole porch structure. The surface of the original house was covered with stucco and any articulation at the windows and cornice was removed at this time and replaced by flat stock. The Mansard roof has since been covered with asphalt shingles. A concrete block garage, with a square footprint and a pyramidal hip roof occupies the rear portion of the side yard, facing Webster Street.

### HISTORICAL NARRATIVE

*Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.*

This fairly substantial house was owned throughout much of its early history by investors who lived elsewhere, a pattern common, even for middle class houses, in a period before home ownership became a common attribute. Many of the adjoining houses, of similar date and ambition, were likewise not owned by their occupants. Built sometime between 1875 and 1880, this house seems to have been an investment by carpenter and shipwright William J. Nickerson. (1813, Maine – May 17, 1902, Medford). Nickerson lived at 30 George Street with his wife, daughter, and son and daughter-in-law from the 1880s through the time of his death. The George Street house bears a number of similarities to this structure. The tenants of the Forest Street house during this time are unknown. By the turn of the century the house was owned by Samuel C. Lawrence (Nov. 22, 1832 - Sep. 24, 1911). Lawrence, one of the richest and most prominent residents of Medford, lived in a large house across Forrest Street closer to Medford Square. He owned this, as well as a number of adjoining lots south of Webster Street as an investment, along with extensive holdings throughout town (see MDF.99 and MDF.\_\_\_\_). Again, the tenants during this period are not known.

By 1920 the house was both owned and occupied by Mrs. Ethel Sanborn (b. 1881, Gloucester). Sanborn, widowed shortly after her 1915 marriage, lived in the house with her son Wilson, who as an adult was the assistant manager of a finance company. They remained in the house until as late as 1940, at which point it was valued at \$7000.



INVENTORY FORM B CONTINUATION SHEET

MEDFORD

119 FOREST ST.

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s)    Form No.

	MDF.1098
--	----------

BIBLIOGRAPHY and/or REFERENCES

1855 Henry F. Walling, *Map of the Town of Medford, Middlesex County, Mass.*  
1875 F. W. Beers, *County Atlas of Middlesex, Massachusetts.*  
1880 D.H. Bailey, *Medford, Massachusetts* [Bird's Eye View]  
1889 Geo. H. Walker & Co., *Atlas of Middlesex County, Massachusetts.*  
1900 Geo. W. Stadly & Co., *Atlas of Middlesex County, Massachusetts, Volume 1.*  
1880, 1900, 1920, 1930, 1940 Federal Census  
1880, 1895, 1924, 1930, 1935, 1938 Medford directory  
Massachusetts, Town and Vital Records, 1620-1988 [database on-line] Ancestry.com].



**INVENTORY FORM B CONTINUATION SHEET**

MEDFORD

119 FOREST ST.

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s)    Form No.

	MDF.1098
--	----------



119 Forest St, south and west elevations, 2015.



1880 Bird's Eye view.



# INVENTORY FORM B CONTINUATION SHEET

MEDFORD

119 FOREST ST.

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MDF.1098

*[If appropriate, cut and paste the text below into an inventory form's last continuation sheet.]*

## National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☐ Individually eligible      ☒ Eligible **only** in a historic district  
☒ Contributing to a potential historic district      ☐ Potential historic district

Criteria:    ☐ **A**    ☐ **B**    ☐ **C**    ☐ **D**

Criteria Considerations:    ☐ **A**    ☐ **B**    ☐ **C**    ☐ **D**    ☐ **E**    ☐ **F**    ☐ **G**

Statement of Significance by John D. Clemson

*The criteria that are checked in the above sections must be justified here.*

Although constructed on speculation for rent, the William J. Nickerson Tenant House at 119 Forest Street (1875-1880) is an somewhat altered though well-preserved representative example of its style, Second Empire, and type. Its builder, Nickerson, was a prominent local carpenter associated with both the ship building and construction trades. Further research might identify some of his local attributions. The house contributes to a potential district that would include Forest Street and the Bradlee-Hall Estates area (MDF.L), and retains integrity of workmanship, design, materials, association, location, setting, and feeling.

The south end of Forest Street from Medford Square in the south to the Westfield Road/Valley Street intersection in the north has been the location of many of the residences of Medford's elite citizens since the early 18<sup>th</sup> century, many of whom played definitive roles in the city's and region's economic, industrial and cultural development. These figures included members of the Bradlee, Cotting, Hall, Lawrence, Manning, Wade and Wright families, among others. It is eligible under criteria A and C at the local level as a potential National Register historic district. This area is related, in terms of its social and architectural history, to the adjacent Bradlee-Hall Estates area (MDF.L), which further research may determine should be combined with it into a single district. Although many of the estates that once lined the street have been lost to later layers of development, several survive. The most important, the Joseph K. Manning House (MDF.75), is individually listed on the National Register. Some of the sites that replaced earlier layers of development are historically significant in their own right, including the United States Post Office (MDF.340) and Old High School (MDF.91), both also previously individually listed. Later residential development in the area that took place between the late-19<sup>th</sup> through early 20<sup>th</sup> centuries has both social and architectural significance as well, reflecting Medford's development history as a thriving Boston suburb. In spite of the degree of loss and renewal, the area retains integrity of workmanship, design, materials, association, location, setting, and feeling.



# FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

Assessor's Number USGS Quad Area(s) Form Number

K 10 75

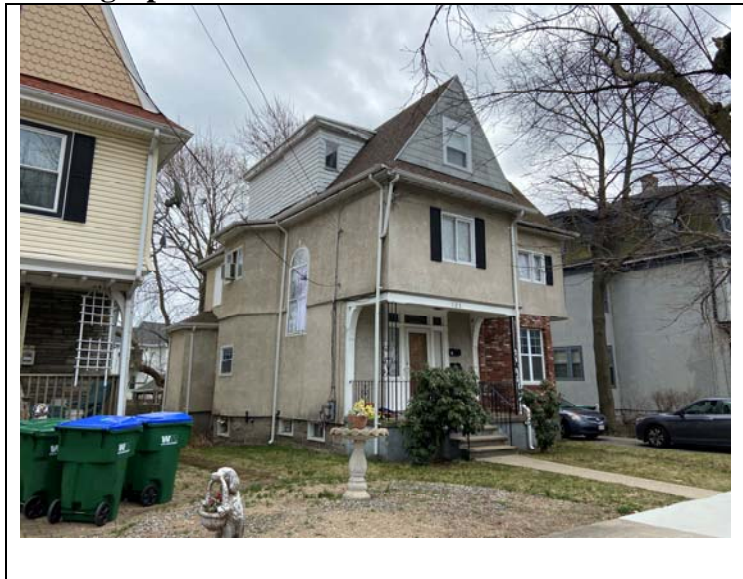
Boston  
North

MDF.1895

Town/City: Medford

Place: (neighborhood or village): Forest Street

## Photograph



Address: 123 Forest Street

Historic Name: Gray Tenant – Volpe House

Uses: Present: two-family residential

Original: single-family residential

Date of Construction: 1897-1898

Source: deeds, maps

Style/Form: Queen Anne/ cross gable

Architect/Builder: likely Eugene L. Currier, architect/  
William H. or A. McLeod and Martin O'Brien, builders

## Exterior Material:

Foundation: stone

Wall/Trim: stucco and brick/ wood

Roof: asphalt shingle

Outbuildings/Secondary Structures: none

Major Alterations (with dates): Stucco, early 20<sup>th</sup> century;  
window openings, sash, door and brick cladding, recent  
decades.

Condition: Fair

Moved: no ☒ yes ☐ Date:

Acreage: 0.1 acre

Setting: Dense residential streetscape with a mix  
of elaborate housing for the elite mixed with later two-family  
in-fill dating to the late-19<sup>th</sup> through early 20<sup>th</sup> centuries.

## Locus Map (north is up)



Recorded by: John D. Clemson

Organization: Medford Historical Commission

Date (month / year):



# INVENTORY FORM B CONTINUATION SHEET

MEDFORD

123 FOREST STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MDF.1895

☒ Recommended for listing in the National Register of Historic Places.

*If checked, you must attach a completed National Register Criteria Statement form.*

## ARCHITECTURAL DESCRIPTION:

The Gray-Volpe House, constructed ca. 1897-1898, remains, despite alterations, a legible example of Queen Anne styling and serves as a document of Forest Street's second phase of development as a fashionable residential boulevard during the late-19<sup>th</sup> through early 20<sup>th</sup> centuries. This two-story house with a complex roofline of intersecting gables is massed in a 28-foot-square cube with a deeply projecting overhang above the side entry in the left (north) half of the façade and a short, full-height rear ell. The roof configuration is difficult to read due to alterations and vegetation, but an aerial view suggests the main gable in the left half of the façade extends to the rear to cover the rear ell. A second, perpendicular gable, also with a shallower overhang, terminates at the forward pile of the right (south) elevation. The re-entrant angle in the right-rear corner appears to be covered by a flat or low-pitched hip. Two canted bays remain visible: the first, single-story in the right half of the façade tucked under a modest overhang, and the second, at cornice height, in the rear pile of the left elevation.

The entry sequence and surviving original fenestration pattern suggest a foursquare plan entered on the left side of the façade into a large reception hall with a stair indicated by the surviving stair light, placed between stories, in the forward pile of the left elevation. This elaborate feature matches a similar pattern on the neighbor to the left (north) at number 125 (MDF.1897), suggesting similar plans and possibly the same builder/ designer. The projecting canted bays suggest a centrifugal arrangement of spaces in the front and rear piles, with the kitchen in the ell.

Despite the alteration of siding with stucco and brick, the addition of large shed dormers at the third level, and the alteration of window openings and sash replacement, the house retains some original building fabric that suggests its original appearance. The heavy corbels and trim that support the façade and right-side overhangs, the door surround that includes sidelights, transom and trim, and the full-arched stair light survive. Some of the cornice detailing, including a modillioned soffit, may also be extant. The house is sited at a minimal setback on a deep, narrow suburban lot and is landscaped with open lawn and foundation plantings. A narrow asphalt drive fills the right side yard.

## HISTORICAL NARRATIVE

Research by Sharon Guzik, a volunteer with the Medford Historical Commission, has established that this relatively small parcel that currently includes 13 house lots on the east side of Forest Street north of Webster Street was held by members of the Wait family during most of the 19<sup>th</sup> century. The property had been acquired from Ebenezer Hall, a member of the prominent local family and a baker, in 1834 (see MDF.35).<sup>1</sup>

In 1897 then-owner Walter H. Gleason, who had acquired the property from short-term intervening owners, including Dudley C. Hall, filed a subdivision plan dividing the parcel into 13 lots accessed by two lanes arranged in a T that survive as the west legs of Woodrow Avenue and Walter Street (evidently eponymous).<sup>2</sup> Walter Howard Gleason (1864-1940) was a real estate broker who began his career in the wholesale fruit business started by his father Winsor Gleason at 12 Faneuil Hall Market. He lived for a time on Mount Auburn Street in Watertown, and later returned to Boston and reported his occupation as lawyer.<sup>3</sup> The chain of title and grantee/ grantor indexes indicate that Gleason engaged in a complex series of conveyances with business associate or creditor William H. McLeod involving layered mortgages, evidently a means of financing the development, but the mechanics of these transactions are not clear and the precise identity of McLeod could not be ascertained.<sup>4</sup> However building permits associated with neighboring properties 125 and 129 Forest Street (MDF.1897 and 1898) identify W.H. McLeod

<sup>1</sup> Sharon Guzik, volunteer, Medford Historical Commission, Wait Estate East Side file, 2020.

<sup>2</sup> MCSRD 102:4 (1897), reproduced below.

<sup>3</sup> Ancestry.com: US Directories, Somerville 1892, 1901, Watertown, 1919, 1921, Boston 1940; Find-a-grave; US Census 1880, 1900, 1910.

<sup>4</sup> Research by Guzik, combined with a review of grantor indexes, 1896-1950, list dozens of transactions between Gleason, McLeod and others involving various lots in the subdivision. A sampling includes 2624:51 (1897): Norman A. McLeod to Gleason (lots 7, 8, 9); 2636:532 (1898): Gleason to William A. McLeod (lot 7); 2636:356 (1898): McLeod to Gleason subject to a mortgage to Helen F. Ayers.



**INVENTORY FORM B CONTINUATION SHEET**

MEDFORD

123 FOREST STREET

**MASSACHUSETTS HISTORICAL COMMISSION**

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MDF.1895

and Martin O'Brien as the builders. The identities of these figures are not certain but a William A. McLeod, (born Nov. 1868), carpenter, resided at 61 Edward Street in Medford in 1900 with a wife, four children, and a boarder, and Martin O'Brien (born ca. 1853), carpenter, resided at 117 Heath Street and later 86 Vernon Street, Somerville with two adult children. Both were natives of English-speaking Canada but both disappear from near-by records shortly after. These permits also identify an architect: Eugene L. Currier (more below). The physical similarities between 123 and 125 Forest Street outlined in the descriptions support this supposition.

In 1898 Gleason sold three lots, numbers 7, 8 and 9, or 123, 125 and 129 Forest Street (MDF.1897 and 1898) to Marion T. (Eustis) Gray (1872-1942), the wife of Francis A. Gray (1867-1949), leather manufacturer. The house was initially documented by its depiction on the 1898 Stadly city atlas. Gray agreed to assume a mortgage of \$3,000 that had been given by McLeod to Helen F. Ayers in 1898. The 1900 census return indicates the Grays resided next door at 125 Forest and that their tenant at the subject house was Frederick E. Woodward (born Jun. 1869), a salesman. His household included his wife, Nettie L. and two young children. By 1910 the Grays had relocated to Wyoming and in 1911 sold the property to Helen E. Volpe, the wife of Frank G. Volpe.<sup>5</sup>

Frank George Volpe (1885-1974) was a prominent Boston lawyer and prosecutor. He was a graduate of Medford High School, Boston University and Boston University Law School (1909). He worked as an assistant district attorney in Middlesex County from 1926 to 1936 and assistant attorney general for the state from 1941 to 1943, afterward practicing independently. He was a son of Pasquale Volpe (ca. 1849-1939), a long-term tenant and later owner of the Bigelow Block at 2 Salem Street (MDF.83), where he operated a fruit and vegetable store for over 40 years. Frank Volpe and his wife Helen E. resided at the subject property between 1911 and ca. 1918, when it was conveyed to his father. In 1922 the house was converted to two-family use by then-owner G. Volpe. City directories published between 1924 and 1928 establish the house was occupied by Pasquale Volpe and his tenant Lawrence H. White, a sales manager. Subsequent owners include Lena R. Russo, the wife of Angelo Russo, Jr. (1934-1948), and Angelo and Marion Vozzella and heirs (1948-1964).<sup>6</sup>

*Eugene L. Courier, likely architect*

Eugene L. Currier (b. Sept., 1873), was a native of Canada. Although he actively maintained offices in Boston through the first decade of the 20<sup>th</sup> century and later from 1935 until the late 1940s, no other designs could be attributed to him through available records. In 1897 he listed himself as a draftsman in Boston directories and shared an office at 55 Kilby Street, room 48, with J.W. Beal, presumably his employer. This is an important link to a fairly prominent architect of the period and supports an assumption that Currier had a hand in several important commissions during his employment with Beal during the 1890s through 1900s. J. Williams Beal (1855-1919) was educated at M.I.T. and worked for both Richard Morris Hunt and McKim, Mead and White early in his career.<sup>7</sup> Among his most important commissions during the time Currier was likely on his staff was the Harriswood Crescent (1890), 60-88 Harold Street, Roxbury, "a block of houses that must rank among the most lovely ensembles of picturesque connected town houses in Greater Boston...Built at a cost of about \$160,000, this block constitutes a kind of Queen Anne Tontine Crescent of fifteen attached brick and half-timbered town houses." Other major projects included renovations and additions to the R.H. White Department Store (1895), corner of Washington and Bedford streets, Boston and, most importantly, alterations and additions to the F. Holland Day residence at 93 Day Street, Norwood, throughout the 1890s.<sup>8</sup>

<sup>5</sup> Ancestry: 1870, 1880, 1900, 1910, 1920 Federal Census (The 1870 and 1880 census identifies Marion Grays father, George Homer Eustis of Winchester, bookkeeper, and Francis A. Gray's father, Francis A., Sr., sugar merchant, High Street, Medford); MCSRD 3574:113 (1911).

<sup>6</sup> MCSRD 3574:113 (1911); *Boston Daily Globe*, May 23, 1974, p. 30, Frank G. Volpe obituary; 1924-1938 Medford city directories, inclusive; MCSRD 4225:541 (1918); 5827:228 (1934); 7343:332 (1948); 10495:274 (1964); other deeds in the chain: 10672:44 (1964); 13325:245 (1977); 55314:300 (2010).

<sup>7</sup> Keith N. Morgan et al, *Buildings of Massachusetts, Metropolitan Boston, SAH, Buildings of the United States* (University of Virginia Press, 2009) p. 553, 665 (BUS).

<sup>8</sup> MDF.95 (Clemson). Douglas Shand-Tucci, *Built in Boston: City and Suburb, 1800-2000* (University of Massachusetts Press, 1999) p. 88, 451; *Boston Daily Globe*, Jul. 30, 1895, p. 7; Patricia J. Fanning, *Through an Uncommon Lens: The Life and Photography of F. Holland Day* (University of Massachusetts Press, 2008) p. 27, 255. Beals other important commissions include First United Methodist Church (1906-1907), 645 Main Street, Melrose [BUS, p. 396]; a residence for Jeremiah Williams, Esq. (1911), Phillips Beach [Mary H. Northend, "A House At Phillips Beach, Mass.," *House Beautiful*, Vol. 28-29 (Hearst Corporation, 1911) p. 43]; the Mayflower Hotel (1917), Plymouth [Bryant Franklin Tolles, *Summer by the Seaside: The Architecture of New England Coastal Resort Hotels, 1820-1950* (UPNE, 2008) p. 73, 231]; and a number of other churches and commercial building cited in BUS. Beal's sons, John W. and Horatio W., established a successful successor firm, J. Williams Beal's Sons. John served as State Commissioner of Public Works 1939-1940. Both brothers were convicted of bribing the



# INVENTORY FORM B CONTINUATION SHEET

MEDFORD

123 FOREST STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MDF.1895

---

## BIBLIOGRAPHY and/or REFERENCES

Maps and atlases:

1855 H.F. Walling. "Map of Medford...."

1875 F. W. Beers, *County Atlas of Middlesex, Massachusetts*.

1880 O. H. Bailey [Bird's Eye View of] Medford.

1889 Geo. H. Walker & Co., *Atlas of Middlesex County, Massachusetts*.

1898 Geo. W. Stadly & Co., *Atlas of the City of Medford....*

1900 Geo. W. Stadly & Co., *Atlas of Middlesex County, Massachusetts, Volume 1*.

1892, 1897, 1903, 1910, 1936, 1936-1950 Sanborn Insurance Atlases.

Ancestry.com: see footnotes

Charles Brooks and James M. Usher, *History of the Town of Medford, Middlesex County, Massachusetts, From its First Settlement in 1630 to 1855; Revised, Enlarged and Brought Down to 1885* (Rand, Avery & Co., 1886).

Middlesex County South Registry of Deeds, in notes as MCSRD book:page (date).

Medford Building Department records courtesy of Medford Historical Commission member Ryan Hayward, 2019.

---

former Mayor of Cambridge, John W. Lyons, in 1942. District Attorney Robert F. Bradford characterized the brothers as "hypocritical-pillars of respectability" and their crime as "the most insidious and subtle conspiracy to bribe the forces of government as was ever pulled off." [*Boston Daily Globe*, Jul. 30, 1939, p. C2; Jan. 8, 1941, p. 1; May 26, 1942, p. 1].

*Continuation sheet 3*



INVENTORY FORM B CONTINUATION SHEET

MEDFORD

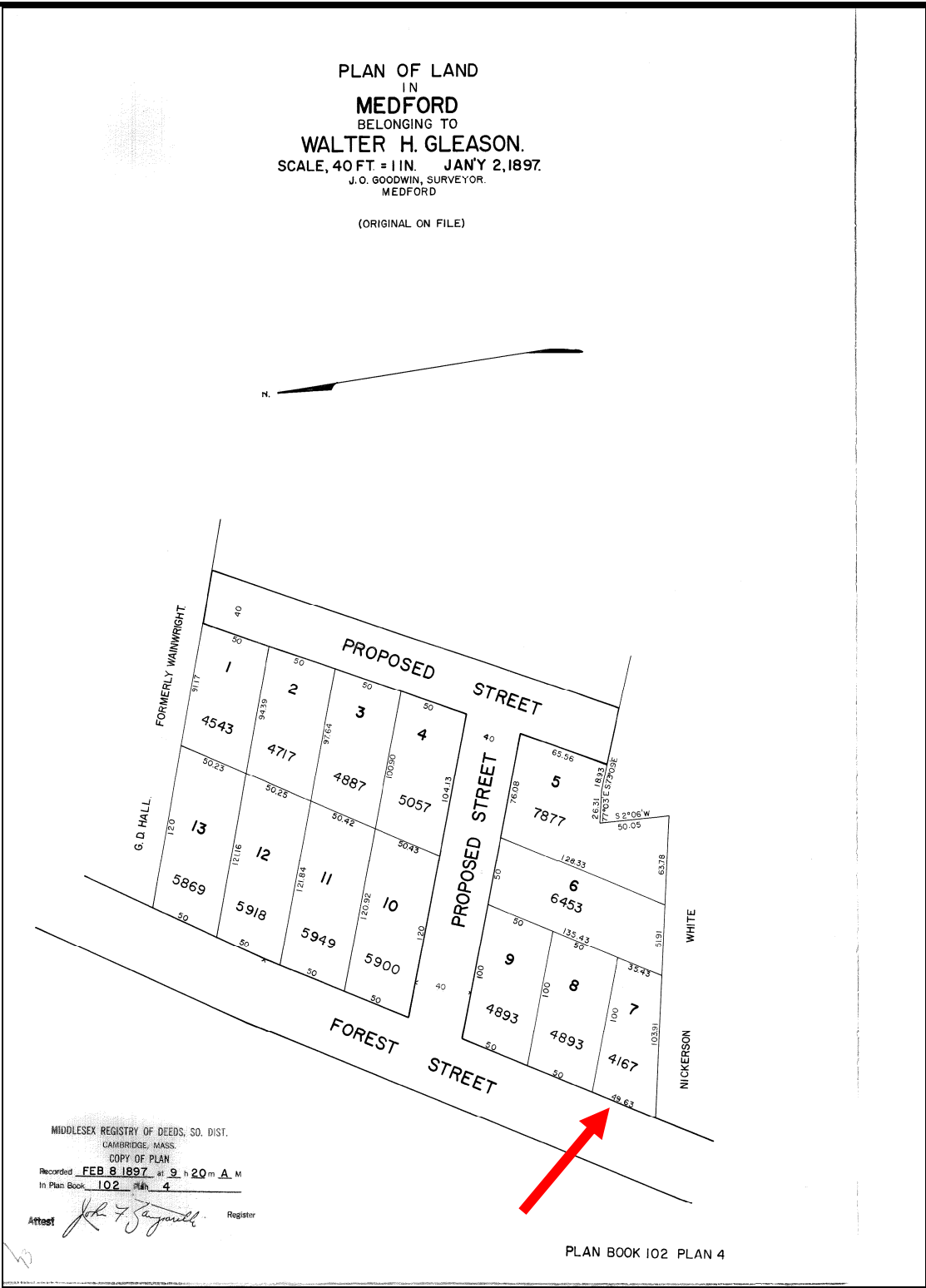
123 FOREST STREET

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s)

Form No.

MDF.1895



MCSR 102:4 (1897). The subject property is lot 7.



INVENTORY FORM B CONTINUATION SHEET

MEDFORD

123 FOREST STREET

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	MDF.1895
--	----------





# INVENTORY FORM B CONTINUATION SHEET

MEDFORD

123 FOREST STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MDF.1895

*[If appropriate, cut and paste the text below into an inventory form's last continuation sheet.]*

## National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☐ Individually eligible      ☒ Eligible **only** in a historic district
- ☐ Contributing to a potential historic district      ☐ Potential historic district

Criteria:    ☒ **A**    ☐ **B**    ☒ **C**    ☐ **D**

Criteria Considerations:    ☐ **A**    ☐ **B**    ☐ **C**    ☐ **D**    ☐ **E**    ☐ **F**    ☐ **G**

Statement of Significance by John D. Clemson and Claire W. Dempsey

*The criteria that are checked in the above sections must be justified here.*

The subject building is representative of a second phase of development as a fashionable residential boulevard that took place along Forest Street during the late-19<sup>th</sup> through early 20<sup>th</sup> centuries. The length of Forest Street from Medford Square in the south to Roosevelt Circle in the north had been the location of many of the residences of Medford's elite citizens since the early 18<sup>th</sup> century, many of whom played definitive roles in the city's and region's economic, industrial and cultural development. These figures included members of the Bradlee, Cotting, Hall, Lawrence, Manning, Wade and Wright families, among others. This area is related, in terms of its social and architectural history, to the adjacent Bradlee-Hall Estates area (MDF.L), which further research may determine should be combined with it into a single district. Although many of the estates that once lined the street have been lost to later layers of development, several survive. The most important, the Joseph K. Manning House at 35-37 Forest Street (MDF.75, 1875-1876), is individually listed on the National Register (4/7/1989). Other surviving examples from this early phase of development include the Dudley C. Hall House at 16 Woodland Avenue (MDF.21, ca. 1853), the Dudley H. Bradlee House at 21 Ashcroft Road (MDF.22, 1877) and the Henry Bradlee, Jr. House at 11 Turrell Road (MDF.25, 1881-1882). The final two are both attributed to Peabody and Stearns. Some of the sites that replaced earlier layers of residential development are historically significant in their own right, including the United States Post Office (MDF.340) and Old High School (MDF.91), both also previously individually listed. During the decades between 1890 and 1920 a second phase of development characterized by a higher density took place when the former estates of the Bradlee, Hall and Wait families, among others, were subdivided and comfortable suburban villas were constructed for local and Boston-based merchants, manufacturers and entrepreneurs. At roughly the same time ca. 1900 multi-family alternatives began to be introduced by speculative developers. Research has identified many of these developers, and their builders and architects have been identified through ongoing research. The area is eligible under criteria A and C at the local level as a potential National Register historic district for its associations with local elites who played key roles in the city's historical development and for the distinction of its architecture. Areas of significance include architecture, community planning and development, and social history. In spite of the degree of loss, renewal, and alterations common to recent decades including sash and siding replacement, the area retains integrity of workmanship, design, materials, association, location, setting, and feeling.



# FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

Assessor's Number USGS Quad Area(s) Form Number

J 10 46

Boston  
North

MDF.1896

**Town/City:** Medford

**Place:** (*neighborhood or village*): Forest Street

## Photograph



**Address:** 124 Forest Street

**Historic Name:** Sexton House

**Uses:** Present: three-family residential

Original: single-family residential

**Date of Construction:** 1901

**Source:** permits, deeds, maps

**Style/Form:** Queen Anne/ hip block

**Architect/Builder:** Orrin W. Watson, architect and builder

## Exterior Material:

Foundation: brick

Wall/Trim: wood shingle/ wood

Roof: asphalt shingle

**Outbuildings/Secondary Structures:** None; the building depicted on the locus map is not extant, evidently recently demolished.

**Major Alterations** (*with dates*): Use change to three-family occupancy and addition of a fire escape, 20<sup>th</sup> century; sash replacement, recent decades.

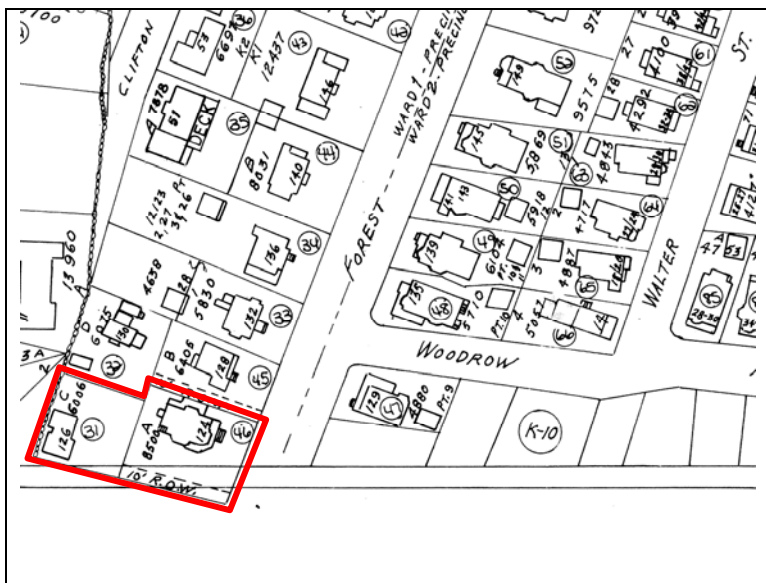
**Condition:** Good

**Moved:** no ☒ yes ☐ **Date:**

**Acreage:** 0.12 acre

**Setting:** Dense residential streetscape with a mix of elaborate housing for the elite mixed with later two-family in-fill dating to the late-19<sup>th</sup> through early 20<sup>th</sup> centuries.

## Locus Map (*north is up*)



**Recorded by:** John D. Clemson

**Organization:** Medford Historical Commission

**Date** (*month / year*): April 2020



# INVENTORY FORM B CONTINUATION SHEET

MEDFORD

124 FOREST STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MDF.1896

☒ Recommended for listing in the National Register of Historic Places.

*If checked, you must attach a completed National Register Criteria Statement form.*

## ARCHITECTURAL DESCRIPTION:

The Sexton House, constructed in 1901, is an exceptionally well-preserved example of its style and type and represents the second wave of development on Forest Street with large, comfortable suburban houses for local and regional professionals and entrepreneurs at the turn of the 20<sup>th</sup> century. It is an example of foursquare design in the Queen Anne mode, being massed in a two-and-a-half-story cube under a hipped roof with multiple projecting elements. The 28-foot-wide by 25-foot-deep main body is expanded by cornice-height projecting bays in the left (south) half of the façade and rear piles of each side. The façade and left-side bays are entirely canted, while the right-side bay expands to an overhanging rectangle at the second level. A large, full height, 24-foot-wide, 13-foot-deep rear ell is aligned with the right elevation. The third-story garret is expanded and well-lit by broad hipped dormers with paired windows in each facet of the roof and each slope of the ell. Abundant liminal space is provided by a deep full-width front porch that wraps around, with a canted corner, the forward pile of the left elevation.

The interior plan is suggested by the entry sequence in the right side of the façade, regular and symmetrical fenestration pattern, and pattern of projecting elements described above. This suggests a centrifugal arrangement of large entertaining spaces around a large entry and stair hall located in the right-front quadrant. The commodious rear ell is large enough to house abundant kitchen and other service spaces.

The house retains considerable original building fabric, including wood shingle siding and trim. The most prominent feature is a deep overhang and soffit at the eave, where the hipped roof kicks out slightly at its base, supported by decorative modillions or joist tails that terminate in ogees. The cube-like mass of the house is further broken up by a molded band course at the second-floor level that supports a shallow skirt in the second story. Although sash appears to have been replaced during recent decades, back-band casings with molded skirts under the sills survive. The entire porch supported by fluted Doric columns resting on paneled piers, including the balustrade, survives as well. A cast concrete stoop with wrought-iron railings is the only alteration.

The house is sited at a generous setback on a broader and deeper lot than many of its neighbors that originally extended farther north on Forest Street. The original configuration with a 132.5 foot frontage is depicted on a 1927 subdivision plan reproduced below. Specimen trees and mature foundation plantings in an open lawn constitute the landscaping scheme. A narrow asphalt drive leads along the left side of the building to a large parking area that occupies much of the rear garden. Building permits and period maps depict a large carriage house that is no longer extant in the rear left corner of the property.

## HISTORICAL NARRATIVE

The early ownership history of this parcel has been established through research by Medford Historical Commission volunteer Sharon Guzik, who traced it to its acquisition by Turell Tufts from Ebenezer Hall in 1834. This larger property, part of which is depicted in MCSRD 5104: end (1927), reproduced below, originally included the abutting lot and house to the south, 116 Forest Street (MDF.1097, pre-1850). A member of the prominent local family of industrialists and merchants, Ebenezer Hall was a baker active at the southeast corner of Forest and Salem Street during the early 19<sup>th</sup> century (see MDF.35, 34-36 Thomas Street). Of subsequent owners Tufts, George Washington Gardner (1814-1896), ship joiner and housewright, his brother Joseph Gardner, Jr. (1812-1894), also a ship joiner, and George F. Manning (born 1848), only the Gardners resided at the property at 116 Forest Street; later owner Manning was an absentee landlord.<sup>1</sup>

In June of 1901 a parcel with a description matching the property depicted on the 1927 subdivision plan was acquired by William A. Sexton from George F. Manning. Sexton immediately acquired a permit to build a "1 family 2½ story wooden dwelling, estimated cost \$5,000, 27'x27'x27'x35', hip roof" to be designed and built by O.W. Watson. In September of the same

<sup>1</sup> Sharon Guzik, Medford Historical Commission file: "Gardner, George W., Joseph, Jr.," 2020: MCSRD 398:441 (1840): Tufts to Gardner; 1849:105 (1888): Gardner to Manning.



# INVENTORY FORM B CONTINUATION SHEET

MEDFORD

124 FOREST STREET

## MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MDF.1896

year he acquired a permit to build a "wooden stable" at the same location. Owner and initial occupant William A. Sexton (1868-1919) was a wholesaler and retailer of tin products. His household included his wife Christina Nielson (Muller) Sexton (born ca. 1871) and one son, Alfred (born Mar. 1896).<sup>2</sup>

Sexton's builder and architect has been identified as Orrin W. Watson (1870-1920), a resident of Somerville at 37 Banks Street. Watson was a native of Maine and a son of Sidney Watson, also a carpenter who relocated to Somerville by 1880. By 1910, however, Orrin Watson, his wife, Josie (Leighton, born 1872), and daughter Hellen M. (born 1897) had relocated to 97 St. Botolph Street, Boston, where he became the proprietor of a laundry. A review of MACRIS did not identify any other attributions but the quality of the subject building's design and construction suggests he was a skilled designer and builder.<sup>3</sup>

In 1912 the property was acquired by Eldon R. Whitman from Christina N. Sexton, to whom the property had been conveyed by her husband in 1903.<sup>4</sup> Whitman (1862-1920) was a manufacturer of "store fixtures" (a 1910 census return identified him as a manufacturer of refrigerators). His household included his second wife, Lillia Viola (Gibbs, born ca. 1888) and daughter, Dorothy (born ca. 1910). In 1941 the property was acquired by Sirouhi Eknoian, the wife of Hagop Eknoian (1890-1963). Both were natives of Armenia. Hagop Eknoian was a fruit and vegetable dealer at 71 Commercial Street, Boston, and was admitted as a citizen in 1941. Members of the Eknoian family owned the property until 1988.<sup>5</sup>

## BIBLIOGRAPHY and/or REFERENCES

Maps and atlases:

1855 H.F. Walling. "Map of Medford...."

1875 F. W. Beers, *County Atlas of Middlesex, Massachusetts*.

1880 O. H. Bailey [Bird's Eye View of] Medford.

1889 Geo. H. Walker & Co., *Atlas of Middlesex County, Massachusetts*.

1898 Geo. W. Stadly & Co., *Atlas of the City of Medford...*

1900 Geo. W. Stadly & Co., *Atlas of Middlesex County, Massachusetts, Volume 1*.

1892, 1897, 1903, 1910, 1936, 1936-1950 Sanborn Insurance Atlases.

Ancestry.com: see footnotes

Charles Brooks and James M. Usher, *History of the Town of Medford, Middlesex County, Massachusetts, From its First Settlement in 1630 to 1855; Revised, Enlarged and Brought Down to 1885* (Rand, Avery & Co., 1886).

Middlesex County South Registry of Deeds, in notes as MCSRD book:page (date).

Medford Building Department records courtesy of Medford Historical Commission member Ryan Hayward, 2019.

<sup>2</sup> MCSRD 2899:79 (1901); Ancestry: vital records, marriage; 1880, 1900, 1910, 1920 Federal Census; 1900 Somerville city directory.

<sup>3</sup> Ancestry: vital records, marriage; 1880, 1900, 1910, 1920 Federal Census;

<sup>4</sup> MCSRD 3066:76, 3066:34 (1903).

<sup>5</sup> Ancestry: vital records, divorce and marriage (Eldon R. Whitman divorced his first wife, Josie A. Lee, whom he had married in 1886); 1910, 1920, 1940 Federal Census; 1924 Medford city directory; WWII draft registration records; Massachusetts Naturalization records. A partial chain of title identified a complex series of transactions indicating a mortgage was held by the Medford Trust Co., which went into receivership in ca. 1936; Eknoian acquired the property through several short-term intervening owners, including the Reconstruction Finance Corporation and Louis A. and Katherine G. Forti: MCSRD 6076:141 (1936); 6519:4-7, 6542:209 (1941); 9852:49 (1961, Eknoian to Eknoian); 18900:314-322 (1988); 24247:152, 24419:451 (1994); 65671:5 (2015).



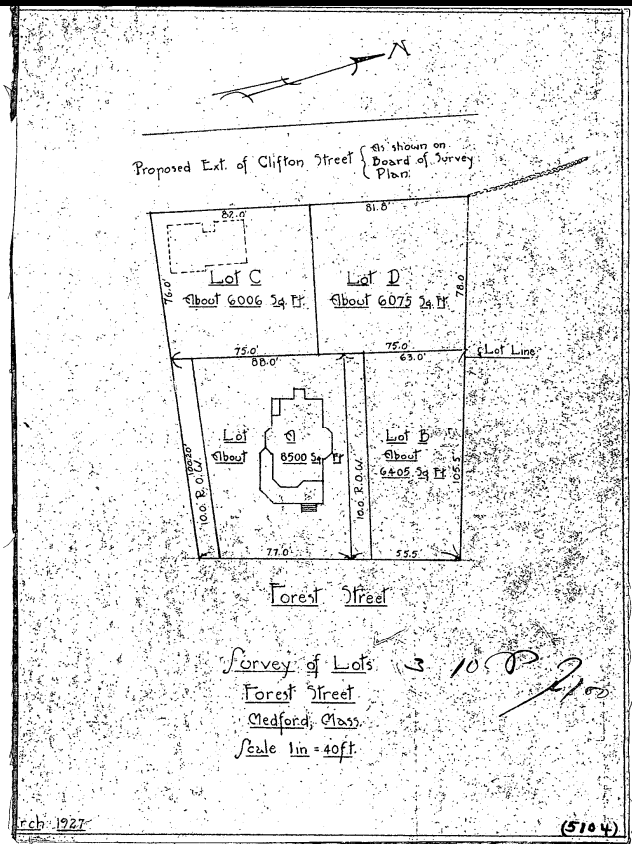
INVENTORY FORM B CONTINUATION SHEET

MEDFORD

124 FOREST STREET

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s)	Form No.
	MDF.1896



MCSRD 5104:end (1927) showing the original property. The property is currently comprised of lots A and C.





