

# FORM B – BUILDING

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

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

M 10 39	Boston North	A	MDF.1417
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**Town/City:** Medford

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

## Photograph



**Address:** 15 Hadley Place

**Historic Name:** Martha A. and Horace K. Richardson House

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

Original: single-family residential

**Date of Construction:** 1896

**Source:** building permit, deeds

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

**Architect/Builder:** Edward P. Graham/ W.D. Clark

## Exterior Material:

Foundation: cinderblock

Wall/Trim: vinyl clapboard/ wood and vinyl

Roof: asphalt shingle

**Outbuildings/Secondary Structures:** none

**Major Alterations** (*with dates*): Porch removal and rear addition since 1950; siding, sash and doors, recent.

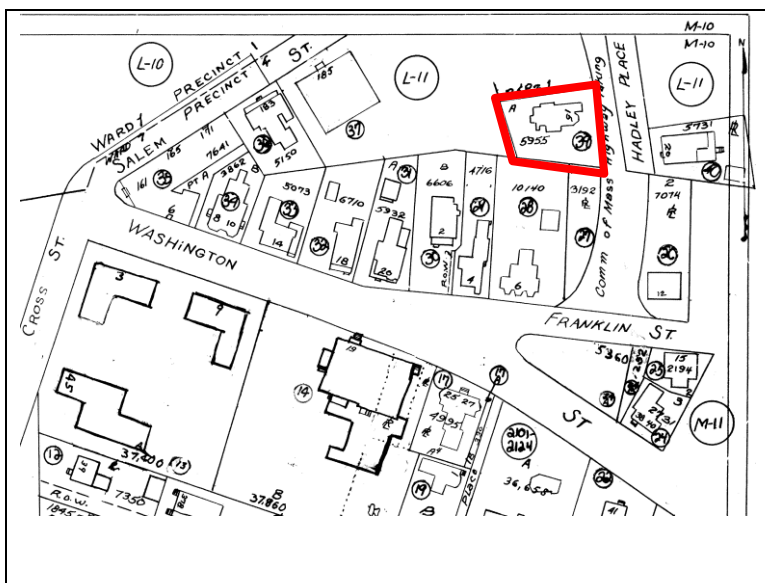
**Condition:** Fair

**Moved:** no ☐ yes ☒ **Date:** ca. 1958

**Acreage:** 0.21 acre

**Setting:** Dense townscape of wood frame houses; Hadley Place has undergone some alteration and demolition since a 1958 street widening.

## Locus Map (*north is up*)



**Recorded by:** John D. Clemson

**Organization:** Medford Historical Commission

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

# INVENTORY FORM B CONTINUATION SHEET

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☒ 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 Richardson House, 1896, is a large, three-story example of the end house type with several projecting elements which provide picturesque massing, expand the interior plan, and is consistent with Queen Anne fashions prevalent at the time of its construction. End houses are characterized by an orientation of the main gable and narrower, usually three-bay façade with a side entry, as is the case here, toward the street. The gabled main body is 24 feet wide by 32 feet deep and the high gabled roof houses abundant livable space at the third level. The rectangular mass is expanded on both sides within the rear of two piles. On the left a larger full-height gabled bay is balanced on the right by a smaller but similar gabled bay. The three-bay-wide façade is enlivened by a single-story canted bay on the left and a two-story, gabled pavilion on the right above the main entrance, which is enclosed within a more-recent entrance porch. A small ell may have been subsequently added to the center of the rear elevation but is depicted clearly as early as 1903 (reproduced below).

Despite having undergone residing, sash and door replacement, the house retains large ogee brackets at the eaves of the façade, side bays and façade pavilion. Evidence of other finishes such as siding, trim and casings may survive beneath vinyl siding. Wood rake boards are visible in the façade where vinyl panning has fallen off. Other losses include a full front porch depicted on Sanborn and other period maps prior to 1950. The house currently sits on a cinderblock foundation. This evidence, combined with a careful comparison of period and current assessor's maps, suggests the house was moved back several feet when Hadley Place was widened in 1958 (MCSR 9181:273, 1958).

The house is sited at a modest setback on a deep, narrow, minimal lot. The front garden is landscaped with open lawn and a section of Hadley Place's frontage to the south, evidently under the same ownership, is paved for parking. The south side and rear yard are enclosed by a low wood fence fashioned from horizontal boards.

### HISTORICAL NARRATIVE

The early history of the Richardson House's ownership documents constant turnover between numerous buyers until 1926 when it was acquired by a long-term owner. In 1887 a parcel on the west side of Hadley Place with 162 feet of frontage, at the time known as Hadley Court, was acquired by Frank E. Chandler in a foreclosure sale in 1887. The property had been owned since 1878 by Theophilus J. Cushing, who had acquired it from Samuel F. Weston. In 1906 a subdivision plan of the west side of Hadley Place was recorded by Frank E. Chandler with the subject property labeled Marcia R. Barton, who does not appear anywhere in the chain of title (reproduced below). However in 1896 the subject lot, having been subdivided from the larger parcel, was sold by Joseph C. Chandler (1819-1905), the father of Frank E. Chandler (1852-1913) and holder of a mortgage from his son, to Martha A. Richardson, the wife of Horace K. Richardson.<sup>1</sup>

In August of 1896 a building permit was issued to then-owner Mrs. Annie Richardson, also known as Martha A. Richardson or Anna Richardson, the wife of Horace K. Richardson, for a house estimated to cost \$3,500. Horace Kimball Richardson (1848-1902) was a native of Medford and a son of Addison Richardson, a carpenter, and Mary K. (Eames). At the time of Horace Richardson's marriage to Martha A. Bisbee of Canton in 1869 his occupation was organ builder, later carpenter (1870-1880) and after 1900 superintendent of a soda fountain manufacturer located at 33 Bowker Street, Boston. This suggests Richardson was a finish carpenter rather than a builder.<sup>2</sup>

<sup>1</sup> MCSRD 1499:94 (1878, Saml. F. Weston to Theophilus J. Cushing); 1807:274 (1887, foreclosure sale to and mortgage given by Frank E. Chandler to Joseph C. Chandler); 2479:213 (1896, J.C. Chandler to Martha A. Richardson, wife of Horace K. Richardson). Regarding Frank Eugene Chandler (1852-1913) see Clemson, *A History of Land Use Development, Medford Hillside*, prepared for the Hillside phase of survey in 2014. Both generations of Chandler resided at 37 South Street (not extant) and were active coal and lumber merchants and real estate developers in South and East Medford.

<sup>2</sup> Building Department, Medford; Ancestry: vital records, birth, marriage, death; 1870-1900 Federal Census. Richardson's occupation with a soda fountain manufacturer may have been connected to one of several manufacturers in this industry associated with Medford, including James W. Tufts (1835-1902, see MDF.1116), Luther, Alvin D. and Daniel Puffer (see MDF.76, MDF.84 and MDF.90) and William P. Clark

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City directories from the late 1890s demonstrated that the Richardsons occupied the house but only for a short period of time. Between 1899 and 1905 it was owned and occupied by George H. Wallace, a cook, and his wife, Ella M. Until 1919 it changed hands on an almost annual basis between absentee owners who resided in Boston or Cambridge. Between 1919 and 1926 the house was owned and occupied by Isabelle Richardson (born ca. 1878), a native of Ireland and a widow without occupation. Her household included five minor and adult children and a single boarder. There is no evidence of a blood relation between Horace and Isabelle Richardson.<sup>3</sup>

In 1926 the property was acquired by Yester K. Mazmanian, the wife of Kachadour M. Mazmanian. Mazmanian (1881-1969) was a native of the Armenian-speaking area of Turkey, immigrating in 1903, and became a naturalized citizen in 1909. He owned and operated grocery stores in Cambridge; during the 1940s he managed the Dover Market at 2302 Massachusetts Avenue. He married Yester Der Hagopian in Boston in 1913, at which time he worked as a shoemaker and she was employed as a school teacher. The 1930 Federal Census recorded a household that included three children born in Massachusetts between 1915 and 1920 and a brother. The family owned the property as late as Mazmanian's death in 1969. Physical evidence in the form of a cinderblock foundation suggests the building was moved slightly, likely due to a taking to widen Hadley Place, in 1958.<sup>4</sup> During recent decades until 2017 it was owned by Gary D. and Karen Spinney Williams (see note 3).