# INVENTORY FORM B CONTINUATION SHEET

MEDFORD

124 FOREST STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MDF.1896

*[If appropriate, cut and paste the text below into an inventory form's last continuation sheet.]*

## National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☐ Individually eligible      ☒ Eligible **only** in a historic district
- ☐ Contributing to a potential historic district      ☐ Potential historic district

Criteria:    ☒ **A**    ☐ **B**    ☒ **C**    ☐ **D**

Criteria Considerations:    ☐ **A**    ☐ **B**    ☐ **C**    ☐ **D**    ☐ **E**    ☐ **F**    ☐ **G**

Statement of Significance by John D. Clemson and Claire W. Dempsey

*The criteria that are checked in the above sections must be justified here.*

The subject building is representative of a second phase of development as a fashionable residential boulevard that took place along Forest Street during the late-19<sup>th</sup> through early 20<sup>th</sup> centuries. The length of Forest Street from Medford Square in the south to Roosevelt Circle in the north had been the location of many of the residences of Medford's elite citizens since the early 18<sup>th</sup> century, many of whom played definitive roles in the city's and region's economic, industrial and cultural development. These figures included members of the Bradlee, Cotting, Hall, Lawrence, Manning, Wade and Wright families, among others. This area is related, in terms of its social and architectural history, to the adjacent Bradlee-Hall Estates area (MDF.L), which further research may determine should be combined with it into a single district. Although many of the estates that once lined the street have been lost to later layers of development, several survive. The most important, the Joseph K. Manning House at 35-37 Forest Street (MDF.75, 1875-1876), is individually listed on the National Register (4/7/1989). Other surviving examples from this early phase of development include the Dudley C. Hall House at 16 Woodland Avenue (MDF.21, ca. 1853), the Dudley H. Bradlee House at 21 Ashcroft Road (MDF.22, 1877) and the Henry Bradlee, Jr. House at 11 Turrell Road (MDF.25, 1881-1882). The final two are both attributed to Peabody and Stearns. Some of the sites that replaced earlier layers of residential development are historically significant in their own right, including the United States Post Office (MDF.340) and Old High School (MDF.91), both also previously individually listed. During the decades between 1890 and 1920 a second phase of development characterized by a higher density took place when the former estates of the Bradlee, Hall and Wait families, among others, were subdivided and comfortable suburban villas were constructed for local and Boston-based merchants, manufacturers and entrepreneurs. At roughly the same time ca. 1900 multi-family alternatives began to be introduced by speculative developers. Research has identified many of these developers, and their builders and architects have been identified through ongoing research. The area is eligible under criteria A and C at the local level as a potential National Register historic district for its associations with local elites who played key roles in the city's historical development and for the distinction of its architecture. Areas of significance include architecture, community planning and development, and social history. In spite of the degree of loss, renewal, and alterations common to recent decades including sash and siding replacement, the area retains integrity of workmanship, design, materials, association, location, setting, and feeling.



# FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

Assessor's Number USGS Quad Area(s) Form Number

K 10 76

Boston  
North

MDF.1897

**Town/City:** Medford

**Place:** (*neighborhood or village*): Forest Street

## Photograph



**Address:** 125 Forest Street

**Historic Name:** Marion T. Gray House

**Uses:** Present: two-family residential

Original: single-family residential

**Date of Construction:** 1897

**Source:** deeds, maps

**Style/Form:** altered/ gambrel front

**Architect/Builder:** Eugene L. Courier, architect/  
William H. or A. McLeod and Martin O'Brien, builders

**Exterior Material:**

Foundation: stone

Wall/Trim: vinyl and permastone/ vinyl and wood

Roof: asphalt single

**Outbuildings/Secondary Structures:** none

**Major Alterations** (*with dates*): Siding, sash, door and most trim: 20<sup>th</sup> century and recent decades.

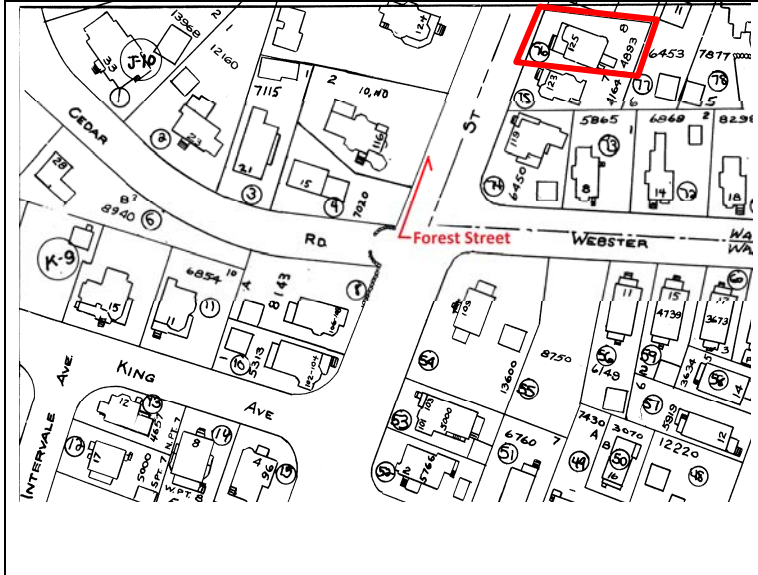
**Condition:** Fair

**Moved:** no ☒ yes ☐ **Date:**

**Acreage:** 0.11 acre

**Setting:** Dense residential streetscape with a mix of elaborate housing for the elite mixed with later two-family in-fill dating to the late-19<sup>th</sup> through early 20<sup>th</sup> centuries.

## Locus Map (*north is up*)



**Recorded by:** John D. Clemson

**Organization:** Medford Historical Commission

**Date** (*month / year*):



# INVENTORY FORM B CONTINUATION SHEET

MEDFORD

125 FOREST STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MDF.1897

☒ Recommended for listing in the National Register of Historic Places.

*If checked, you must attach a completed National Register Criteria Statement form.*

## ARCHITECTURAL DESCRIPTION:

The Gray House, constructed 1897, serves, despite alterations, as a document of Forest Street's second phase of development as a fashionable residential boulevard during the late-19<sup>th</sup> through early 20<sup>th</sup> centuries. Due to these alterations a stylistic analysis is challenging; the modestly complex massing and high gambrel roof suggest either the Shingle or Queen Anne styles popular at the time of its construction and it is arguably an eclectic mix of both. The 28-foot-square building has additional massing to the rear with a full-height ell 18 feet wide by 8 feet deep. The otherwise cube-like massing is enlivened by a recessed porch in the right half of the façade and a canted bay on the left, all sheltered by an overhanging upper story. A second cornice-height, canted bay expands the left side of the ell.

In several aspects it resembles its neighbor to the south, 123 Forest Street (MDF.1895), most obviously in the porch arrangement and the survival of a large, full-arched stair light positioned between stories just beyond the right-side entrances in the forward pile of the right elevation. In this manner it appears to mirror the side-hall and stair hall evidently present in both houses. Other surviving original building fabric includes the bracketed porch posts and modillioned cornice below the overhang. Elsewhere original siding and trim is obscured by vinyl coverings and sash and doors have also been replaced. The original entry was altered in 1931 in a conversion to two-family use.

This house is sited at a minimal setback on a narrow suburban lot. The garden appears to have gravel landscaping and a narrow asphalt drive fills the left (north) side yard.

## HISTORICAL NARRATIVE

Research by Sharon Guzik, a volunteer with the Medford Historical Commission has established that this relatively small parcel that currently includes 13 house lots on the east side of Forest Street north of Webster Street was held by members of the Wait family during most of the 19<sup>th</sup> century. The property had been acquired from Ebenezer Hall, a member of the prominent local family and a baker, in 1834 (see MDF.35).

In 1897 then-owner Walter H. Gleason, who had acquired the property from short-term intervening owners, including Dudley C. Hall, filed a subdivision plan dividing the parcel into 13 lots accessed by two lanes arranged in a T that survive as the west legs of Woodrow Avenue and Walter Street (evidently eponymous).<sup>1</sup> Walter Howard Gleason (1864-1940) was a real estate broker who began his career in the wholesale fruit business started by his father Winsor Gleason at 12 Faneuil Hall Market. He lived for a time on Mount Auburn Street in Watertown, and later returned to Boston and reported his occupation as lawyer.<sup>2</sup> The chain of title and grantee/ grantor indexes indicate that Gleason engaged in a complex series of conveyances with business associate or creditor William H. McLeod involving layered mortgages, evidently a means of financing the development, but the mechanics of these transactions are not clear and the precise identity of McLeod could not be ascertained.<sup>3</sup> However building permits identify W.H. McLeod and Martin O'Brien as the builders. The identities of these figures are not certain but a William A. McLeod, (born Nov. 1868), carpenter, resided at 61 Edward Street in Medford in 1900 with a wife, four children and a boarder, and Martin O'Brien (born ca. 1853), carpenter, resided at 117 Heath Street and later 86 Vernon Street, Somerville with two adult children. Both were natives of English-speaking Canada but both disappear from near-by records shortly after.<sup>4</sup>

<sup>1</sup> MCSRD 102:4 (1897), reproduced below.

<sup>2</sup> Ancestry.com: US Directories, Somerville 1892, 1901, Watertown, 1919, 1921, Boston 1940; Find-a-grave; US Census 1880, 1900, 1910.

<sup>3</sup> Research by Sharon Guzik: Medford Historical Commission file "Wait estate east side 20 Jan 2020," combined with a review of grantor indexes, 1896-1950, list dozens of transactions between Gleason, McLeod and others involving various lots in the subdivision. A sampling includes 2624:51 (1897): Norman A. McLeod to Gleason (lots 7, 8, 9); 2636:532 (1898): Gleason to William A. McLeod (lot 7); 2636:356 (1898): McLeod to Gleason subject to a mortgage to Helen F. Ayers.

<sup>4</sup> Ancestry: 1900 Medford and Somerville city directories; 1900, 1910 Federal Census.



**INVENTORY FORM B CONTINUATION SHEET**

MEDFORD

125 FOREST STREET

**MASSACHUSETTS HISTORICAL COMMISSION**

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MDF.1897

In 1898 Gleason sold three lots, numbers 7, 8 and 9, or 123, 125 and 129 Forest Street (MDF.1895 and 1898) "with buildings thereon" to Marion T. (Eustis) Gray (1872-1942), the wife of Francis A. Gray (1867-1949), leather manufacturer. Gray agreed to assume a mortgage of \$3,000 that had been given by McLeod to Helen F. Ayers in 1898. The 1900 census return indicates the Grays resided at the subject house, occupying it as a single family with a household that included their daughter, Constance (born Aug. 1899) and two servants, both natives of Ireland.<sup>5</sup>

After removing to Wyoming by 1910 the Grays sold the house to Edward J. Brooks in 1913. Brooks (born ca. 1872), an interior decorator, lived elsewhere in Medford. The building's tenants in 1910 were a single household headed by Agnes E. Wolfe (born ca. 1860), a native of Germany, four adult daughters Agnes, Clara, Martha, and Anna and son-in-law Robert W. Woodruff, married to Clara. The three single daughters all worked as stenographers and Robert as a salesman of office supplies.<sup>6</sup>

Although it was not possible to establish a complete chain of title, the 1930 census identifies the owner and occupant as Sarah F. Wright and that the house was valued at \$12,000. She evidently ran a boarding house occupied by three roomers, all young, single men with professional careers as a civil engineer, public school teacher, and house contractor. In April of 1931 then-owner Ettore Palladino received a permit to "alter 1 family house for 2 families." The builder was J. Alexander MacLean. In October of the same year then-owner Lynn Five Cent Savings Bank received a permit for "alteration to house" suggesting ownership had passed to the bank by that time. Subsequent owners included Ruth F. and Mark A. Zanella (1949) and Clement J. and Mary R. (Shanley) Locatelli (1949-1955). The Locatellis resided in Boston and Clement worked as a waiter at the Copley Plaza throughout their period of ownership. The current owner acquired the property in 1955 from the Locatellis.<sup>7</sup>

*Eugene L. Courier, architect*

Eugene L. Currier (b. Sept., 1873), was a native of Canada. Although he actively maintained offices in Boston through the first decade of the 20<sup>th</sup> century and later from 1935 until the late 1940s, no other designs could be attributed to him through available records. In 1897 he listed himself as a draftsman in Boston directories and shared an office at 55 Kilby Street, room 48, with J.W. Beal, presumably his employer. This is an important link to a fairly prominent architect of the period and supports an assumption that Currier had a hand in several important commissions during his employment with Beal during the 1890s through 1900s. J. Williams Beal (1855-1919) was educated at M.I.T. and worked for both Richard Morris Hunt and McKim, Mead and White early in his career.<sup>8</sup> Among his most important commissions during the time Currier was likely on his staff was the Harriswood Crescent (1890), 60-88 Harold Street, Roxbury, "a block of houses that must rank among the most lovely ensembles of picturesque connected town houses in Greater Boston...Built at a cost of about \$160,000, this block constitutes a kind of Queen Anne Tontine Crescent of fifteen attached brick and half-timbered town houses." Other major projects included renovations and additions to the R.H. White Department Store (1895), corner of Washington and Bedford streets, Boston and, most importantly, alterations and additions to the F. Holland Day residence at 93 Day Street, Norwood, throughout the 1890s.<sup>9</sup>

<sup>5</sup> Ancestry: 1870, 1880, 1900, 1910, 1920 Federal Census (The 1870 and 1880 census identifies Marion Grays father, George Homer Eustis of Winchester, bookkeeper, and Francis A. Gray's father, Francis A., Sr., sugar merchant, High Street, Medford); MCSRD 2666:465 (1898).

<sup>6</sup> MCSRD 3812:147 (1913); Ancestry: vital records: marriage; 1910, 1930, 1940 Federal Census.

<sup>7</sup> MCSRD 7390:285 (1949); 8542:434 (1955); Ancestry: vital records, marriage; WWII Draft Registration. It was possible to establish that Clement Locatelli was not closely related to the well-known real estate developer Albert J. Locatelli.

<sup>8</sup> Keith N. Morgan et al, *Buildings of Massachusetts, Metropolitan Boston, SAH, Buildings of the United States* (University of Virginia Press, 2009) p. 553, 665 (BUS).

<sup>9</sup> MDF.95 (Clemson). Douglas Shand-Tucci, *Built in Boston: City and Suburb, 1800-2000* (University of Massachusetts Press, 1999) p. 88, 451; *Boston Daily Globe*, Jul. 30, 1895, p. 7; Patricia J. Fanning, *Through an Uncommon Lens: The Life and Photography of F. Holland Day* (University of Massachusetts Press, 2008) p. 27, 255. Beal's other important commissions include First United Methodist Church (1906-1907), 645 Main Street, Melrose [BUS, p. 396]; a residence for Jeremiah Williams, Esq. (1911), Phillips Beach [Mary H. Northend, "A House At Phillips Beach, Mass.," *House Beautiful*, Vol. 28-29 (Hearst Corporation, 1911) p. 43]; the Mayflower Hotel (1917), Plymouth [Bryant Franklin Tolles, *Summer by the Seaside: The Architecture of New England Coastal Resort Hotels, 1820-1950* (UPNE, 2008) p. 73, 231]; and a number of other churches and commercial building cited in BUS. Beal's sons, John W. and Horatio W., established a successful successor firm, J. Williams Beal's Sons. John served as State Commissioner of Public Works 1939-1940. Both brothers were convicted of bribing the former Mayor of Cambridge, John W. Lyons, in 1942. District Attorney Robert F. Bradford characterized the brothers as "hypocritical-pillars of respectability" and their crime as "the most insidious and subtle conspiracy to bribe the forces of government as was ever pulled off." [*Boston Daily Globe*, Jul. 30, 1939, p. C2; Jan. 8, 1941, p. 1; May 26, 1942, p. 1].



# INVENTORY FORM B CONTINUATION SHEET

MEDFORD

125 FOREST STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MDF.1897

## BIBLIOGRAPHY and/or REFERENCES

Maps and atlases:

1855 H.F. Walling. "Map of Medford...."

1875 F. W. Beers, *County Atlas of Middlesex, Massachusetts*.

1880 O. H. Bailey [Bird's Eye View of] Medford.

1889 Geo. H. Walker & Co., *Atlas of Middlesex County, Massachusetts*.

1898 Geo. W. Stadly & Co., *Atlas of the City of Medford....*

1900 Geo. W. Stadly & Co., *Atlas of Middlesex County, Massachusetts, Volume 1*.

1892, 1897, 1903, 1910, 1936, 1936-1950 Sanborn Insurance Atlases.

Ancestry.com: see footnotes

Charles Brooks and James M. Usher, *History of the Town of Medford, Middlesex County, Massachusetts, From its First Settlement in 1630 to 1855; Revised, Enlarged and Brought Down to 1885* (Rand, Avery & Co., 1886).

Middlesex County South Registry of Deeds, in notes as MCSRD book:page (date).

Medford Building Department records courtesy of Medford Historical Commission member Ryan Hayward, 2019.









# INVENTORY FORM B CONTINUATION SHEET

MEDFORD

125 FOREST STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MDF.1897

*[If appropriate, cut and paste the text below into an inventory form's last continuation sheet.]*

## National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☐ Individually eligible      ☒ Eligible **only** in a historic district
- ☐ Contributing to a potential historic district      ☐ Potential historic district

Criteria:    ☒ **A**    ☐ **B**    ☒ **C**    ☐ **D**

Criteria Considerations:    ☐ **A**    ☐ **B**    ☐ **C**    ☐ **D**    ☐ **E**    ☐ **F**    ☐ **G**

Statement of Significance by John D. Clemson and Claire W. Dempsey

*The criteria that are checked in the above sections must be justified here.*

The subject building is representative of a second phase of development as a fashionable residential boulevard that took place along Forest Street during the late-19<sup>th</sup> through early 20<sup>th</sup> centuries. The length of Forest Street from Medford Square in the south to Roosevelt Circle in the north had been the location of many of the residences of Medford's elite citizens since the early 18<sup>th</sup> century, many of whom played definitive roles in the city's and region's economic, industrial and cultural development. These figures included members of the Bradlee, Cotting, Hall, Lawrence, Manning, Wade and Wright families, among others. This area is related, in terms of its social and architectural history, to the adjacent Bradlee-Hall Estates area (MDF.L), which further research may determine should be combined with it into a single district. Although many of the estates that once lined the street have been lost to later layers of development, several survive. The most important, the Joseph K. Manning House at 35-37 Forest Street (MDF.75, 1875-1876), is individually listed on the National Register (4/7/1989). Other surviving examples from this early phase of development include the Dudley C. Hall House at 16 Woodland Avenue (MDF.21, ca. 1853), the Dudley H. Bradlee House at 21 Ashcroft Road (MDF.22, 1877) and the Henry Bradlee, Jr. House at 11 Turrell Road (MDF.25, 1881-1882). The final two are both attributed to Peabody and Stearns. Some of the sites that replaced earlier layers of residential development are historically significant in their own right, including the United States Post Office (MDF.340) and Old High School (MDF.91), both also previously individually listed. During the decades between 1890 and 1920 a second phase of development characterized by a higher density took place when the former estates of the Bradlee, Hall and Wait families, among others, were subdivided and comfortable suburban villas were constructed for local and Boston-based merchants, manufacturers and entrepreneurs. At roughly the same time ca. 1900 multi-family alternatives began to be introduced by speculative developers. Research has identified many of these developers, and their builders and architects have been identified through ongoing research. The area is eligible under criteria A and C at the local level as a potential National Register historic district for its associations with local elites who played key roles in the city's historical development and for the distinction of its architecture. Areas of significance include architecture, community planning and development, and social history. In spite of the degree of loss, renewal, and alterations common to recent decades including sash and siding replacement, the area retains integrity of workmanship, design, materials, association, location, setting, and feeling.



# FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

Assessor's Number USGS Quad Area(s) Form Number

J 10 47

Boston  
North

MDF.1898

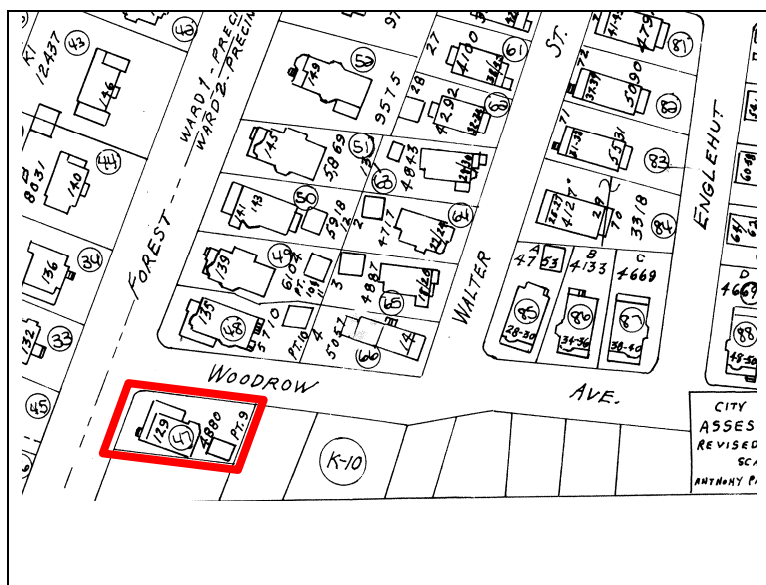
**Town/City:** Medford

**Place:** (*neighborhood or village*): Forest Street

## Photograph



## Locus Map (*north is up*)



**Address:** 129 Forest Street

**Historic Name:** Gray Tenant – Volpe House

**Uses:** Present: two-family residential

Original: single-family residential

**Date of Construction:** 1897

**Source:** deeds, maps

**Style/Form:** altered/ end house

**Architect/Builder:** Eugene L. Courier, architect/  
William H. or A. McLeod and Martin O'Brien, builders

### Exterior Material:

Foundation: brick veneer

Wall/Trim: brick and vinyl/ vinyl

Roof: asphalt shingle

**Outbuildings/Secondary Structures:** attached garage

**Major Alterations** (*with dates*): siding, sash, window openings, doors, additions, recent decades.

**Condition:** Fair

**Moved:** no ☒ yes ☐ **Date:**

**Acreage:** 0.11 acre

**Setting:** Dense residential streetscape with a mix of elaborate housing for the elite mixed with later two-family in-fill dating to the late-19<sup>th</sup> through early 20<sup>th</sup> centuries.

**Recorded by:** John D. Clemson

**Organization:** Medford Historical Commission

**Date** (*month / year*): April 2020



# INVENTORY FORM B CONTINUATION SHEET

MEDFORD

129 FOREST STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MDF.1898

☒ Recommended for listing in the National Register of Historic Places.

*If checked, you must attach a completed National Register Criteria Statement form.*

## ARCHITECTURAL DESCRIPTION:

The Gray Tenant – Volpe House, constructed ca. 1897-1898, serves, despite alterations, as a document of Forest Street's second phase of development as a fashionable residential boulevard during the late-19<sup>th</sup> through early 20<sup>th</sup> centuries. Due to these alterations a stylistic analysis is challenging; the modestly complex massing and high gable roof suggest either the Shingle or Queen Anne styles popular at the time of its construction and it is arguably an eclectic mix of both. The house's surviving character-defining feature is the large asymmetrical gable that outlines its two-and-a-half-story façade: the left (north) slope of the roof descends to the first-story plate to shelter what was originally an open side porch. This kind of picturesque massing is mainly characteristic of the Shingle style. The main body of the building is 26 feet wide by 24 feet deep. The now-enclosed side porch extends another 9 feet to the north, and the main gable extends rearward 14 feet beyond the wider forward section. A large gabled dormer in the north roof slope and a canted bay in the rear pile of the north elevation may be original massing features. A double-deck rear porch has subsequently been added or enlarged during recent decades. The double entry is currently sheltered by an open, half-width porch but early depictions on maps suggest a deep porch originally sheltered the entire façade and wrapped the north side beneath the extension of the main roof slope.

The house has lost considerable building fabric and window openings have been altered to accept modernist casement windows during recent decades. The only hint at the building's original articulation is the deep reveal in the attic window of the front gable, which suggests a curved cheek to either side of a double sash clad in shingles that define the eponymous style, but the original appearance is limited to speculation. The front and north sides are currently clad in brick veneer and the rest in vinyl clapboarding. A recent single-bay, flat-roofed garage has been added to the rear of the building at the basement level and at grade, where the topography slopes gently downward in an easterly direction. Period maps and a building permit indicate it replaced an earlier detached garage built in 1924. The house is sited in the center of a minimal corner lot. An open lawn is surrounded by a low stone wall of recent vintage.

## HISTORICAL NARRATIVE

Research by Sharon Guzik, a volunteer with the Medford Historical Commission, has established that this relatively small parcel that currently includes 13 house lots on the east side of Forest Street north of Webster Street was held by members of the Wait family during most of the 19<sup>th</sup> century. The property had been acquired from Ebenezer Hall, a member of the prominent local family and a baker, in 1834 (see MDF.35).

In 1897 then-owner Walter H. Gleason, who had acquired the property from short-term intervening owners, including Dudley C. Hall, filed a subdivision plan dividing the parcel into 13 lots accessed by two lanes arranged in a T that survive as the west legs of Woodrow Avenue and Walter Street (evidently eponymous).<sup>1</sup> Walter Howard Gleason (1864-1940) was a real estate broker who began his career in the wholesale fruit business started by his father Winsor Gleason at 12 Faneuil Hall Market. He lived for a time on Mount Auburn Street in Watertown, and later returned to Boston and reported his occupation as lawyer.<sup>2</sup> The chain of title and grantee/ grantor indexes indicate that Gleason engaged in a complex series of conveyances with business associate or creditor William H. McLeod involving layered mortgages, evidently a means of financing the development, but the mechanics of these transactions are not clear and the precise identity of McLeod could not be ascertained.<sup>3</sup> However building permits identify W.H. McLeod and Martin O'Brien as the builders. The identities of these figures are not certain but a William A. McLeod, (born Nov. 1868), carpenter, resided at 61 Edward Street in Medford in 1900 with a wife, four children and a

<sup>1</sup> MCSRD 102:4 (1897), reproduced below.

<sup>2</sup> Ancestry.com: US Directories, Somerville 1892, 1901, Watertown, 1919, 1921, Boston 1940; Find-a-grave; US Census 1880, 1900, 1910.

<sup>3</sup> Research by Sharon Guzik, Medford Historical Commission file: "Wait estate east side 20 Jan 2020" combined with a review of grantor indexes, 1896-1950, list dozens of transactions between Gleason, McLeod and others involving various lots in the subdivision. A sampling includes 2624:51 (1897): Norman A. McLeod to Gleason (lots 7, 8, 9); 2636:532 (1898): Gleason to William A. McLeod (lot 7); 2636:356 (1898): McLeod to Gleason subject to a mortgage to Helen F. Ayers.



**INVENTORY FORM B CONTINUATION SHEET**

MEDFORD

129 FOREST STREET

**MASSACHUSETTS HISTORICAL COMMISSION**

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MDF.1898

boarder, and Martin O'Brien (born ca. 1853), carpenter, resided at 117 Heath Street and later 86 Vernon Street, Somerville with two adult children. Both were natives of English-speaking Canada but both disappear from near-by records shortly after.<sup>4</sup>

In 1898 Gleason sold three lots, numbers 7, 8 and 9, or 123, 125 and 129 Forest Street (MDF.1895 and 1897) to Marion T. (Eustis) Gray (1872-1942), the wife of Francis A. Gray (1867-1949), a leather manufacturer, in 1900. The house is initially documented by its depiction on the 1898 Stadly city atlas. Gray agreed to assume a mortgage of \$3,000 given by McLeod to Helen F. Ayers in 1898. The 1900 census return indicates the Grays resided next door at 125 Forest and that their tenants at the subject property were the family of Ralph L. Hall (born Mar. 1870), a broker, wife Meriam (born Aug. 1870), two infant children, and two servants, natives of Canada and Ireland.<sup>5</sup>

In 1908 the property was acquired from Gray by John Edward Volpe (1882-1946) who, with his father, Pasquale (ca. 1849-1939), brother Angelo, and uncle Louis Malatesta owned and operated a fruit and vegetable store that was located in the Bigelow Block at 2 Salem Street (MDF.83) for over 40 years. When Volpe, his wife Alice R. (Alphonse), and daughter moved to 20 Intervale Avenue in 1923 he sold the property through short-term intervening owners to widow Mary A. Baldwin (born ca. 1891) and her sister Helen H. Mullis (born ca. 1893), which they held in half shares. Their large household of 13 included the six children of Helen Mullis and her husband, John R. Mullis (born ca. 1893), an officer of the Medford Police Department, Mary Baldwin and her nephew and niece, a sister of John Mullis, Anna, and Mary's and Helen's mother, widow Agnes Brown (born ca. 1860). The Mullis's owned the property until 1950. Subsequent owners include Maria and Giacomo Receputo (1950-1971) and the current owners, two generations of the Tarantino family.<sup>6</sup>

*Eugene L. Courier, architect*

Eugene L. Currier (b. Sept., 1873), was a native of Canada. Although he actively maintained offices in Boston through the first decade of the 20<sup>th</sup> century and later from 1935 until the late 1940s, no other designs could be attributed to him through available records. In 1897 he listed himself as a draftsman in Boston directories and shared an office at 55 Kilby Street, room 48, with J.W. Beal, presumably his employer. This is an important link to a fairly prominent architect of the period and supports an assumption that Currier had a hand in several important commissions during his employment with Beal during the 1890s through 1900s. J. Williams Beal (1855-1919) was educated at M.I.T. and worked for both Richard Morris Hunt and McKim, Mead and White early in his career.<sup>7</sup> Among his most important commissions during the time Currier was likely on his staff was the Harriswood Crescent (1890), 60-88 Harold Street, Roxbury, "a block of houses that must rank among the most lovely ensembles of picturesque connected town houses in Greater Boston...Built at a cost of about \$160,000, this block constitutes a kind of Queen Anne Tontine Crescent of fifteen attached brick and half-timbered town houses." Other major projects included renovations and additions to the R.H. White Department Store (1895), corner of Washington and Bedford streets, Boston and, most importantly, alterations and additions to the F. Holland Day residence at 93 Day Street, Norwood, throughout the 1890s.<sup>8</sup>

<sup>4</sup> Ancestry: 1900 Medford and Somerville city directories; 1900, 1910 Federal Census.

<sup>5</sup> Ancestry: 1870, 1880, 1900, 1910, 1920 Federal Census (The 1870 and 1880 census identifies Marion Grays father, George Homer Eustis of Winchester, bookkeeper, and Francis A. Gray's father, Francis A., Sr., sugar merchant, High Street, Medford); MCSRD 2666:465 (1898).

<sup>6</sup> MCSRD 3398:267 (1908); 4439:159 (1921); 4605:366 (1923); 7528:177 (1950); 7557:73 (1950); 12118:390 (1971); 48325:261 (2006); 64767:348 (2014); Ancestry: vital records, marriage (Volpe to Alfonse); 1900, 1910, 1930 Federal Census; WWI Draft Registration, John Edward Volpe.

<sup>7</sup> Keith N. Morgan et al, *Buildings of Massachusetts, Metropolitan Boston, SAH, Buildings of the United States* (University of Virginia Press, 2009) p. 553, 665 (BUS).

<sup>8</sup> MDF.95 (Clemson). Douglas Shand-Tucci, *Built in Boston: City and Suburb, 1800-2000* (University of Massachusetts Press, 1999) p. 88, 451; *Boston Daily Globe*, Jul. 30, 1895, p. 7; Patricia J. Fanning, *Through an Uncommon Lens: The Life and Photography of F. Holland Day* (University of Massachusetts Press, 2008) p. 27, 255. Beals other important commissions include First United Methodist Church (1906-1907), 645 Main Street, Melrose [BUS, p. 396]; a residence for Jeremiah Williams, Esq. (1911), Phillips Beach [Mary H. Northend, "A House At Phillips Beach, Mass.," *House Beautiful*, Vol. 28-29 (Hearst Corporation, 1911) p. 43]; the Mayflower Hotel (1917), Plymouth [Bryant Franklin Tolles, *Summer by the Seaside: The Architecture of New England Coastal Resort Hotels, 1820-1950* (UPNE, 2008) p. 73, 231]; and a number of other churches and commercial building cited in BUS. Beal's sons, John W. and Horatio W., established a successful successor firm, J. Williams Beal's Sons. John served as State Commissioner of Public Works 1939-1940. Both brothers were convicted of bribing the former Mayor of Cambridge, John W. Lyons, in 1942. District Attorney Robert F. Bradford characterized the brothers as "hypocritical-pillars of respectability" and their crime as "the most insidious and subtle conspiracy to bribe the forces of government as was ever pulled off." [*Boston Daily Globe*, Jul. 30, 1939, p. C2; Jan. 8, 1941, p. 1; May 26, 1942, p. 1].



# INVENTORY FORM B CONTINUATION SHEET

MEDFORD

129 FOREST STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MDF.1898
----------

---

## BIBLIOGRAPHY and/or REFERENCES

Maps and atlases:

1855 H.F. Walling. "Map of Medford...."

1875 F. W. Beers, *County Atlas of Middlesex, Massachusetts*.

1880 O. H. Bailey [Bird's Eye View of] Medford.

1889 Geo. H. Walker & Co., *Atlas of Middlesex County, Massachusetts*.

1898 Geo. W. Stadly & Co., *Atlas of the City of Medford....*

1900 Geo. W. Stadly & Co., *Atlas of Middlesex County, Massachusetts, Volume 1*.

1892, 1897, 1903, 1910, 1936, 1936-1950 Sanborn Insurance Atlases.

Ancestry.com: see footnotes

Charles Brooks and James M. Usher, *History of the Town of Medford, Middlesex County, Massachusetts, From its First Settlement in 1630 to 1855; Revised, Enlarged and Brought Down to 1885* (Rand, Avery & Co., 1886).

Middlesex County South Registry of Deeds, in notes as MCSRD book:page (date).

Medford Building Department records courtesy of Medford Historical Commission member Ryan Hayward, 2019.



# INVENTORY FORM B CONTINUATION SHEET

MEDFORD

129 FOREST STREET

MASSACHUSETTS HISTORICAL COMMISSION

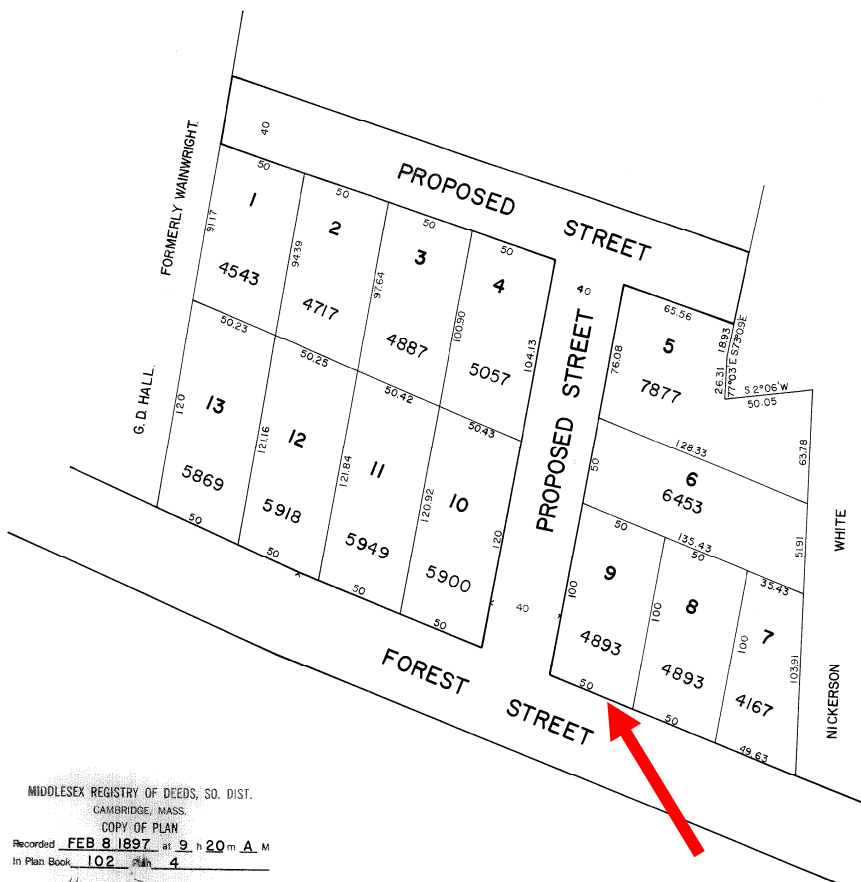
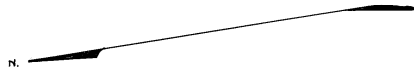
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MDF.1898

PLAN OF LAND  
IN  
MEDFORD  
BELONGING TO  
WALTER H. GLEASON.  
SCALE, 40 FT. = 1 IN. JAN'Y 2, 1897.  
J. O. GOODWIN, SURVEYOR.  
MEDFORD

(ORIGINAL ON FILE)



MIDDLESEX REGISTRY OF DEEDS, SO. DIST.  
CAMBRIDGE, MASS.

Recorded FEB 8 1897 at 9 h 20 m A. M.  
In Plan Book 102 Plan 4

Attest *John F. Fayard* Register

PLAN BOOK 102 PLAN 4

MCSR 102:4. Lot 9 is the subject property.

Continuation sheet 4



INVENTORY FORM B CONTINUATION SHEET

MEDFORD

129 FOREST STREET

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s)	Form No.
	MDF.1898



View from E.



# INVENTORY FORM B CONTINUATION SHEET

MEDFORD

129 FOREST STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MDF.1898

*[If appropriate, cut and paste the text below into an inventory form's last continuation sheet.]*

## National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☐ Individually eligible      ☒ Eligible **only** in a historic district
- ☐ Contributing to a potential historic district      ☐ Potential historic district

Criteria:    ☒ **A**    ☐ **B**    ☒ **C**    ☐ **D**

Criteria Considerations:    ☐ **A**    ☐ **B**    ☐ **C**    ☐ **D**    ☐ **E**    ☐ **F**    ☐ **G**

Statement of Significance by John D. Clemson and Claire W. Dempsey

*The criteria that are checked in the above sections must be justified here.*

The subject building is representative of a second phase of development as a fashionable residential boulevard that took place along Forest Street during the late-19<sup>th</sup> through early 20<sup>th</sup> centuries. The length of Forest Street from Medford Square in the south to Roosevelt Circle in the north had been the location of many of the residences of Medford's elite citizens since the early 18<sup>th</sup> century, many of whom played definitive roles in the city's and region's economic, industrial and cultural development. These figures included members of the Bradlee, Cotting, Hall, Lawrence, Manning, Wade and Wright families, among others. This area is related, in terms of its social and architectural history, to the adjacent Bradlee-Hall Estates area (MDF.L), which further research may determine should be combined with it into a single district. Although many of the estates that once lined the street have been lost to later layers of development, several survive. The most important, the Joseph K. Manning House at 35-37 Forest Street (MDF.75, 1875-1876), is individually listed on the National Register (4/7/1989). Other surviving examples from this early phase of development include the Dudley C. Hall House at 16 Woodland Avenue (MDF.21, ca. 1853), the Dudley H. Bradlee House at 21 Ashcroft Road (MDF.22, 1877) and the Henry Bradlee, Jr. House at 11 Turrell Road (MDF.25, 1881-1882). The final two are both attributed to Peabody and Stearns. Some of the sites that replaced earlier layers of residential development are historically significant in their own right, including the United States Post Office (MDF.340) and Old High School (MDF.91), both also previously individually listed. During the decades between 1890 and 1920 a second phase of development characterized by a higher density took place when the former estates of the Bradlee, Hall and Wait families, among others, were subdivided and comfortable suburban villas were constructed for local and Boston-based merchants, manufacturers and entrepreneurs. At roughly the same time ca. 1900 multi-family alternatives began to be introduced by speculative developers. Research has identified many of these developers, and their builders and architects have been identified through ongoing research. The area is eligible under criteria A and C at the local level as a potential National Register historic district for its associations with local elites who played key roles in the city's historical development and for the distinction of its architecture. Areas of significance include architecture, community planning and development, and social history. In spite of the degree of loss, renewal, and alterations common to recent decades including sash and siding replacement, the area retains integrity of workmanship, design, materials, association, location, setting, and feeling.



# FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

Assessor's Number USGS Quad Area(s) Form Number

J 10 48

Boston  
North

MDF.1899

**Town/City:** Medford

**Place:** (*neighborhood or village*): Forest Street

## Photograph



**Address:** 135 Forest Street

**Historic Name:** Gibson Tenant House

**Uses:** Present: three-family residential

Original: evidently two-family residential

**Date of Construction:** ca. 1897-1898

**Source:** deeds, maps

**Style/Form:** Queen Anne (altered)/ end house

**Architect/Builder:** likely Richard Gibson

## Exterior Material:

Foundation: stone

Wall/Trim: vinyl/ vinyl

Roof: asphalt shingle

**Outbuildings/Secondary Structures:** Detached garage.

**Major Alterations** (*with dates*): Side porch addition; siding, sash and trim, recent decades (although building permits record a 1929 addition, the description of work is not conclusive).

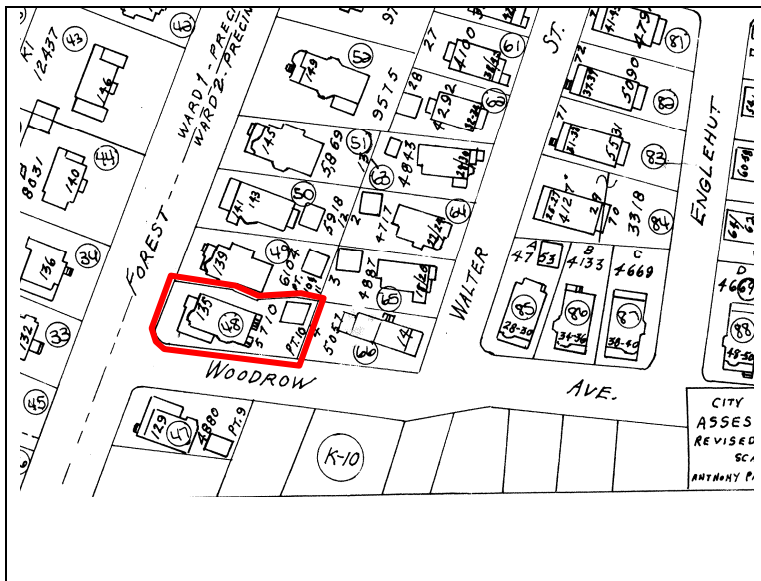
**Condition:** Fair

**Moved:** no ☒ yes ☐ **Date:**

**Acreage:** 0.13 acre

**Setting:** Dense residential streetscape with a mix of elaborate housing for the elite mixed with later two-family in-fill dating to the late-19<sup>th</sup> through early 20<sup>th</sup> centuries.

## Locus Map (*north is up*)



**Recorded by:** John D. Clemson

**Organization:** Medford Historical Commission

**Date** (*month / year*): April 2020



# INVENTORY FORM B CONTINUATION SHEET

MEDFORD

135 FOREST STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MDF.1899

☒ Recommended for listing in the National Register of Historic Places.

*If checked, you must attach a completed National Register Criteria Statement form.*

## ARCHITECTURAL DESCRIPTION:

The Gibson Tenant House, constructed ca. 1897-1898, serves, despite alterations, as a document of Forest Street's second phase of development as a fashionable residential boulevard during the late-19<sup>th</sup> through early 20<sup>th</sup> centuries. Due to these alterations a stylistic analysis is challenging; still-visible massing and trim details suggest a late interpretation of the Queen Anne vocabulary. The two-and-a-half-story house under a high front gable is large, at 28 feet wide by 48 feet deep. Additional massing includes a single-story canted bay in the right (south) half of the façade sheltered by a deeply overhanging upper story and a second, cornice-height canted bay in the third of four piles in the right side elevation. The large garret is generously lit by three gabled dormers arranged in a regular, symmetrical pattern in the right slope and a large wall gable (centered) and smaller standard gable (forward) in the opposite slope. The left-side single entry is sheltered by an open half-width porch with a balcony above. Period maps suggest this porch and a side porch on the right, enclosed since 1936, are the original configuration of liminal spaces. Although difficult to read, the building's appearance and its early occupancy pattern outlined in the narrative suggest it is an early, purpose-built example of the high two-family type. This subtype, constructed early in the evolution of the form, employed larger footprints, elaborate decoration, and a full third story under a front-facing gable roof. Two-families were constructed in large numbers throughout the city and region during the early 20<sup>th</sup> century and largely characterize its built landscape and more specifically the surviving streetscape lining upper Forest Street.

Although the house is entirely clad in vinyl clapboards, projecting elements suggest siding and trim may survive underneath. The mass of the lower two stories is divided horizontally by a band course and skirt at the second-floor level and the main and dormer gables are enclosed by pent roofs. Casings may also survive under vinyl panning. Although the sash has been replaced with appropriate six-over-one light configurations, the main front door set into a side-lit frontispiece and upper-level balcony door may survive.

The house is sited at a modest setback on a corner lot that matches its neighbors on a minimal suburban lot landscaped with open lawn, a mature specimen tree and foundation plantings. The property is surrounded by a short stone retaining wall. A broad concrete drive located near the rear lot line accessed from Woodrow Avenue leads to a detached, two-bay, hip-roofed garage constructed of rusticated cinder block placed against the rear-left corner of the lot which dates to 1934.

## HISTORICAL NARRATIVE

Research by Sharon Guzik, a volunteer with the Medford Historical Commission has established that this relatively small parcel that currently includes 13 house lots on the east side of Forest Street north of Webster Street was held by members of the Wait family during most of the 19<sup>th</sup> century. The property had been acquired from Ebenezer Hall, a member of the prominent local family and a baker, in 1834 (see MDF.35).

In 1897 then-owner Walter H. Gleason, who had acquired the property from short-term intervening owners, including Dudley C. Hall, filed a subdivision plan dividing the parcel into 13 lots accessed by two lanes arranged in a T that survive as the west legs of Woodrow Avenue and Walter Street (evidently eponymous).<sup>1</sup> Walter Howard Gleason (1864-1940) was a real estate broker who began his career in the wholesale fruit business started by his father Winsor Gleason at 12 Faneuil Hall Market. He lived for a time on Mount Auburn Street in Watertown, and later returned to Boston and reported his occupation as lawyer.<sup>2</sup> The chain of title and grantee/ grantor indexes indicate that Gleason engaged in a complex series of conveyances with business associate or creditor William H. McLeod and his brother Haskell H. Gleason involving layered mortgages, evidently a

<sup>1</sup> MCSRD 102:4 (1897), reproduced below.

<sup>2</sup> Ancestry.com: US Directories, Somerville 1892, 1901, Watertown, 1919, 1921, Boston 1940; Find-a-grave; US Census 1880, 1900, 1910.



**INVENTORY FORM B CONTINUATION SHEET**

MEDFORD

135 FOREST STREET

**MASSACHUSETTS HISTORICAL COMMISSION**

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MDF.1899

means of financing the development, but the mechanics of these transactions are not clear and the precise identity of McLeod could not be ascertained.<sup>3</sup>

In 1900 the property, identified as lot number 10, "with buildings thereon," was acquired by Medford building contractor Richard Gibson (see MDF.1219-1220, 39 Lawrence Street, his residence) through another short-term intervening owner, Stephen C. Frost. Gibson (1852–1923) was a native of Greenock, Scotland, becoming a naturalized citizen in 1885. He was a successful carpenter/builder and construction contractor throughout his career. He regularly advertised in local directories as a "contractor and builder; plans and estimates furnished," suggesting he also did some design work. Despite evidently acquiring the property already improved, circumstances suggest Gibson could have been the builder and possible designer of the house with some degree of probability. There is no record of Gibson residing on Forest Street but the house was occupied by a single head of household in 1900, Joshua E. Edson (born Oct. 1857), a dentist, and his wife, Matilda (born Jul. 1869), presumably the earliest tenants. The size and appearance of the house suggests it was constructed as a two-family, though, and by 1910 Gibson's tenants included two heads of household: Joseph R. Byram, Jr., a salesman of flour, his wife, Mary and infant son; and Paul T.B. Ward, stationary store clerk, his wife, Helen, and three young children.<sup>4</sup>

Gibson owned the property for 20 years before selling it to Carolyn B. Cox in 1920. Carolyn Blanche Cox (born 1884) was the widow of John Cox and a native of North Sydney, Nova Scotia, who immigrated at an unknown date with two adult children and applied for citizenship in 1940. Her application noted her occupation as "real estate owner." At the time of the 1930 census the building housed 15 people; Cox occupied part of the building with her daughter, Irene (born 1902, Canada) and six boarders. The second head of household was John R. Casano, a salesman for a soap manufacturer, his wife, Flora, and five young-adult children (his daughter, Norma, born ca. 1901, was an artist for a newspaper). At the time the building was valued at \$10,000 and the second apartment commanded rent of \$52. In 1934 Cox received a permit to construct the detached two-car garage and in 1951 the Medford Board of Appeals granted her a change of use from two- to three-family occupancy, which included \$500 worth of repairs. The building remained in the ownership of Cox's descendants, son John E. Cox of Belmont and his wife, Eleanor H. Cox, and grandson Allan L. Cox, until 1998.<sup>5</sup>

**BIBLIOGRAPHY and/or REFERENCES**

Maps and atlases:

- 1855 H.F. Walling. "Map of Medford...."
- 1875 F. W. Beers, *County Atlas of Middlesex, Massachusetts*.
- 1880 O. H. Bailey [Bird's Eye View of] Medford.
- 1889 Geo. H. Walker & Co., *Atlas of Middlesex County, Massachusetts*.
- 1898 Geo. W. Stadly & Co., *Atlas of the City of Medford....*
- 1900 Geo. W. Stadly & Co., *Atlas of Middlesex County, Massachusetts, Volume 1*.
- 1892, 1897, 1903, 1910, 1936, 1936-1950 Sanborn Insurance Atlases.

Ancestry.com: see footnotes

Charles Brooks and James M. Usher, *History of the Town of Medford, Middlesex County, Massachusetts, From its First Settlement in 1630 to 1855; Revised, Enlarged and Brought Down to 1885* (Rand, Avery & Co., 1886).

Middlesex County South Registry of Deeds, in notes as MCSRD book:page (date).

Medford Building Department records courtesy of Medford Historical Commission member Ryan Hayward, 2019

<sup>3</sup> Research by Sharon Guzik, Medford Historical Commission file: "Wait estate east side 20 Jan 2020," combined with a review of grantor indexes, 1896-1950, list dozens of transactions between Gleason, McLeod and others involving various lots in the subdivision. A sampling includes 2624:51 (1897): Norman A. McLeod to Gleason (lots 7, 8, 9); 2636:532 (1898): Gleason to William A. McLeod (lot 7); 2636:356 (1898): McLeod to Gleason subject to a mortgage to Helen F. Ayers.

<sup>4</sup> MCSRD 2759:479 (Gleason to Frost, Aug. 1899); 2814:474 (Frost to Gibson, Apr. 1900); 1890 Medford Directory, p. 239; 1900, 1910 Federal Census.

<sup>5</sup> MCSRD 4361:540 (1920); 8171:283 (1953); 12376:618 (1973); 21144:78 (1991); 29425:77 (1998); Ancestry: 1930 Federal Census; Mass. Naturalization Records, 1940 application for citizenship.



INVENTORY FORM B CONTINUATION SHEET

MEDFORD

135 FOREST STREET

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

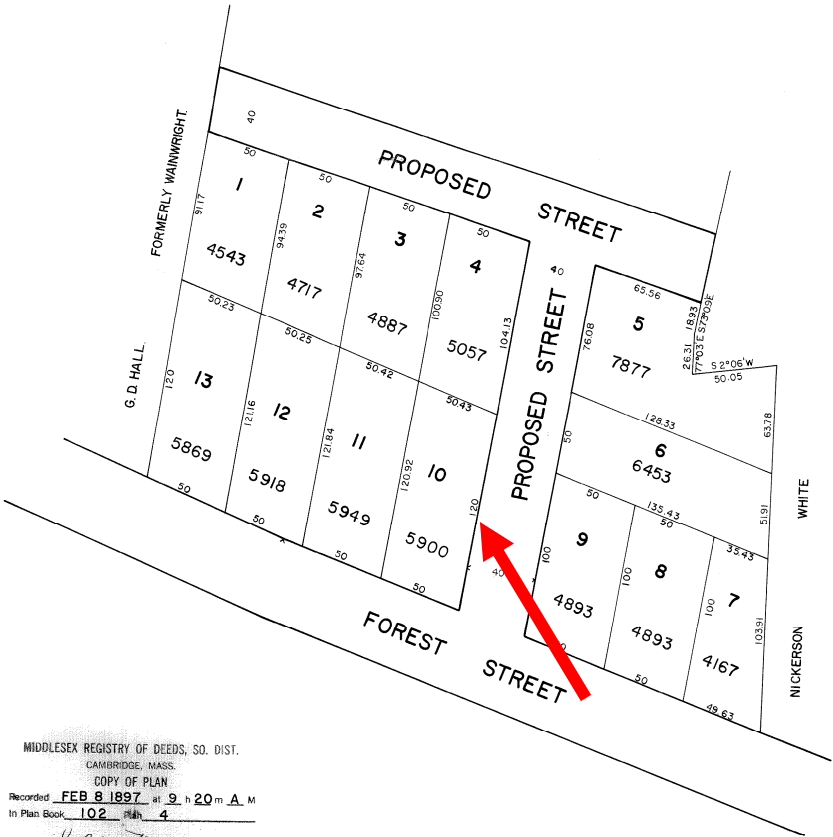
Area(s)

Form No.

MDF.1899

PLAN OF LAND  
IN  
MEDFORD  
BELONGING TO  
WALTER H. GLEASON.  
SCALE, 40 FT. = 1 IN. JAN'Y 2, 1897.  
J.O. GOODWIN, SURVEYOR.  
MEDFORD

(ORIGINAL ON FILE)



MIDDLESEX REGISTRY OF DEEDS, SO. DIST.  
CAMBRIDGE, MASS.

COPY OF PLAN

Recorded FEB 8 1897 at 9 h 20 m A.M.  
In Plan Book 102 Plan 4

Attest

*John F. Savage*

Register

PLAN BOOK 102 PLAN 4

MCSR 102:4 (1897). The subject property is lot number 10.



INVENTORY FORM B CONTINUATION SHEET

MEDFORD

135 FOREST STREET

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	MDF.1899
--	----------



Mass. Naturalization Records, 1940 application for citizenship.





INVENTORY FORM B CONTINUATION SHEET

MEDFORD

135 FOREST STREET

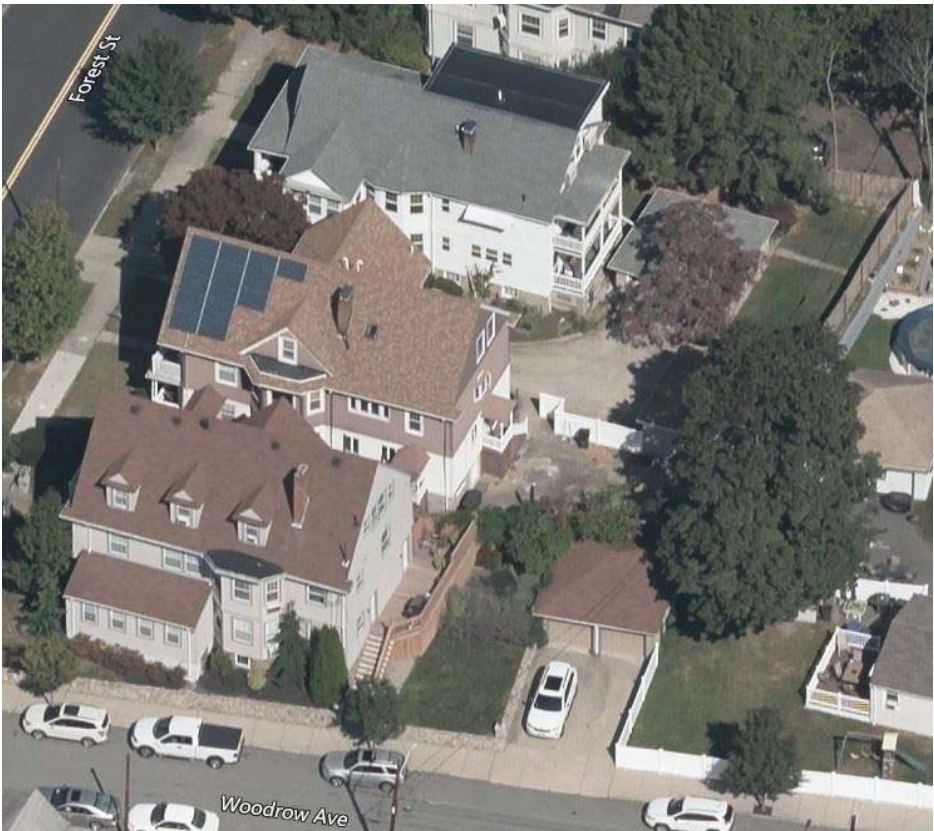
MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	MDF.1899
--	----------



View from SE showing rear elevation and garage.



Bing aerial capture showing the paired rear entries, possibly original, supporting the notion that is a purpose-built two-family.



# INVENTORY FORM B CONTINUATION SHEET

MEDFORD

135 FOREST STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MDF.1899

*[If appropriate, cut and paste the text below into an inventory form's last continuation sheet.]*

## National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☐ Individually eligible      ☒ Eligible **only** in a historic district
- ☐ Contributing to a potential historic district      ☐ Potential historic district

Criteria:    ☒ **A**    ☐ **B**    ☒ **C**    ☐ **D**

Criteria Considerations:    ☐ **A**    ☐ **B**    ☐ **C**    ☐ **D**    ☐ **E**    ☐ **F**    ☐ **G**

Statement of Significance by John D. Clemson and Claire W. Dempsey

*The criteria that are checked in the above sections must be justified here.*

The subject building is representative of a second phase of development as a fashionable residential boulevard that took place along Forest Street during the late-19<sup>th</sup> through early 20<sup>th</sup> centuries. The length of Forest Street from Medford Square in the south to Roosevelt Circle in the north had been the location of many of the residences of Medford's elite citizens since the early 18<sup>th</sup> century, many of whom played definitive roles in the city's and region's economic, industrial and cultural development. These figures included members of the Bradlee, Cotting, Hall, Lawrence, Manning, Wade and Wright families, among others. This area is related, in terms of its social and architectural history, to the adjacent Bradlee-Hall Estates area (MDF.L), which further research may determine should be combined with it into a single district. Although many of the estates that once lined the street have been lost to later layers of development, several survive. The most important, the Joseph K. Manning House at 35-37 Forest Street (MDF.75, 1875-1876), is individually listed on the National Register (4/7/1989). Other surviving examples from this early phase of development include the Dudley C. Hall House at 16 Woodland Avenue (MDF.21, ca. 1853), the Dudley H. Bradlee House at 21 Ashcroft Road (MDF.22, 1877) and the Henry Bradlee, Jr. House at 11 Turrell Road (MDF.25, 1881-1882). The final two are both attributed to Peabody and Stearns. Some of the sites that replaced earlier layers of residential development are historically significant in their own right, including the United States Post Office (MDF.340) and Old High School (MDF.91), both also previously individually listed. During the decades between 1890 and 1920 a second phase of development characterized by a higher density took place when the former estates of the Bradlee, Hall and Wait families, among others, were subdivided and comfortable suburban villas were constructed for local and Boston-based merchants, manufacturers and entrepreneurs. At roughly the same time ca. 1900 multi-family alternatives began to be introduced by speculative developers. Research has identified many of these developers, and their builders and architects have been identified through ongoing research. The area is eligible under criteria A and C at the local level as a potential National Register historic district for its associations with local elites who played key roles in the city's historical development and for the distinction of its architecture. Areas of significance include architecture, community planning and development, and social history. In spite of the degree of loss, renewal, and alterations common to recent decades including sash and siding replacement, the area retains integrity of workmanship, design, materials, association, location, setting, and feeling.



# FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

Assessor's Number USGS Quad Area(s) Form Number

J 10 49

Boston  
North

MDF.1900

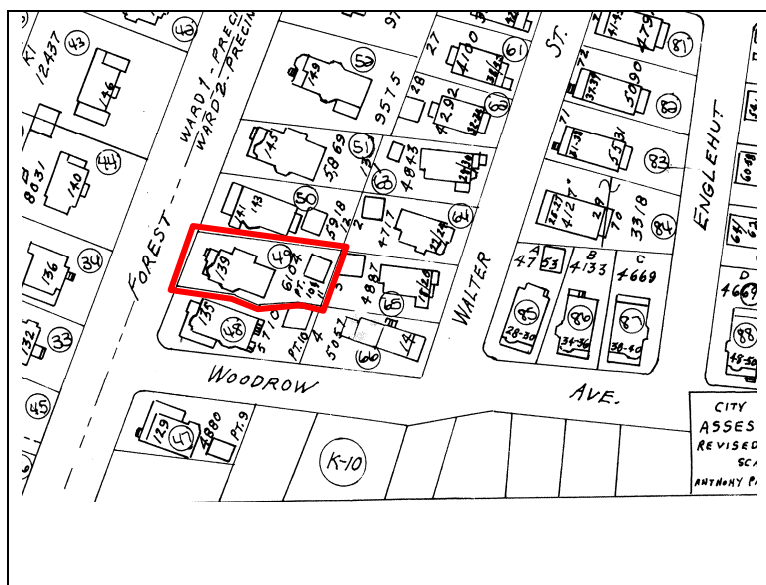
**Town/City:** Medford

**Place:** (*neighborhood or village*): Forest Street

## Photograph



## Locus Map (*north is up*)



**Address:** 139 Forest Street

**Historic Name:** Gleason Tenant Two-Family

**Uses:** Present: two-family residential

Original: two-family residential

**Date of Construction:** ca.1897

**Source:** deeds, maps

**Style/Form:** Queen Anne/ two-family

**Architect/Builder:** unknown

### Exterior Material:

Foundation: granite block

Wall/Trim: vinyl and wood shingle/ wood

Roof: asphalt shingle

**Outbuildings/Secondary Structures:** detached garage (although depicted on the assessors map it is not visible).

**Major Alterations** (*with dates*): Partial vinyl siding, sash and door replacement, recent.

**Condition:** Fair

**Moved:** no ☒ yes ☐ **Date:**

**Acreage:** 0.14 acre

**Setting:** Dense residential streetscape with a mix of elaborate housing for the elite mixed with later two-family in-fill dating to the late-19<sup>th</sup> through early 20<sup>th</sup> centuries.

**Recorded by:** John D. Clemson

**Organization:** Medford Historical Commission

**Date** (*month / year*): April 2020



# INVENTORY FORM B CONTINUATION SHEET

MEDFORD

139 FOREST STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MDF.1900

☒ Recommended for listing in the National Register of Historic Places.

*If checked, you must attach a completed National Register Criteria Statement form.*

## ARCHITECTURAL DESCRIPTION:

The Gleason Two-Family Tenement, built ca. 1897, is one of the best-preserved buildings within the Gleason Subdivision. It is an early example of a high two-family, a subtype constructed early in the evolution of the form that employed larger footprints, elaborate decoration, and a full third story under a front-facing gable roof. It is a near twin of 145 Forest Street two doors to the north but here with a gable rather than a gambrel. Two-families were constructed in large numbers throughout the city and region during the early 20<sup>th</sup> century and largely characterize its built landscape and more specifically the surviving streetscape lining upper Forest Street. This example has generous dimensions of 26 by 50 feet with multiple projecting elements. The right (south) side of the façade is filled by a cornice-height canted bay over which the main front-facing gable overhangs. A second canted bay is nearly centered on the right elevation in the second of four piles, above which is a large wall gable. On the opposite side is a 5-foot-deep, 20-foot-wide bay (facing south) in roughly the same location, also capped by a large gable. A full front porch with a balcony above shelters the single entry in the left bay of the façade. An aerial view of the rear elevation indicates no double-deck rear porch, as would be expected in this type, but two rear entries on the right elevation (facing front) and rear suggest secondary shared rear circulation and egress for both apartments. The width of the main body and size of the left-elevation bay suggest this building could be an example of what is known as a Philadelphia plan, a two family in which multi-story apartments with private interior stairs interlock between three floors, but interior observation would be required to verify this.<sup>1</sup>

Despite a recent residing with vinyl clapboards and shingles the building retains considerable original building fabric and an effort was evidently made to retain the varied textures and two-tone look of the building. The overhanging gable of the façade, with a blind Gothic arch, is supported by large shingled corbels at either end and decorated with smaller ogee brackets with drop finials. Although the sash has been replaced and casings covered in vinyl panning, a distinctive large, elaborate "Palladian" or Venetian opening with full-arched center and quarter-round-arched flankers survives in the center of the blind arch. The molded rake boards and the arch are outlined in contrasting shingles rather than additional moldings. The front porch remains supported by original paired and single Tuscan columns on paneled piers; parts of the first-level balustrade survive while the code-meeting balcony railing, with finial caps, is a close match. Although the sash has been replaced throughout, the picture windows with stained-glass transoms in both levels of the façade's canted bay appear original.

Like its neighbors the house is sited at a minimal setback on a deep, narrow suburban lot landscaped with open lawn, foundation and border plantings, and a street tree. The front garden is retained by quarter-round, cast-stone curbing and a narrow concrete drive leads along the left side of the lot to a rear parking area.

## HISTORICAL NARRATIVE

Research by Sharon Guzik, a volunteer with the Medford Historical Commission has established that this relatively small parcel that currently includes 13 house lots on the east side of Forest Street north of Webster Street was held by members of the Wait family during most of the 19<sup>th</sup> century. The property had been acquired from Ebenezer Hall, a member of the prominent local family and a baker, in 1834 (see MDF.35).

In 1897 then-owner Walter H. Gleason, who had acquired the property from short-term intervening owners including Dudley C. Hall of Medford and George A. Blaney and Sumner Robinson, both of Newton, filed a subdivision plan dividing the parcel into 13 lots accessed by two lanes arranged in a T that survive as the west legs of Woodrow Avenue and Walter Street (evidently eponymous).<sup>2</sup> Walter Howard Gleason (1864-1940) was a real estate broker who began his career in the wholesale fruit business started by his father Winsor Gleason at 12 Faneuil Hall Market. He lived for a time on Mount Auburn Street in

<sup>1</sup> An example of this, albeit in a larger center-entry building, can be observed in figure 121, p. 110 of Douglass Shand-Tucci, *Built in Boston, City and Suburb, 1800-2000* (University of Massachusetts Press, revised and expanded, 2000).

<sup>2</sup> MCSRD plans 102:4 (1897), reproduced below.



**INVENTORY FORM B CONTINUATION SHEET**

MEDFORD

139 FOREST STREET

**MASSACHUSETTS HISTORICAL COMMISSION**

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MDF.1900

Watertown, and later returned to Boston and reported his occupation as lawyer.<sup>3</sup> The early ownership history of the building is complex and involved layered mortgages, foreclosures, and frequent transfers of ownership. Unlike other properties he improved within the subdivision, which he immediately sold, Gleason retained ownership of this house, which was rented to tenants, until 1905.<sup>4</sup> That year his creditor, Mary Ellen Walker of Somerville, widow, who held a mortgage of \$5,000 (due in three years at 5%) from Gleason, foreclosed and took possession of the property.<sup>5</sup> It has not been possible to ascertain the identity of Walker. During his period of ownership Gleason's tenants included Alfred C. Blaikie, a real estate broker, with family of four, and James C. Woolley, government employee, with family of two. The presence of two heads of household as early as 1900 establishes the building was originally built as a dedicated two-family.<sup>6</sup>

After passing through several short-term owners the property was acquired by Elvera C. Brooks, the wife of Edward J. Brooks, in 1908. Edward Brooks (born ca. 1872), a native of England, was a salesman for an interior decorator and later a decorator in his own right. The household, which occupied part of the house, included two infant children in 1910. Brooks also owned neighboring property 125 Forest at roughly this time (MDF.1897). The Brooks' tenant at the time was the family of Raymond A. Suits, a furniture designer at 48 Canal Street, Boston, whose household included his wife, Mary, and in-laws John and Margaret Tobin. John Tobin was a boat builder with the Navy.

In 1919 the property was acquired by a single woman, Anna C. Hollis (1886-1981), a native of Chelsea and a daughter of George M. Hollis, a journeyman painter. Anna Hollis worked as a stenographer for a publishing house and later for an advertising agency. In 1920 her household included her widowed mother and a boarder, single woman Minnie S. Cameron, a bookkeeper for a lumber company. At the time no other tenants were listed. By the time she sold the property in 1924 Hollis had married William A. Senf and moved elsewhere in the neighborhood.<sup>7</sup>

Between 1925 and 1967 the property was owned by Bartolomeo, aka Bartholomew Corbisiero (1892-1961), a native of Avellino, Italy, who immigrated in 1910, a salesman for a bakery. In 1940 his household included his wife, Pasquelina, and five young-adult children, all born in Massachusetts. His tenants were Baptiste C. Furiga, a postal clerk, and wife Josephine, both born ca. 1902.<sup>8</sup> In 1926 Corbisiero received a permit to build a two-car garage, which is depicted on assessor's maps, but no outbuilding is visible in neither aerial nor street views.

**BIBLIOGRAPHY and/or REFERENCES**

Maps and atlases:

1855 H.F. Walling. "Map of Medford...."

1875 F. W. Beers, *County Atlas of Middlesex, Massachusetts*.

1880 O. H. Bailey [Bird's Eye View of] Medford.

1889 Geo. H. Walker & Co., *Atlas of Middlesex County, Massachusetts*.1898 Geo. W. Stadly & Co., *Atlas of the City of Medford....*1900 Geo. W. Stadly & Co., *Atlas of Middlesex County, Massachusetts, Volume 1*.

1892, 1897, 1903, 1910, 1936, 1936-1950 Sanborn Insurance Atlases.

Ancestry.com: see footnotes

Charles Brooks and James M. Usher, *History of the Town of Medford, Middlesex County, Massachusetts, From its First Settlement in 1630 to 1855; Revised, Enlarged and Brought Down to 1885* (Rand, Avery & Co., 1886).

Middlesex County South Registry of Deeds, in notes as MCSRD book:page (date).

<sup>3</sup> Ancestry.com: US Directories, Somerville 1892, 1901, Watertown, 1919, 1921, Boston 1940; Find-a-grave; US Census 1880, 1900, 1910.

<sup>4</sup> Research by Sharon Guzik, Medford Historical Commission file "Wait estate east side 20 Jan 2020:" 1561:241-242 (1881): Rebecca Wait and guardian of Peter Wait to Dudley C. Hall; 2531:106 (1897): George A. Blaney and Sumner Richardson of Newton to Walter H. Gleason.

<sup>5</sup> MCSRD 2665:152 (1898): mortgage deed, Gleason to Walker; 3145:183-184; (1905): possession and affidavit of sale to Mary Ellen Walker.

<sup>6</sup> Ancestry: 1900 Federal Census.

<sup>7</sup> MCSRD 4755:575 (1924); 4820:347 (1925); Ancestry: 1900, 1910, 1920 Federal Census; WWI Draft Registration records, William A. Senf

<sup>8</sup> MCSRD 4891:233 (1925); 5618:495 (1931); 5910:474 (1935); 11449:413 (1967); 30404:258 (1999); 43483:199 (2004); 1924, 1930, 1938 Medford city directories; 1940 Federal Census; Mass. Immigration Records, 1917 and 1929; WWII Draft Registration records.



# INVENTORY FORM B CONTINUATION SHEET

MEDFORD

139 FOREST STREET

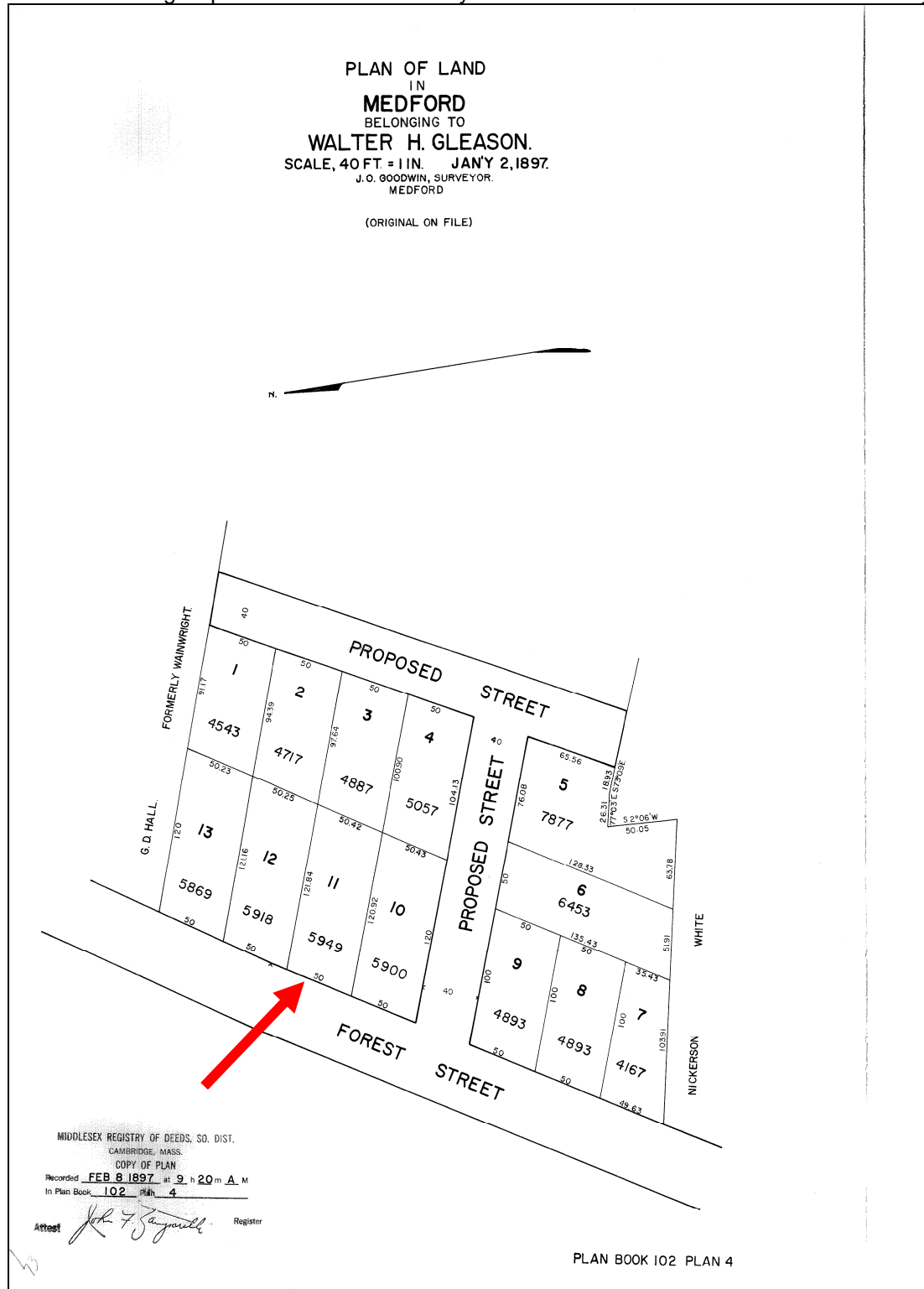
MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MDF.1900

Medford Building Department records courtesy of Medford Historical Commission member Ryan Hayward, 2019



MCSR plan 102:4 (1897). Lot 11 is identified by arrow.



INVENTORY FORM B CONTINUATION SHEET

MEDFORD

139 FOREST STREET

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	MDF.1900
--	----------



Aerial Bing capture facing north showing rear elevation with two rear entries. The subject building is in the center of the image indicated by the arrow.



# INVENTORY FORM B CONTINUATION SHEET

MEDFORD

139 FOREST STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MDF.1900

*[If appropriate, cut and paste the text below into an inventory form's last continuation sheet.]*

## National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☐ Individually eligible      ☒ Eligible **only** in a historic district
- ☐ Contributing to a potential historic district      ☐ Potential historic district

Criteria:    ☒ **A**    ☐ **B**    ☒ **C**    ☐ **D**

Criteria Considerations:    ☐ **A**    ☐ **B**    ☐ **C**    ☐ **D**    ☐ **E**    ☐ **F**    ☐ **G**

Statement of Significance by John D. Clemson and Claire W. Dempsey

*The criteria that are checked in the above sections must be justified here.*

The subject building is representative of a second phase of development as a fashionable residential boulevard that took place along Forest Street during the late-19<sup>th</sup> through early 20<sup>th</sup> centuries. The length of Forest Street from Medford Square in the south to Roosevelt Circle in the north had been the location of many of the residences of Medford's elite citizens since the early 18<sup>th</sup> century, many of whom played definitive roles in the city's and region's economic, industrial and cultural development. These figures included members of the Bradlee, Cotting, Hall, Lawrence, Manning, Wade and Wright families, among others. This area is related, in terms of its social and architectural history, to the adjacent Bradlee-Hall Estates area (MDF.L), which further research may determine should be combined with it into a single district. Although many of the estates that once lined the street have been lost to later layers of development, several survive. The most important, the Joseph K. Manning House at 35-37 Forest Street (MDF.75, 1875-1876), is individually listed on the National Register (4/7/1989). Other surviving examples from this early phase of development include the Dudley C. Hall House at 16 Woodland Avenue (MDF.21, ca. 1853), the Dudley H. Bradlee House at 21 Ashcroft Road (MDF.22, 1877) and the Henry Bradlee, Jr. House at 11 Turrell Road (MDF.25, 1881-1882). The final two are both attributed to Peabody and Stearns. Some of the sites that replaced earlier layers of residential development are historically significant in their own right, including the United States Post Office (MDF.340) and Old High School (MDF.91), both also previously individually listed. During the decades between 1890 and 1920 a second phase of development characterized by a higher density took place when the former estates of the Bradlee, Hall and Wait families, among others, were subdivided and comfortable suburban villas were constructed for local and Boston-based merchants, manufacturers and entrepreneurs. At roughly the same time ca. 1900 multi-family alternatives began to be introduced by speculative developers. Research has identified many of these developers, and their builders and architects have been identified through ongoing research. The area is eligible under criteria A and C at the local level as a potential National Register historic district for its associations with local elites who played key roles in the city's historical development and for the distinction of its architecture. Areas of significance include architecture, community planning and development, and social history. In spite of the degree of loss, renewal, and alterations common to recent decades including sash and siding replacement, the area retains integrity of workmanship, design, materials, association, location, setting, and feeling.



# FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

Assessor's Number USGS Quad Area(s) Form Number

J 10 51

Boston  
North

MDF.1901

**Town/City:** Medford

**Place:** (*neighborhood or village*): Forest Street

## Photograph



**Address:** 145 Forest Street

**Historic Name:** Unity Trust Two-Family

**Uses:** Present: three-unit condominium residential

Original: two-family residential

**Date of Construction:** 1897

**Source:** permits, deeds, maps

**Style/Form:** Colonial Revival/ two-family

**Architect/Builder:** Eugene L. Currier, architect/ Carl Brockhoff, builder

## Exterior Material:

Foundation: brick

Wall/Trim: wood shingle/ wood

Roof: asphalt shingle

**Outbuildings/Secondary Structures:** none

**Major Alterations** (*with dates*): Possible alterations to third floor, 1947; sash replacement and partial re-siding with vinyl (third-floor dormer), recent.

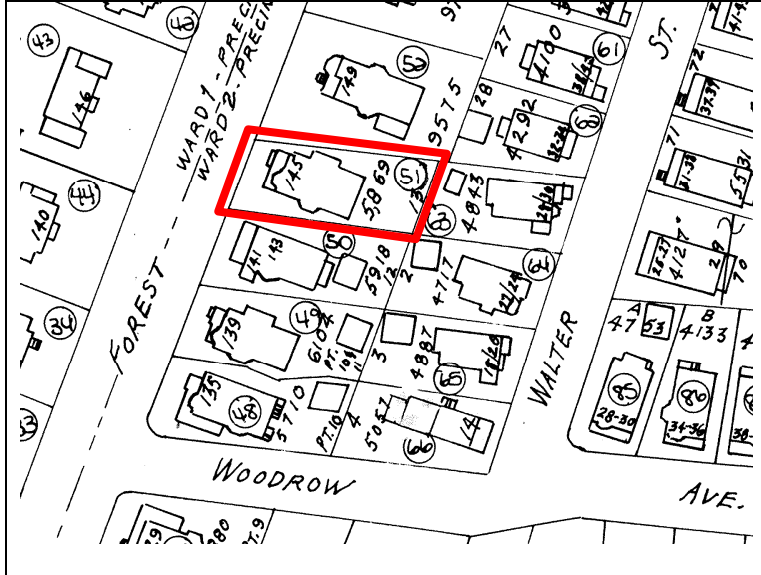
**Condition:** Good

**Moved:** no ☒ yes ☐ **Date:**

**Acreage:** 5,869 square feet

**Setting:** Dense residential streetscape with a mix of elaborate housing for the elite mixed with later two-family in-fill dating to the late-19<sup>th</sup> through early 20<sup>th</sup> centuries.

## Locus Map (*north is up*)



**Recorded by:** John D. Clemson

**Organization:** Medford Historical Commission

**Date** (*month / year*): April, 2020



# INVENTORY FORM B CONTINUATION SHEET

MEDFORD

145 FOREST STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MDF.1901

☒ Recommended for listing in the National Register of Historic Places.

*If checked, you must attach a completed National Register Criteria Statement form.*

## ARCHITECTURAL DESCRIPTION:

The Unity Trust Two-family, built in 1897, is among the best-preserved buildings within the Gleason Subdivision. It is an early example of a high two-family, a subtype constructed early in the evolution of the form that employed larger footprints, elaborate decoration and a full third story under a front-facing roof end, in this case a somewhat unusual gambrel. It is a near twin of 139 Forest Street two doors to the south (MDF.1900) but there with a gable rather than a gambrel. Two-families were constructed in large numbers throughout the city and region during the early 20<sup>th</sup> century and largely characterize its built landscape and more specifically the surviving streetscape lining upper Forest Street. This example has generous dimensions of approximately 30 by 48 feet with multiple projections. The right (south) side of the façade is filled by a cornice-height canted bay over which the main front-facing gambrel overhangs. A second canted bay is nearly centered on the right elevation in the second of four piles. On the opposite side is a 5-foot-deep, 20-foot-wide bay (facing south) in roughly the same location, here capped by a large gable. A half-width front porch with a shed-covered balcony above shelters the single entry in the left bay of the façade. The expansive third story is well lit by large hipped dormers arranged in a regular, symmetrical pattern on the lower slopes of each side of the roof; three facing south and two, flanking the gabled bay, facing north. An aerial view of the rear elevation indicates no double-deck rear porch, as would be expected in this type. The width of the main body and size of the left-elevation bay suggest this building could be an example of what is known as a Philadelphia plan, a two family in which multi-story apartments with private stairs interlock between three floors, but interior observation would be required to verify this.<sup>1</sup>

This is one of the few buildings in the Gleason subdivision that retains wood shingle siding. Other original or replaced-in-kind building fabric includes the boxed-soffit cornice treatment, molded belt course and shingle skirt at the second-floor level, and back-band window casings. Although sash has been replaced by an appropriate six-over-one light configuration, the original front door in an elaborate surround with molded pilasters and ¾ sidelights survives, as do the wood Tuscan columns and balustrade of the porch and balcony. A distinctive ocular window in the forward-facing side of the left bay survives as well. Other features include the molded rake boards within the large gambrel, which is enclosed by a pent roof across the façade. Although the decorative details are fairly generic to the end of the 19<sup>th</sup> century, the vaguely classical porch columns and ocular window are consistent with Colonial Revival styling. The only major alteration is an apparent reduction in the window openings of the dormers and their covering with vinyl siding during recent decades. A 1947 permit to convert the building to three-family occupancy that included alterations worth \$300 may have resulted in alterations to the third story, but the description in the city building department's records is not clear.

Like its neighbors the house is sited at a minimal setback on a deep, narrow suburban lot landscaped with an open lawn. A mature evergreen obscures much of the facade. The building does not appear to have any off-street parking.

## HISTORICAL NARRATIVE

Recent research by Sharon Guzik, a volunteer for the Medford Historical Commission, has established that this relatively small parcel that currently includes 13 house lots on the east side of Forest Street north of Webster Street was held by members of the Wait family during most of the 19<sup>th</sup> century. The property had been acquired from Ebenezer Hall, a member of the prominent local family and a baker, in 1834 (see MDF.35).<sup>2</sup>

In 1897 then-owner Walter H. Gleason, who had acquired the property from short-term intervening owners, including Dudley C. Hall, filed a subdivision plan dividing the parcel into 13 lots accessed by two lanes arranged in a T that survive as the west legs of Woodrow Avenue and Walter Street (evidently eponymous).<sup>3</sup> Walter Howard Gleason (1864-1940) was a real

<sup>1</sup> An example of this, albeit in a larger center-entry building, can be observed in figure 121, p. 110 of Douglass Shand-Tucci, *Built in Boston, City and Suburb, 1800-2000* (University of Massachusetts Press, revised and expanded, 2000).

<sup>2</sup> Research by Sharon Guzik: Medford Historical Commission file "Wait estate east side 20 Jan 2020:"

<sup>3</sup> MCSRD plan 102:4 (1897), reproduced below.



**INVENTORY FORM B CONTINUATION SHEET**

MEDFORD

145 FOREST STREET

**MASSACHUSETTS HISTORICAL COMMISSION**

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MDF.1901

estate broker who began his career in the wholesale fruit business started by his father Winsor Gleason at 12 Faneuil Hall Market. He lived for a time on Mount Auburn Street in Watertown, and later returned to Boston and reported his occupation as lawyer.<sup>4</sup> The chain of title and grantee/ grantor indexes indicate that Gleason engaged in a complex series of conveyances with several business associates or creditors, including his brother Edmund W. and local real estate broker Alfred C. Blaikie, likely an associate, who resided next door at 139 Forest Street. When Blaikie acquired control of the property briefly between November of 1897 and March of 1899, he assumed two existing mortgages and gave a third to Gleason. In March of 1899 Blaikie sold the property, described as lot 13 on plan 102:4 (1897), reproduced below, to "Unity Trust," a real estate investment company which was the first long-term owner of the property. This entity, established by an instrument of trust in 1897, was controlled by trustees Charles J. Whitmore of Mattapoisett, William H. Whitmore of Boston, and Melville M. Weston of Manchester. These trustees sold "subscriptions," or shares valued at \$100 to "shareholders" and used the capital to purchase real estate "situated anywhere within the United States." The trustees retained complete control of the capital and the management of the trust's investments. The net income and proceeds from their activities were to be "...from time to time in their discretion..." divided between the shareholders. During the seven years between 1899 and 1906 that the property was owned by Unity Trust their tenants were identified as Russell H. Walker (born May 1856), a native of Massachusetts and a teacher by profession, his wife, Laura C. (born Sep. 1861), and two infant children. At this time only one household was listed, suggesting part of the building was vacant.<sup>5</sup>

Between 1906 and 1921 the property was held by a series of short-term absentee owners, evidently speculative investors, including Robert P. Smith of Newton; Elizabeth Thompson Roper, guardian; George C. Dana; Frank H. Purington of Brookline; Carl W. and Auguste Senf (likely in-laws of early owners of the neighboring property at 139 Forest, see MDF.1900); and Roger W. Bell of Winthrop. During this time tenants included the families of Herman A. Train (born ca. 1852, Massachusetts), a self-employed real estate and insurance agent, and John S. Allard (born ca. 1874, Massachusetts) a sales agent of mining stocks.<sup>6</sup>

Between 1921 and 1946 the building was owned and occupied by Charles H. and Christine (McLeod) Lavers. Both were natives of Nova Scotia born in 1866. Lavers spent his entire career with an unidentified Boston piano manufacturer, initially as a polisher but later as a salesman and commercial traveler. Their household included a niece, Frances B. Pick (born ca. 1892), a clerk with the telephone company, and another relative, David J. Lee, age 71, no occupation. In 1930 their tenant was the family of Earle W. and Evelyn J. Dinsmore, two children and a boarder. Dinsmore worked as a mechanic for a meat packer. In 1940 the second apartment was rented by George E. Ellard, personnel director, telephone company, and his sisters Florence F., a clerk, and Helen V., a teacher. The apartment commanded monthly rent of \$45 at the time.<sup>7</sup>

The second long-term owner/ occupants were Louis and Rose Kreisman, who owned the property until 1986. In 1947 then-owner Louis Kreisman was granted permission to convert the building's use to three-family occupancy. In 1967 he demolished a one-car garage that had been built by Lavers in 1923. In 2008 the building was converted to condominium ownership housing three units by then-owners Edward P. and Anne C. Segool.<sup>8</sup>

The architect and builder were identified by un-numbered building permits through a comparison of owners identified on the 1898 Stadly city atlas to owners listed on the permit cards. Both the map and research by Guzik established that the property was conveyed to a C. Brockhoff in April of 1897 by Gleason, and building permits describing a building matching the dimensions of 145 Forest Street were located in the records of the city building department identifying Carl Brockhoff as the builder and Eugene L. Currier as the architect. Little could be ascertained regarding Brockhoff. Between 1893 and 1900 he was listed as a bookkeeper and later "builder" boarding at various houses on Walnut Street at No. 9 and No. 23 (MDF.1550), but no other records of his residence in or near Medford could be readily located. A cross reference with the owners of 23 Walnut during this period revealed no evidence of Brockhoff's residency.<sup>9</sup>

<sup>4</sup> Ancestry.com: US Directories, Somerville 1892, 1901, Watertown, 1919, 1921, Boston 1940; Find-a-grave; US Census 1880, 1900, 1910.

<sup>5</sup> MCSRD 2608:420 (1897): Edmund W. Gleason to Alfred C. Blaikie; 2626:250 (1898): mortgage deed, Blaikie to Gleason; 2723:485 (1899): Blaikie to Unity Trust; Suffolk County Registry: 2437:129 (1897): instrument of trust for Unity Trust; Ancestry: 1900 Federal Census.

<sup>6</sup> MCSRD 3263:89 (1906); 3701:399 (1912); unreferenced (1917); 4296:511 (1919); Ancestry: 1910 Federal Census.

<sup>7</sup> MCSRD 4466:264 (1921); 6251:441 (1938); 6995:342 (1946); Ancestry: 1930, 1940 Federal Census; 1924 Medford city directory.

<sup>8</sup> MCSRD 17299:284 (1986); 27624:298 (1997); 36022:539 (2002); 38004:58 (2002); 40255:351 (2003); 51602:448-475 (2008): condominium master deed.

<sup>9</sup> MCSRD 2547:298 (1897).



# INVENTORY FORM B CONTINUATION SHEET

MEDFORD

145 FOREST STREET

## MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MDF.1901

### *Eugene L. Courier, architect*

Eugene L. Currier (b. Sept., 1873), was a native of Canada. Although he actively maintained offices in Boston through the first decade of the 20<sup>th</sup> century and later from 1935 until the late 1940s, no other designs could be attributed to him through available records. In 1897 he listed himself as a draftsman in Boston directories and shared an office at 55 Kilby Street, room 48, with J.W. Beal, presumably his employer. This is an important link to a fairly prominent architect of the period and supports an assumption that Currier had a hand in several important commissions during his employment with Beal during the 1890s through 1900s. J. Williams Beal (1855-1919) was educated at M.I.T. and worked for both Richard Morris Hunt and McKim, Mead and White early in his career.<sup>10</sup> Among his most important commissions during the time Currier was likely on his staff was the Harriswood Crescent (1890), 60-88 Harold Street, Roxbury, "a block of houses that must rank among the most lovely ensembles of picturesque connected town houses in Greater Boston...Built at a cost of about \$160,000, this block constitutes a kind of Queen Anne Tontine Crescent of fifteen attached brick and half-timbered town houses." Other major projects included renovations and additions to the R.H. White Department Store (1895), corner of Washington and Bedford streets, Boston and, most importantly, alterations and additions to the F. Holland Day residence at 93 Day Street, Norwood, throughout the 1890s.<sup>11</sup>

## BIBLIOGRAPHY and/or REFERENCES

### Maps and atlases:

- 1855 H.F. Walling. "Map of Medford...."
- 1875 F. W. Beers, *County Atlas of Middlesex, Massachusetts*.
- 1880 O. H. Bailey [Bird's Eye View of] Medford.
- 1889 Geo. H. Walker & Co., *Atlas of Middlesex County, Massachusetts*.
- 1898 Geo. W. Stadly & Co., *Atlas of the City of Medford....*
- 1900 Geo. W. Stadly & Co., *Atlas of Middlesex County, Massachusetts, Volume 1*.
- 1892, 1897, 1903, 1910, 1936, 1936-1950 Sanborn Insurance Atlases.

Ancestry.com: see footnotes

Charles Brooks and James M. Usher, *History of the Town of Medford, Middlesex County, Massachusetts, From its First Settlement in 1630 to 1855; Revised, Enlarged and Brought Down to 1885* (Rand, Avery & Co., 1886).

Middlesex County South Registry of Deeds, in notes as MCSRD book:page (date).

Medford Building Department records courtesy of Medford Historical Commission member Ryan Hayward, 2019.

<sup>10</sup> Keith N. Morgan et al, *Buildings of Massachusetts, Metropolitan Boston, SAH, Buildings of the United States* (University of Virginia Press, 2009) p. 553, 665 (BUS).

<sup>11</sup> MDF.95 (Clemson). Douglas Shand-Tucci, *Built in Boston: City and Suburb, 1800-2000* (University of Massachusetts Press, 1999) p. 88, 451; *Boston Daily Globe*, Jul. 30, 1895, p. 7; Patricia J. Fanning, *Through an Uncommon Lens: The Life and Photography of F. Holland Day* (University of Massachusetts Press, 2008) p. 27, 255. Beal's other important commissions include First United Methodist Church (1906-1907), 645 Main Street, Melrose [BUS, p. 396]; a residence for Jeremiah Williams, Esq. (1911), Phillips Beach [Mary H. Northend, "A House At Phillips Beach, Mass.," *House Beautiful*, Vol. 28-29 (Hearst Corporation, 1911) p. 43]; the Mayflower Hotel (1917), Plymouth [Bryant Franklin Tolles, *Summer by the Seaside: The Architecture of New England Coastal Resort Hotels, 1820-1950* (UPNE, 2008) p. 73, 231]; and a number of other churches and commercial building cited in BUS. Beal's sons, John W. and Horatio W., established a successful successor firm, J. Williams Beal's Sons. John served as State Commissioner of Public Works 1939-1940. Both brothers were convicted of bribing the former Mayor of Cambridge, John W. Lyons, in 1942. District Attorney Robert F. Bradford characterized the brothers as "hypocritical-pillars of respectability" and their crime as "the most insidious and subtle conspiracy to bribe the forces of government as was ever pulled off." [*Boston Daily Globe*, Jul. 30, 1939, p. C2; Jan. 8, 1941, p. 1; May 26, 1942, p. 1].



INVENTORY FORM B CONTINUATION SHEET

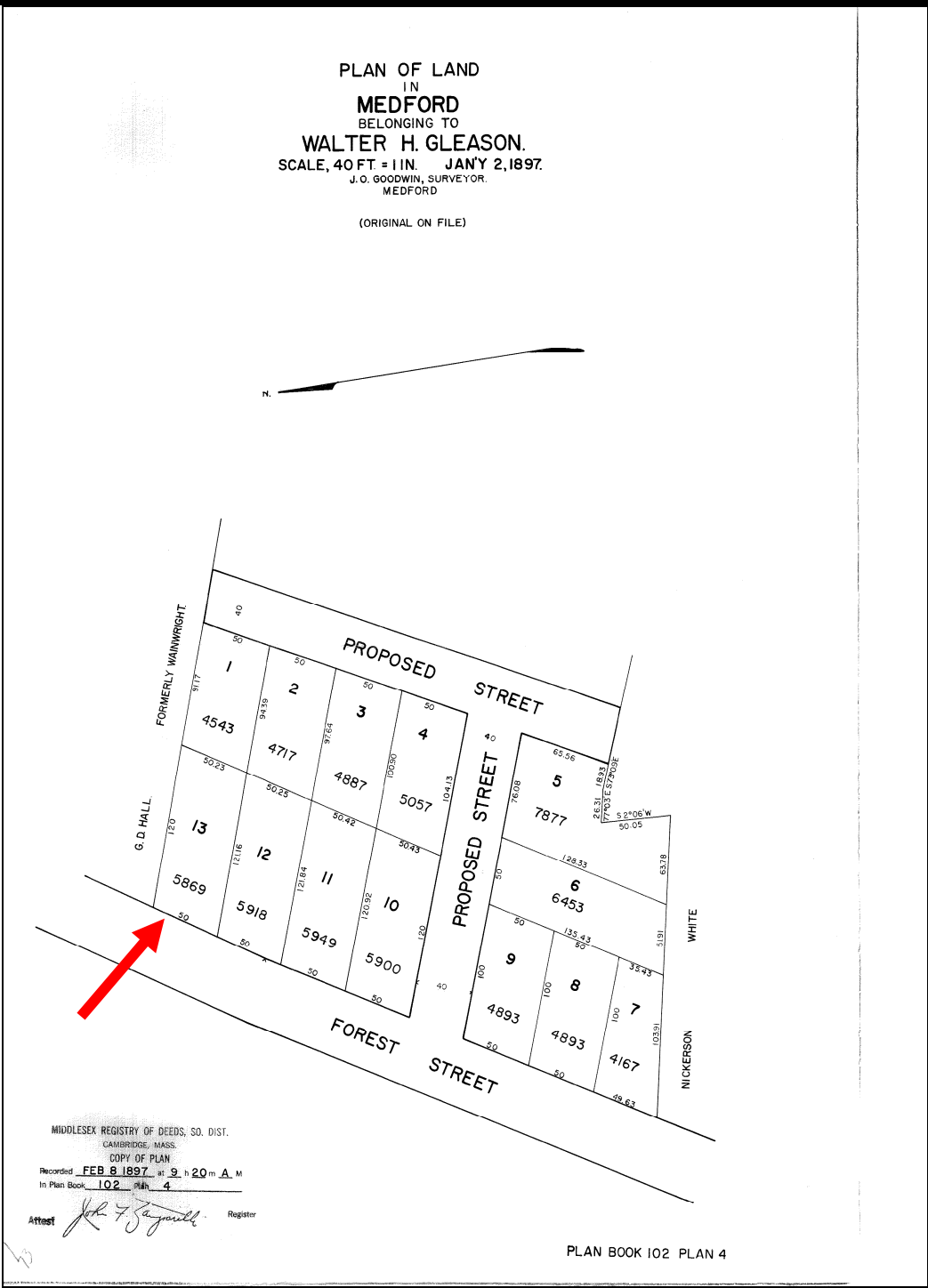
MEDFORD

145 FOREST STREET

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MDF.1901



MCSRD 102:4 (1897). The subject property, indicated by a red arrow, is lot 13.



INVENTORY FORM B CONTINUATION SHEET

MEDFORD

145 FOREST STREET

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s)	Form No.
	MDF.1901





# INVENTORY FORM B CONTINUATION SHEET

MEDFORD

145 FOREST STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MDF.1901

*[If appropriate, cut and paste the text below into an inventory form's last continuation sheet.]*

## National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☐ Individually eligible      ☒ Eligible **only** in a historic district
- ☐ Contributing to a potential historic district      ☐ Potential historic district

Criteria:    ☒ **A**    ☐ **B**    ☒ **C**    ☐ **D**

Criteria Considerations:    ☐ **A**    ☐ **B**    ☐ **C**    ☐ **D**    ☐ **E**    ☐ **F**    ☐ **G**

Statement of Significance by John D. Clemson and Claire W. Dempsey

*The criteria that are checked in the above sections must be justified here.*

The subject building is representative of a second phase of development as a fashionable residential boulevard that took place along Forest Street during the late-19<sup>th</sup> through early 20<sup>th</sup> centuries. The length of Forest Street from Medford Square in the south to Roosevelt Circle in the north had been the location of many of the residences of Medford's elite citizens since the early 18<sup>th</sup> century, many of whom played definitive roles in the city's and region's economic, industrial and cultural development. These figures included members of the Bradlee, Cotting, Hall, Lawrence, Manning, Wade and Wright families, among others. This area is related, in terms of its social and architectural history, to the adjacent Bradlee-Hall Estates area (MDF.L), which further research may determine should be combined with it into a single district. Although many of the estates that once lined the street have been lost to later layers of development, several survive. The most important, the Joseph K. Manning House at 35-37 Forest Street (MDF.75, 1875-1876), is individually listed on the National Register (4/7/1989). Other surviving examples from this early phase of development include the Dudley C. Hall House at 16 Woodland Avenue (MDF.21, ca. 1853), the Dudley H. Bradlee House at 21 Ashcroft Road (MDF.22, 1877) and the Henry Bradlee, Jr. House at 11 Turrell Road (MDF.25, 1881-1882). The final two are both attributed to Peabody and Stearns. Some of the sites that replaced earlier layers of residential development are historically significant in their own right, including the United States Post Office (MDF.340) and Old High School (MDF.91), both also previously individually listed. During the decades between 1890 and 1920 a second phase of development characterized by a higher density took place when the former estates of the Bradlee, Hall and Wait families, among others, were subdivided and comfortable suburban villas were constructed for local and Boston-based merchants, manufacturers and entrepreneurs. At roughly the same time ca. 1900 multi-family alternatives began to be introduced by speculative developers. Research has identified many of these developers, and their builders and architects have been identified through ongoing research. The area is eligible under criteria A and C at the local level as a potential National Register historic district for its associations with local elites who played key roles in the city's historical development and for the distinction of its architecture. Areas of significance include architecture, community planning and development, and social history. In spite of the degree of loss, renewal, and alterations common to recent decades including sash and siding replacement, the area retains integrity of workmanship, design, materials, association, location, setting, and feeling.



# FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

Assessor's Number USGS Quad Area(s) Form Number

J 10 52

Boston  
North

**Town/City:** Medford

**Place:** (*neighborhood or village*): Medford Square

## Photograph (view from NW)



**Address:** 149 Forest Street

**Historic Name:** Kate M. Hall House

**Uses:** Present: single-family residential

Original: single-family residential

**Date of Construction:** 1875-1889

**Source:** maps

**Style/Form:** Queen Anne/ gable house

**Architect/Builder:** unknown

### Exterior Material:

Foundation: brick

Wall/Trim: wood clapboard and shingle/ wood

Roof: asphalt shingle

**Outbuildings/Secondary Structures:** none

**Major Alterations** (*with dates*): Enlargement of rear wing between 1910 and 1936; sash replacement, recent.

**Condition:** Good

**Moved:** no ☒ yes ☐ **Date:**

**Acreage:** 9,575 square feet

**Setting:** Well-preserved residential neighborhood developed between the late-19<sup>th</sup> and early 20<sup>th</sup> centuries with a mixture of large-scale housing for the elite and later multi-family buildings.

## Locus Map (north is up)



**Recorded by:** John D. Clemson

**Organization:** Medford Historical Commission

**Date** (*month / year*): April 2018



# INVENTORY FORM B CONTINUATION SHEET

MEDFORD

149 FOREST STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

--	--

☐ Recommended for listing in the National Register of Historic Places.

*If checked, you must attach a completed National Register Criteria Statement form.*

## ARCHITECTURAL DESCRIPTION:

The Kate M. Hall House, constructed between 1875 and 1889, is an example of a distinctive house type that evolved out of the Queen Anne style movement characterized by a large side gable that encloses two upper stories in a three-story house but descends in a large forward sweep into a full engaged porch at the first level. Similar examples can be found throughout the region but in Medford two similar houses have been documented at 75 and 82 Otis Street (MDF.1242 and MDF.1243, respectively). On Otis Street both examples have strong asymmetrical massing, with large gabled dormers that are off-center. The Otis Street examples were classified as "asymmetrical" houses, but the subject example has one large, broad decorative gable, almost full-width, and symmetrically centered on the long forward slope of the roof so that the moniker "asymmetrical" seems inapplicable here.

Additional massing is provided by large, single-story canted bays located in the rear of two piles in each side elevation and a flat-roofed, full-width rear ell that was expanded between 1910 and 1936. Also, the main side entry, on the right, is recessed somewhat into the façade within the porch. The plan of the house is suggested by the entry location, fenestration pattern, and projecting bays. The presence of two diamond-shaped windows just beyond the side entry in the forward pile of the right elevation, positioned between stories in a stepped pattern, indicate the location of a stair. To the left of the recessed entry is likely a front parlor, while within the rear pile, enlarged by the flanking canted bays, two additional entertaining spaces are likely present. The kitchen is likely housed within the rear ell, since enlarged between 1910 and 1936.

The house appears to retain much of its original building fabric in a state of good preservation. This includes the original or in-kind-replaced siding of contrasting panels of plain clapboards and shaped shingles close to the tops of the gables. These areas of siding are separated by band courses at the level of each floor and ceiling in both the façade and side elevations. This device, intended to create a variety of contrasting textures, is characteristic of the Queen Anne style. The turned front porch columns and brackets appear to be original, as well as the molded rake boards that terminate in open soffits. The fenestration consists of standard windows arranged in a regular and symmetrical pattern across all elevations with the exception of a decorative ocular window at the third level in the façade gable, as well as the aforementioned diamond stair lights. Although the sash appears to have been replaced, the new sash has applied wood muntins that simulate the original true-divided-light two-over-one pattern.

The house is sited at a moderate but deeper setback than many of its later neighbors and on a somewhat larger lot. The property is landscaped with border plantings along the frontage and sides, open lawn, and specimen trees. There are appropriately no foundation plantings. A narrow asphalt drive is located to the left (north) of the house.

## HISTORICAL NARRATIVE

Labels attached to the property on the atlases published in 1889 and 1898 indicate the house was constructed for and occupied by members of the locally prominent Hall family. In 1889 the owner is identified as "G.D. Hall," George Dudley Hall (1828-1899), who is known to have resided at 23 Walnut Street (see MDF.\_\_\_\_). His father Dudley Hall (1780-1868) and brothers Dudley Cotton Hall (1818-1899) and Horace D. Hall (1831-1904) owned property and resided nearby on Forest Street during the last decades of the 19<sup>th</sup> century.<sup>1</sup> In 1898 the owner was identified as Kate M. Hall, a daughter of George Dudley Hall born in 1859. Although there is no record placing her at the property, it is possible and likely that she was the earliest occupant. After the turn of the century the property was held short-term by a variety of absentee owners and there was at least one foreclosure by creditor Lombard Williams in 1903.<sup>2</sup> In 1925 the property was acquired by Ada L. Norcott (1877-1956), the wife of Harry W. Norcott (1877-1943). Harry Norcott was the proprietor of the Medford Garage at 137 Main Street. Directory listings

<sup>1</sup> A more detailed biography and history of the family's land ownership can be found in an essay by Clemson entitled *A History of the Development of the Glenwood Section of East Medford* prepared for the initial phase of survey for East Medford during 2016; Medford City Directories published in 1897 and 1900 place the Hall brothers at 87 Forest Street, the Joseph K. Manning House, 1875-1876, MDF.75.

<sup>2</sup> MCSRD 3031:76, Apr. 16, 1903; 3224:100, Mar. 16, 1906; 4771:306, Sep. 24, 1924.



# INVENTORY FORM B CONTINUATION SHEET

MEDFORD

149 FOREST STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

--	--

and advertisements of the period identify this address as the location of Hosmer Motor Sales and Service, a dealership for Oakland, Pontiac, Hupmobile and Chrysler automobiles. The Norcott's owned and resided at the property until 1945, when it was sold to James J. and Mary T. Colorusso. Members of the Colorusso family owned it until an heir, Eleanor Colorusso, sold it in 2002.

## BIBLIOGRAPHY and/or REFERENCES

Ancestry.com: see footnotes

Maps and atlases:

1855 H.F. Walling. "Map of Medford...."

1875 F. W. Beers, *County Atlas of Middlesex, Massachusetts*.

1880 O. H. Bailey [Bird's Eye View of] Medford.

1889 Geo. H. Walker & Co., *Atlas of Middlesex County, Massachusetts*.

1898 Geo. W. Stadly & Co., *Atlas of the City of Medford....*

1900 Geo. W. Stadly & Co., *Atlas of Middlesex County, Massachusetts, Volume 1*.

1892, 1897, 1903, 1910, 1936, 1936-1950 Sanborn Insurance Atlases.

Charles Brooks and James M. Usher, *History of the Town of Medford, Middlesex County, Massachusetts, From its First Settlement in 1630 to 1855; Revised, Enlarged and Brought Down to 1885* (Rand, Avery & Co., 1886)

Middlesex County South Registry of Deeds, in notes as MCSRD book:page.



View from SW showing right elevation, stair lights, and expanded rear ell.



# FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

Assessor's Number USGS Quad Area(s) Form Number

J 10 53

Boston  
North

Town/City: Medford

Place: (neighborhood or village): Medford Square

## Photograph (view from W)



Address: 155 Forest Street

Historic Name: Adelaide D. Gardner House

Uses: Present: single-family residential

Original: single-family residential

Date of Construction: 1889-1898

Source: maps, deeds

Style/Form: Queen Anne/ hip block

Architect/Builder: unknown

## Exterior Material:

Foundation: brick

Wall/Trim: stucco/ wood

Roof: asphalt shingle

Outbuildings/Secondary Structures: none

Major Alterations (with dates): Stucco, early 20<sup>th</sup> century; sash replacement, recent decades; left-rear addition, post-2005.

Condition: Good

Moved: no ☒ yes ☐ Date:

Acreage: 9,728 square feet

Setting: Well-preserved residential neighborhood developed between the late-19<sup>th</sup> and early 20<sup>th</sup> centuries with a mixture of large-scale housing for the elite and later multi-family buildings.

## Locus Map (north is up)



Recorded by:

Organization: Medford Historical Commission

Date (month / year):



# INVENTORY FORM B CONTINUATION SHEET

MEDFORD

155 FOREST STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

--	--

☐ Recommended for listing in the National Register of Historic Places.

*If checked, you must attach a completed National Register Criteria Statement form.*

## ARCHITECTURAL DESCRIPTION:

The Gardner House was constructed between 1889 and 1898 but likely closer to the terminus post quem when the lot was acquired by its initial occupant and namesake. The house is an example of Queen Anne styling massed in a two-story rectangle with a high hipped roof and complex additional massing. The narrower elevation of the rectangle is oriented toward the street, so the house could almost be considered an end house. Its dimensions are roughly 28 feet wide by 35 feet deep. Cornice-height projecting bays are located on the right-front corner, middle of three piles in the right (south) elevation, and in the rear half of the left (north) elevation. The front-corner bay is placed at a 45-degree angle and terminates in a steep gable, while the right-side bay is rectangular and parallel to the side elevation, terminating in a hip. A broader hip-roofed bay broadens the rear two piles in the left (north) elevation, and a recent single-story wing addition with a perpendicular gable has been added to the left-rear corner of the building since 2005. The cube-like massing of the façade is relieved, in addition to the canted corner bay described above, by a deep hip-roofed porch that spans the left two-thirds of the façade and wraps around the left side of the house, terminating at the rear-left bay. The attic is lit by a single hip-roofed dormer centered on the forward slope of the roof. A pair of chimneys emerges from either end of the house's front-to-back ridge. The plan of the house is suggested by the location of the main entry in the left of two bays, where a reception and stair hall is likely located. Reception rooms are likely arrayed along the right side of the house where they expand into the projecting bays located there. The kitchen is likely located toward the rear in the broader left bay.

Despite having been stuccoed, likely early in the 20<sup>th</sup> century and thus having acquired a degree of significance in its own right as an early alteration, the house retains some degree of original building fabric and integrity. The open main soffit embellished with exposed decorative rafter tails remains in place and the front porch appears to retain early or appropriately reproduced turned posts. The two projecting bays in the right side of the house retain decorative skirts between stories, and the canted bay has an original pent roof that creates an enclosed pediment in its gable. Although the sash appears to have been replaced with vinyl, the casings and original front door appear to have survived. Although the recent addition does not match the original build with regard to its cornice, siding and window treatments, it does not detract from the integrity of the main house. The house is sited at a moderate but deeper setback than many of its later neighbors and on a somewhat larger lot. The open front yard includes lawn and mature foundation plantings. A decorative wood fence runs from the right side of the house to the north border. A narrow asphalt drive descends to a basement-level garage in the left-wing addition and is accommodated by the gently rearward-sloping lot.

## HISTORICAL NARRATIVE

It was possible to trace the ownership of this property to members of the locally prominent Hall family, who owned large amounts of land and resided in the neighborhood. In 1881 Dudley Cotton Hall (1818-1899) conveyed property that included the subject lot and additional land to the north on the west side of Forest Street "in consideration of one dollar to us paid by Grace Mary Wainwright our daughter wife of Charles D. Wainwright both of said Medford the receipt whereof is hereby acknowledged and the further consideration of the love and affection we have for our said daughter Grace..."<sup>1</sup> Maps and other records indicate that Grace (born ca. 1859) and Charles Wainwright (born ca. 1856) resided on the abutting property to the north in a house that is no longer extant.<sup>2</sup> Charles Wainwright had a varied career, including commission merchant, agent, and real estate broker. During the 1880s and 1890s he was a partner in the Wainwright Manufacturing Co., which one account suggests was an innovator in the manufacture of boilers and water heaters.

Among the well-known manufacturers of new and useful inventions...The company was organized primarily to develop some inventions of great importance to the industrial, mechanical, and engineering resources

<sup>1</sup> MCSRD 1584:477, Nov. 19, 1881; A more detailed biography and history of the Hall family's land ownership can be found in an essay by Clemson entitled *A History of the Development of the Glenwood Section of East Medford* prepared for the initial phase of survey for East Medford during 2016.

<sup>2</sup> 1889 Walker county atlas; 1880 Federal Census.



# INVENTORY FORM B CONTINUATION SHEET

MEDFORD

155 FOREST STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

--	--

of the country...The company's factory is located at Medford, Mass...One of the specialties of the concern are...corrugated tube in steel, iron, copper and brass...these corrugated tubes are used for innumerable purposes, such as boiler tubes, cylinders, furnaces, surface and marine condenser tubes...locomotive heater tubes, radiators, expansion joints, etc...Wainwright heaters, condensers, and super heaters are constructed with the corrugated tubes above mentioned.<sup>3</sup>

By 1899 the Wainwrights had moved from Medford to Marblehead.<sup>4</sup>

Prior to moving from town Charles Wainwright subdivided his wife's property, selling the subject parcel to Adelaide D. Gardner in 1889. Gardner (1850-1936) was a daughter of Medford shipwright George Washington Gardner (born ca. 1814). She did not marry and resided at and owned the property between 1889 and 1898.<sup>5</sup> Circumstances suggest the house was built for her shortly after she acquired the lot.<sup>6</sup> After passing between short-term owners Lombard Williams and Daniel J. Skelton, the house was acquired in 1906 by Julia A. Chapin (born ca. 1843), the wife of Joseph A. Chapin (1840-1925).<sup>7</sup> Joseph Chapin was a trustee and chairman of the auditing committee of the Medford Savings Bank. He was a deacon of the Mystic Congregational Church, a veteran of the Civil War and an active member and captain in the Grand Army of the Republic Samuel C. Lawrence Post.<sup>8</sup> In 1945 the property was sold by agents of the estate of Julia Chapin's daughter, Susan F. Chapin (born ca. 1869), a clerk for the city assessor's office, to George E. and Margaret Constantino, who owned it until 1984.<sup>9</sup>

## BIBLIOGRAPHY and/or REFERENCES

Ancestry.com: see footnotes

Maps and atlases:

- 1855 H.F. Walling. "Map of Medford...."
- 1875 F. W. Beers, *County Atlas of Middlesex, Massachusetts*.
- 1880 O. H. Bailey [Bird's Eye View of] Medford.
- 1889 Geo. H. Walker & Co., *Atlas of Middlesex County, Massachusetts*.
- 1898 Geo. W. Stadly & Co., *Atlas of the City of Medford....*
- 1900 Geo. W. Stadly & Co., *Atlas of Middlesex County, Massachusetts, Volume 1*.
- 1892, 1897, 1903, 1910, 1936, 1936-1950 Sanborn Insurance Atlases.

Charles Brooks and James M. Usher, *History of the Town of Medford, Middlesex County, Massachusetts, From its First Settlement in 1630 to 1855; Revised, Enlarged and Brought Down to 1885* (Rand, Avery & Co., 1886)

Middlesex County South Registry of Deeds, in notes as MCSRD book:page.