**Architect and builder**

The 1896 building permit identifies the architect as "Edward P. Graham." MACRIS lists a large number of buildings in Boston and the surrounding region designed by Edward Thomas Patrick Graham (1872-1964). A native of Cambridge, Graham was educated at Harvard (1900) and Boston College (1915), travelled in Europe and worked in the offices of Willard Brown and Shepley, Rutan and Coolidge before establishing a practice in 1904.<sup>5</sup> He would have been age 24 in 1896 and a student. There is an off chance that he could have moonlighted to produce the design for this house, but his later output, which included numerous high-profile, complex institutional commissions, bely his involvement in a domestic building of such quotidian design. No listings in local directories matched a builder or architect by that name. The identity of the builder, "W.D. Clark," could neither be readily ascertained.

**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.

(1838-1912, see MDF.BD); Tufts and Puffer formed the American Soda Fountain Co. Trust in the late 1890s and Clark operated independently at 260 Main Street in Medford Square South.

<sup>3</sup> Horace Richardson may already have been handicapped by the tuberculosis that prematurely killed him in 1902. MCSRD 2720:407 (Feb. 1899, Martha A. Richardson to Edgar N. and Lura Pickering of Medford); 2773:298 (Oct. 1899, Pickering to George H. and Ella M. Wallace); 3191:226 (1905, Wallace to Annie A.W. Parker, wife of Frank P. Parker of Cambridge); 3634:452 (1911, Parker to Rosa Bernstein, wife of Max Bernstein of Woburn); 3634:545 (1911, Bernstein to Parker, mortgage); 3681:490 (Apr. 1912, Bernstein to Edwin Piper of Boston); 3725:85 (Sep. 1912, Piper to Marcia L. Barton widow of Boston); 3823:157 (1913, Barton to Kathleen M. Comstock of Monkton, VT); 3967:159 (May 1915, Comstock to Annie R. Pelton, wife of Frank A. Pelton of Newton); 3999:505 (Sep. 1915, Pelton to Martin P. Cummings of Boston); 4261:319 (1919, Cummings to Isabelle Richardson, widow of Boston); 4701:183-184 (1924, Richardson to Almas Asoian, wife of Nishon Asoian; Asoian to Richardson, mortgage); 5022:362 (1926, Keane to Mazmanian); 24922:13-14 (1994); Certificate of Title 200697 (2017, Williams to Frank F. Capone of Reading); Ancestry: 1918-1920 Medford city directories; 1920 Federal Census.

<sup>4</sup> Ancestry: vital records, marriage; 1926-1938 Medford city directories; U.S. Naturalization records; 1930 Federal Census; WWI and WWII draft registration records; *Boston Daily Globe*, Apr. 20, 1969, p. 94; regarding the taking: see MCSRD 9181:273 (1958); for a complete chain of title see note 2.

<sup>5</sup> Larson Fisher Associates, BOS.1768, Lauriston C. Durkee Liquors, 259 Friend Street, c. 1885 (1917 alterations), and Siegiei & Friedberg, NR nomination, Hibernian Hall, 182-186 Dudley Street (BOS.14299).

*Continuation sheet 2*

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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).



Right elevation from NE.



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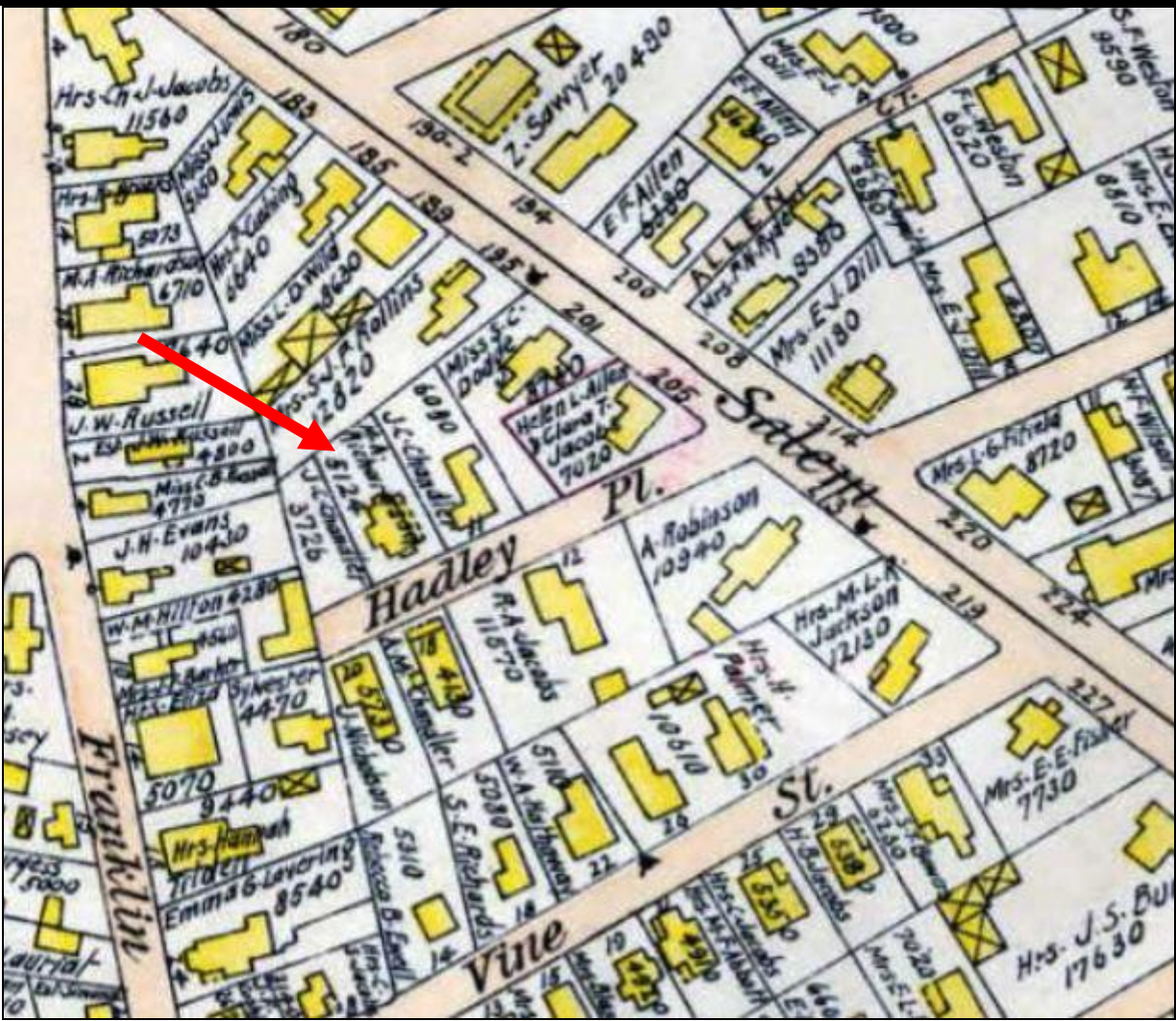
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The initial depiction of the house in 1898 in the ownership of Richardson indicated by red arrow.

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1903 Sanborn plate 9 depicting an early and accurate footprint (left) that includes a full front porch and rear ell configuration. The property lines do not reflect contemporary deeds, which describe a 45-foot-wide lot.