<sup>3</sup> *Leading Manufacturers and Merchants of the City of Boston and a Review of the Prominent Exchanges, 1885* (International Publishing Company, 1885) p. 324.

<sup>4</sup> 1880, 1910 Federal Census; as an indicator of Wainwrights wealth, according to the *Boston Daily Globe*, Jun. 20, 1899, p. 11, under "Real Estate Matters," his property in Marblehead was sold under the following circumstances: "...the well-known Wainwright Estate. The property has a frontage on Marblehead Harbor of 139 feet, and consists of a large frame dwelling house, a small cottage and 12,500 square feet of land. There is also a large swimming pool. The property is covered with a fine growth of rare shrubs, flowers, etc. The new owner [Richard E. Pope of Boston] buys for summer occupancy. Codman & Street, Easton Building, represented the purchaser, and F.R. Butman acted for the grantor."

<sup>5</sup> MCSRD 1920:427, Apr. 29, 1889; 2654:584, May 10, 1898.

<sup>6</sup> 1870 Federal Census; 1897 Medford City Directory.

<sup>7</sup> By all accounts Lombard Williams (1874-1941), who resided in Medford on Brooks Place for a brief period, was a successful real estate, stock and bond broker who traded on his own account; his residence in Dedham, where he lived between 1910 and 1930, was valued at \$20,000 and he regularly employed two and three servants: 1900, 1910, 1920, 1930 Federal Census; WWI Draft Registration Card.

<sup>8</sup> *Boston Daily Globe*, Jan. 1, 1925, p. 26, obituary; 1910 Federal Census.

<sup>9</sup> 1930 Federal Census; MCSRD 5543:137, May 26, 1924; 6856:157, May 14, 1945; 15858:352, Oct. 31, 1984.



INVENTORY FORM B CONTINUATION SHEET

MEDFORD

155 FOREST STREET

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s)    Form No.

--	--



View from NW showing left (north) elevation and addition wing.



View from W showing porch detail and front door.



# FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

## Photograph



## Locus Map (North is up)



**Recorded by:** Jennifer B. Doherty

**Organization:** Medford Historical Commission

**Date:** May, 2015

Assessor's Number USGS Quad Area(s) Form Number

1 – 10 – 59

Boston  
North

MDF.1099

**Town/City:** Medford

**Place:** Medford Square

**Address:** 188 Forest St.

**Historic Name:** Charles Russell House

**Uses:** Present: Single-family Residential

Original: Single-family Residential

**Date of Construction:** c. 1850

**Source:** Visual

**Style/Form:** Italianate

**Architect/Builder:** Unknown

**Exterior Material:**

Foundation: Not visible

Wall/Trim: Painted wood clapboard

Roof: Asphalt shingle

**Outbuildings/Secondary Structures:** In-ground pool

**Major Alterations:** The house appears to have been recently altered through the replacement of the main entry door and sash, but close visible inspection is not presently possible due to abundant mature plantings.

**Condition:** Good

**Moved:** no ☒ yes ☐ **Date:**

**Acreage:** 0.27 A

**Setting:** Part of a cluster of mid-19<sup>th</sup> century houses on a densely-settled main street. Most of the other buildings are significantly later (c. 1930s) multi- and single-family houses.



# INVENTORY FORM B CONTINUATION SHEET

MEDFORD

188 FOREST STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MDF.1099

☒ Recommended for listing in the National Register of Historic Places.

*If checked, you must attach a completed National Register Criteria Statement form.*

*Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.*

## ARCHITECTURAL DESCRIPTION:

*Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.*

Set back from the street, the Charles Russell House, constructed prior to 1855, is heavily obscured by mature trees. The building is a two-story, double-pile, gable-block house. Its form is typical of the Italianate style popular during the middle of the 19<sup>th</sup> century, with a balanced three-bay, center-entry façade and deep eaves at the gable ends. However the house appears to have been recently updated, and it retains no visible historic trim. The building's foundation is not visible, but the house is covered in painted wood clapboards and has an asphalt shingle roof. A single-story open porch with a flat roof covers the first floor of the main façade. The porch is reached by a long set of stairs, as the house sits elevated on a hill. The simple main entry surround is likely a recent addition, with 2/3 height sidelights framing the door. The windows on the Russell House are six-over-six sash, but because of the building's distance from the street, it is not clear whether they are true divided lights or are recent updates as well. The windows on the main façade are framed by shutters.

The Russell House sits on the west side of Forest Street, facing east across the street. The house is elevated above the road, and a series of terraces supported by older dry-laid stone walls lines the front yard. A long driveway along the south property line leads to the rear of the house. In 1925 the owners of the property expanded the Russell House's lot by purchasing a small 1,754 square feet lot that abuts the property's southwest corner (lot 4 on the plan below). The reason for this small, oddly-placed extension of the lot is unclear, but today there is an in-ground pool on this part of the Russell House property.

## HISTORICAL NARRATIVE

*Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.*

The Charles Russell House appears on maps by 1855, with the name Wait, no first initial given, listed as the owner. The 1855 Massachusetts state census enumerated a James M. Wait in Medford; although no addresses were listed in the census, based on surrounding residents this was the identity of the earliest documented occupant of the Russell House. Wait, a 24-year-old currier, was living with three women between the ages of 14 and 29, suggesting they were his sisters (no relationship information was given). The census taker noted the eldest, Harriet M. Wait, was 'idiotic'. No other information is available about the Wait family. Further research may determine whether there was a familial relationship with a later owner of the house immediately to the north at 194 Forest Street, William Cushing Wait (1860-1935, see MDF.\_\_\_\_).

By 1869, Charles Russell and his wife Sara J. had moved into the house. Russell was a lawyer with an office in Boston. After Russell's death from Bright's disease on April 21, 1879, his wife Sarah continued to live in the house, and is listed in the 1880 census with her two daughters, Edith M. and Emma G., as well as Francis R. Bigelow, a retired merchant. Bigelow's relationship to the Russells is unknown. As late as 1895 Mrs. Russell is listed in directories at the address.

Beginning around 1905, Samuel Friedman and his family lived in the house until they sold it in 1922. Friedman and his wife were Polish immigrants and lived in the house with their five children. Most directories list Friedman as in the jewelry business in Boston while the 1920 census lists him as a pawn shop owner.

In 1922 the Friedmans sold the house to Ralph H. and Maude Alice Mosher. When the 1930 census was taken, the Mosheres were living in the house with their son and a Canadian house maid. Mosher was listed as a salesman for a cotton company. In 1945 the Mosheres sold the house to George A. and Harriet M. Gordon, however Gordon was listed as the resident in a 1938 Medford directory. The 1940 census also lists the Gordons at the address, and confirms that they were renting the house from the Mosheres before they purchased it. Gordon was the owner of George A. Gordon & Company, a manufacturing

*Continuation sheet 1*



# INVENTORY FORM B CONTINUATION SHEET

MEDFORD

188 FOREST STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MDF.1099
----------

company in Chelsea. The 1940 census shows he was living with his wife, their adult son Philip (an oil salesman), and Gordon's elderly father William. The Gordons sold the house in 1950, and it has passed through a series of owners since then.

## BIBLIOGRAPHY and/or REFERENCES

### Maps

1855 Henry F. Walling, *Map of the Town of Medford, Middlesex County, Mass.*

1875 F. W. Beers, *County Atlas of Middlesex, Massachusetts.*

1889 Geo. H. Walker & Co., *Atlas of Middlesex County, Massachusetts.*

1898 Geo. W. Stadly & Co., *Atlas of the City of Medford, Middlesex County, Mass.*

1900 Geo. W. Stadly & Co., *Atlas of Middlesex County, Massachusetts, Volume 1.*

### Published Sources

1869, 1880, 1895, 1905, 1930, 1938 Medford directories

### Unpublished Sources

1855 Massachusetts State Census

1880, 1910, 1920, 1930 Federal Census

Middlesex South Registry of Deeds Book 4566, Page 339; 4910/217; 6848/99; 7527/277; 9866/238; 25724/537; 44843/32; 51657/516; Middlesex South Registry of Deeds Plan Book 362, Plan 16







# INVENTORY FORM B CONTINUATION SHEET

MEDFORD

188 FOREST STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MDF.1099

*[If appropriate, cut and paste the text below into an inventory form's last continuation sheet.]*

## National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☐ Individually eligible      ☒ Eligible **only** in a historic district
- ☒ Contributing to a potential historic district      ☐ Potential historic district

Criteria:    ☐ A    ☐ B    ☐ C    ☐ D

Criteria Considerations:    ☐ A    ☐ B    ☐ C    ☐ D    ☐ E    ☐ F    ☐ G

Statement of Significance by John D. Clemson  
*The criteria that are checked in the above sections must be justified here.*

Although heavily altered, the Charles Russell House at 188 Forest Street is among the earliest surviving buildings on Forest Street and retains much of its integrity of design, association, location, setting and feeling. It would contribute to a potential district that could include Forest Street and the adjacent Bradlee-Hall area (MDF.L).

The south end of Forest Street from Medford Square in the south to the Westfield Road/Valley Street intersection in the north has been the location of many of the residences of Medford's elite citizens since the early 18<sup>th</sup> century, many of whom played definitive roles in the city's and region's economic, industrial and cultural development. These figures included members of the Bradlee, Cotting, Hall, Lawrence, Manning, Wade and Wright families, among others. It is eligible under criteria A and C at the local level as a potential National Register historic district. This area is related, in terms of its social and architectural history, to the adjacent Bradlee-Hall Estates area (MDF.L), which further research may determine should be combined with it into a single district. Although many of the estates that once lined the street have been lost to later layers of development, several survive. The most important, the Joseph K. Manning House (MDF.75), is individually listed on the National Register. Some of the sites that replaced earlier layers of development are historically significant in their own right, including the United States Post Office (MDF.340) and Old High School (MDF.91), both also previously individually listed. Later residential development in the area that took place between the late-19<sup>th</sup> through early 20<sup>th</sup> centuries has both social and architectural significance as well, reflecting Medford's development history as a thriving Boston suburb. In spite of the degree of loss and renewal, the area retains integrity of workmanship, design, materials, association, location, setting, and feeling.



# FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

## Photograph



## Locus Map (North is up)



Assessor's Number USGS Quad Area(s) Form Number

I - 10 - 58

Boston  
North

MDF.1100

**Town/City:** Medford

**Place:** Medford Square

**Address:** 194 Forest Street

**Historic Name:** John S. Wright – William C. Wait House

**Uses:** Present: Single-family Residential

Original: Single-family Residential

**Date of Construction:** c. 1850

**Source:** Visual

**Style/Form:** Second Empire

**Architect/Builder:** Unknown

### Exterior Material:

Foundation: Brick

Wall/Trim: Painted wood clapboard

Roof: Slate

**Outbuildings/Secondary Structures:** None

**Major Alterations:** siding replacement, possible loss of decorative building fabric, replacement of doors and window sash with possible alteration of openings.

**Condition:** Fair

**Moved:** no ☒ yes ☐ **Date:**

**Acreage:** 0.41 A

**Setting:** Part of a small cluster of 19<sup>th</sup> century houses on a main street in what is now a densely-settled neighborhood of later (c. 1930s) mostly multi-family houses

**Recorded by:** Jennifer B. Doherty

**Organization:** Medford Historical Commission

**Date:** May, 2015



# INVENTORY FORM B CONTINUATION SHEET

MEDFORD

194 FOREST STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MDF.1100

☒ Recommended for listing in the National Register of Historic Places.

*If checked, you must attach a completed National Register Criteria Statement form.*

*Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.*

## ARCHITECTURAL DESCRIPTION:

*Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.*

The distinctive form of the John S. Wright-William C. Wait House, constructed prior to 1855, appears to be original, as its footprint is consistent on a number of historic maps. Although the house has been heavily altered and lost much of its original building fabric, it retains what appears to be an early slate covered mansard roof with pedimented dormers. A red-slate "M" is incised into the lower slope of the roof within the main block.<sup>1</sup> The two-and-a-half-story mansard-roofed house has a square northern section with a long rectangular wing extending to the south (left). While the north section is double-pile, the south wing is single-pile and set back from the main façade of the north wing. The main entry is in an enclosed, flat-roofed entrance porch at the re-entrant angle formed by the main block and wing. The entry door has a modern Colonial Revival style entry surround, with ½ height sidelights and a stylized entablature. The house sits on a brick foundation and is covered in painted wood clapboards and what appears to be brick veneer on the lower story of the left wing. On the north elevation is a small one-room gabled addition with a secondary entrance. The building's windows have modern vinyl replacement sash. Most are six-over-one, although there are also a few large picture windows framed by casement windows. Gables were maintained over the windows on the mansard roof. Modern wood decks are visible on the second and third stories at the rear of the house.

The building does not have a garage, but has a driveway leading from Forest Street on the north side of the house, ending in front of the small wing there. Around the rear of the house, accessed from Cook Circle, is another driveway that abuts the house. The house is sited on the west side of Forest Street, facing east across the street. The lot slopes gently from the house towards the street, and there are a few mature trees around the house. A small cut stone retaining wall demarcates the property line at the sidewalk.

## HISTORICAL NARRATIVE

*Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.*

The John S. Wright-William C. Wait House appears on maps by 1855, listed as the residence of a Dr. Kidder. The 1855 Massachusetts state census listed a druggist named Samuel Kidder as living in Medford, and while addresses were not given, based on the surrounding names it was likely this Kidder that was living in the Wright-Wait House. Brooks' *History of Medford* shows a long line of Kidders living in the city, and four generations of Samuels. Recent research suggests that the property was sold in 1856 by Kidder to Abijah W. Farrar, who then sold the property to Elizur Wright in 1865. No buildings were noted in the deed from Kidder to Farrar.<sup>2</sup>

By 1875, the house had become part of a large parcel of land on the west side of Forest Street belonging to Elizur Wright (February 12, 1804 – November 21, 1885); Wright had purchased several parcels on Forest Street and elsewhere in the town during the 1860s. He was a noted actuary and abolitionist, and is considered to be the father of the Middlesex Fells. He was secretary of the American Anti-Slavery Society in the 1830s, and went on to found the *Chronotype*, a noted abolitionist newspaper, in 1846. "In 1858 he was appointed to the office of insurance commissioner [of Massachusetts], holding it until 1866. He was recognized as the best informed man on insurance and kindred subjects in New England, and he has published several

<sup>1</sup> An "M" created on the front face of the roof in red tiles is likely a reference to the current owners, whose last name is Matthews.

<sup>2</sup> Elizur Wright purchased 12 ½ acres with buildings from Farrar in 1865; the description includes abutters noted on the Walling Map of 1855 and notes that Farrar had purchased the property from Kidder in 1856; that deed notes no buildings (MCRD 948/512; 753/437).



**INVENTORY FORM B CONTINUATION SHEET**

MEDFORD

194 FOREST STREET

**MASSACHUSETTS HISTORICAL COMMISSION**

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MDF.1100

books relative to these matters.<sup>3</sup> Directories show that Wright and two of his sons (John S. and Walter C.) were living on Forest Street as early as 1869. John S. Wright was the resident of the Wright-Wait House. Elizur Wright's residence is marked on the 1875 overview map as being further north on Forest Street, and later maps show that Walter C. Wright had a house away from the street, to the northwest of the Wright-Wait House. Further research may determine whether the Elizur Wright residence survives.

The 1880 census shows John S. Wright at the house with his wife Mary G., their son Philip G., and their two daughters, Edith F. and Elizabeth A. Wright was listed as an insurance agent, although a directory from that year adds that he was a music teacher. Wright died in 1888, and his wife lived in the house for a few years, but by the early 1900s she is listed in Cambridge directories as living in that city.

The house was taken over by the Wright's daughter Edith F., who married William Cushing Wait on January 1, 1889 in Medford. Wait (December 18, 1860 – January 28, 1935) was a noted judge who served on the Massachusetts Supreme Judicial Court, and was one of the original members of Medford's city government. Born in Charlestown, Wait moved to Medford when he was 10. After graduating from Medford public schools, Wait went on to Harvard, where he earned his law degree. He practiced law for several years before he was appointed to the Superior Court in 1902. Wait served on the Supreme Judicial Court for 21 years after he was appointed in 1923. He was also very active in local politics and cultural organizations, and served for 26 years on the Medford School Committee. He had been ill for several years before his death. Wait and his wife Edith had one son, Richard, who lived with the couple into the 1930s, as he was working as a lawyer. Of note is that census records show that the Waits were renting their house, presumably from Edith Wright's family members who continued to own the property. By 1930 Edith's sister Elizabeth was living with the family, and in 1940 the two women were the only residents enumerated in the census. Elizabeth is listed as the head of household, and she is shown as owning the house.

The dates of death of Edith Wait and Elizabeth Wright are unknown, but it appears the property was subdivided around 1949. Recent deeds reference a plan from that year, which could not be located. The houses immediately north and west of the Wright-Wait House are typical of the 1950s, suggesting the Wright sisters either sold the property around that time or it was sold after their deaths in the 1940s. The house has passed through several owners since it left the Wright family.

**BIBLIOGRAPHY and/or REFERENCES**Maps1855 Henry F. Walling, *Map of the Town of Medford, Middlesex County, Mass.*1875 F. W. Beers, *County Atlas of Middlesex, Massachusetts.*1889 Geo. H. Walker & Co., *Atlas of Middlesex County, Massachusetts.*1898 Geo. W. Stadly & Co., *Atlas of the City of Medford, Middlesex County, Mass.*1900 Geo. W. Stadly & Co., *Atlas of Middlesex County, Massachusetts, Volume 1.*Published Sources

1855 Massachusetts State Census

1869 Malden directory

1880, 1900, 1910, 1920, 1930, 1940 Federal Census

1880, 1895, 1924, 1930, 1935, 1938 Medford directory

"Elizur Wright Dead," *The Boston Daily Globe*. November 23, 1885. Pg. 3"Judge William Cushing Wait Dies," *Medford Daily Evening Mercury*, Vol. XV, No. 99. January 28, 1935. Pg. 1.Unpublished Sources

Middlesex South Registry of Deeds Book 16104, Page 477; 18477/207; 20046/381; 20614/507

<sup>3</sup> "Elizur Wright Dead," *The Boston Daily Globe*. November 23, 1885. Pg. 3



INVENTORY FORM B CONTINUATION SHEET

MEDFORD

194 FOREST STREET

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s)	Form No.
	MDF.1100



The main façade and north elevation of the Elizur Wright – William C. Wait House



The north and west (rear) elevations of the Elizur Wright – William C. Wait House. The trellis at the front belongs to a neighboring property.



# INVENTORY FORM B CONTINUATION SHEET

MEDFORD

194 FOREST STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MDF.1100

*[If appropriate, cut and paste the text below into an inventory form's last continuation sheet.]*

## National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☐ Individually eligible      ☒ Eligible **only** in a historic district
- ☒ Contributing to a potential historic district      ☐ Potential historic district

Criteria:    ☐ **A**    ☐ **B**    ☐ **C**    ☐ **D**

Criteria Considerations:    ☐ **A**    ☐ **B**    ☐ **C**    ☐ **D**    ☐ **E**    ☐ **F**    ☐ **G**

Statement of Significance by John D. Clemson  
*The criteria that are checked in the above sections must be justified here.*

The John S. Wright House, although heavily altered, is among the earliest surviving houses on Forest Street and retains several of its original Second Empire-style features and integrity of design, association, location, setting and feeling. It is also associated with members of the family of Elizur Wright, a prominent abolitionist considered to be the "father" of the Middlesex Fells.

The south end of Forest Street from Medford Square in the south to the Westfield Road/Valley Street intersection in the north has been the location of many of the residences of Medford's elite citizens since the early 18<sup>th</sup> century, many of whom played definitive roles in the city's and region's economic, industrial and cultural development. These figures included members of the Bradlee, Cotting, Hall, Lawrence, Manning, Wade and Wright families, among others. It is eligible under criteria A and C at the local level as a potential National Register historic district. This area is related, in terms of its social and architectural history, to the adjacent Bradlee-Hall Estates area (MDF.L), which further research may determine should be combined with it into a single district. Although many of the estates that once lined the street have been lost to later layers of development, several survive. The most important, the Joseph K. Manning House (MDF.75), is individually listed on the National Register. Some of the sites that replaced earlier layers of development are historically significant in their own right, including the United States Post Office (MDF.340) and Old High School (MDF.91), both also previously individually listed. Later residential development in the area that took place between the late-19<sup>th</sup> through early 20<sup>th</sup> centuries has both social and architectural significance as well, reflecting Medford's development history as a thriving Boston suburb. In spite of the degree of loss and renewal, the area retains integrity of workmanship, design, materials, association, location, setting, and feeling.



### **Land Use Narrative for Forest Street**

The enclosed land use summary was prepared specifically for the Forest Street Local Historic District Preliminary Study Report by architectural historian Claire Dempsey with contributions from John Clemson and Zachary Violette. This attachment is in draft format and may change subject to review by the Medford Historical Commission. It is included in this report for reference.



## Forest Street Land Use Essay

Claire W Dempsey, April 2020

with contributions from John Clemson and Zachary Violette.

This report was prepared to provide a historical context for a local historic district proposed for Forest Street in Medford. It summarizes the landscape and architectural history of this important north-south corridor. John Clemson undertook additional research for a group of MHC B forms for outstanding properties along the street that date to before 1900, research that has also been incorporated here. This research is presented in three parts, an overview of the history of the area up to about 1890, and two sections covering the later history of the area, divided between the west (p. 11) and east (p. 18) sides of Forest Street. Appendix 1 is a map showing the subdivision outlines for land adjacent to Forest Street. Appendix 2 includes subdivision plans for adjacent property from the Middlesex County Registry of Deeds. Appendix 3 is a data sheet for properties along Forest Street.

A note on sources: The fundamental elements of Medford history can be found in well-known sources including Charles Brooks, *History of the Town of Medford*, revised . . . by James M Usher (1886); John H Hooper, "History of Medford," *Proceedings of the Celebration of the Two Hundred and Seventy-Fifth Anniversary of the Settlement of Medford, Massachusetts* (1906); Carl and Alan Seaburg, *Medford on the Mystic* (1980); Barbara Kerr, ed. *Glimpses of Medford: Selections from the Historical Register* (2007); Dee Morris, *Medford, A Brief History* (2009); and the Medford volumes in the Arcadia series. These works and the understanding of Medford history we have acquired over several years of neighborhood-by-neighborhood survey have informed our research on Forest Street and its associated landscapes. We are appreciative of the work undertaken by Sharon Guzik, whose research summaries on early property owners were shared digitally; we reference these by the names of the folders she created, with specific documents noted in some instances. Thanks as well to Ryan Hayward, who photographed building permits for Forest Street. Other references follow the simplified system employed for MHC forms.

Forest Street extends north from Medford Square and constitutes one of the city's primary north-south corridors, from just above the all-important Craddock Bridge across the Mystic and running north to Roosevelt Circle, an important Route 93 interchange. The land rises gradually from south to north toward Pine Hill, the City's highest point at the northeast. While there may have been a path in this vicinity, the more formal and intense use of this street began as the Andover Turnpike, established in 1805 to connect Medford to towns to the north; it originally extended all the way to the boundary with Stoneham. From shortly after the Turnpike opened until the turn of the 20<sup>th</sup> century, development followed two different patterns, dense at the south end near Medford Square and a long-standing dispersed pattern of large parcels at the upper end of the street. In both sections, the area was dominated by wealthy members of the community who built ambitious houses, many of them members of the extensive social, business, and kinship network of the Hall, Bradlee, Fitch, and Manning families. When the Middlesex Fells Reservation was established in 1894, its Medford section was located on the west side of Forest, above the subject area, and later the Fellsway West parkway extended east from the southeast corner of the Fells, crossing Forest as an ornamental divided highway. Like much of Medford, the early decades of the 20<sup>th</sup> century saw the subdivision of larger parcels into blocks of denser housing, a pattern that first filled out the Forest Street lots but extended to both the east and west of Forest Street over succeeding decades. The construction of Route 93 also had an impact here, reorganizing the section of Forest around Roosevelt Circle and running through the neighborhood to the east.





Figure 1: Detail of “A plan of Boston . . . with its Environs...” (1777). The upper right corner of this map shows a portion of Medford Square before the construction of the Turnpike in 1805.

As is well known of its early history, Medford began as a cluster of grants to individuals rather than as a corporate entity or town as most Massachusetts communities. Land on the north side of the Mystic River was given to Mathew Cradock, first governor of the Massachusetts Bay colony, who did not come to Massachusetts, but who apparently settled tenants on his land. In 1652, his heirs sold the land to Edward Collins, and the land turned over quickly in the next decades: Collins sold most of it to Richard Russell in 1656, who in 1661 sold 1200 acres to Jonathan Wade Sr of Ipswich (d. 1683). Wade bequeathed his “farm at Mystick” and its stock to his sons Jonathan and Nathaniel, to be divided equally. Both men came to live in Medford and each built a house, Nathaniel’s said to have stood on Riverside Avenue near Magoun’s shipyard at Park Street and Jonathan’s on Bradlee Road, believed to be the important brick house that survives there (traditionally dated to 1683-1689, 13 Bradlee Road, MDF.28). These house locations suggest that Jonathan held the land that would later include Forest Street.

These and other large holdings in what became the town of Medford lowered the relative resident population and seems to have meant a larger number of tenants than in most Massachusetts communities. There has not been the sort of fine-grained land-use research on early Medford that allows a full understanding of how this was manifest on the landscape, but some patterns do seem discernable. Housing for Cradock’s and perhaps later the Wades’ workers seems to have clustered together somewhat, and the fact that there was no corporate distribution of land meant fewer farmsteads scattered on the landscape. New landowners came to Medford only as these individuals and their heirs chose to sell off some of their holdings – there was no enticement from town distributions. Jonathan Wade’s holdings were divided among his heirs after his death in 1689 and some sources contend that by the 18<sup>th</sup> century members of the Hall family, many descendants of Andrew (1698-1750), had acquired much of the center and western sections of Medford Square. The row of Hall houses along High Street is well known, though only one survives in place (43-45 High Street, MDF.30). One member of this family who owned a significant amount of land in the Forest Street vicinity was Dudley Hall (1788-1868), son of Benjamin (1754-1807) and grandson of Benjamin (1731-1817). Among the family’s enterprises were mercantile shipping, real estate, farming and the manufacture of rum, which Dudley Hall conveyed to Daniel Lawrence during the 1830s (see MDF.AO).

In spite of its unusual beginnings, the area continued to grow, and the local opportunities afforded by the river and the bridge created a real village here, a comparatively rare early occurrence. The river



itself meant access to coastal trade, and residents in the hinterland to the north could bring their surpluses here to ship. Shipbuilding was important, as were the other trades associated with an entrepot, like coopering and distilling; local clay deposits created opportunities as well. Of particular importance to the development of Medford, and particularly of this section of it, was a ford in this vicinity and a bridge by 1637. Although it was often impassable and there was conflict over repair, the traffic it generated was an important amplifier for businesses that served travelers. Each of these direct activities generated auxiliary occupations, and artisans and laborers found opportunity here, boarding with their employers or occupying small properties. Still more stimuli to growth here came with the Middlesex Canal, which ran through the south and west sections of Medford and opened to navigation in 1803, and the Andover Turnpike chartered in 1805, which added a new north-south path that became Forest Street. This aggregation of transportation infrastructure produced a cluster of settlement here, a pattern that it shares with other ports but that provides a contrast to rural towns more reliant on agriculture. As can be seen to some extent in two similarly named maps of Boston and its environs, of 1777 and 1820 (Figures 1 and 2), buildings are closely packed along the roads converging on the bridge and extending out like spokes of a wheel: today's Main Street to the south, High to the west, Water/Riverside and Salem to the east, with a north road to the west of the path of Forest. Short perpendicular streets foretell the formation of an informal grid that grew on both sides of the river and expanded over the 19<sup>th</sup> and 20<sup>th</sup> centuries.



Figure 2: Detail of “Map of Boston and Its Environs,” John J Hales, 1820. Forest Street is shown running north from Medford Square showing a handful of scattered houses, one labelled Kidder.

As can also be seen in the map of 1820, most of the length of the turnpike traversed open lands – many that had not been taken up as farmsteads but rather apparently serving as pasture and woodlot. That map appears to indicate only four dwellings there. As late as 1855, the upper end of Forest Street retained large lots, some likely agricultural, others primarily ornamental, and many without buildings. Above Webster Street, there were six properties with buildings on the west side of the street, three on the east side, and most of these have been lost. Many of these were on lots of moderate size considering their



agricultural origins, ranging from about six to a dozen acres. Others are smaller rectangular lots, closer to an acre, suggesting simpler yet ample parcels rather than a farmstead or estate. Over the next three decades only a handful of other dwellings were added (four by 1889). Among the earliest were located near the current intersection of Forest and Valley streets, property that Guzik's research indicates was owned by Stephen and Ebenezer Hall.<sup>1</sup> Stephen's heirs sold land to Anson Dexter (1778-1811) in 1807, who may have built a house on the site of (or part of) the house at **194 Forest (MDF.1100)**, the Wright-Wait House, named for later owners).<sup>2</sup> Today the house is a broad Mansard-roofed block with an offset entry and projecting facade bay or cross gable. Perhaps the oldest is the house set back from the street at **182 Forest (MDF.40)**, the Clisby-Mitchell House, named for later owners), perhaps built by tallow chandler Joseph Gardner (1770-1849) who bought land from Dexter also in 1807. This house appears to be early 19th century in date, with two rooms per floor within a two-story gabled block. The property's next owner, Lorenzo Clisby, built the house next door at **184 Forest (MDF.63)**, Clisby-Mitchell Cottage) before 1855, an example of a small Greek Revival end house, one of the post common house types of the period. Gardner's daughter Lucretia and her carpenter husband Charles H Hyde are said to have built the house at **188 Forest (MDF.1099)**, the Charles Russell House, named for a later owner) also by 1855, a center-hall gabled block rising to two stories. Joseph's carpenter sons George W (1814-1896) and Joseph Jr (1812-1894) built on two lots to the south opposite the end of Webster Street. The surviving George. W Gardner House (**116 Forest Street, MDF.1097**) is an ample cross-gabled Italianate house (1840-1855).<sup>3</sup> Farther to the north on this side of Forest Street was the Thompson Kidder House, an ambitious Federal period double house with a belvedere and ornamental grounds. The three houses on the east side of Forest, labelled (from south to north) Wait, Mrs. Fitch, and JA Page, do not appear to survive.

The lower length of Forest Street experienced a different pattern of development over these same decades, due to its proximity to the expanding Medford Square. This first and most intensely occupied section was on its east side, though there are no period maps that demonstrate the process in detail. Guzik's title and biographical research shows a lively trade in parcels here in the second quarter of the 19<sup>th</sup> century, a pattern identified for other sections of the greater Medford Square area. The turnpike seems to have been the occasion for the subdivision of land extending east toward the Bishop estate and Gravely Creek. About ten lots were divided there facing Forest and extending back to Ashland, and they had been built out in ambitious houses by 1855; the Universalist Church was constructed here in 1832. An early development here was apparently the boarding school established by John Angier (1797-1865), and likely conducted out of a building on Forest Street during the 1820s and 30s. His brother Luther Angier (1799-1881) purchased a number of parcels in this area, and lived here in a house that formerly stood in the vicinity of 51, 55, 57 Forest.<sup>4</sup> There prosperous businessmen built their homes near to the center of commerce in the town, but no longer immediately associated with the sites of their businesses. Surviving early houses include Timothy Cotting's formerly Greek Revival double house at **23 Forest (1820s, 30s, MDF.47)** and the Atwood Litchfield Duplex, a back-to-back duplex at **81 Forest (1840-50, MDF.53)**, positioned with its gable end to the street and entries on each side, with wide friezes and pilasters. Members of the Manning family built houses here as well, including Joseph Manning Jr (1812-1861), who built the Mansard-roofed end house at **33 Forest Street (probably by 1855, MDF.1096)**, and his son Joseph K Manning, who built the more complex and better preserved house at **35-37 Forest Street (1876, MDF.75, NR 1989)**, which includes complex massing and a polygonal porch pavilion. In about 1872, Rev. James T McCollum built an ambitious center-hall house at **47 Forest**, with a Mansard roof, façade gables, canted bay windows, and an elaborate pedimented Tuscan porch. The house was later the home of Marquis Converse, whose company developed the famed Converse All Star sneaker. The house at **87 Forest Street (1894, MDF.90)** marks a redevelopment of the north end of the block, as it

<sup>1</sup> See also Guzik, folder clisby story ver 19 Jan 2020.

<sup>2</sup> See also Guzik, folder Kidder Russell, Page, Raymond ver 19 Jan 2020.

<sup>3</sup> See also Guzik, folder Gardner, George W, Joseph Jr.

<sup>4</sup> See also John B Angier House, 129 High Street (MDF. 55).



replaced two earlier houses here. Built by Joseph K Manning, the house is a large cubical volume with multiple projecting masses typical of its Queen Anne styling. Besides these and the Angier house, three others were lost here and replaced in the early decades of the 20<sup>th</sup> century (see below). Also of interest in this area is the use of the property deeds that may have established the deep set-back that makes this stretch of Forest Street so distinctive. Some of these deeds prohibited the construction of any building within 92 of Forest Street, in order to maintain “the right and privilege of an open view.” Restrictions like these became more elaborate over time and helped property-owners to establish the character of their property.<sup>5</sup>

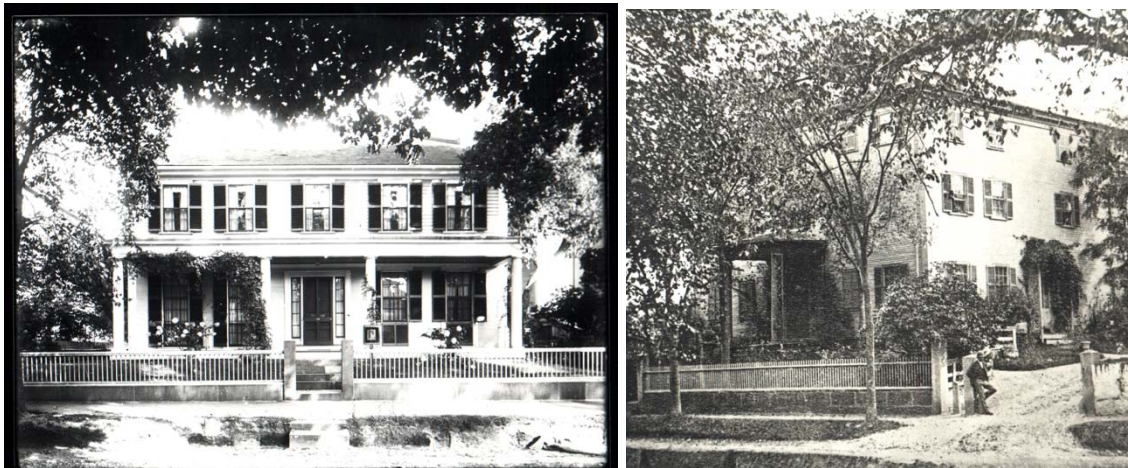


Figure 3: The Cotting house, left, prior to its more recent alterations, shows its Grecian character. The Angier house, right, appears Federal in style; it was demolished in about xxx. Medford Historical Society, courtesy of Ryan Hayward.

The west side of lower Forest followed a slightly different pattern, with a lengthening string of large and ambitious houses built on the rise and set back from Forest Street. Reached by curving drives, these houses sat on lots far larger than those nearby. The southernmost of these was an Italianate pile built by Daniel Lawrence, who had taken over the Halls’ distillery and also owned the Wade house. Above this, the houses to the north were built by descendants of Dudley Hall. According to research for the **Hall-Bradlee Area (MDF.L)**, Hall had established a trust for the benefit of his children and important houses constructed here by his sons and grandsons, many designed by well-known architects. Dudley Cotton Hall (1818-1899) built at 16 Woodland in 1852-53, while his sister Hephshibah (1821-1908) and her husband Henry Bradlee built a house at about the same time at 44 Bradlee Road. Their brother Horace Dudley Hall (1831-1904) built a house in 1877 from a design by Peabody and Stearns in the vicinity of 105 Governor, but it was destroyed by fire in about 1907. Hephshibah and Henry’s sons also built here from Peabody and Stearns designs, Dudley H Bradlee’s house of 1877 at 21 Ashcroft and Henry Bradlee jr’s house of 1881-82 at 11 Turrell Road. Another early house, of George and Elizabeth Porter, was formerly located on lower Bradlee. Many of these can be seen in the Bailey birds eye view of 1880 (figure 7). The combination of the required setbacks on the east side of the street and these family choices on the west created a distinctly bucolic atmosphere in this section of Forest Street, one of the privileges and indicators of wealth.<sup>6</sup>

<sup>5</sup> See also Guzik, folder: Angier, Coburn, Mosely, etc ver 1 January 2020, for deed transcription 467:428, 439 (1845).

<sup>6</sup> See also Guzik, folder: Hall Park plan.



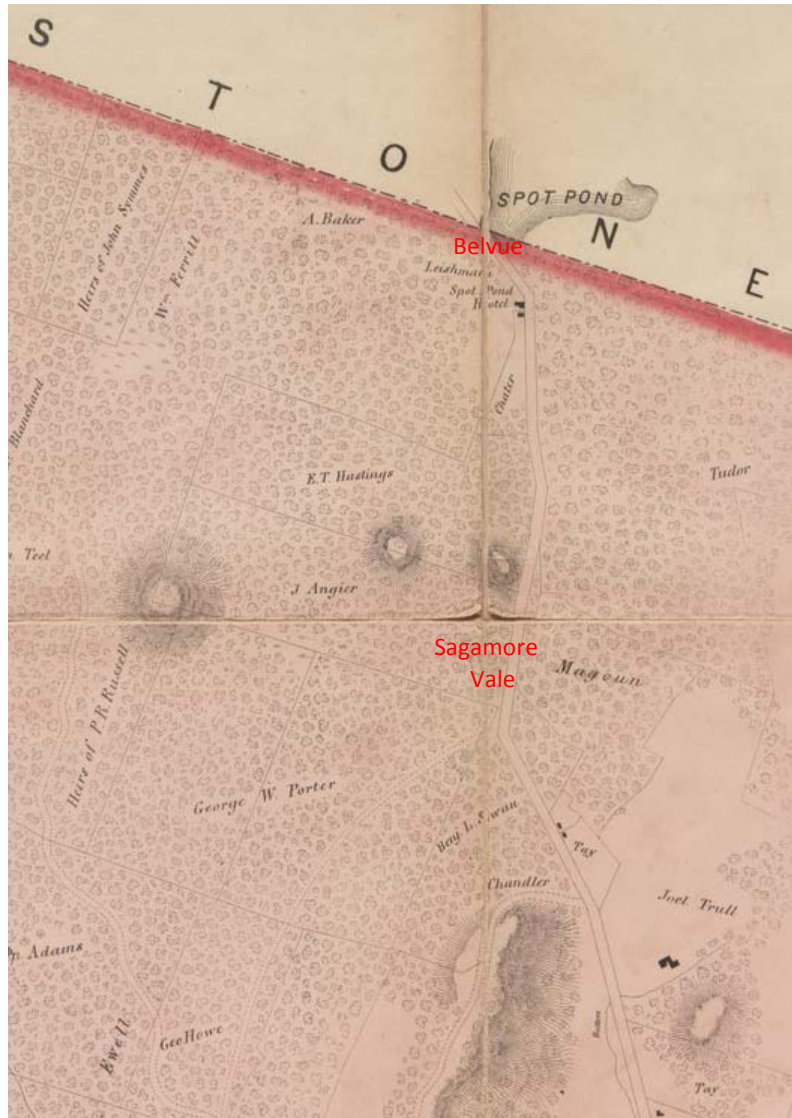


Figure 4: On the right, the Wade house, in a late 19<sup>th</sup> century image, with the Lawrence house visible in the rear; on the left, the Lawrence House. Medford Public Library

Two patterns visible on the Walling map of 1855 (figure 5) signal the direction of development that would characterize the street's rapid growth at the end of the 19<sup>th</sup> century and the growth of the neighboring areas to the east and west in the 20<sup>th</sup>. While the southeast section of Forest Street, and many parts of Medford Square, were initially developed by the incremental parceling of individual lots for new owners, it became more common for owners of larger parcels to divide them into multiple lots, sometimes assembling parcels to achieve a more ambitious plan and sometimes including landscape features to attract investment. Two of those can be seen here, and both of these are related to the gentlemen Joseph Bishop (1755-1833) and his son Nathaniel Holmes Bishop (1789-1850). Period sources note the attempts at such a development called Belvue or Bellevue on the south side of Pine Hill, which though not dated must have been an early example if it was indeed attempted by the senior John. Located on the west side of the Forest Street at its north end, and somewhat difficult to discern on the 1855 Walling map, curving roads and larger wooded lots of the subdivision can be outlined there. But like other attempts of the mid 19<sup>th</sup> century, this one did not succeed – and Bishop was apparently “very nearly ruined” because the lots were “too far out of town.” It was later acquired by Elizur Wright and was part of the land that became the Middlesex Fells Reservation. A second development stretches north from the Bishop estate on Salem Street, primarily to the east of Forest Street. Here the heirs of Nathaniel planned a very different sort of development. Sagamore Vale is the name inscribed across long and very narrow lots along the north side of Water Street, and many more similarly scaled lots can be seen to both the south and east; the subdivision plan of 1853 can be found in the Appendix 2, plan 1. While there are a number of lots that compare to those directly along Forest Street, the distinctive spaced.<sup>7</sup> Much of the Sagamore Vale land was later in the hands of one of Medford's major real estate accumulators, Samuel C Lawrence. While this land may have been sold in these small units, the lots that resulted and the dwellings built there were far more familiar in size than those planned.

<sup>7</sup> See “How Medford Began to Grow,” *Medford Historical Register*, Vol 14 (1911), 10-14. Quoting “historian Brooks” and “Mr. Swan,” the piece identifies six “outlays” that mark “the real beginning of Medford's territorial development,” including Hastings Heights (1845), Williamsburg (Myrtle Street, 1854), Brooklands (1852), and Wellington (1853). See also AmericanAncestors.org for Middlesex County Probate Records for John (#1807) and Nathaniel Holmes Bishop (#26460).







Selected title research for properties in these areas demonstrates the comparatively early use of detailed restrictions written into their deeds. Like many restrictions known in Medford, these list an array of uses that were not allowed within the areas for a period of 30 years:

... a Butcher, Tanner, Currier, Varnish maker, Tallow Chandler, Soap Boiler, Brewer, Distiller, Sugar Baker, Dyer, Tinman, Brazier, Founder, Smith or for a Livery Stable or School House or Boarding Schools House for Boys nor use a Steam Engine upon the premises or any part thereof for any nauseous or offensive trade or occupation whatever, or for any purpose which will tend to disturb the peace and quiet of the neighborhood ...

Developers used restrictions like these to set the character of the area, hoping that the 30-year period would encompass the time necessary for the sale of the lots and the construction of dwellings on them. By eliminating noxious activities that might intrude on residences, the developers demonstrate how Victorian culture identified the home as an important haven from the harsh realities of the workplace. The restriction against a schoolhouse or boarding school for boys is a more unusual one, raising questions about what it was about children that seemed “offensive”; it may be that the experience of Angier’s school colored the attitude of the neighborhood. The Bellevue deed also included a restriction that has not often been noted in Medford deeds: they would not “suffer any Irish Family or families to occupy any building or any part of a building which is or may be erected on said premises.” Restrictions like these reflect period prejudices that sought to create ethnically and racially segregated neighborhoods. Deeds also might dictate the physical character of the neighborhood, which by prohibiting certain dwelling types or values might set the social and economic status of the residents. Here the deeds restricted setbacks, noting that buildings or fences higher than six feet could not be constructed within 75 feet of Forest Street, 20 feet from Ashland Street, or 10 feet from Fulton Street, would create distinct environments on each street.<sup>8</sup> In the era before zoning, restrictions were the primary method for planning a new neighborhood, reflecting period values and employing various and sometimes blunt tools for the task. These early subdivisions illustrate a common pattern for Medford’s developments: some were largely failures, with little early development and later reorganization, while others took so long to be built out that their character changed dramatically from their original conceptions. This provides a contrast to the idealized portrayal of the suburbanization process found in some popular and scholarly works.

The cumulative effect of these patterns can be seen in the Beers plat of Medford in 1875 (figure 6) and the Bailey view of Medford of 1880 (figure 7), that indicate the contrast between the sparsely settled northern part of the street and the more densely developed south part of Forest Street. As shown in the plat of 1875, the north part of Medford remained an area of large lots and few dwellings through most of the 19<sup>th</sup> century. Also of note, the general parcel lots outlined here, and which are also shown on later atlases with greater detail and specificity, are also largely the units by which the land would be subdivided and developed in the late 19<sup>th</sup> and 20<sup>th</sup> century. While in some places investors might assemble multiple parcels to execute larger and more comprehensive development, here the parcels were largely developed individually within their long-standing bounds, whether by family members or new owners. In some instances, the street patterns were linked to one another or at least to key streets; in others the street layout was essentially internal and designed to maximize the number

---

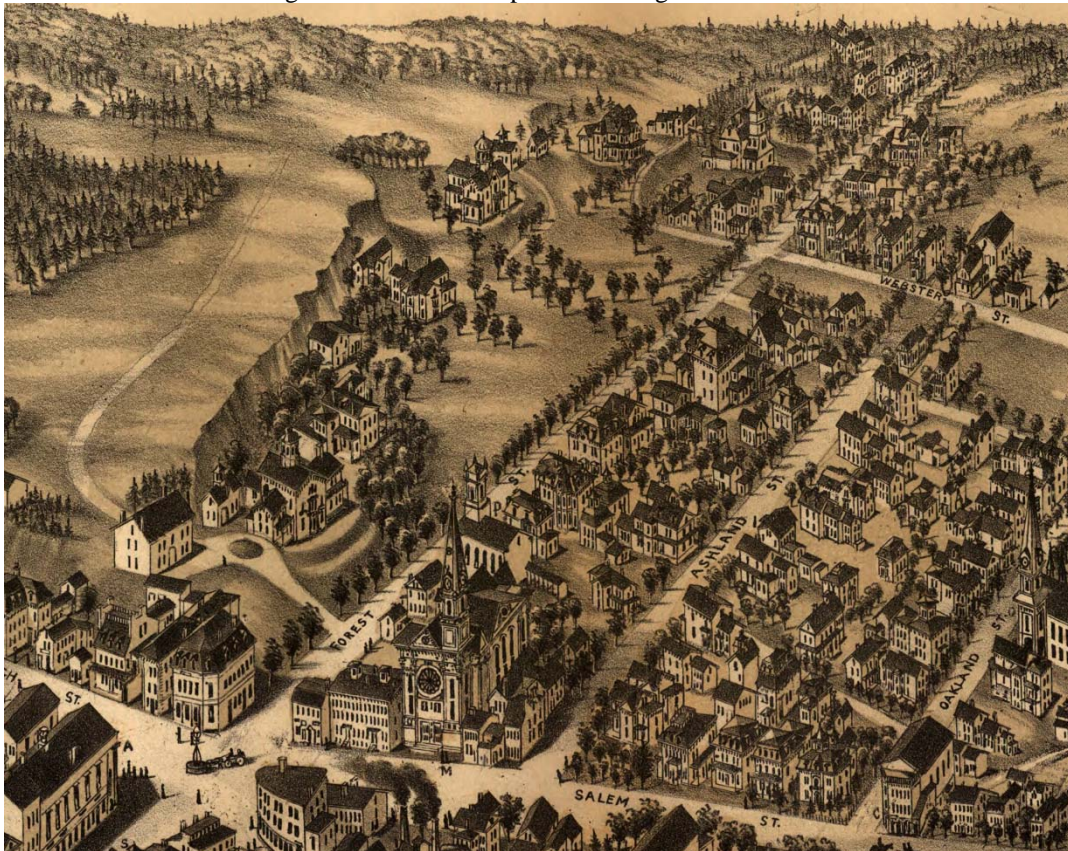
<sup>8</sup> Guzik transcribed MCSRD 658:129 (1853), Misc. deed upper end of Forest in “1 Organization - start here.” Sagamore Vale sample deeds include 637:118 and 121. Restrictions against Irish owners were also noted in the Myrtle Street Area (MDF.B).





Figure 6 above: Detail of the Beers atlas plate of Medford, showing the northern section of town, with Forest Street at the center.

Figure 7 below: Detail of O H Bailey & Co, bird's eye view, 1880, showing much of the developed lower length of Forest Street.





of lots available for sale or construction. To the south, a different aesthetic and land use prevailed. The pace of development of the ring of dense residential development around Medford Square was not complete or uniform but proceeded in fits and starts based on the goals and plans of the property owners in these areas. As has been noted in earlier reports, the densest development came to the east of the Square rather than to the west. The west side of Forest included deep setbacks and wide spacing, along Forest Street and in the areas west of it. The sections on the east of Forest and south of Water, while still including generous lots, were more densely occupied, which becomes even clearer in Sagamore Vale and further to the east of the Forest Street spine. The choices made here by members of the Lawrence, Hall, Bradlee, and Bishop families were instrumental in creating this pattern.

DRAFT



## Subdividing the West Side of Forest Street

Hall Park was one of the most important turn-of-the-century subdivisions, located along the southwest side Forest Street and representing the redevelopment of the ample estate of Dudley C Hall (1818-1899). Hall was the son of Dudley Hall (1788-1868), merchant and owner of a distillery in Medford Square and a large farm extending north from the Square. He and his brother Horace Dudley Hall (1831-1904) both engaged in merchandising tea in Boston under the name Dudley Hall & Co, said to be the second largest in the country. Dudley C Hall's house, built ca. 1852-54, apparently survives at 16 Woodland Avenue, and stood here as one of the line of Hall and Bradlee family houses that extended up the hill. The firm went into bankruptcy in March of 1891, and it may be that the sale of this property by Hall to a group may have been aimed at raising capital for their creditors. The syndicate of investors included successful local builders, real estate developers and speculators Lewis H. Lovering, Harvey A. Hopkins, James O. Goodwin, J. William Rockwell, and William P. Clark, among others. Together they formed a trust for their benefit whose trustees were another group of locally prominent citizens that included Ephraim Adams, Walter F. Cushing, and James P. Abbott, the minister of the Baptist Church. In August the trustees filed a subdivision plan (figure 8 below), which shows the former Hall estate and former home of Dudley C. Hall, the "Plan of Hall Park Medford" in July of that year and began to sell lots almost immediately. The plan of 24 Lots was for land to the south and east of the house and extending to Forest Street, along two new east-west roads, Hall and King avenues, and two new north-south roads, Intervale and Woodland avenues. This subdivision had the effect of extending the grid of residential development around Medford Square further west. The corners of the blocks were rounded with small triangles at the intersections, and most lots measured about 70 by 100 feet. A dozen houses had been added by 1898 and there were 29 in place by 1910. This subdivision, and one to the south of Bradlee family land dating to 1887 (Appendix 2, plan 2), were surveyed by Brian Pfeiffer in 1976 as the Bradlee-Hall Area (MDF.L).

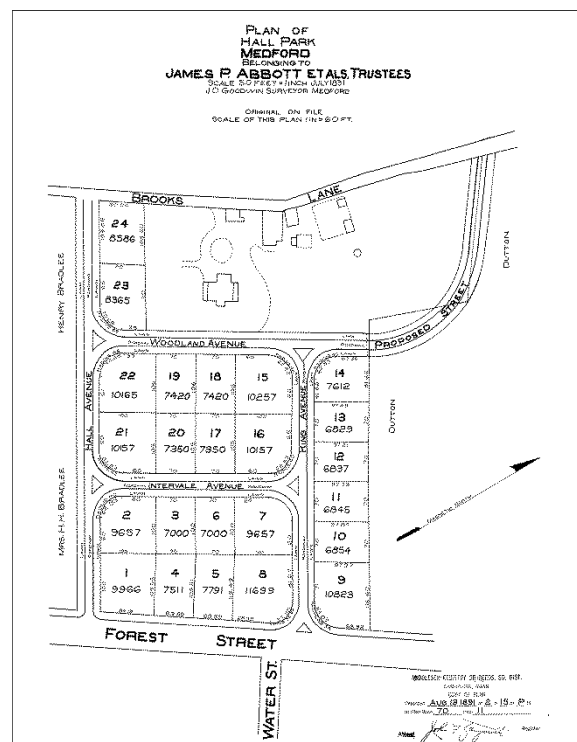


Figure 8: Hall Park subdivision plan, 1891, north to the right.

Over the next four decades six houses were added directly on Forest Street. The first of these, built in about 1892, was the John Willis Baer House at **86 Forest Street (MDF.229)**, a Queen Anne end



house with projecting bays and a corner tower. The Harry M and Fannie T Steward House at **90 Forest (MDF.230)** of about 1898 is a hip-roofed center hall house in the Colonial Revival style reflecting new taste for more contained volumes. A more ambitious example of that form, with an array of surviving stylish features, is the Maurice J and Catherine T Freeman Houses of 1909 at **82 Forest Street (MDF.228)**. Each of these houses has been attributed to an architect, Harvey A Hopkins, W E Z Nazro, and the Boston designer James T Ball, respectively. In the Hall-Bradlee Area form, Pfeifer attributes to local builder Lewis Lovering the stucco-covered four square at **96 Forest Street** of 1911. Two-families at **104 and 106 Forest** were permitted by George C Donnelly in 1923. Both were gable-roofed with a two-story entry porch and canted bays on the ground story, the example at 104 adding stacked sunrooms.

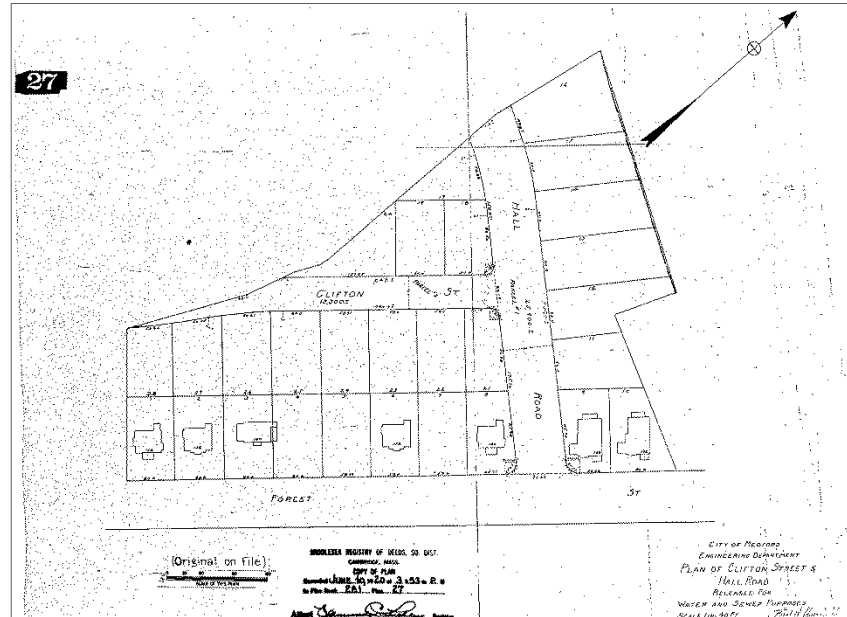


Figure 9: MCSRD 281-27 1920.

The land to the north of Hall Park was subdivided in 1917 and 1919, by different investors but with a coordinated plan that linked Forest to the western subdivision of J O Goodwin's Prospect Park. The section off Forest had been the estate of Horace D. Hall, who had apparently sold his estate to Harry Dutton (1854-1924), a merchant who operated a dry goods or department store in Boston and was reported at 110 Forest Street in 1900 and 1910.<sup>9</sup> This land division was planned first, with links to roads already in place to the west. Hall Road, then the north bound of Prospect Park, was extended southeast toward Forest. As Lawrence Road, it would become one of the important east-west roads in the neighborhood and a major intersection on Forest. Cedar Road was extended east to run through this new subdivision as a curving path connecting to Forest, while Woodland was linked to it and continued north as Ashcroft Road. The land immediately facing Forest Street had been owned by L Angier, who lived on the east side of Forest, and later by George F Manning who did as well. After Manning's death that generally triangular parcel was sold to Witton Leavis. Leavis (b. 1865), an English immigrant, lived in Malden where he was proprietor of the Family Laundry; his wife Cora was bookkeeper and his son Clifton a laundryman. By 1920, both men described themselves as real estate agents, likely due in part to this purchase.<sup>10</sup> This subdivision plan included the extension of Hall/Lawrence to Forest, with a

<sup>9</sup> Born in Hillsborough, NH, Dutton lived first with his in-laws in Malden and later in Cambridge. Ancestry.com: Find-a-grave; US Census 1880, 1900, 1910, 1920; Dutton Family Tree: [https://www.ancestry.com/family-tree/person/tree/75855994/person/322106118299/facts?\\_phsrc=TAH3&\\_phstart=succesSource](https://www.ancestry.com/family-tree/person/tree/75855994/person/322106118299/facts?_phsrc=TAH3&_phstart=succesSource).

<sup>10</sup> Ancestry.com: US Census 1880, 1910, 1920; US Directories, Malden 1917; US Naturalization Records; <https://www.ancestry.com/family-tree/person/tree/111257974/person/222159206075/facts>. Litton came to



perpendicular street that would run south across the larger subdivision as well, apparently named Clifton for the son. Although the angled north and west bounds meant for some irregular lots, most measured about 60 by 100 feet.

The lots along Forest were developed immediately, as were those on Lawrence and the north side of Clifton. Most of the houses were permitted in November and December 1919, one in March of 1920; seven were single-family houses, arrayed on the lots below Lawrence, and two were two-families, on lots above. Not all of the buildings match the description of their permit, but further study would be required to untangle this data. The single-family houses are all variations of the popular house type of the interwar era known as the center-entry colonial. These two-story houses usually enclose a plan with a central entry and stair hall dividing a living room to one side from the dining room and kitchen to the other; upper stories included three or four bedrooms on the second story and more behind the dormered attic. Three examples take the variation known as the Dutch Colonial (**132, 140, and 160 Forest**), with a gabled block treated with pent roofs across the front and rear and angled on the elevations to create a faux gambrel roof. Three more examples are hip-roofed blocks (**136, 146, and 152 Forest**); one example is gabled (**156 Forest**). The houses retain some of their colonial revival trim, clapboard walls, shutters, paneled features, turned balustrades, Tuscan porches, most also have a central dormer on the façade; several have one or two flanking single-story additions, often serving as sunrooms, and others have enclosed entry porches. The houses at **168 and 172 Forest** are ample hip-roofed two-families, each expanded by a low projecting bay and sunroom wing on the south side indicating the location of the living room, dining room, and kitchen on that side of the building; bedrooms straddle the bathroom on the opposite side of the plan. Dormers front and rear suggest living or storage space in the attic, and the façades are embellished with entry porches and square bay windows. The builder in all but one instance was Frank E Metcalf (1875-1934). Metcalf was a peripatetic carpenter builder, born in Vermont and living in Michigan, Wrentham, Putnam CT, and Newton, as well as at 182 Forest Street at about the time of this development. Later he worked with his son-in-law Carl A Johnson.<sup>11</sup>

The next estate to be subdivided on the west side of Forest was another Kidder property, said to have been built by Thompson and later occupied by David O Kidder and his wife Susan Magoun Kidder.<sup>12</sup> The house on that parcel was reported as 248 Forest, but it is not clear that it stood precisely on the new lot that would receive that number; a permit for its demolition was filed in late 1925. The parcel measured about 7½ acres and was first subdivided by lots along Forest Street in 1926 and 27. As can be seen in the plans included below, adjustments were made to the lots and to the access roads that would serve the interior lots. Eventually, there would be a loop road around the perimeter of the parcel, called Roosevelt, bisected by Paul Road. These streets did not connect to any of the other interior roadways west of Forest. The earliest buildings were the closely related houses at 224 to 254 Forest Street, permitted in July and August of 1926 and April of 1927.

---

Massachusetts with his family of origin, who in 1880 lived in Wakefield where they working as basket makers and in a rattan factory. See also Guzik, folder: Angier, Manning Leavis 23 January 2020.

<sup>11</sup> Ancestry.com: Find-a-grave; MA Marriage Records; US Census: 1880, 1900, 1910, 1920, 1930; US WWI Draft Registration, 1918.

<sup>12</sup> See also Guzik, folder: Kidder, Wright, Wait ver 19 Jan 2020.



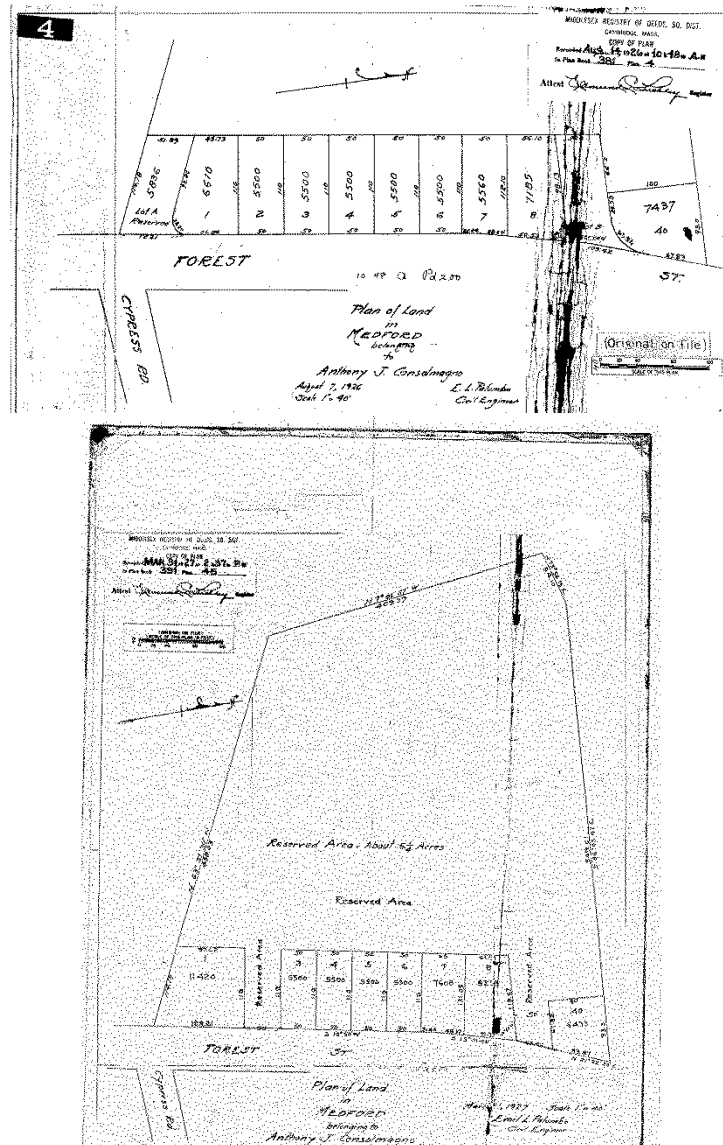


Figure 10: Subdivision plans associated with the former Kidder estate at the north end of Forest Street, as subdivided for Anthony J Consolmagno, showing adjustments made prior to development. MCSR plans, top: 381:4 of 1926, bottom: 391:45 of 1927.

The houses are very similar in their overall form and plan, resembling the house type known as the foursquare. The two examples at **234 and 238 Forest** are the closest match, cubical volumes under hipped roofs, with offset entries and center dormers. These houses include corner stair halls to one side, indicated by the front and grade door placements, and opening into the front living rooms; the dining rooms and kitchens are located at the rear pile. The other houses, at **224, 242, 244, 248, 250, and 254 Forest**, have a different roof treatment, gabled in form, with angled pent roofs across the front creating a faux gambrel facade; this form is a version of the Dutch Colonial design and as an ornamental treatment is often seen in Medford two-families. Many of these have ambitious pedimented entry porches with large dentils in their friezes and heavy, fluted Tuscan columns; others have full open or enclosed porches. Several examples are also expanded by sunporches. Today there is one newer house at **3 Roosevelt**, a hip-roofed block set on its garages on the corner on a formerly empty lot, and a modern cape at 94 Roosevelt on the site of a larger house shown on the Sanborn map of 1936. All of the permits reported owners and builders as members of the Consolmagno family. Joseph and Jennie Consolmagno (both b ca 1869),



immigrated from Italy in about 1894. They may have lived on Moon Street on the North End before they relocated to Fulton Street (186 and/or 187) in Medford by 1914. Their son Anthony (b ca 1900) at first worked with his father as a house builder or contractor; he later reported his occupation as lawyer.<sup>13</sup>

North of the Roosevelt/Paul subdivision, above the current end of Forest Street, was another large parcel that was subdivided also probably in the 1920s. The large lots had been labelled J Bishop Estate in 1855, but by 1875, the large L-shaped parcel was part of the multiple holdings owned by Elizur Wright, part of which would become the Middlesex Fells Reservation. Wright (1804-1885) was raised in Ohio and educated at Yale, an active abolitionist and actuary; here he is best known for his role in establishing the Fells. His residence was located further north, within the Fells bounds, but his holdings included large interior parcels between Forest and Governor's Avenue and the Dutton Estate subdivision. His children then took up residence here: son Joseph S Wright (1832-1888) and his wife Mary C G Wright at **194 Forest Street (MDF.1100)**; son Walter C Wright (1846-1917) on a large "pork chop" parcel that had been numbered 204 Forest: and Ida R Wright (1847-1937) and her husband Samuel Bell Tay on the large L-shaped parcel, that had been 288 Forest. A smaller parcel had been divided out of these lands and William Scott built his house at what was 250 Forest Street. William (1852-1945) was a long-term resident here with his wife and daughters, and reported his occupation as manufacturer of machine tools, dealer in auto supplies, and inventor for a carburetor company.<sup>14</sup> The Tays had apparently changed their primary residence from Medford to Stowe by 1920, and at about that time, the land was apparently subdivided.<sup>15</sup> There are no lots in this area that currently face onto Forest Street because of reorganization associated with the construction of Route 93. See the next section for a discussion of that project and Figure 19 for a comparison of this area in 1950 and today.

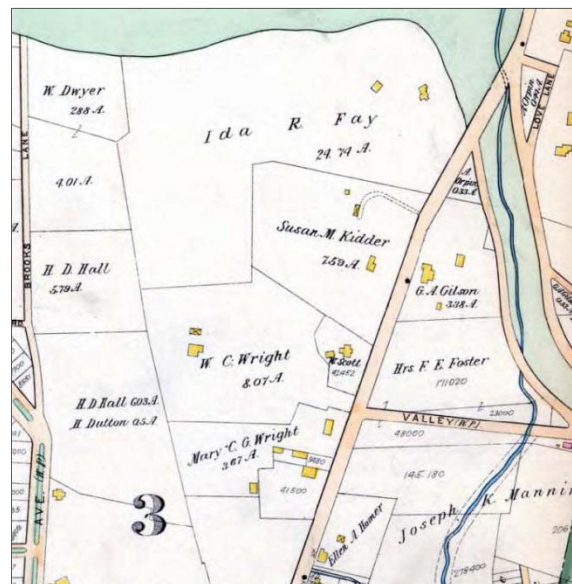


Figure 11: Walker Atlas of Middlesex County, 1900

<sup>13</sup> Ancestry.com: US Census 1900, 1920, 1930; US Directories Medford 1914, 1920, 1928, 1938.

<sup>14</sup> Ancestry.com: Find-a-grave; US Census 1910, 1920, 1930, 1940.

<sup>15</sup> Biography Cooperative SNAC. Ancestry.com: Russell/Drew/ Littlejohn Family Tree; US Census 1870, 1900, 1910, 1920, 1930.





Figure 12: This plate from the Sanborn Fire Insurance Atlas of 1936 shows the subdivisions at the north end of the west side of Forest, including the former estates of, from north to south, Ida R Wright Tay, David and Susan Magoun Kidder, and W C Wright, whose bounds can be easily traced. Also visible is the former path of Fellsway West and Theo[dore]Roosevelt Circle prior to the construction of Route 93.



The last section of Forest Street's west side to be subdivided were those parcels that had been held by the Wright brothers and William Scott. The larger of these, the inland lot, had a loop road in place by 1936, including a stem opposite Valley Road, a lower section called Valley Extension, and an upper section called Ripley Road. While the westernmost section had a handful of buildings at that time, most lots remained open until after 1950. By that date, the southern parcel that had been associated with 194 Forest had been divided around a new path off Valley called Cook Circle, but dwellings had yet to be constructed. This stretch of Forest Street includes a group of buildings constructed over the course of the 20<sup>th</sup> century. The earliest of these is at **208-210 Forest**, in place by 1936, which may be the two-family listed at 216 Forest in a permit of 1921 for Peter N Borg. This gabled example includes a Tuscan entry porch, enclosed on the second story, and canted bays on the façade and the right-side elevation, indicating the location of the living and dining rooms. The ranch at **200 Forest** takes the common L-shape under a hip roof, including a center entry on the clapboarded section of the building with its living room indicated by the picture window that flanks it; bedrooms are likely found in the perpendicular brick-veneered section. The dwelling was permitted in 1949 for owner Joseph Antonucci and builder Frank Briguglio. Three houses were constructed in 1984 on the site of the Scott house, likely the building identified as 220 Forest in a demolition permit of 1979. The houses at **212** and **216 Forest** are both covered in a dark, rough brick veneer with deep footprints under low hip roofs; their eclectic ornament combines classical elements, like arches, with more modernist apertures. 212 appears to be a variation on the split-entry type, its entry between its two stories, while 216 may be a raised ranch; closer inspection would be required to clarify these issues. Set back from the street, the house at **220 Forest** takes a contemporary form of a very broad gable-fronted volume with vertical stained wood siding.

In addition to these larger-scale developments, there were also instances where larger individual lots were subdivided to add houses adjacent to those of earlier date. Three houses were added near the Gardner house at 116 Forest. The Sexton House at **124 Forest (MDF.1896, 1901)** is a well-preserved Queen Anne house demonstrating the evolution from end house to foursquare, a hip-roofed block with projecting bays, dormers, and a full porch. Two houses were permitted in 1927 by J W Warren, including a bungalow cottage at **128 Forest** and a gambrel block with a sunroom behind it at **130 Forest Street**. Two houses were also added near the Clisby-Mitchell Area. A brick center-entry colonial was built at **176 Forest**, with a hipped roof, a projecting entry bay, and blind arches at the main apertures. It was permitted in 1926 by owner George Jamgochian to be built by W F Conlin. In 1952 a ranch over garage was added to the small front lot at **182A Forest**, permitted by A Gingo to be built by Frank Bowen.



## Subdividing the East Side of Forest Street

As noted above, the stretch of Forest Street between Water and Webster was part of Sagamore Vale, including lot #1 above Webster and smaller lots #99 to #107 between Webster and Water. The larger lot included a house by 1889, and by that time the north side of Webster had been built out with eight more houses. Owned by W J Nickerson, this Mansard-roofed end house at **119 Forest Street (MDF.1098)** was completed between 1875 and 1880 and was used as a rental property. The section between Webster and Water was not built out until the early decades of the 20<sup>th</sup> century. In 1855, the area was labelled NH Bishop Est, but in 1875, 1889, and 1898 was labelled S C Lawrence. The Forest Street section was indicated as a single large lot, as were others to the east that had been part of Sagamore Vale. Samuel Crocker Lawrence (1832-1911) was one of Medford's chief citizens and its first mayor, and owned extensive real estate in the City, land that was not subject to large scale development until the 1920s after his death. The house with an address of **2 Water Street** may be the building permitted in 1913 by William B Hastings for a hip-roofed two-family valued at \$6000 and to be built by the local father and son real estate and building firm L H and F W Lovering. The building itself is gabled but shares the dimensions of the permit. It varies from the most common form of these houses, with its entry offset from center on the long wall. In 1921, an ample brick center-entry colonial was constructed at **109 Forest Street (MDF.1096)** by Edward H and Gertrude Mahoney, with flanking porch and sunporch, pedimented entry porch, and dormers. A more traditional two-family was built at **101 Forest** by J J Carey, who applied for a permit in 1925. Under a gable roof, this example was expanded by a large dormer and sunporches. Finally, at **3 Water**, a two-story gabled duplex was permitted in 1941 for Raymond F Connor, with centered entries, picture windows, and sunporches.

A smaller subdivision was laid out just to the north of these, by Walter Howard Gleason in 1897. Gleason (1864-1940) was a real estate broker who started his career in the wholesale fruit business started by his father Winsor Gleason at 12 Faneuil Hall Market. He lived for a time on Mount Auburn Street in Watertown, and later returned to Boston and reported his occupation as lawyer.<sup>16</sup> The trapezoidal property had been held by members of the Wait family for several decades, with a house at its northern border; that building seems to have been demolished when these new houses were added.<sup>17</sup> This was apparently one of his earlier development efforts. The subdivision was a simple one, and like many here, laid out as many lots as could reasonably be placed in the irregular shape. The plan included 13 lots, measuring about 50 by 100 feet, seven facing Forest Street and the remaining six on the perpendicular streets behind. The east-west path became Woodrow Street, the north-south, which in the end did not extend past Woodrow, became Walter Street. Six of the seven lots on Forest had been built out by 1898, those on the interior lots were built between 1910 and 1936.

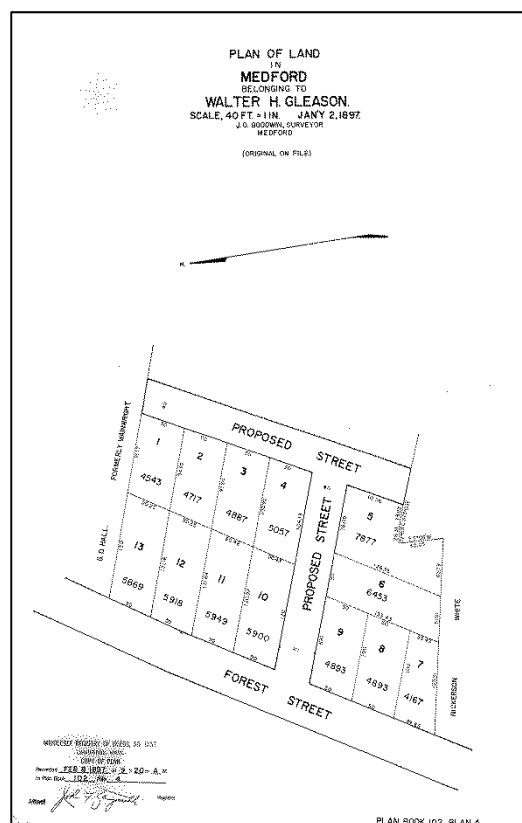
The six houses were constructed here quite soon after the land was subdivided, in 1897 and 1898, including three single-family houses on the lots to the south of what would become Woodrow Avenue and three two-family houses to the north. Marion T Gray (1872-1942), wife of leather-manufacturer Francis A Gray, developed the single-family houses, engaging Canadian immigrants Wm H MacLeod and Martin O OBrien as builders and Eugene L Currier, also a Canadian, as architect. Although the houses have been remodeled, they represent ambitious Queen Anne designs applied onto a common core of a side entry plan with an ample and ornamental entry and stair hall as its pivotal space. Gray's house at **125 Forest (MDF.1897)** is a gambrel-roofed example with a recessed porch. The tenant house at **123 Forest (MDF.1895)** is composed of intersecting gabled masses, that at **129 Forest (MDF.1898)** has a broad asymmetrical facade as one roof slope extends over a formerly open porch. These houses were later

<sup>16</sup> Ancestry.com: US Directories, Somerville 1892, 1901, Watertown, 1919, 1921, Boston 1940; Find-a-grave; US Census 1880, 1900, 1910.

<sup>17</sup> See also Guzik, folder: Wait estate east side," 20 Jan 2020. She relates there the sad tale of mental illness among the siblings who lived there.



owned by members of the Volpe family, Pasquale (Ca. 1849-1939), who operated a fruit store in the Bigelow Block (2 Salem Street, MDF.83) in Medford Square, and his son Boston lawyer Frank G Volpe. The three two-families built here are large, elaborate, and early examples of this type, with high roofs and projecting bays that expand the living space and contribute to the stylishness of their design; they may also be examples of the “Philadelphia” version of the two-family, enclosing two two-story apartments in each building. The Gibson Two-family at **135 Forest (MDF.1899)** is a gabled volume, as is the Gleason Two-family at **139 Forest (MDF.1900)**, a well-preserved example with a gothic-arched recess and three-part window in its gable end and a two-level Tuscan porch. The Unity Trust Two-family at **145 Forest Street (MDF.1901)** is a gambrel-roofed example, also including a Tuscan porch and Colonial Revival detailing. A final two family was added here in 1924 at **141-143 Forest Street**, for Frederick C and Elizabeth Voight by Economy Repair Shop. It takes the familiar form of gable roof with faux-gambrel treatment, front decks with shingled parapets and square Tuscan posts, and stacked sunporches.



DRAFT



Figure 13: Left: Plan of the Gleason subdivision, MCSRD Plan 102:4 (1897). Right: The Homer house, which formerly stood near Homer Circle, Medford Public Library Collection.

To the north of the Wait property was another large parcel, this one long associated with “Mrs Fitch,” another Hall family connection: Susan Mitchell (Hall) Fitch and her husband William Derby Fitch were distant cousins themselves, but their parents and grandparents grew up in this neighborhood. As shown on the 1855 and 1875 maps, the parcel included a house which may have been gone by 1889.<sup>18</sup> By the end of the 19<sup>th</sup> century, this land and additional parcels to the north were owned by Joseph K

<sup>18</sup> Susan Mitchell (Hall) Fitch was herself a daughter and granddaughter of Ebenezer Hall and great-granddaughter of Andrew. Her husband William Derby Fitch was the grandson of Hephzibah Hall Fitch, the great-grandson of Benjamin Hall, and great-great grandson of Andrew Hall. <https://www.ancestry.com/family-tree/person/tree/158420692/person/142096386862/facts>. Matheson Family Tree. See also Guzik, folder: Fitch estate ver. 1 Jan 2020 and folder: Wait estate east side 20 Jan 2020.



Manning, who lived in several houses on lower Forest and who is another individual connected to the Halls though his uncle Dudley C Hall, married to his mother's sister and one of his father's partners. Three houses had been built along Forest Street in the 1880s and 90s, and two of these survive. The first was a house long associated with Ellen A Homer, but which was built by Charles and Grace Hall Wainwright after her father Dudley C Hall deeded them the land in 1881. Another Hall, Kate M, owned the well-preserved Queen Anne House at **149 Forest Street (MDF.1797)**, built in about 1889 on property that had belonged to her father George Dudley Hall. The gabled block has a high and wide gabled dormer above its full front porch, and much of its varied wall cover and other period trim survives. In 1889, the Wainwrights sold a lot to Adelaide D Gardner, who built a hip-roofed end house with multiple projecting square bays, at **155 Forest Street (MDF.1798)**. The larger part of the Fitch lot and lots to the north remained open until 1913. In 1855, the northern parcels had been labelled Dr Kidder, who lived across the street at 194 Forest, and J G Russell, but by 1875 had been acquired by Francis T Foster (1823-1893), an important Medford businessman who, like so many in this area, had strong connections to others along Forest. Operator of a lumber business and planning mill to the south on the river, Foster's partner was Joseph Manning Jr, who lived at 33 Forest and whose sons lived on lower Forest as well; Foster lived on South Street. By 1898 these lots below Valley Street were owned by Joseph K Manning. As can be seen in figure 14 and Appendix plan 4, the city was planning an improvement to Gravelly Creek which would, apparently, channelize it and construct a boulevard over it. As can be seen figure 15 and Appendix plan 5, this would become Brookside Parkway.

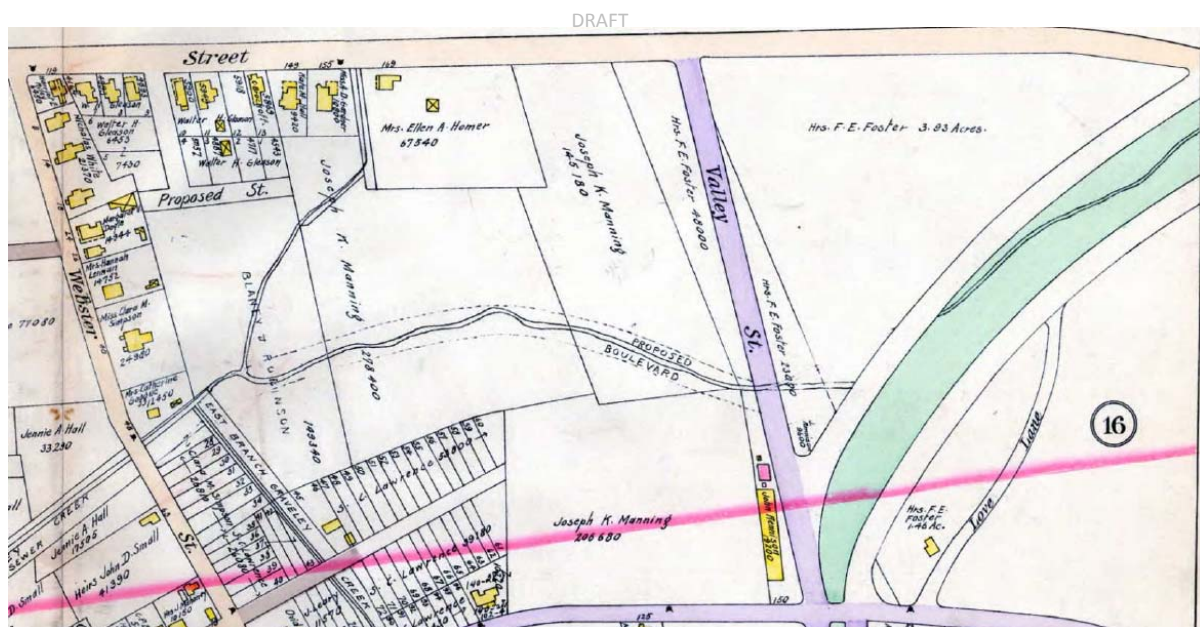


Figure 14: Detail of Plate 2 of the Medford Atlas of 1898, showing the east side of the north end of Forest Street. The Fellsway West is visible on the right and another planned boulevard extending south of it. It is not clear why the G A Gibson house, visible on the Medford plates for atlases of 1875 (probably), 1889 and 1900, is not shown. North is to the right.

In 1913, several of these parcels had been assembled into a subdivision known as Cottage Park, named for one of the streets within it, known now as Englehutt. The parcel abutted Forest Street at the north end and via one lot at the center, though most of it wrapped around the Homer house and the Gleason subdivision. The new streets at the south end of the subdivision extended those of the Gleason plan, including the east-west Woodrow Avenue, and the doglegged Walter Street. Other new streets included the north-south street between Forest and Brookside originally known as Cottage Park, and at the north end, the east-west street originally called Forest Avenue but presently known as Early Avenue. One interesting aspect of this plan are the angled lots, and hence buildings, in the block north of Early. Most of the lots included 50 feet of frontage and were 60 to 100 feet deep. Members of the Cottage Park



Land Company included Charles J Huntley and Marion E Pike of Boston and William M Quade of Dedham, but it is not clear how the three knew one another nor their connection to Medford. Huntley (1865-1943), born in Connecticut, held a variety of jobs, salesman, promoter of iron buildings, and later as a remodeler and painter; in the 1910s he was in real estate and lived on Yarmouth Street in the South End.<sup>19</sup> Marion E Pike (b.ca. 1868) was a bookkeeper who worked for lawyers and banks and lived with her older sister Ella (b.ca. 1855), also a bookkeeper for a real estate firm, in Jamaica Plain; their father was a builder.<sup>20</sup> William M Quade (b.ca 1885) was born in New York, relocated to Dedham with his mother, a nurse, and his sister and cousin who worked in textile mills. He later worked as a messenger at the Registry of Deeds, a justice of the peace, and finally as a lawyer in Boston; he later moved from Dedham to Gardner.<sup>21</sup> Pike had acquired land here and perhaps so did the others; further research would be required to tell the full story here.

The area was built out quickly and primarily with a uniform group of hip-roofed two families that share many details of plan and finish. Five of these face onto **Forest Avenue, 159, 181, 185, 189, 193, 199**, all with hipped roofs, dormers, and stacked front porches; the first and the last of these also have stacked sunrooms. The two earliest houses were in place by 1914, 189 and 193, but no permits have been located for them. The applicant for a 1922 permit for 199 Forest was George McCoy, who would live here with his wife Elsie and son Raymond. Employed as manager of a printing company, George was born in New Brunswick, Canada, in 1887. Their tenants included a clerk at a “drug house” and his wife in 1930 and a salesman and his wife and son in 1940.<sup>22</sup> <sup>DRAFT</sup> Melvin A Collins was the applying owner, W S Snow the builder, for the houses at 181 and 185 Forest in 1923. Collins was a Medford real estate agent with his office on Broadway and later on Main in South Medford.<sup>23</sup>

---

<sup>19</sup> Ancestry.com: Alwin Thompson Family Tree; US Census 1880, 1910, 1920, 1930, 1940; US Directories Boston 1901, 1910, 1912. He later lived in Stoneham and Medford. His namesake son married a woman named Bessie Pike.

<sup>20</sup> Ancestry.com: US Census 1870, 1880, 1900, 1910, 1920, 1930.

<sup>21</sup> Ancestry.com: Taylor Family tree; US Census 1900, 1920, 1930; US Directories Dedham 1911, 1917, 1920.

<sup>22</sup> Ancestry.com: Alison McCoy Family Tree <https://www.ancestry.com/family-tree/person/tree/31444924/person/342181826857/facts>; US Census 1930, 1940.

<sup>23</sup> Ancestry.com: US Directories Medford 1905, 1912, 1926; without more information, he could not be linked to more informative sources. W S Snow was not located in a similar search.



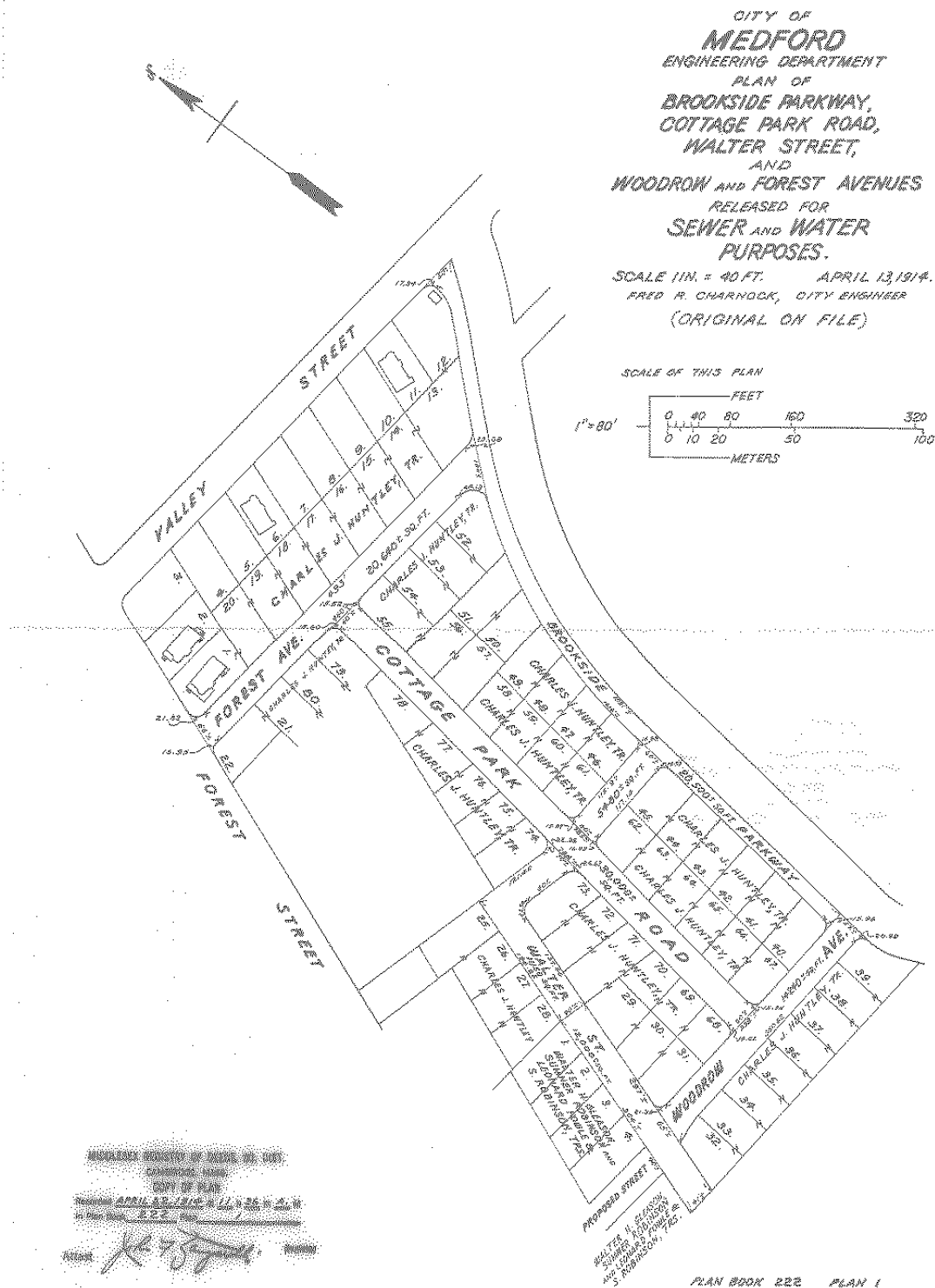


Figure 15: Cottage Park, 1914, MCSRD 222:1. The large open lot on Forest is the Homer House parcel. Some houses had already been built on the northern-most block. Part of the Gleason subdivision is also shown here at the bottom of the plan. The trustee of the Cottage Park Land Co is noted here, Charles J Huntley Jr.



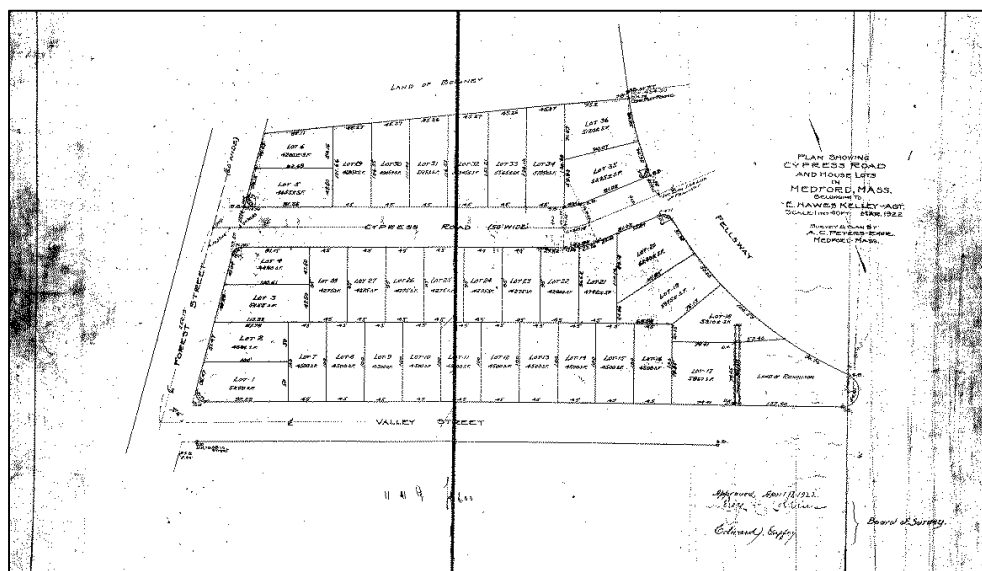


Figure 16: Plan showing Cypress Road...belonging to E Hawes Kelly; MCSRD 303:48 1922

In 1922, the Foster heirs sold another large section of their holdings to Ralph A Nellson of Medford. Nellson (1893-1978) was a long-term employee of the Middlesex County Registry of Deeds in Cambridge. In 1920 he and his two brothers lived with their lawyer uncle on Boston Avenue in Medford, reporting their occupations as clerk and conveyancer; Ralph later became assistant registrar. He lived on Edison Avenue and later on Ravine Avenue with his wife and children.<sup>24</sup> The division of the property was a fairly straightforward one, including a single east-west street named Cypress extending through the property from Forest Street to the Fellsway and angling at the east end to create uniform lots. Some lots facing Forest and Fellsway included slightly wider street frontage, about 55 feet, than those facing Valley and Cypress roads, commonly 45 feet. The lots varied in depth because of the angled parcel bounds, but many were about 100 feet deep. Nellson then mortgaged the property to E Hawes Kelley of Winchester, who was identified on the plan as owner of the property, for \$30,000 at 6% interest. The mortgage would be released as payments were made for lots, at \$600 per lot for parcels on Valley Road, \$700 per lots on Fellsway and Forest, and \$800 for the remaining lots, those on Cypress Road. Kelly then assigned the mortgage to the Liberty Trust Company of Boston.<sup>25</sup> Although this area is also dominated by two-family houses, it includes a more various group of these houses, suggesting it may have had a larger number of small developers. This is born out by the building permits for Forest Street, each issued to a different owner. The house at **207 Forest** (1922), permitted by A C Peters, may have been altered, but today the hip-roofed block includes a center entry on the Forest Street elevation and another on the Valley Road elevation. The rest of the houses on that block resemble others in the neighborhood, under hipped roofs and with dormers and stacked front porches. The house at **211 Forest** (1924) was permitted by Oren J Vose in 1924, the house at **215 Forest** by Ralph A Crosby in 1923, and the house at **217 Forest** by E Kelly (probably the mortgage holder), as agent for the owner in 1922. The house at **223 Forest**, permitted by W R Warren in 1923, includes the faux gambrel façade found elsewhere in the neighborhood and the city, while the house at **227 Forest**, permitted by Alice Moore to be built by Ernest A Hurd in 1925, includes a pent roof across the gable end, a square bay window and pedimented porch, and stacked sunrooms.

<sup>24</sup> Ancestry.com: US Census 1920, 1930, 1940; US Directories Medford 1920; US Veterans Affairs BIRLS Death File; US Word war II Graft Registration.

<sup>25</sup> MCSRD: 4505: 405, 407, 409 (all 1922).



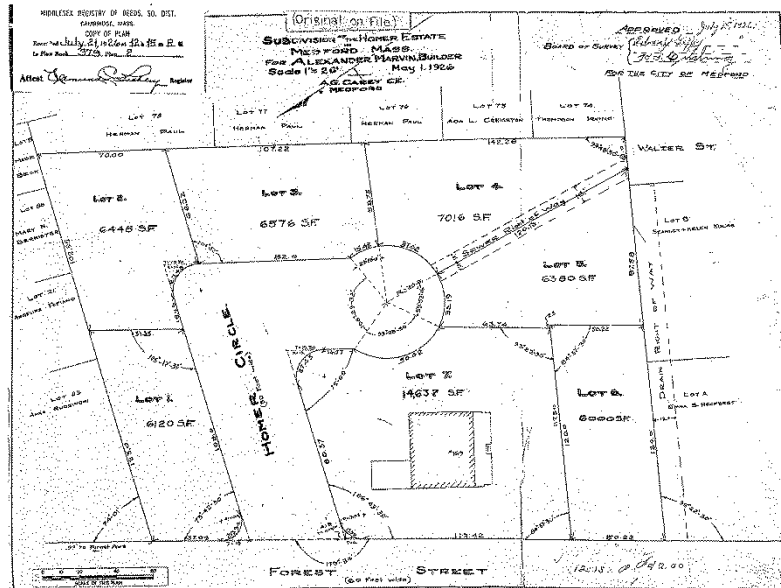


Figure 17: Homer Estate subdivision, MCSRD 379:2 1926.

About a decade after the Cottage Park area was laid out, the land around the Homer house and surrounded by that subdivision was subdivided for Alexander Marvin, builder, in 1926. Marvin (1901-1989) moved from Watertown to Newton in about 1927, where he lived with his wife Grace and reported his occupation as carpenter builder. He later described his occupation as real estate and moved to Belmont.<sup>26</sup> The house remained at this time, with six more lots arrayed around the L-shaped cul-de-sac called Homer Circle. Five of the lots were built out with two-families, including two on **Forest Street at 163 and 177**. The house at 163 is an ample gable-roofed example with stacked sunrooms built for Arturo Nigro in 1927. Nigro (1886-1979) was born in Naples and came to the US in 1906. He was a Medford builder by 1924 and in 1930 he was living with his wife and son on Windsor Road; he has also identified as a builder in Wellington.<sup>27</sup> The house at 177 is similar to its neighbors to the north, hip-roofed with dormer and rear decks as well as an exterior chimney. Its permit was issued to Raffella Iacuzio, who may be the North End resident who operated a fruit store.<sup>28</sup> The Homer House was demolished 1936 and two houses were permitted to replace it in 1941. Builder and contractor Gerard Patrick Friel (1897-1962) was of French Canadian descent, from Somerville, and worked as a jobber/teamster as a young man there before relocating to Medford; he lived at several Medford locations over his career and also sold automobiles.<sup>29</sup> The two side-entry colonials built at **167 and 171 Forest**, included pedimented entries, canted bay windows, and wings with a sunroom over a garage.

<sup>26</sup> Ancestry.com: MA Death Records; US Census 1930; US Directories Newton 1927, Belmont 1932; US World War II Registration.

<sup>27</sup> Ancestry.com: Social Security Death Index; US Census 1930; US Directories Medford 1924; US Naturalization Records, 1922.

<sup>28</sup> Ancestry.com: Bickford-Wiley . . . Family Tree <https://www.ancestry.com/family-tree/person/tree/83430729/person/48484163969/facts>; US Census 1920; US Directory Boston 1917.

<sup>29</sup> Ancestry.com: Directories Medford 1926, 1928, 1930, Somerville 1918, 1920; US Census 1920, 1930, 1940. MA Death Record courtesy Peter Stott.



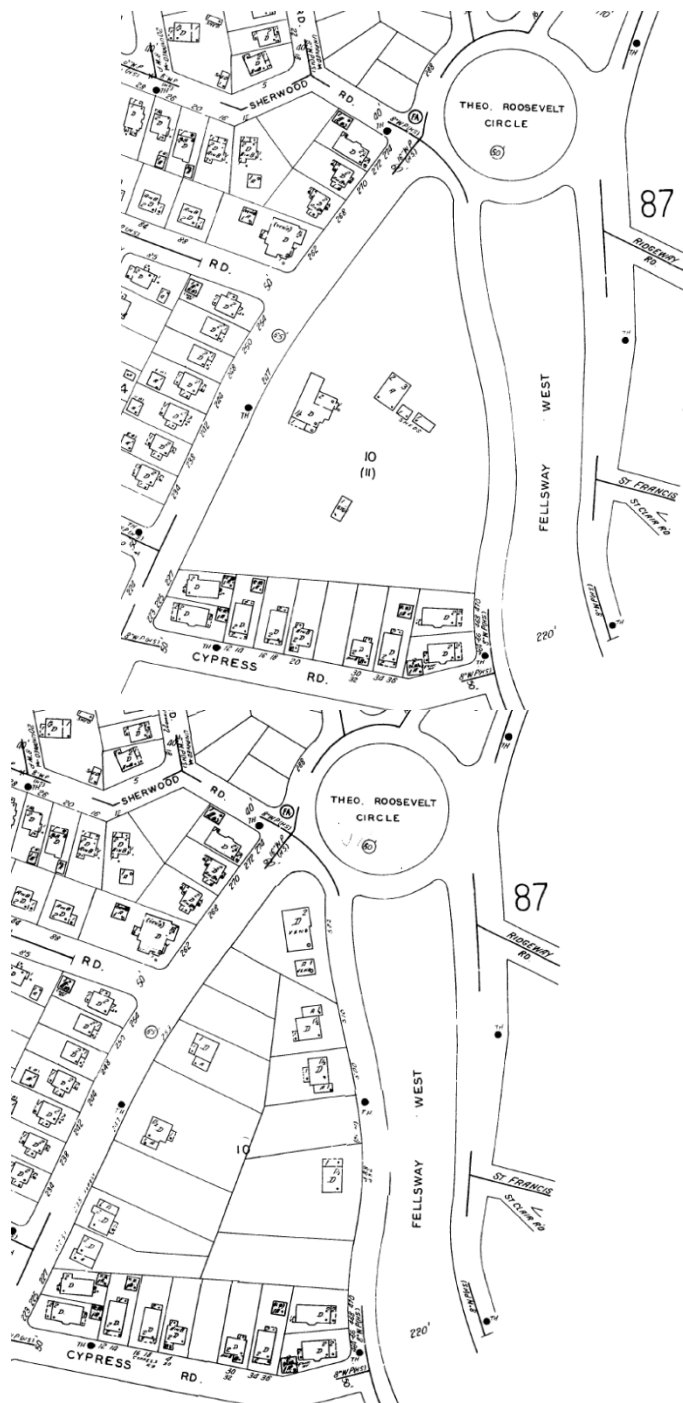


Figure 18: Sanborn Fire Insurance Atlas plates: 1936 (left), showing the Page/Gibson/Bonney house, and updated to 1950 (right), showing the subdivision of the parcel and new construction after its sale in 1947.

As Guzik has learned, the property at the northeast side of Forest Street had been held by a series of owners over the middle decades of the 19<sup>th</sup> century, including mason J A Page in 1855 and later by Maria Kidder Bliss from 1866 to 1871. George M Gibson, Boston contractor, was a longer-term owner and the house was occupied by his son George A Gibson, a lawyer, at the end of the 19<sup>th</sup> century.<sup>30</sup> The

<sup>30</sup> Guzik, folder: Kidder, Russell, Page, Raymond ver 19 Jan 2020.



last owner before the land was subdivided was Josephine Alice Bonney. Bonney (1874-1964) lived here with her husband Frederick P Bonney (1872-1963), their three children, and her parents Albert and Maria Quirk in 1910. Frederick was treasurer in a clothing business, identified in directories as “cloaks.”<sup>31</sup> Mrs Bonney sold the property in 1947 to Melvin Kahn who seems to have operated B & M Construction Trust with his father Benjamin. Benjamin (b. ca. 1899 in Russia and a Yiddish speaker) operated a plumbing business in Malden, and his sons Martin and Melvin (1921-1996) worked as opticians. Benjamin applied right away in 1947 for permits for three houses, at **231, 235, and 239 Forest**, the last apparently not built. Valued at \$10,000, these houses are variations on the center entry colonial, incorporating garages into the ground floor adjacent to the center entry. B&M was also the builder for the house at **247 Forest** for Anthony L Contee in 1948, a classic modern cape with dormers, exterior chimney, and an attached garage, and for the house at **253 Forest** the same year, a ranch with a projecting gabled section yielding an L-shaped footprint, with brick veneer trim and an attached garage. Another ranch with brick veneer, a wider stance, and an attached garage was built in 1951 for Joseph Ruggiero at **259 Forest**. More unusual was the brick two-family built the same year by Frank Briguglio at **239 Forest**, which includes a single entry on the façade, under a pedimented porch, exterior chimney, and picture windows; its two-car garage had a stepped parapet. Briguglio (1892-1983) came to the US in 1900 from Guidomandri, Messina, and was naturalized in 1920; his wife was not and travelled back to Italy where some of their children were born. By 1930 he was living with his family in Medford on Bow Street and reporting his occupation as carpenter, odd jobs; by 1940 they were on Dexter Street and he was a self-employed contractor.<sup>32</sup> In 1956 a brick ranch was built over a stone foundation and garage at **249 Forest** by Frank Andre.

A significant group of houses were built in the early 20<sup>th</sup> century along lower Forest Street, many to fill in where older houses were being demolished. The earliest example is a four-square built at **43 Forest**, between two older houses, between 1910 and 1936. The Coburn house formerly at 63 Forest was demolished between 1910 and 1921, and three two-families houses were built at **61, 63, and 67 Forest Street** in 1922. Square in footprint with a center entry, this variation on the standard plan of the type includes a center circulation area. These are topped by a hipped roof and dormer, with exterior chimneys; 61 includes stacked sunrooms. These were permitted to B F Haines, presumably Benjamin Franklin Haines (1876-1942), the four-term mayor of Medford (1915-1923) who is memorialized in Haines Square. A Republican, and a fairly controversial figure throughout his mayoral career, Haines consistently fought with the Board of Aldermen over appointments and the tax rate. In 1926, shortly after leaving office, he, along with close associate Michael M. Dyer and architect Elmer Smith Bailey, was indicted for accepting bribes in the course of an aborted project to construct a new City Hall at the corner of Main and High street in 1919. The resolution of the case could not be ascertained through available records but Haines soon after retired to Altamonte Springs, Florida, where he was elected Mayor in 1931. (See MDF.AS, MDF.1107, and MDF.118). The Williams/Pike house that stood at 53/55 Forest was demolished in 1928, and three two-families were constructed there in 1928 and 1931. A brick two-family with stacked sunrooms was added first at **51 Forest Street**, permitted by Fairway Realty Trust to be built by C E Gibson. Two frame two-families, with the familiar faux-gambrel facade treatment, were built at **55 and 57 Forest Street**, with stacked partially enclosed porches and set on garages. One of these was permitted by MacNeil Brothers Co, which seems likely to have built both. A high gabled two-family, with a Tuscan porch and exterior chimney on the facade, pent roofs across the gable ends, and stacked sunrooms, was built in 1933 at **89-91 Forest Street** under a permit to Raymond F Connor. After demolition of the Street buildings in 1936 and 1946, two new buildings were built by Frank Briguglio, brick like the building at 239 Forest. The single-family house at **73 Forest** built for Antonio Cultrera in 1951 is a hip-roofed block with a porch and attached garage, which may be a ranch turned to fit its narrow lot. Another two-family was built for Mary Ruberto in 1952 at **77-79 Forest Street**, under a hipped roof and over garages. Although these houses retained deep setbacks, they significantly increased the density

<sup>31</sup> Ancestry.com: Find-a-grave; US Census 1910, 1930; US Directories Medford 1907, 1918, 1928.

<sup>32</sup> Ancestry.com: MA Naturalization Records; US Census 1930, 1940; US Social Security Death Index.



of this section of Forest Street. Another significant change, in the postwar period, is the shift of the Cotting house to commercial purposes and the replacement of the Universalist Church with a set-back brick store at **29 Forest**.

The construction of Interstate 93 had a significant impact on the Forest Street neighborhood, as the eight-lane-wide expressway with parallel service roads vivisected the eastern portion of Medford Square. Its construction wiped out a portion of the central business district and divided blocks that had once been closely connected residential neighborhoods north and west of the square. The highway was built in two phases, the first and most destructive began in 1958 when Medford was chosen as the southern terminus of a 26-miles expressway, then called Route 28, that was designed to eventually connect Boston with the Concord, New Hampshire, region and points north. As it was the only segment of the initial project that ran through a heavily populated area, the so-called “Medford Mile” was complicated and controversial, requiring the taking of a mile long and 300-foot wide corridor from Riverside Avenue to Roosevelt Circle. The route was chosen, officials claimed, to minimize the impact on densely built up parts of the city, but owners and residents protested the taking, suggesting the route of the Medford Fellsway be used instead. The breakdown of buildings in the corridor that were slated for demolition reads like a census of a typical Medford neighborhood: 110 single family houses, 75 two-family houses, four three-family buildings, a four-unit building, and 14 multi-use or business buildings. In the end, 400 families living in 179 buildings were given a four-month period to move, from the time the state officially took their property in July of 1958. Demolition was proceeding rapidly by January of 1959, and the highway construction required the demolition of a number of buildings within the broader area of study here, to the east of Forest Street. Roadways there were also truncated to make a path for the highway while others were adjusted to avoid it or to serve as service roads for it. To the north, the expansion of Roosevelt Circle reconfiguration of a number of the blocks to the west of Forest Street and at the south end of South Border Road, including building demolition there. The highway is elevated through this portion of Medford and was completed in 1961.<sup>33</sup> Figure 19 compares the north end of Forest Street in 1950 and today.

---

<sup>33</sup> This paragraph is abstracted from a research summary on I-93 prepared by Zachary Violette in 2015.



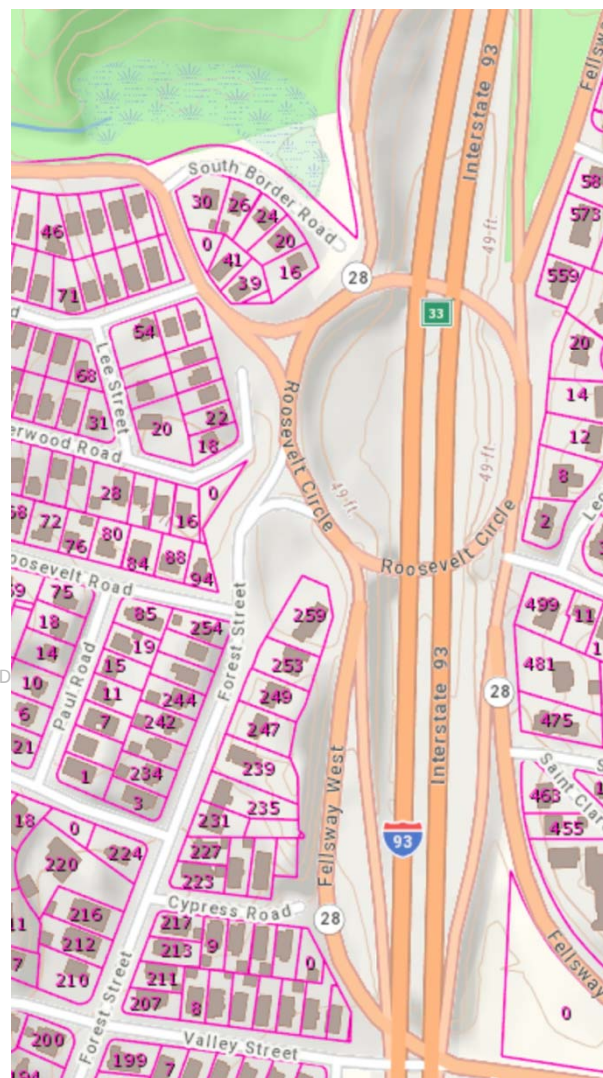
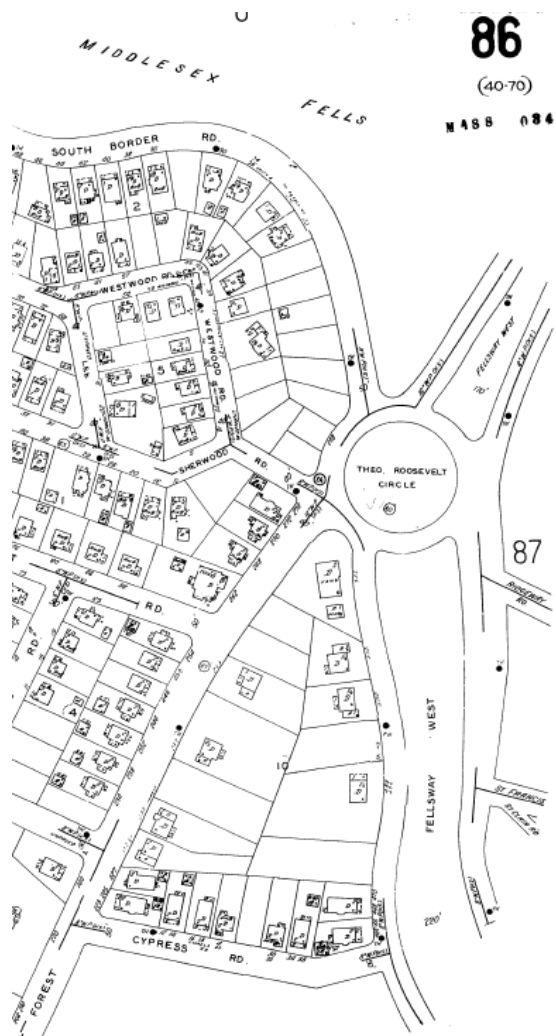
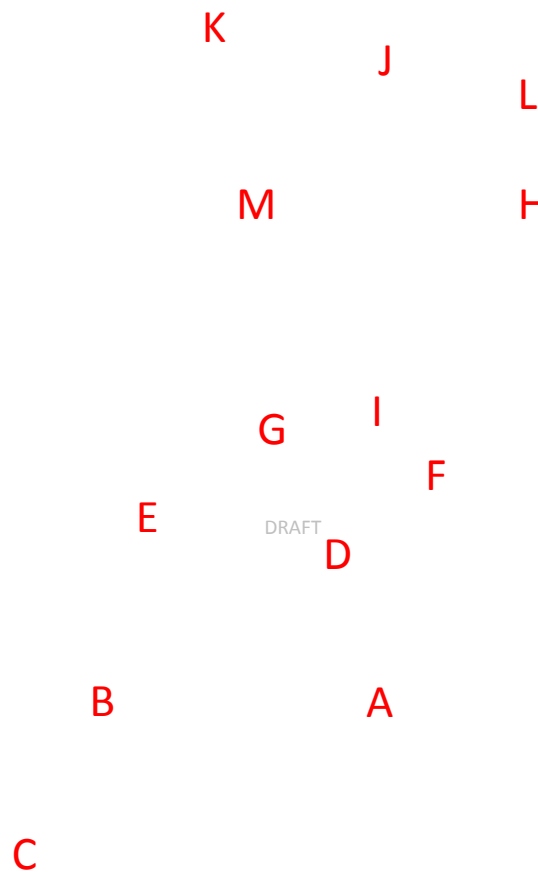


Figure 19:: A comparison of the north end of Forest Street, in the 1836 updated to 1950 Sanborn Fire Atlas on the left, and the contemporary MASS GIS map on the right.



## Appendix 1: Subdivision plans located for the Forest Street vicinity

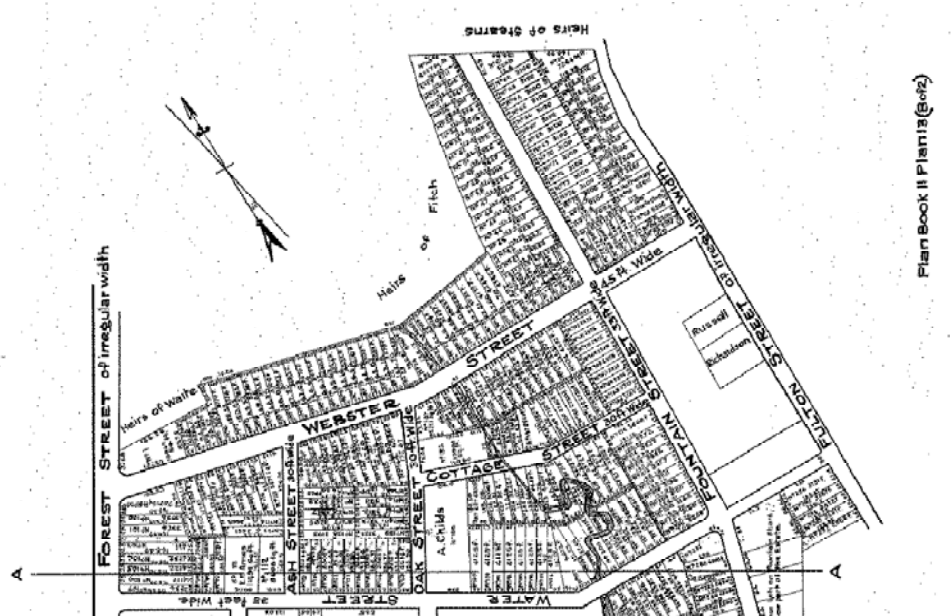


### Subdivision plans located for the Forest Street vicinity.

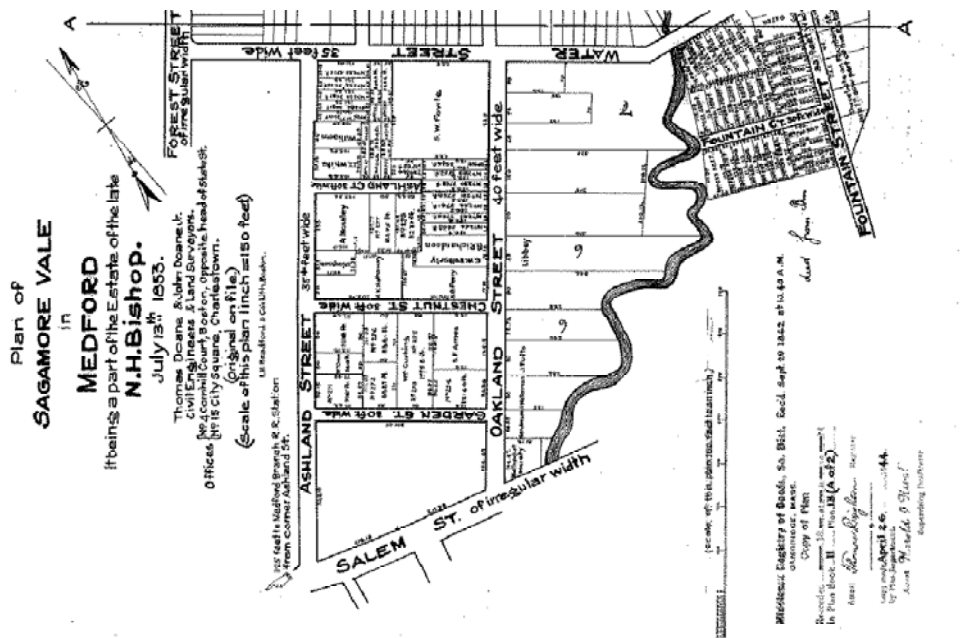
A. Sagamore Vale	1853
B. Hall Park	1891
C. Bradlee Estates	1897
D. Gleason subdivision	1897
E. Dutton Estate	1917
F. Cottage Park	1913
G. Clifton subdivision	1920
H. Cypress Road	1922
I. Homer Estate	1926
J. Kidder/ Consolmagno	1926
K. Tay Estate	
L. Bonney property	1947
M. Wright brothers property	



## Appendix 2: Additional plot plans for adjacent subdivisions.







**Plan 1: Sagamore Vale, 1853, MSCRD Plans 11:13**, rotated and cropped to place A & B adjacent to one another. The family mansion was located on the open lot on Salem Street and Gravelly Creek flows south through the property. Larger lots are found at the south end of the area, between Ashland, Oakland, and the creek, and many of these may have been sold before this plan was instituted. North of Water Street and to the east of the creek that land was divided into many more much smaller lots.

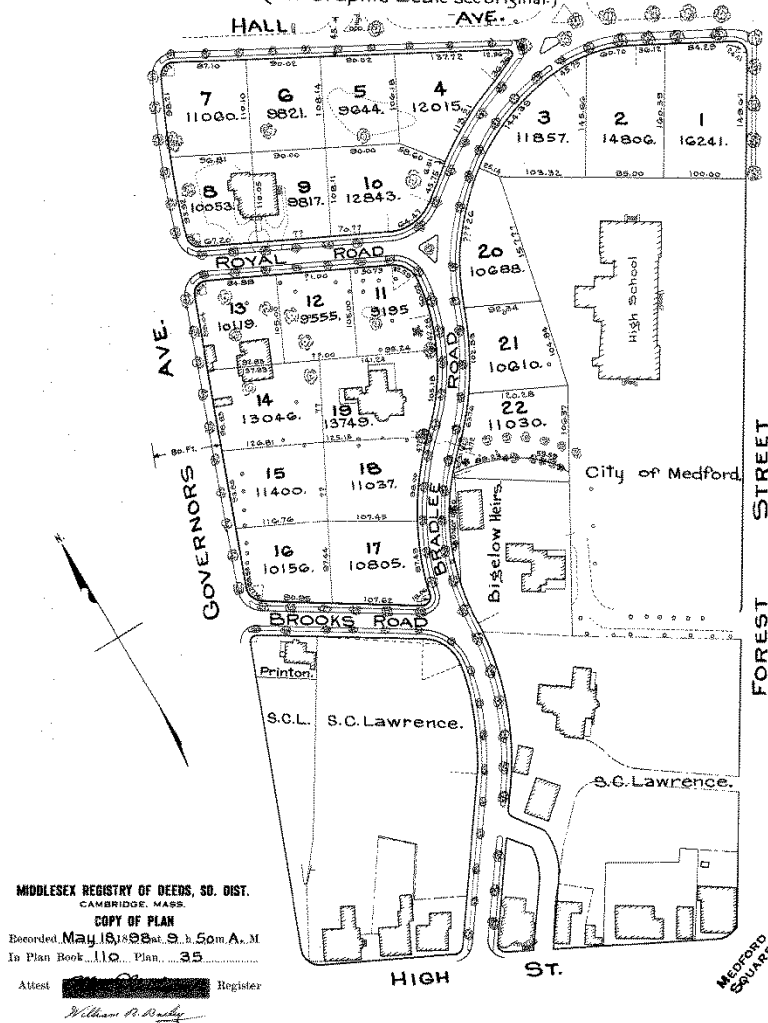


Plan for development of the  
Bradlee Estates  
and adjacent properties  
MEDFORD, MASS.

Dec. 31, 1897

by Edward P. Adams, Landscape Architect.  
1897. Scale 40 feet to an inch.

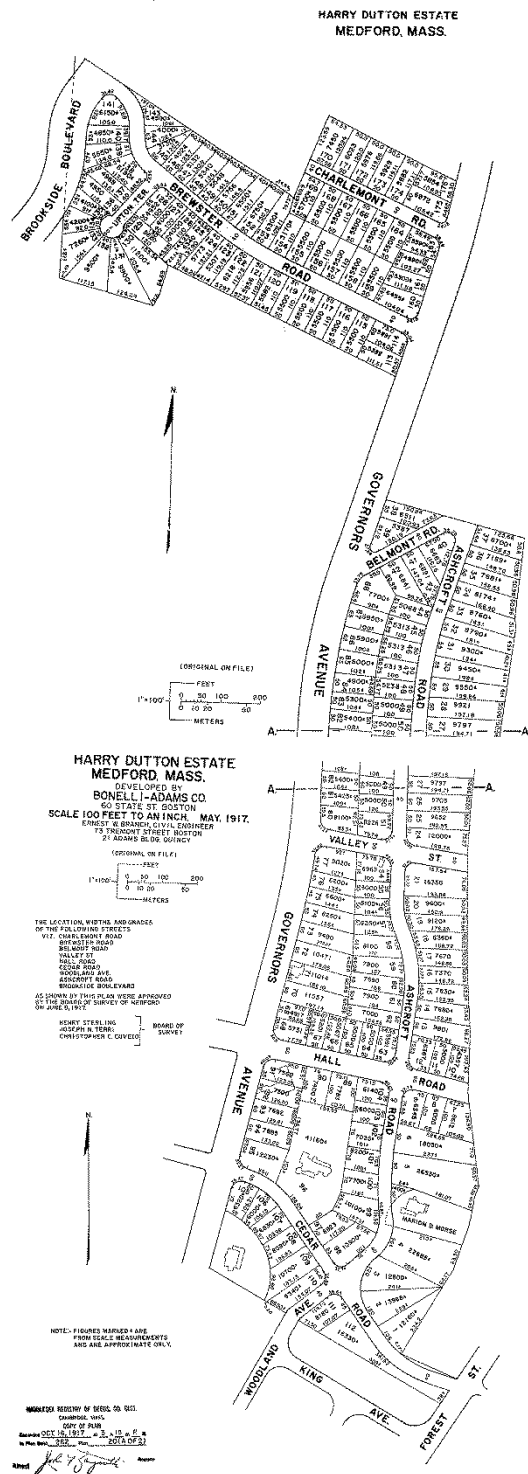
(Original on file.)  
(Scale of this plan: 1 inch = 100 feet.)  
(For Graphic Scale see original.)



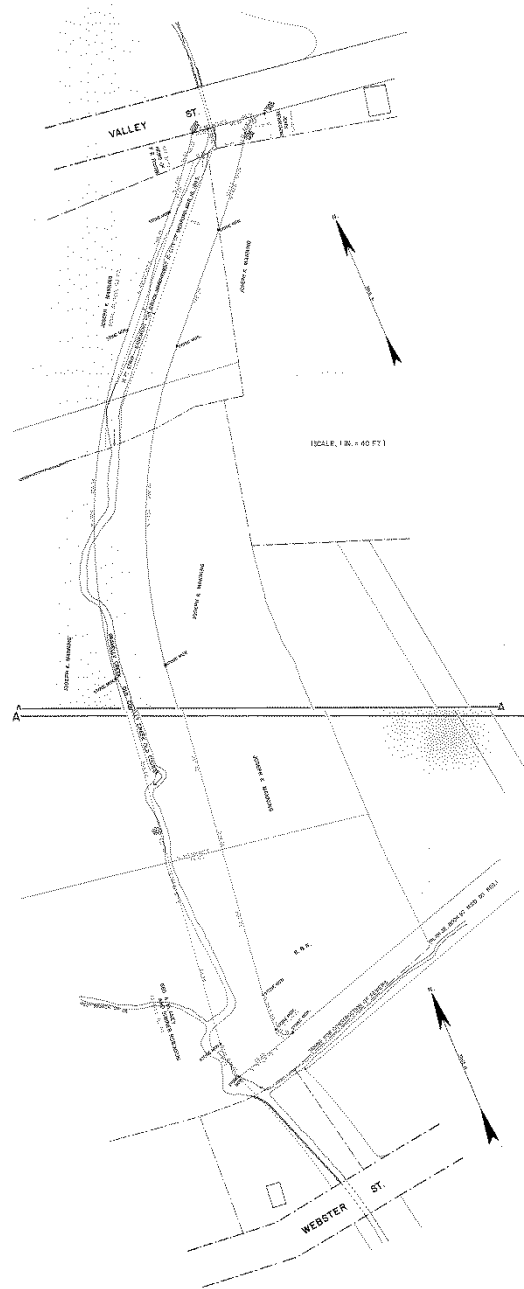
Plan 2. Bradlee Estates, 1897, MCSRD plan 110:35 1897. Further subdivision of Bradlee and Hall land, to the south of Hall Park and west of the High School.

Plan Book 110 Page 35









PLAN OF LANDS  
NECESSARY FOR PROPOSED IMPROVEMENT OF  
GRAVELLY CREEK.  
MEDFORD  
SCALE, 1 IN. = 40 FT. MAY 31, 1898.  
T. POWERS BARNES, CITY ENGINEER  
MEDFORD MASS.

CHARTERED BY MASS.  
1894-1895  
JAMES F. BARNES

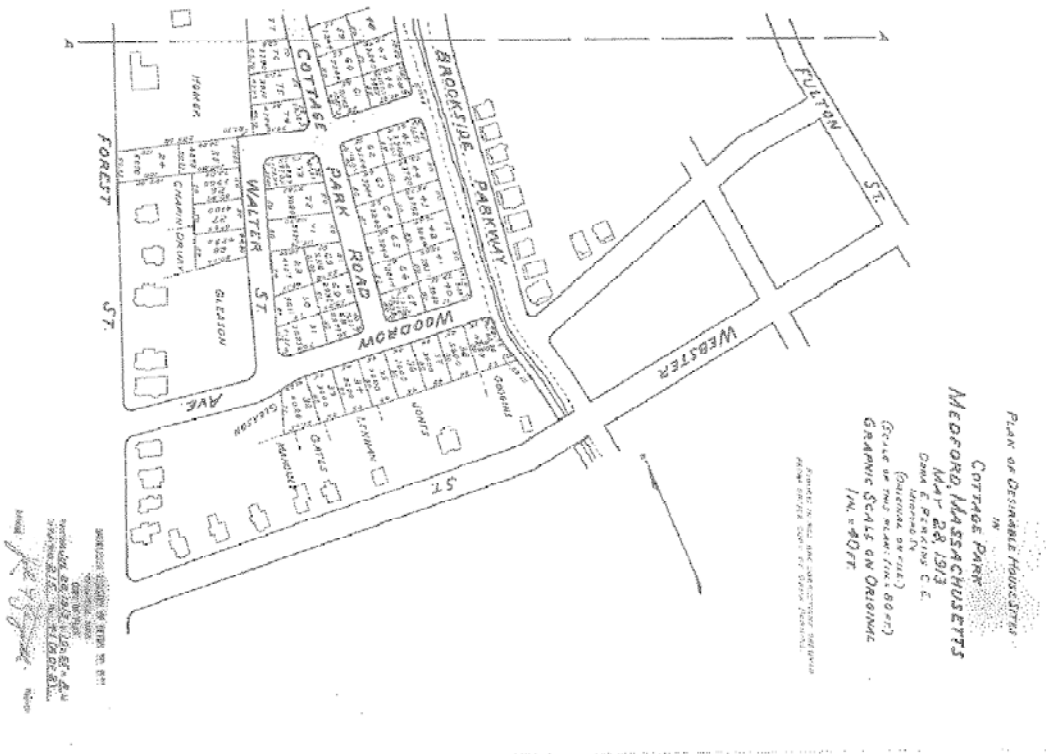
RECORDED IN BOOK 118, PAGE 118  
JULY 1, 1898  
JAMES F. BARNES

Plan 4: Improvement of Gravelly Creek, MCSRD 118:38 1898.









Plan 5: Cottage Park MCSRD 215\_41 1913.



### Appendix 3: Forest Street Data Sheet

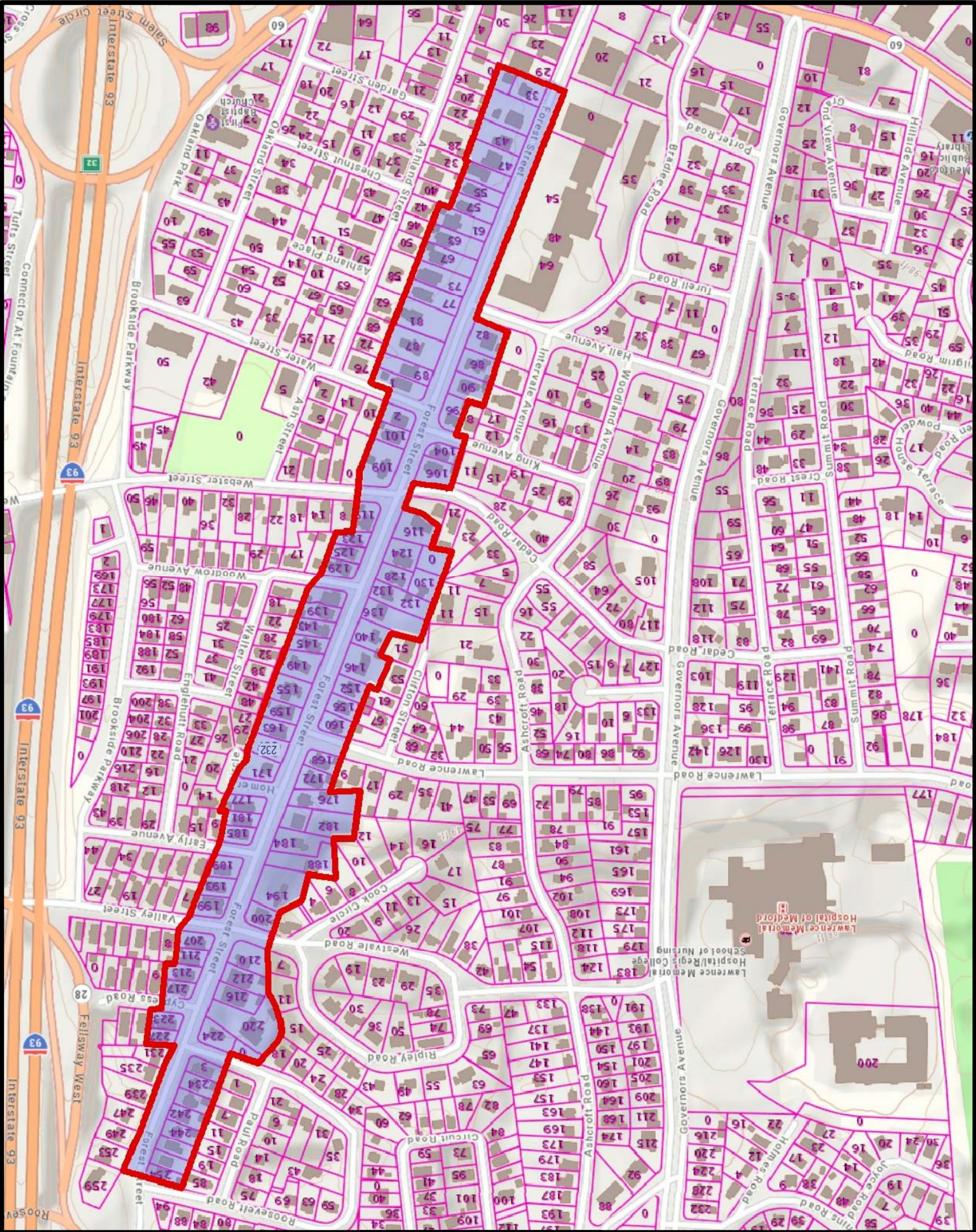
Updated and expanded from Ryan Hayward, Fred Soule and Sharon Guzik, "List of Proposed Forest Street Historic District Properties." Existing B forms indicated in **bold print**; **blue** is for properties surveyed this year.

Address	Assessors #	Date	Style	Type/form
<b>23 Forest Street</b>	<b>L-09-34</b>	<b>1820s-30s</b>	<b>Greek Revival</b>	<b>Double house</b>
29 Forest Street	L-09-35	1985?	Modernist	Brick commercial block
<b>33 Forest Street</b>	<b>L-09-36</b>	<b>c. 1855</b>	<b>Italianate</b>	<b>End house mansard</b>
<b>35-37 Forest Street</b>	<b>L-09-37</b>	<b>1875-1889</b>	<b>Italianate</b>	<b>Cross gable</b>
43 Forest Street	L-09-38	1910-1936	Classical	Foursquare
<b>47 Forest Street</b>	<b>L-09-39</b>	<b>c. 1872</b>	<b>Italianate</b>	<b>Center hall house mansard</b>
51 Forest Street	L-09-40	1928	Colonial Revival	Two-family, brick, sunrooms
53-55 Forest Street	L-09-41	1931	Colonial Revival	Two-family, gambrel, gar under
57 Forest Street	L-09-42	1932	Colonial Revival	Two-family, gambrel, gar under
61 Forest Street	L-09-43	1922	Colonial	Two-family square
63 Forest Street	L-09-44	1922	Colonial	Two-family square, stucco
67 Forest Street	L-09-45	1922	Colonial	Two-family square, stucco
73 Forest Street	K-10-19	1951	Craftsman	Bungalow, brick
77-79 Forest Street	K-10-20	1952	Colonial Revival	Two-family, brick
<b>81 Forest Street</b>	<b>K-10-21</b>	<b>1845-1850</b>	<b>Greek Revival</b>	<b>Back-to-back duplex</b>
<b>82 Forest Street</b>	<b>K-10-18</b>	<b>1909</b>	<b>Colonial Revival</b>	<b>Center hall house</b>
<b>86 Forest Street</b>	<b>K-10-17</b>	<b>1889-1898</b>	<b>Queen Anne</b>	<b>End house expanded</b>
<b>87 Forest Street</b>	<b>K-10-22</b>	<b>1889-1900</b>	<b>Queen Anne</b>	<b>complex</b>
89-91 Forest Street	K-10-23	1933	Colonial Revival	Two-family, sunroom
<b>90 Forest Street</b>	<b>K-10-16</b>	<b>1898</b>	<b>Colonial Revival</b>	<b>Center hall house</b>
96 Forest Street	K-10-15	1911	Craftsman	Four square
101-103 Forest Street	K-10-53	1925	Colonial Revival	Two-family, sunrooms
102-104 Forest Street	K-10-10	1923	Colonial	Two-family, sunrooms
106-108 Forest Street	K-10-8	1923	Colonial	Two-family
<b>109 Forest Street</b>	<b>K-10-54</b>	<b>1921</b>	<b>Colonial</b>	<b>Center-entry colonial, brick</b>
<b>116 Forest Street</b>	<b>K-10-4</b>	<b>1840-1855</b>	<b>Italianate</b>	<b>Cross gable</b>
<b>119 Forest Street</b>	<b>K-10-74</b>	<b>1875-1880</b>	<b>Second Empire</b>	<b>End house mansard</b>
<b>123 Forest Street</b>	<b>K-10-75</b>	<b>1897</b>	<b>Victorian</b>	<b>Cross-gable</b>
<b>124 Forest Street</b>	<b>J-10-46</b>	<b>1901</b>	<b>Colonial Revival</b>	<b>Four square</b>
<b>125 Forest Street</b>	<b>K-10-76</b>	<b>1889-1900</b>	<b>Queen Anne</b>	<b>Two-family, gambrel</b>
128 Forest Street	J-10-45	1927	Craftsman	Bungalow cottage, wing on gar
<b>129 Forest Street</b>	<b>J-10-47</b>	<b>1889-1900</b>	<b>Queen Anne ?</b>	<b>Two-family</b>
130 Forest Street	J-10-32	1927	Colonial Revival	Gambrel block
132 Forest Street	J-10-33	1919	Colonial Revival	Dutch Colonial
<b>135 Forest Street</b>	<b>J-10-48</b>	<b>1897</b>	<b>Queen Anne</b>	<b>Two-family</b>
136 Forest Street	J-10-34	1919	Colonial Revival	Center entry colonial hip
<b>139 Forest Street</b>	<b>J-10-49</b>	<b>1889-1900</b>	<b>Shingle Style</b>	<b>Two-family</b>
140 Forest Street	J-10-44	1919	Colonial Revival	Dutch Col, cent entry wings
141-143 Forest Street	J-10-50	1924	Colonial Revival	Two-family, faux gambrel
<b>145 Forest Street</b>	<b>J-10-51</b>	<b>1897</b>	<b>Shingle</b>	<b>Two-family</b>
146 Forest Street	J-10-43	1919	Colonial Revival	Center entry colonial hip, wings
<b>149 Forest Street</b>	<b>J-10-52</b>	<b>1889-1900</b>	<b>Queen Anne</b>	<b>Gabled block</b>
152 Forest Street	J-10-42	1919	Colonial Revival	Center entry colonial hip
<b>155 Forest Street</b>	<b>J-10-53</b>	<b>1889-1898</b>	<b>Queen Anne</b>	<b>Hip-roofed end</b>
156 Forest Street	J-10-41	1920	Colonial Revival	Center entry colonial
159 Forest Street	J-10-54	1900-1923	Classical	Two-family
160 Forest Street	J-10-40	1919	Colonial Revival	Dutch Colonial center entry
163-165 Forest Street	J-10-55	1927	Colonial Revival	Two-family over garage



167 Forest Street	J-10-56	1941	Colonial Revival	Side-entry col, wing over garage
168 Forest Street	J-10-5	1919	Craftsman	Two-family hip, wings
171 Forest Street	J-10-57	1941	Colonial Revival	Side entry col, wing over garage
172 Forest Street	J-10-4	1919	Colonial Revival	Two-family hip, wing
176 Forest Street	J-10-3	1926	Colonial Revival	Center entry colonial brick
177-179 Forest Street	J-10-70	1929	Colonial Revival	Two-family, brick
181-183 Forest Street	J-10-71	1923	Colonial Revival	Two-family, hip
<b>182 Forest Street</b>	<b>J-10-1</b>	<b>c. 1787</b>	<b>Federal</b>	<b>Half house</b>
182A Forest Street	J-10-2	1952	Contemporary	Ranch over garage
<b>184 Forest Street</b>	<b>I-10-60</b>	<b>c. 1837</b>	<b>Greek Revival</b>	Small end house
185-187 Forest Street	J-10-72	1920	Classical	Two-family, hip
<b>188 Forest Street</b>	<b>I-10-59</b>	<b>c. 1850</b>	<b>Italianate</b>	<b>Center hall house</b>
189-191 Forest Street	I-10-62	1917	Classical	Two-family, hip
193-195 Forest Street	I-10-61	1919	Classical	Two-family, hip
<b>194 Forest Street</b>	<b>I-10-58</b>	<b>c. 1850</b>	<b>Second Empire</b>	<b>Cross-gable, mansard</b>
199 Forest Street	I-10-56	1922	Craftsman	Two-family, hip, sunroom
200 Forest Street	I-10-57	1949	Traditional	Ranch hip T
207 Forest Street	I-10-50	1922	altered	Two-family unusual
208-210 Forest Street	I-10-41	1910	Classical	Two-family
211-211A Forest Street	I-10-49	1923	Classical	Two-family, hip
212 Forest Street	I-10-42C	1981	Traditional	Split entry brick
213-215 Forest Street	I-10-48	1923	Classical	Two-family, hip
216 Forest Street	I-10-42B	1984	Traditional	Cent entry, garage under
217-219 Forest Street	I-10-47	1922	Classical	Two-family, hip, sunroom
220 Forest Street	I-10-42A	1984	Contemporary	Broad gabled block
223-225 Forest Street	I-10-45	1923	Colonial Revival	Two-family, faux gambrel
224 Forest Street	I-10-43	1927	Colonial Revival	Side-entry, faux gambrel
227 Forest Street	I-10-44	1925	Colonial Revival	Two Family, sunroom
231 Forest Street	H-10-29	1947	Colonial Revival	Side entry col exp over garage
234 Forest Street	H-10-22	1926	Colonial Revival	Foursquare, sunroom
235 Forest Street	H-10-30	1947	Colonial Revival	Side entry col exp over garage
238 Forest Street	H-10-23	1926	Colonial Revival	Foursquare, sunroom
239 Forest Street	H-10-31	1951	Colonial Revival	Two-family, hip, brick
242 Forest Street	H-10-24	1926	Colonial Revival	Side-entry col, faux gamb, snrm
244 Forest Street	H-10-25	1926	Colonial Revival	Side entry, faux gamb, snrm
247 Forest Street	H-10-32	1948	Colonial Revival	Cape, wing over garage
248 Forest Street	H-10-26	1927	Colonial Revival	Side-entry, faux gambrel
249 Forest Street	H-10-33	1956	Contemporary	Ranch, L, over garage, brick
250 Forest Street	H-10-27	1927	Colonial Revival	Side-entry, faux gambrel
253 Forest Street	H-10-34	1948	Traditional	Ranch, T, garage attached, brick
254 Forest Street	H-10-28	1927	Colonial Revival	Side entry, faux gambrel
259 Forest Street	H-10-36	1951	Traditional	Ranch, wing, att garage, brick
3 Roosevelt Road	H-10-21	2007	Contemporary	Hip-roofed block over garage
1-3 Water Street	K-10-24	1941	Traditional	Duplex, wings
2 Water Street	K-10-52	1913	Classical	Two-family unusual




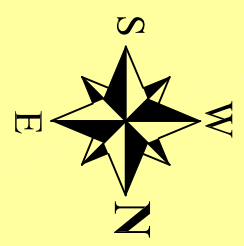


# Forest Street Historic District

City of Medford  
Historic District Commission  
Office of Community Development  
Room 308, Medford City Hall  
85 George P. Hasett Drive  
Medford, MA 02155  
Map Created: June 12, 2020

Legend:

 Proposed boundary of the Forest Street Local Historic District



Graphic Scale:  
Scale 1" = 300'







**Figure 28 - 35-37 Forest Street showing the surrounding granite entrance walls and mature landscaping.**



**Figure 29 - 43 Forest Street looking toward building showing granite walls and mature landscaping. This building is presently undergoing redevelopment.**





**Figure 30- 77-79 Forest Street showing early twentieth century two-family development along the streetscape.**



**Figure 31 - 82 Forest Street, a converted residential dwelling which maintains a high degree of exterior integrity. This building now houses offices.**





**Figure 32 - 86 Forest Street is a good example of Queen Anne architecture found in the district. The building is a part of the Bradlee-Hall Estates development, a portion of which fronts on Forest Street.**



**Figure 33 - 96 Forest Street, facing toward King Street, is another good example of early twentieth century development. Like the above, this house is a part of the Bradlee-Hall Estates development.**





**Figure 34 - 2 Water Street is an ambitious residential building located on a corner lot on the lower half of Forest Street. Its size, massing and setback are representative of anchoring structures constructed in the late nineteenth and early twentieth century.**



**Figure 35 - 109 Forest Street is similar to the above. It is an ambitious brick veneered center entrance colonial located on a corner lot. Its size, massing and setback anchor the intervening buildings along Forest Street.**





**Figure 36 - 116 Forest Street is a good example of Italianate style. The building dates to the first half of the nineteenth century and is associated with early development along the street.**



**Figure 7 - 149 Forest Street represents a different form of the Queen Anne Style. This particular residence is a well preserved example and is grouped with 149 Forest Street (pictured next).**





**Figure 38 - 155 Forest Street. This building was constructed on land owned by the Hall family and lived in by children of the Wainwright and Gardner families. All three figure prominently in local history.**



**Figure 39 - Possibly the oldest house on Forest Street, 182 Forest Street dates to the late eighteenth or early nineteenth century. The building is an important connection to early history.**





**Figure 40 - There are several examples of mid-twentieth century buildings, such as this ranch at 200 Forest Street. The building has had minimal changes following construction.**



**Figure 41 - 224 Forest Street is colonial revival style single family whose design is replicated at the northern end of the street in several buildings.**





**Figure 42 - View from Forest Street looking northeast toward 33 and 35-37 Forest Street. These two buildings were owned by the Manning Family and are among the handful of nineteenth century resources that survive along the streetscape and maintain a good degree of integrity.**



**Figure 43 - Lower Forest Street showing 67, 63, 61, 57, 55-53, 51 and 47 Forest Streets. Of note in this section is the large front lawn setback that dates to the early nineteenth century and survived during a second wave of development in the early twentieth century.**





**Figure 44 - Looking east from Forest Street toward the Atwood Litchfield Double House, 81 Forest Street. This Greek Revival duplex is one of the earliest nineteenth century buildings along lower Forest Street. Standing adjacent is 86 Forest Street, a Queen Anne dwelling owned by members of the Hall and later Manning Families.**



**Figure 45 - Looking northeast toward a group of mid to late nineteenth century resources north of Webster Street. This view includes number 119, 123, 125, 129, and 135 Forest Street.**





**Figure 46 - A continuation on the above image looking northeast toward number 139, 143, and 145 Forest Street. Number 149 and 155 Forest Street are hidden behind mature evergreens beyond.**



**Figure 47 - A panoramic view looking west toward 128, 132, 136, 140, 146, 152 and 156 Forest Street. Representing a much later wave of development opposite the previous photo, these twentieth century resources filled out the streetscape and are contributing buildings. Their architecture adds to the diversity by a variety applied decorative elements to common forms and plans.**





**Figure 48 - Looking north from 159 Forest Street showing a range of twentieth century architecture present in the middle of the streetscape. These buildings replaced earlier houses which had existed since the early to mid nineteenth century. Reminders of their existence can be found in street names, such as Homer Circle, and lot boundaries.**



**Figure 49 - Looking west from Forest Street, a group of early and mid nineteenth century buildings exists beyond Lawrence Road. These important resources are all interrelated to the first wave of development that took place along the streetscape. At the time, the upper half of Forest Street was home to large house lots and estates that have since been replaced by later development.**





**Figure 50 - 177-179, 181-183, 185-187, 189-191, and 193-195 Forest Street. Unlike other houses along the streetscape, these buildings are at a slight angle to align with side streets.**



**Figure 51- Located on the west side, 212, 216, and 220 Forest Street represent a grouping of more modern resources that are architecturally stimulating and add to the diversity of styles on the entire length of the roadway.**





**Figure 1 - Upper end of Forest Street looking northwest from Roosevelt Road. 2 Roosevelt Road is a modern addition to the twentieth century houses beyond. Upper forest Street is characterized by its early to mid century development.**



**Figure 53 - 207, 211, 213-215, and 217-219 Forest Street showing more of the residential one and two families from the twentieth century.**



### **Letters of Support for the Local Historic District**

This section contains letters of support from both residents and abutters to the proposed Forest Street Historic District. They represent a handful of the many documents in favor of the creation of a local historic district.



**Kit J. Nichols  
37 Governors Avenue  
Medford, MA 02155**

June 23, 2020

Medford Historical District Commission  
Medford, MA 02155

Re: Proposed Forest Street Historic District

Dear Members of the Medford Historic District Commission:

My name is Kit Nichols, and my husband Duncan Kuhn and I live at 37 Governors Avenue in Medford. Our family also owns a condominium in the Old Medford High School. As a property owner in the neighborhood, I am writing in support of the creation of a Forest Street Historic District. Further, I would like to see the proposed historic district expanded to include Bradlee Road, Turell Road, Hall Ave, and Governors Avenue.

Medford has an opportunity to preserve the historic nature of our city that may quickly disappear as demand for housing in greater Metropolitan Boston continues to incentivize developers with no interest in Medford except for the profits they can reap from building on every available large lot. The nearly tragic fate of 109 Forest Street is a stark example of what can happen when there are no checks on the development of historic properties.

As someone who loves history, I want to see the architecture and workmanship inherent in historic homes preserved and historic neighborhoods stabilized. As a homeowner, I want to see my investment protected. The creation of historic districts do both.

Historic districts make economic sense, for individual homeowners and for municipalities:

- Real estate studies have repeatedly shown that historic districts increase the value of the homes within them, (and thus the tax revenues available to the City) at a faster rate than the market as a whole, by protecting the unique features that attract people to historic neighborhoods to begin with. Further, in doing so, historic districts also protect the investment homeowners make in their properties by ensuring continuity of surrounding properties.
- Historic districts play an important role in preserving the history of entire communities, and that in turn attracts investments by businesses. The luxury stores and restaurants that populate Newbury Street could certainly display more merchandise and



accommodate more people if the 19th century brownstones that house them were razed in order to build larger more modern buildings. But people go to Newbury Street for its aesthetic appeal as much for its shopping. The street itself is the destination.

The history of Medford is an important microcosm of the story of America itself, both the good and the ugly, and we have not stewarded it effectively. In the seventeen years that I have lived in Medford, I have been saddened to see many historic buildings demolished, or altered beyond recognition, and the history they represent demolished with them.

As a city, we will continue to face unprecedented pressures brought by the demand for additional housing - and we are accommodating those demands through projects like the developments at Station Landing, Locust Street, and others. Creating historic districts doesn't mean stopping progress or halting development. It means protecting neighborhoods that have already been developed. Forest Street is one of the main gateways to our city, and a thriving family neighborhood. Creating a Forest Street Historic District will help ensure that it stays that way.

Sincerely,

A handwritten signature in cursive script, reading "Kit J. Nichols". The signature is written in dark ink and is positioned below the word "Sincerely,".

Kit J. Nichols



Medford Historic District Commission  
City Hall – Room 308  
85 George P. Hassett Drive  
Medford, Massachusetts 02155

RE: Forest Street Historic District

July 10, 2020

To Whom It May Concern:

I am writing this letter of support for a Forest Street Historic District. I am the current resident of 101 Forest Street, where I have lived for the last 9 years and also resided during my childhood. My family has owned this two-family residence since the 1950s and I grew up in this home and attended Medford Public Schools during the 1980s. My grandfather used to tell me stories about all the professionals who lived in the area and used the first floor as an office and the second floor as a residence and would walk me around the neighborhood to view all the stately homes. As a first generation Greek-American who originally grew up in a densely populated Somerville neighborhood, he was proud to live amongst doctors and dentists and the beautiful homes in this gateway between Medford Square and the Lawrence Estates. He would marvel at the craftsmanship of the homes – the woodworking and stonework and the expansive green space and porches and was proud to make his home here.

Since that time, there have been many developments in the neighborhood – both positive and negative. Medford's permissive building and zoning laws have allowed developers to build multiple structures on one lot and build multiple condominiums without regard for the character of the neighborhood or the impact on neighbors. Beautiful lawns in front of the homes are now converted to parking lots where residents regularly park multiple vehicles. Trees and green space are destroyed in favor of curb cuts for this purpose. Cheaply made pre-fabricated homes are erected in order to maximize corporate profit and developers regularly threaten to raze historic homes unless zoning variances are granted. A prime example was when this occurred recently with the property at 109 Forest Street, a battle which has dragged on for years.

However, we also benefit from the revitalized Chevalier Theatre, a renovated post office building, and the beautifully restored Old High School and its memorial as well as recent improvements to the Medford Square area. The Historic District Commission now has an opportunity to preserve and protect these beautiful homes in this area and capitalize on renewed interest in our neighborhood.

Sincerely,

Kristina Gasson

101 Forest St. Medford, MA 02155



June 28, 2020

Medford Historic District Commission  
Medford, MA 02155

Dear Medford Historic District Commission:

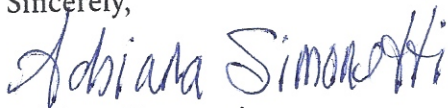
I write to voice my support of the creation of a Forest Street Historic District.

In 1945, my father Alberto Simonetti purchased our home at 44 Bradlee Road in Medford. Part of the Bradlee estate, the house was built around 1850 by John Hall as a wedding present for his daughter, who married one of the Bradlee sons. When my family purchased the house, it was already almost one hundred years old. My father was an Italian merchant in the import and export business. My parents had moved back and forth between Italy and the US several times, finally settling the family permanently in the US just before the outbreak of World War II because if my older brothers were going to have to go to war, my father wanted them to be fighting for the American side. My father chose 44 Bradlee Road because of its history and its Italianate style. He loved the high ceilings, the marble fireplaces, and the unusual stained glass window with an owl and a heron in the front hall. Sadly, were my father to try to purchase our house today, he might well be outbid by a developer who was only attracted to the size of the lot, not the architecture or the history.

I was fifteen when we moved in. Medford at that time was full of beautiful old buildings. The Magoun Mansion still housed the public library, Medford Square was a bustling and beautiful shopping area, and trolley cars filled the streets. In the 75 years that I have lived in Medford, I have watched with dismay as Medford has squandered its inventory of historic buildings. The development and redevelopment of Medford Square over the last 50 years has resulted in a business district which is significantly less prosperous and attracts fewer people than when I was a teenager. The march of time has not actually resulted in progress in Medford's case.

For this reason, I would like to see Medford's remaining historic buildings and neighborhoods preserved. Some of our most beautiful architecture has been torn down with little thought about what we were losing. This is why I support a Forest Street Historic District, and why I am in favor of expanding the proposed district to include Bradlee Road and other streets in the neighborhood. I would like to know that the neighborhood (and house) that has provided a haven to my family for over 75 years will be safeguarded for generations to come.

Sincerely,



Adriana Simonetti  
44 Bradlee Road  
Medford, MA 02155



William A. Tenney  
110 Allston Street  
West Medford, MA 02155  
781-393-8218

July 6, 2020

To: City of Medford Historic District Commission

I am writing in support of the establishment of a Forest Street Historic District. The long and deeply-rooted history of this District, from the earliest development of the town in the 17<sup>th</sup> century through the rapid development of the area in the early 20<sup>th</sup> century, makes this street and the structures which line both sides a very important part of the cultural history of the City of Medford, worthy of preservation.

As an amateur historian who does research on houses in Medford as a volunteer with the Medford Historical Society and Museum (part of the Historic Marker Program), I delve into the rich history of various neighborhoods throughout the city. This particular neighborhood, with its 120 included properties, is exceptionally rich in cultural history, both architectural and biographical. Many of Medford's most important residents have had ties to this district, families such as Hall, Bradlee, Angier, Wait, Tufts, and Lawrence, to name a few.

That this neighborhood might become Medford's third Historic District would be an important step forward. Preserving our city's heritage is just as important as economic development, and the two can, and indeed should, co-exist. Careful planning and considered review of suggested development projects can help maintain the character of one of the most distinctive sections of our city. By the creation of a Forest Street Historic District, the history of our city would be honored. It is essential that quick profit is not valued over careful preservation, that our history not be erased by careless development, that the stories of how Medford became Medford are not lost.

Sincerely,

William A. Tenney