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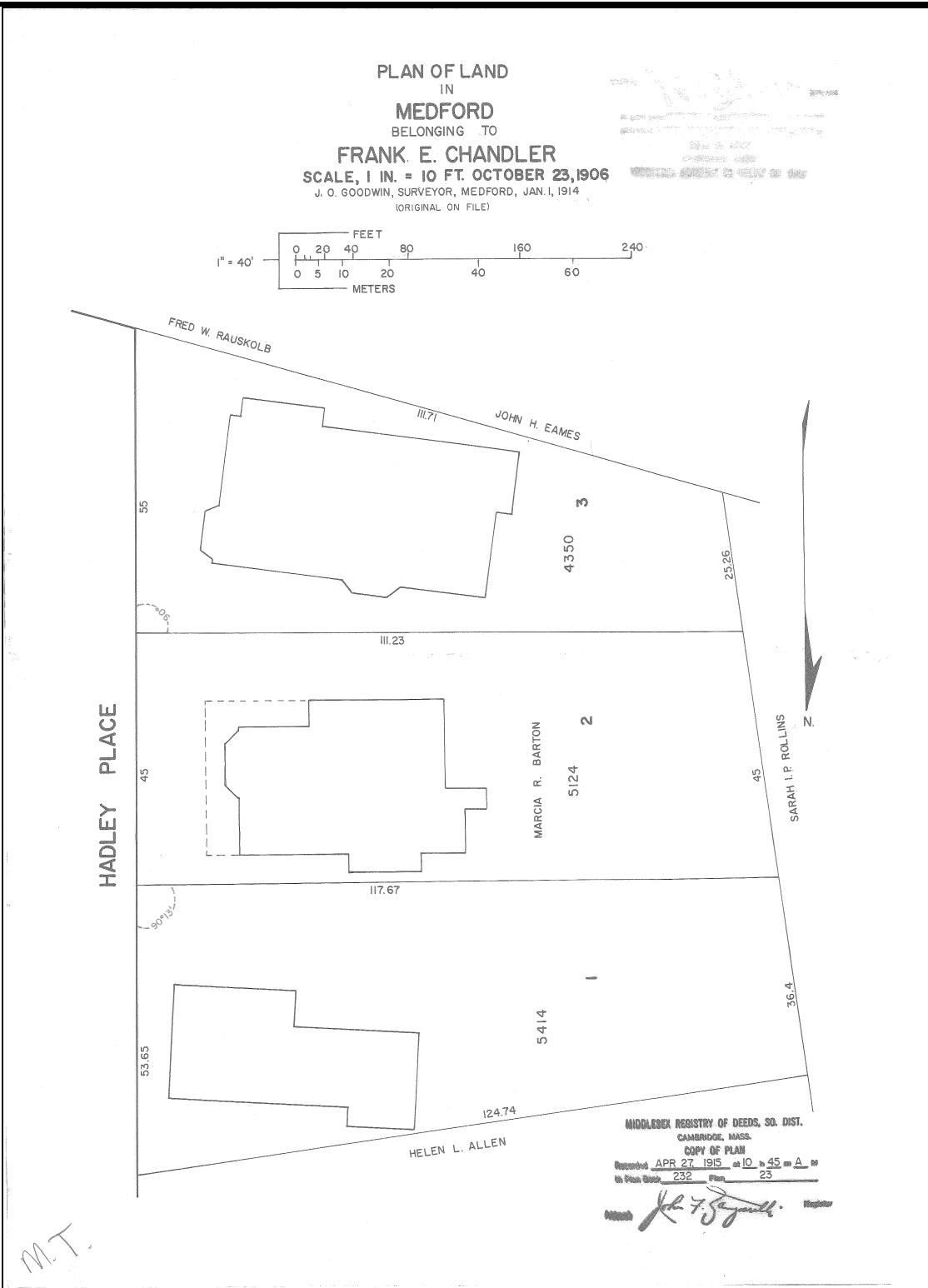
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MCSR Plan 232:23 (1906) showing the subject property as lot 2 (center). The configuration has remained consistent, with the exception of minor takings to widen Hadley Place, recorded in 1958 (9181:273), since 1896. Although this plan shows a wrap porch, other maps consistently show only a full front porch (since removed). Note that north is down.

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

SEE MDF.A: