

# 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

## Photograph



Pearl Street looking west, 14, 18, 20, 24

Town/City: Medford

Place (neighborhood or village): Medford Square South

Name of Area: George/Pearl/Stearns

Present Use: residential

Construction Dates or Period: 1850-1936

Overall Condition: fair to good

### Major Intrusions and Alterations:

Five postwar houses added; typical siding and window replacement.

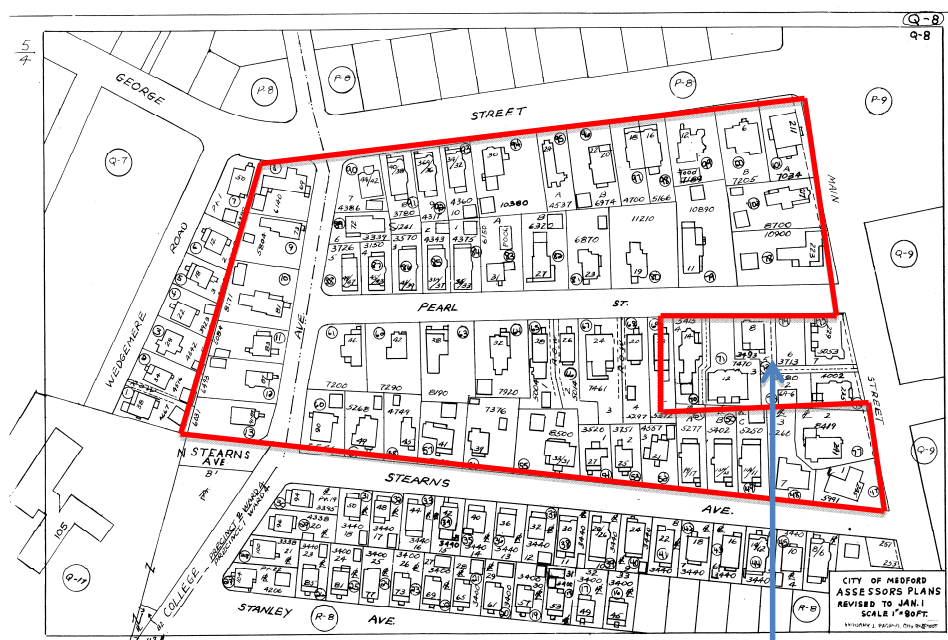
Acreage: about 8 acres

Recorded by: Claire W. Dempsey

Organization: Medford Historical Commission

Date (month/year): April 2018

## Locus Map



See Hawkins Area MDF.xxx

☒ see 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.*

*Properties within this area are identified in the text by address and can be cross referenced to the expanded data sheet in that way; properties also covered in an MHC B form have that B form number included in this text.*

## ARCHITECTURAL DESCRIPTION

The George/Pearl/Stearns area is located on the west side of Main Street in Medford Square South, running west as far as College Avenue, with George Street to the north, Pearl Street running through the center, and Stearns Avenue to the south. Houses at either side of the area face in most cases to the east, along College and Main, but face north and south across the three main streets. The houses were constructed over a quite long period, beginning in about 1850 and continuing over each of the next ten decades, creating a diverse landscape of forms and styles as well as including both single- and two-family houses. The area initially planned for probably 40 residences now includes 54 buildings and perhaps 70 living units. Although some of the lots were quite large in the 19<sup>th</sup> century, most today are comparatively small and the houses are, again in most cases, sited close to the street and to one another. Individual properties have foundation plantings, but street trees are comparatively rare.

Among the earliest houses, built by 1855, most are Greek Revival in style and end houses in form, employing the gable-end orientation and side-passage plan that rose to popularity at this time. A very well preserved Greek example is the **Currier-Curtis House (38 Pearl Street, MDF.xxx)**, with surviving Doric entablatures at the entry and framing the gable end. Two end houses are located side-by-side at the north end of College Avenue. The **James M. Bride House (69 College Avenue, MDF.56)** is 1½ stories in height with a Doric entablature at the entry and the scalloped verge boards that have been noted at a number of properties in Medford (including 145 Main St. (MDF.xxx), 47 Washington St. (MDF.xxx), 299 Riverside (MDF.xxx), and the Myrtle Street area (MDF.xx). The **John F. Batchelder House (73 College MDF.788)** is two full stories with evidence of an Italianate remodeling of the entry with a bracketed hood. The **Benjamin & Sarah P.R. Waterman House (27 Pearl Street, 1848-1855, MDF.xxx)** is more unusual in form, oriented with its gable end to the street and its entry on the right side wall and sheltering an unusual plan; it includes elements of Italianate ornament. The **Cheney-Morrison House (72 College Avenue)** is also oriented in this way with its entry on the side, in this case covered in shingles and with a new arched porch, likely in association with its possible move with the reorganization of this part of the north block in 1915.

Building continued apace for the next two decades, between 1855 and 1875, and ornament shifted to the Italianate, adding brackets to doors and cornices, paneled pilasters, round-headed apertures, and the occasional Mansard roof. Some houses in this style were also constructed in the later 1870s and early 1880s. As in most areas of this type in Medford, the most common houses built in the period were the end house, now commonly expanded with projecting bays and bay windows, and the parlor-by-pass, another end-gabled building type, with entry shifted to a projecting bay along one side wall. The best preserved of the former is the **Eames-Ford House (42 Pearl Street, MDF.xxx)**, with significant surviving finishes. Large end houses were built facing Main Street, including the **Burridge House (223 Main Street)**, now altered with significant additions, and the **Haskins House (241 Main Street)**, with a simpler volume and a Mansard roof. The **Hooper House (81 College Avenue)** includes a gabled projecting rear bay, a common choice which improves the rear of the side-passage plan; this example has lost its trim and includes later Tuscan porches. Flat-roofed bays extend from two very similar houses on **Pearl Street (19 and 23)**, the latter 1875-1889, while the house at **46 Pearl** includes a low projecting bay and the house at **41 Stearns** has a full wing. The house at **45 Stearns** has a simple form now screened by a later enclosed front porch, while the slightly later house at **32 Pearl Street (1875-1889)** added stacked bay windows to its gable end façade. Two well-preserved parlor-by-pass houses are the **Grant-Beatty House (24 George Street, MDF.xxx)**, of two stories including its Mansard roof, and the **George S. Buss House (217 Main Street, 1884-1889, MDF)** employing the more common gable-roofed form, both with significant surviving trim. Two other parlor-by-

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pass houses are found in the area, **30 George Street** and **11 Pearl Street**, which have lost their trim and have enclosed porches. One larger house was constructed during this period, in the long-popular center hall form, the **Elihu P. and Julia Marvin House (24 Pearl Street, 1855-1862, MDF.xxx)**, here with a high Mansard roof with dormers and a surviving entry porch with round-headed window above.

At the turn of the century six more ample houses were added to the neighborhood, most demonstrating the picturesque massing of the Queen Anne and later eclectic styling. Probably the most ambitious of these is the elaborate brick **Melville C. Grant Duplex (16-18 George Street, 1882-1888, MDF.xxx)** with bowed bays and rich stone and terra cotta ornament. Its neighbor at **12 George (1875-1889)** is a frame gabled block at its core with a round corner tower and gabled façade bay with front chimney, all now screened with an enclosed porch. Two end houses were added at the south end of College Avenue between 1889 and 1898. The house at **87 College** has a canted projecting rear bay under a wide overhanging gable and a front porch and square bay window, while **89-91 College** has stacked canted bay windows and a shed-roofed entry porch with a central gable. Built between 1898 and 1910, **31-33 Stearns Avenue** is a large center entry house with a high overhanging hip roof with dormers, including stacked bay windows on one side of its façade. The last of the moderate or large houses added to the neighborhood, at the corner of College and Stearns (**90 College Avenue**), was built between 1924 and 1936 in an unusual form, with shingled walls and banks of windows throughout. The wide side-entry block has an unusual hip roof whose side slopes extend to over its lower outer rooms, creating a sort of triangular façade and a higher rear section.

The fashion for simpler housing solutions, and perhaps an indication of the shifting character of the neighborhood, can be seen in the more popular moderate and smaller single family-houses added in this period, most associated with the subdivision of the large lot associated with the **Marvin House at 24 Pearl Street**. It appears the Stearns facing section was built out first, with three houses taking classic Progressive era forms between 1910 and 1924. The **Francis Derby and Mabel Whittier Hall House at 21 Stearns Avenue (MDF.xxx)** is a foursquare house of cubical form under a hip roof, with an unusual, for Massachusetts, center entry and a deep set-back. Its neighbor at **25 Stearns** is an end-gabled version of the same form, with similar shingles and rafter tails and elaborately glazed colonial revival porch, which suggests it has the more common side entry. At **27 Stearns** is an example of a bungalow cottage, a type which here also shares the plan of a foursquare on the ground floor, but with only a single upper floor of rooms under its gable roof which sweeps over its enclosed porch and is pierced by a wide shed dormer. The four houses built in pairs on either side of 24 Pearl probably between 1924 and 1936 are more unusual in form, sharing many similarities to the foursquare but with deeper footprints; each includes a gabled porch and bay window on its façade. The examples at **18 and 26 Pearl Street** have the classic hip roof, the former with a center dormer as well, while the examples at **20 and 28 Pearl** have gabled roofs embellished with an angled pent echoing the profile of gambrel roof with shed dormers found on so many Medford houses, both Dutch colonials and two-families. Other smaller houses were added elsewhere in the area, also filling out larger lots, including the end-gabled bungalow with a sunporch at **49 Stearns (1924-1936)**, the earlier example of an end-gabled foursquare at **39 Stearns Avenue (1889-1898)**, with a side porch and an enclosed front porch, and the side-entry Dutch colonial with sunroom at **83 College Avenue (1910-1936)**.

But as in many Medford neighborhoods, the character of most 20<sup>th</sup> century building was in contrast to that of the 19<sup>th</sup>, including for the first time flats in various configurations but most commonly as apartment blocks or two-families. The northeast corner of the south block, at Pearl and Main, was the focus for larger apartment blocks and a coordinated group of buildings located there is described in the Hawkins Apartments Area (MDF.XX). A group of nine two-families were constructed just after 1915 when the west end of the north block was subdivided and its older house moved to **72 College Avenue**. Eight of the houses are quite similar in form, varying primarily in their choice of a simple gable roof in six examples or a hip roof with a center dormer in two examples. These houses take the basic form of the two-family, a deep rectangle topped by a high roof, with two tiers of rooms front to rear, screened by a front porch and deck across the front and usually stacked in the rear as well. In these examples, the building's façade includes a bay window and two doors, as is typical of examples here, but with another window between the doors lighting a vestibule and suggesting greater width; the upper floor includes a three-part widow at the wider side, occasionally with stained glass transom, a porch door, and a single window. The parlor and dining room are located, as usual, opposite the circulation bays, with the bath and kitchen behind them, the bedrooms behind the circulation area; on the side wall of the circulation area is a high stair window and

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a low grade door to the basement. The examples on **George Street (30-32, 36-36A, 38-40)** are mirror images of those on **Pearl (33-35, 37-37A, 39-41, 43-45, 47-49)**. The best-preserved of these, the **Naomi and John E Hillebrand House at 30-32 George Street (MDF.xxx)**, illustrates one iteration of period finish, here emphasizing the smooth shingled cover to the walls and the porch posts, arches, and parapet. Other more altered examples employ Tuscan posts and columns. The house at **47-49 Pearl** was expanded by a dormer and enriched by "piano" windows in the parlors. The ninth two-family, on the larger lot at the corner of George and College (**42-44 George Street**) takes the square form of two-family, with a center entry and circulation area with rooms arrayed around it; its upper porch is enclosed and there is a central dormer as well. Four more two-families were added between 1924 and 1936. The example at **20-22 George Street** is also a gabled block, but includes stacked sunrooms under a gable roof on its façade, with a porch of Tuscan posts over a shingled parapet; it bath is also located between its bedrooms. The three examples along Stearns Street include a full-width room in the upper story of the façade above the sunroom and entry porch, and square bay windows in their dining rooms, but otherwise seem to take a similar plan as the George Street example. Two examples (**13-15 and 17-79 Stearns**) have their gabled ends enriched with the faux gambrel treatment noted above; **11-11A Stearns** has a plain gable end.

Five houses were added in the postwar period, here between 1949 and 1958 and including an example of several of the best known forms. The most exceptional of these is **Salvatore J. and Rose Bruno House (211 Main Street, 1951, MDF.xxx)**, a rectilinear, flat-roofed volume with a smooth stucco finish, and retaining its entry and porch, corner windows, and slab chimney. Next door at **6 George Street** is a more conventional brick Cape with gabled and enclosed entry porch, dormers and attached garage (1949). **245 Main Street** is a small center-entry colonial with shed-roofed projecting section on façade called out in brick veneer (1954). **31 Pearl Street** is an example of Medford's quintessential choice, the side-entry garrison colonial (1955). **7 Stearns Avenue** is a small center-entry ranch, with flanking picture window to the left and projecting gabled section to the left, likely including bedrooms, and an attached garage (1958).

The character of the neighborhoods surrounding this area is remarkably similar. Two other mid-19<sup>th</sup>-century subdivisions are located across Main Street in Brooks Place and the Hancock Subdivision, areas that were also filled out single- and two-two family houses. Just to the south is the Brickyard/Mystic park neighborhood where two-family houses are quite numerous, while to the north is the Royall Estate and Slave Quarters and Royall Park, among the larger open spaces of the neighborhood. As in many parts of Medford and other inner-ring suburbs, many of the buildings have experienced alterations especially in recent decades, resided in vinyl and new windows installed. In most instances, their core volume is legible and their general date can be surmised from general research and observation.

## HISTORICAL NARRATIVE

The George/Pearl/Stearns area is located on the west side of Main Street in Medford Square South, running west as far as College Avenue, with George Street to the north, Pearl running through the center, and Stearns Street to the south. The block was part of the far-larger farm that was first established as Ten Hills by John Winthrop in 1631 and became Isaac Royall's in 1732, when it included 504 acres. Royall, a former plantation owner in Antigua and a merchant in sugar, rum, and slaves, undertook extensive renovations and expansion of the house, constructing numerous outbuildings including slave quarters for his many African slaves. The Loyalist Isaac Royall Jr. left Massachusetts in 1775 and his property was occupied by military commanders during the Revolution and eventually sold by his heirs in 1806. Its early history was recently examined in Alexandra Chan's *Slavery in the Age of Reason: Archaeology at a New England Farm* (2007) and C.S. Manegold's *Ten Hills Farm: The Forgotten History of Slavery in the North* (2010). This project focuses on the 19<sup>th</sup> century history of the area.<sup>1</sup>

<sup>1</sup> The Royal House has a brief title summary prepared for Blake, "An Archaeological Assessment of the Royall House Site..." (BU MA 1998), Table 1, pp. 51-52, and reprinted in Chan, *Slavery in the Age of Reason* (2007).

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The land changed hands among a series of investors in 1806 and 1810, and at about this time, portions were parceled at the north end near the bridge crossing the Mystic, to the east of what is now Main Street, and at its southern end in the Winter Hill neighborhood in Medford and Somerville (then Charlestown); a close examination of the break-up of this farm would be important contribution to Medford's historical development. The core of land around the house was held by Jacob Tidd and his wife Ruth for much of the 19<sup>th</sup> century, Jacob purchasing it in 1810. Jacob Tidd (1755-1821) was a Boston distiller whose place of business was in Distil House Square; he resided on Sudbury Street and later Temple Street. Ruth Dawes Tidd (ca. 1767-1861) was the sister of William Dawes, of the midnight ride of April 1775; she moved to Medford after her husband's death. Ruth Tidd sold off this southern section of the farm in 1847 and 48 and their heirs sold the house and more northern and western sections in 1870.<sup>2</sup>

Ruth Tidd sold this section of the farm first to Ebenezer Waterman in 1847 for \$9,612.50 and took back a mortgage of \$7000. The parcel measured just over nine acres and was located to the south of her garden and above the road leading to the Stearns estate to the southwest. To the west of Tidd's farm, the George Luther Stearns estate was a large farm established by the well-known abolitionist in 1845. Stearns (1809-1867) was a merchant and manufacturer of lead pipe and sheeting who was a critical investor in anti-slavery causes including the efforts of the Emigrant Aid Society in Kansas and of the radical John Brown; he also recruited for the 54<sup>th</sup> and 55<sup>th</sup> regiments. This parcel was located east of the Stearns estate and above what is likely now known as Stearns Street; it was six sided due to the angle of the line across its north border. Tidd and Waterman would each contribute land to a street running west between their properties, to measure forty feet wide probably near what is now known as George Street. Tidd put in place an array of restrictions that protected her country place for a period of thirty years. They would never build, during that period, a house on Main or the new street "the fronts of which shall not be on the said streets" and specified that no part of a building or fence could be higher than six feet within ten feet of the streets. These deeds also spelled out extensive conditions and restrictions including the prohibition of a long list of industrial uses:

tanner, currier, varnish maker, tallow chandler, soap boiler, brewer, distiller, sugar baker, dyer, tinman, brazier, founder, smith, or for a livery stable nor use a steam engine upon said premises .... or for any nauseous trade or occupation...which shall tend to disturb the peace and quiet of the neighborhood.

A year later, Waterman sold the property back to Tidd for \$4000, who released the mortgage.<sup>3</sup> Benjamin Waterman (1811-1885) was a shipwright and lived for a time at **27 Pearl Street (MDF.61)**.

Ruth Tidd then sold land that appears to be a section of the property described above, a large L-shaped parcel with its narrow end along Main, to Waterman and his new partners Pyam Cushing and Benjamin Teele. Pyam Cushing (1811-1886) was a ship joiner like Waterman and a coal dealer, who later lived on Salem Street in Medford. Benjamin Teele (1814-1892) was also a ship joiner and later a furniture dealer, who lived at 11 Pearl Street. Tidd then sold two other long narrow lots, located in the reentrant angle of the L and extending to Main, to Waterman and to Cushing individually. These deeds identified additional street locations and included the same restrictions.<sup>4</sup> In May of 1850, a number of transactions among these men redistributed the land to them as individual owners, Ebenezer Waterman taking the western section and Cushing the southern, with Teele's holdings to the north and east. At the same time they began selling lots to individual owners, and additional transactions were likely undertaken before it reached the configuration of land and lots illustrated on the Walling map of 1855 reproduced below.<sup>5</sup> What does emerge from the research so far is that the development of the area by Tidd, Waterman, Cushing, and Teele consisted basically of adding the small grid of streets. Beyond that, each of the later owners established lots on their own, and no recorded plot plan has been located for this area. Three streets would run west from Main, with a second north-south street at the west side named Green that would

<sup>2</sup> See Manegold, *Ten Hills Farm* (2010), p. 253. Ancestry.com: US Directories, Boston 1787, 1796, 1820. *Columbian Centinel*, 1821, death notice for Jacob Tidd; NEHGS *Register*, 1861, death notice for Ruth Tidd.

<sup>3</sup> MCSRD: 514:330, 333 (1847), 548:201 (1848).

<sup>4</sup> MCSRD: 548:202, 205, 207 (1848). There seems to have been some land left over or retained by Tidd, but that has not yet been resolved and the analysis of many more transactions would be necessary to untangle all the details of this development.

<sup>5</sup> MCSRD 567:244, 248 (1849); 588: 36, 37, 38, 39, 41, 42, 44, 45 (1850).

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eventually be part of the long College Avenue. Lots at either end faced Main and Green, but most faced onto the three east-west streets. Their sizes were various on the north lot, but more regular on the south, though later owners would consolidate some of these divisions. Only one of the three investors, Ebenezer Waterman, was identified as a property owner here in 1855, but many of the lots have no identified owner. In 1875, Benjamin Teele is the last investor to retain a house and adjacent parcels. So far no additional deed restrictions have been identified that would affect the character of the subdivision, rather than those in place to protect Tidd's country place.

Six houses were noted on the 1855 map and it seems likely that five of these survive. Two on College Avenue, were there labeled Geo Green and H Kent, but who were not identified in the earlier survey; these are the houses known as the **James M. Bride House (1840s, 69 College Avenue, MDF.56)** and the **John F. Batchelder House (1840s, 73 College Avenue, MDF.788)**. Bride was a housepainter and Batchelder a carpenter and builder. As noted above, one of these was **Benjamin Waterman's House at 27 Pearl Street (1848-1855)**. An unlabeled house on the large lot at the west end of the north block may have been moved to **72 College Avenue** with the redevelopment of that lot in the 1910s. It was later owned by John Owen Chaney, a Boston furniture dealer. Another shipwright, Charles Curtis (1809-1865), lived at the house ascribed to his wife at **38 Pearls Street**; his brother James O. Curtis also lived in the neighborhood and whose yard was nearby on the south shore of the Mystic River. The house of Charles Cummings (b. 1817), principal of Medford's high school, at the corner of Main and George streets, was demolished by 1936.

The next 20 years saw the rapid development of the area, with 14 more houses built here by 1875. Those who could be identified were often business proprietors like Teele, who lived at **11 Pearl**. Charles Hawkins was a wholesale liquor dealer and built the house at 14 Pearl, later developed with apartment blocks (Hawkins Area MDF.xxx). Henry Burridge (**223 Main**) was a manufacturer of sash, doors, and window screens, J.H. Hooper (**81 College**) operated Hooper brothers apothecary in Medford Square, lumber dealer Erastus Spaulding lived at **24 Pearl** for a time. Shipwright Wm. J. Nickerson lived at **30 George**; Boston clerk J Gilman Waite lived at **19 Pearl**; L.M. Eames, horse trainer at Mystic Park, lived at **42 Pearl**. Two widows made their homes here, Matilda T Haskins at **241 Main** and Hannah B Kellogg at **46 Pearl**. Mrs. Curtis was a property owner who tenanted the second house she owned at **41 Stearns**. As image of these ample Italianate houses can be seen in the birds eye view of 1880 attached below.

Development slowed over the last decades of the 19<sup>th</sup> century, and only five houses added between 1875 and 1889 and three between 1889 and 1898. Two ambitious houses were added on George, facing the Royall house, the brick duplex constructed by mason and building contract Melville Grant (**16-18 George Street, MDF.xxx**) and the Queen Anne house built next door (**12 George Street**) for Mrs. Ruth Roundy, the widow of Benjamin, who lived nearby at 110 Main Street (demolished; see Brooks Park Area MDF.xx). Boston banker George S. Buss lived at **217 Main Street (MDF.xxx)**. Later, houses were added at the lower end of College Avenue, one by harness maker and carriage trimmer Charles H. Hartshorn at **87 College** as well at its neighbor at **89 College**, (owner unknown). Apothecary J.H. Hooper invested in his neighborhood, building or buying two houses at **23 and 32 Pearl Street**. A house was also added at **39 Stearns Avenue**, later occupied by Patrick Byrnes, farmer for Tufts College. At the close of the century, several owners held large parcels in association with the homes, one large area at the west end of the north block and four large lots at the center and the east end of the south lot.

It was therefore not surprising that it was in these areas that new construction was undertaken during the City's early 20<sup>th</sup> century population and development boom, and in most cases the development followed the death of the property owner. At the southeast corner of the south block, the land behind the house of Matilda Turner Hawkins (1822-1901), who had lived at **241 Main** with her husband William, was developed with three two-families at **11-11A, 13-15, and 17-19 Stearns Avenue**. At the northeast corner of that block, Louise Glidden, the owner of the large lot died, and a new owner built the coordinated grouping of apartment buildings described in the Hawkins Apartment Area (MDF.XXX). After death of the owner of the large block at the west end of the north block, Lincoln Morrison (1844-1914), South Market produce and fruit dealer, that area came under the control of Boston real estate developers David Shikes and Samuel Barkin, who deeds and maps indicate subdivided the property and constructed nine two-family houses located at **32-34, 36-36A, 38-40, 42-48 George Street** and **33-35, 37-37A, 39-41, 43-45, 47-49 Pearl Street**. Both physical evidence in the

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form of the building and documentary evidence of the 1910 and 1936 Sanborn maps suggest the **Chaney-Morison House** was moved from 41 Pearl Street to **72 College Avenue** as part of this project. Shikes (born ca. 1867) was a native of Russia and speaker of Yiddish. During the 1920s he resided at 67 Esmond Street, Boston, and was identified as a real estate agent in his own employ. Barkin (1882-1960), a native of New York but whose parents were natives of Russian Poland, was also a real estate professional but also listed his occupation as a builder of houses earlier in his career in 1910, suggesting he may have overseen the construction of the redevelopment of the Chaney-Morison estate.<sup>6</sup> These undertakings were similar to other developments in the neighborhood that represented a second wave of building during the 1910s and 1920s driven by enhancements to transportation embodied by the streetcar line constructed during the 1890s on Main Street linking Medford Square and Winter Hill in Somerville. In the immediate area, a large single-family house on a generous lot was demolished to make way for Mulcaer Hall at 208 Main Street (MDF.xxx), a 48-unit apartment block that was added to Brooks Park (MDF.XXX), a group of two families were constructed along Sylvia and Columbia streets to the north, and a very large number of were constructed in the adjacent Hancock Subdivision just across Main Street from this area.

Another pattern of redevelopment involved large lots and single-family houses added to them. The large area to the west of Patrick Byrnes house at **45 Stearns** was subdivided and houses were built at **90 College Avenue** and **49 Stearns Avenue**, perhaps after his death, believed to have been in 1917. But the development of houses surrounding **24 Pearl Street** took place while Gertrude M.L. Hall Eaton (1859-1937) and her family were in residence, perhaps a consideration in the decision to build first the large house at **31 Stearns** and later those single-family houses at **21, 25, 27 Stearns** as well as those on either side of the house itself at **18, 20, 26, and 28 Pearl**.

The neighborhood had grown in size and economic diversity by 1931. An indication of the effects of the Great Depression can be seen in the number of men reporting no occupation, 14, the largest category of reporting. As in several other neighborhoods at this period, the most frequently reported job was salesman (8), followed by foreman (4), and real estate (3); four men reported employment as carpenter or builder and three were printers and one a compositor. The range of blue-collar employment was significant and included water tender, painter, sole cutter, machinist, general work, mattress maker, junk collector, rigging, macaroni worker, mariner, fisherman, tailor, plumber, and janitor. White collar was also quite various and included three engineers, a decorator, fruit dealer, student, editor, manager, auditor, druggist, asst. credit manager, shipper, merchant, podiatrist, teacher, and policeman. Sixty-five women reported their occupation as housewife; two were at home. Work outside the home followed familiar patterns: Six women were stenographers, three each employed as teachers, waitresses, clerks, and salesladies, two each were housekeepers, telephone operators, nurses, and secretaries. Other jobs included dressmaker, bookkeeper, asst. librarian, key puncher, counter girl, factory worker, maid, chocolate dipper, bank clerk, auditor, and vanity shop. Only one woman reported no occupation.

The postwar period saw the addition of five new houses in the area, filling in some of the larger lots. The lot surrounding 214 Main was subdivided and houses were added at **245 Main** and **7 Stearns Avenue**. The lot for 27 Pearl was divided and a house added at **31 Pearl**. The houses at **6 George** and at **211 Main** replaced an earlier house on the site. Although a handful of houses retain large lots, it seems unlikely that they are large enough to allow additional buildable lots.

<sup>6</sup> MCSRD 4188:125, Feb. 26, 1918; Ancestry: Cheney: Connecticut Vital Records, birth; 1865 Massachusetts State Census; 1880 Federal Census; 1868 Medford Town Directory; 1870 Boston City Directory; Deaths Registered in Watertown, 1892; Morison: 1890, 1912, 1914, 1916 Medford City Directory ("Lincoln Morison died Jun. 22, 1914"); Shikes: 1910, 1920 Federal Census; Barkin: 1910, 1930 Federal Census; World War II Draft Reg. Card; 1920.



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

Ancestry.com: see footnotes.

Blake, Marni L., "An Archaeological Assessment of the Royall House Site, Medford, Massachusetts," master's paper, Boston University, 1998.

Brooks, Charles, 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).

Chan, Alexandra, *Slavery in the Age of Reason: Archaeology at a New England Farm* (2007).

Malden Directory 1876.

Manegold, C.S., *Ten Hills Farm: The Forgotten History of Slavery in the North* (2010).

Medford Directories, 1890, 1900, 1924.

Medford Poll List 1931.

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

### Research protocol for expanded data sheets:

Consult maps for first and later appearance of name and footprint. Note names.

For first appearance on 1855 Walling map, research for B forms.

For first appearance on 1875 Beers atlas, consult Malden directory 1876. Note name and occupation, address where additional information supplied.

For first appearance on 1889 Walker atlas, consult Medford directory 1890. Note name and occupation, address where additional information supplied. Check selected examples against 1880 Bailey bird's eye view.

For first appearance on 1898 Stadly atlas, consult Medford directory 1900. Note name and occupation, address where additional information supplied.

Early 20<sup>th</sup> century houses are dated with the Sanborn atlas plates for 1910 and 1936 and with the street list of the directory of 1924.

For modern buildings, consult Medford assessors online database.



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See Research Protocol	<b>Name, Address, Date Assessor's Number MHC #</b> Style type/form features Materials (roofs assume asphalt unless noted) Notes on alterations  Map date and owner/builder where available. Directories for 1895 or as noted.
	<b>James M. Bride House, 69 College Avenue, 1840s</b> <b>Q-8-8</b> <b>MDF.56</b>  Greek Revival / end house  See MHC B form for MDF.56
	<b>Chaney House, 72 College Avenue, by 1855</b> <b>Q-8-89</b> <b>MDF.no</b>  Shingle Style gable end to the street, entry on side wall, stacked bay windows Wall Material: Shingles moved ca 1915  1855 map no name; 1875 J Chaney
	<b>John F. Batchelder House, 73 College Avenue, 1840s</b> <b>Q-8-9</b> <b>MDF.788</b>  Greek Revival / end house  See MHC B form MDF.788
	<b>Hooper House, 81 College Avenue, 1855 - 1875</b> <b>Q-8-10</b> <b>MDF.no</b>  Classical / end house projecting gabled bay in rear pile Wall Material: Shingles residing, added Tuscan porches, side porch enclosed  1875 map: JH Hooper 1876 dir: Hooper Brothers apothecary Medford Sq, h College

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	<p><b>house, 83 College Avenue, 1924 - 1936      Q-8-11      MDF.no</b></p> <p>Colonial Revival / side entry Dutch colonial    with sunroom  Wall Material: Vinyl  siding and window replacement, surviving porch</p>
	<p><b>Hartshorn House, 87 College Avenue, 1889 - 1895      Q-8-12      MDF.no</b></p> <p>Queen Anne / end house    projecting canted bays, porch, bay window on facade  Wall Material: Vinyl  siding and window replacement, porch survives</p> <p>1898 map: Mrs. ET Hartshorn  1895 dir: M/M Charles H, 1900: he harness maker and carriage trimmer, 55 Main, h  87 College</p>
	<p><b>Dickson House, 89 - 91 College Avenue, 1889 - 1898      Q-8-13      MDF.no</b></p> <p>Queen Anne / end house    stacked bays and entry porch on facade  Wall Material: Vinyl  siding and window replacement</p> <p>1898 map: SE Dickson?  1895/1900 dir: no entry</p>
	<p><b>house, 90 College Avenue, 1910 - 1936      Q-8-60      MDF.no</b></p> <p>Craftsman    complex form under wide hip roof  Wall Material: Shingles  window replacement</p>
	<p><b>house, 6 George Street, 1949      Q-8-100      MDF.no</b></p> <p>Colonial Revival / modern Cape    enclosed porch, dormers, attached garage  Wall Material: Brick  some new windows</p> <p>assessor's date</p>

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	<p><b>Roundy House, 12 George Street, 1875 - 1889 Q-08-99 MDF.</b></p> <p>Queen Anne gabled block core with round tower and facade chimney Wall Material: Vinyl siding and window replacement</p> <p>1889 map: Mrs Roundy 1890 dir: Ruth R, widow of Benjamin, h 110 Main</p>
	<p><b>M. C. Grant Duplex, 16 - 18 George Street, 1882 - 1888 Q-08--97, 98 MDF.</b></p> <p>Queen Anne / duplex brick</p> <p>See MCH B form MDF.xxx.</p>
	<p><b>two-family, 20 - 22 George Street, 1924 - 1936 Q-896 MDF.no</b></p> <p>Classical / two-family gabled stacked sunrooms on facade, entry porch Wall Material: Shingles well preserve</p>
	<p><b>Grant-Beatty House, 24 George Street, ca. 1874 Q-08-95 MDF.</b></p> <p>Second Empire / parlor bypass</p> <p>See MHC B form MDF.xxx.</p>
	<p><b>Nickerson House, 30 George Street, 1855 - 1875 Q-8-4 MDF.no</b></p> <p>Italianate / parlor bypass bay window on facade Wall Material: Vinyl siding and window replacement, enclosed side porch/sunroom</p> <p>1875 map: W Nickerson 1876 dir: Wm J N shipwright, h George n. Main</p>



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	<p><b>Naomi &amp; John Hallstrand Hse, 32 - 34 George St, 1916 - 1918 Q-08-93 MDF.</b></p> <p>Shingle Style / two-family</p> <p>See MHC B form MDF.xxx.</p>
	<p><b>Shikes-Barkin Two-family, 36-36A George Street,,1915-1924 Q-8-92 MDF.no</b></p> <p>Classical / two-family wide stance, hip roof, dormer, stacked bay windows on left Wall Material: Vinyl window replacement and siding, surviving porch posts and dormer finish</p>
	<p><b>Shikes-Barkin Two-family, 38-40 George Street, 1915-1924 Q-8-91 MDF.no</b></p> <p>Classical / two-family wide stance, stacked bay windows on left Wall Material: Vinyl siding and window replacement, porch altered</p>
	<p><b>Shikes-Barkin Two-family, 42 - 44 George Street,1915-1924 Q-8-90 MDF.no</b></p> <p>Classical / two-family square type, hip roof, dormer, stacked bay wins on facade Wall Material: Vinyl siding and window replacement, porch altered and enclosed above</p>
	<p><b>Salvatore J. &amp; Rose Bruno House, 211 Main Street, 1951 Q-08-101 MDF.</b></p> <p>International Style</p> <p>See MHC B form MDF.xxx.</p>

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	<p><b>George S. Buss House, 217 Main Street, 1884 - 1889 Q-8-02 MDF.</b></p> <p>Italianate / parlor bypass</p> <p>See MHC B form MDF.xxx.</p>
	<p><b>Burrage House, 223 Main Street, 1855 - 1875 Q-8-78 MDF.</b></p> <p>Altered / end house major additions to facade, side, rear Wall Material: Vinyl siding and window replacement</p> <p>1875 map: H Burrage 1876 dir: no entry; 1890: Henry Burrage, sash, doors, and window screens manufacturer, 509 Main, Chastwn, h 107 Main</p>
	<p><b>Haskins House, 241 Main Street, 1855 - 1875 Q-8-77 MDF.</b></p> <p>Second Empire / end house wide with rear ell Wall Material: Vinyl siding and window replacement, conversion to two family.</p> <p>1875 map: Mrs. M.T. Haskins 1876 dir: Matilda T. H widow of William H, Main corner Stearns</p>
	<p><b>house, 245 Main Street, 1954 Q-8-47 MDF.no</b></p> <p>Colonial Revival / center-entry colonial shed-roofed projection on facade with brick veneer Wall Material: Vinyl</p> <p>assessor's date</p>
	<p><b>Teele House, 11 Pearl Street, 1855 - 1875 Q-8-79 MDF.</b></p> <p>Italianate / parlor bypass Wall Material: Shingles enclosed porches, lost trim, added dormer</p> <p>1875 map: B R Teele 1876 dir: Benj R T upholsterer and furniture dealer, Coburn building High St M Sq, h Pearl near Main</p>

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	<b>house, 18 Pearl Street, 1924 - 1936 Q-869 MDF.no</b>  Classical / four square deep footprint, square bay window on facade Wall Material: Vinyl siding and window replacement
	<b>Waite House, 19 Pearl Street, 1855 - 1875 Q-08-80 MDF.</b>  Italianate / end house projecting rear bay Wall Material: Vinyl siding and window replacement, new porch  1875 ma: GS Waite 1876 dir: J Gilman W, clerk, 164 Congress B, h Pearl near Main
	<b>house, 20 Pearl Street, 1924 - 1936 Q8-68 MDF.no</b>  Colonial Revival / gabled four square deep footprint, bay window on facade Wall Material: Vinyl siding and window replacement, faux gambrel treatment survives
	<b>Hooper Tenant House, 23 Pearl Street, 1875 - 1889 Q-08-81 MDF.</b>  Italianate / end house projecting rear bay Wall Material: Vinyl siding and window replacement, new porch and front bay window  1889 map: JH Hooper he resides at 81 College Avenue
	<b>Elihu P. &amp; Julia Marvin House, 24 Pearl Street, 1855 - 1862 Q-08-67 MDF.</b>  Second Empire / center hall house  See MHC B form MDF.78.



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	<p><b>house, 26 Pearl Street, 1924 - 1936 Q-8-66 MDF.no</b></p> <p>Classical / four square deep footprint, square bay window on facade  Wall Material: Vinyl  siding and window replacement</p>
	<p><b>Ebeneazer &amp; Sarah Waterman Hse, 27 Pearl St, 1848-1855 Q-08-82 MDF.</b></p> <p>Italianate gable end to the street, entry on side wall  See MHC B form MDF.61.</p>
	<p><b>house, 28 Pearl Street, 1924 - 1936 Q-8-65 MDF.no</b></p> <p>Colonial Revival / gabled four square deep footprint, canted bay window on facade  Wall Material: Shingles  window replacement, faux gambrel treatment survives</p>
	<p><b>house, 31 Pearl Street, 1955 Q883 MDF.no</b></p> <p>Colonial Revival / side entry garrison colonial  Wall Material: Shingles  window replacement  assessor's date</p>
	<p><b>Hooper Tenant House, 32 Pearl Street, 1875 - 1889 Q-08-64 MDF.</b></p> <p>Italianate / end house stacked bay windows on facade  Wall Material: Asbestos  siding, porch replaced  1889 map: JH Hooper  resides at 81 College Avenue</p>



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	<p><b>Shikes-Barkin Two-family, 33-35 Pearl Street, 1915-1924 Q8-84 MDF.no</b></p> <p>Classical / two-family wide stance, stacked bay windows on right Wall Material: Vinyl siding and window replacement, surviving porches</p>
	<p><b>Shikes-Barkin Two-family, 37-37A Pearl Street, 1915-1924 Q-8-85 MDF.no</b></p> <p>Classical / two-family wide stance, hip roof and dormer, stacked bay wins on right Wall Material: Aluminum siding and window replacement, lower porch survives</p>
	<p><b>Currier-Curtis House, 38 Pearl Street, 1851 - 1855 Q-08-63 MDF.</b></p> <p>Greek Revival / end house  See MHC B form MDF.xxx.</p>
	<p><b>Shikes-Barkin Two-family, 39-41 Pearl Street, 1915-1924 Q-8-86 MDF.no</b></p> <p>Classical / two-family wide stance, stacked bay windows on right Wall Material: Shingles window replacement, added dormer, surviving porches</p>
	<p><b>Eames-Ford House, 42 Pearl Street, 1872 - 1875 Q-08-62 MDF.</b></p> <p>Italianate / end house  See MHC B form MDF.xxx.</p>

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	<b>Shikes-Barkin Two-family, 43-45 Pearl Street, 1915-1924 Q-8-87 MDF.no</b>  Classical / two-family wide stance, stacked bay windows on right Wall Material: Asbestos siding and window replacement, added shed dormer, altered porch
	<b>Kellogg House, 46 Pearl Street, 1855 - 1875 Q-08-61 MDF.</b>  Italianate / end house low projecting bay right rear Wall Material: Asbestos siding and window replacement, new screened entry porch  1875 map: WJ Kellogg 1876 dir: Hannah B K, widow of Walter J K, h Pearl
	<b>Shikes-Barkin Two-family, 47 - 49 Pearl Street, 1915 Q-8-88 MDF.no</b>  Classical wide stance, stacked bay windows on left, dormer above Wall Material: Vinyl siding and window replacement, porch altered, piano windows survive
	<b>house, 7 Stearns Avenue, 1958 Q-8-48 MDF.no</b>  Contemporary / ranch gabled projection on facade, attached garage Wall Material: Shingles window replacement  assessor's date
	<b>two-family, 11 - 11A Stearns Avenue, 1924 - 1936 Q-8-49 MDF.no</b>  Altered / two-family enclosed porches on facade Wall Material: Shingles window replacement, new porch

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	<b>two-family, 13 - 15 Stearns Avenue, 1924 - 1936</b> <b>Q-8-50</b> <b>MDF.no</b>  Colonial Revival / two-family enclosed porches on facade Wall Material: Vinyl siding and window replacement, faux gambrel treatment survives
	<b>two-family, 15 - 17 Stearns Avenue, 1924 - 1936</b> <b>Q-8-51</b> <b>MDF.no</b>  Colonial Revival / two-family enclosed porches on facade Wall Material: Vinyl siding and window replacement, faux gambrel treatment survives
	<b>Francis D. &amp; Mabel W. Hall Hse, 21 Stearns Ave, 1910-1924</b> <b>Q-8-52</b> <b>MDF.</b>  Colonial Revival / four square  See MHC B form MDF.xxx.
	<b>house, 25 Stearns Avenue, 1924 - 1936</b> <b>Q-8-53</b> <b>MDF.no</b>  Colonial Revival / gabled four square enclosed front porch with glazing Wall Material: Shingles well preserved
	<b>house, 27 Stearns Avenue, 1924 - 1936</b> <b>Q-8-54</b> <b>MDF.no</b>  Altered / bungalow cottage gabled block with porch under roof, enclosed Wall Material: Vinyl siding and window replacement



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	<p><b>house, 31 - 33 Stearns Avenue, 1898 - 1910</b>      <b>Q-8-55</b>      <b>MDF.no</b></p> <p>Classical / center hall house    high hip roof w dormers, stacked bay windows to one side of facade  Wall Material: Aluminum  siding and window replacement, porch replaced</p>
	<p><b>Reilly House, 39 Stearns Avenue, 1889 - 1898</b>      <b>Q-08-56</b>      <b>MDF.</b></p> <p>Queen Anne/ gabled four square  Wall Material: Vinyl  siding and window replacement</p> <p>1898 map: A Reilly  1900 dir: Patrick R laborer, h 39 Stearns, 4 boarders kin, shippers, clerk, stenographer</p>
	<p><b>Curtis House, 41 Stearns Avenue, 1855 - 1875</b>      <b>Q-08-57</b>      <b>MDF.</b></p> <p>Altered/ end house    wing to left side  Wall Material: Vinyl  siding and window replacement, new porch</p> <p>1875 map: Mrs C Curtis  1876 dir: Delia A C, widow of Charles, h on Pearl near College</p>
	<p><b>Byrnes House, 45 Stearns Avenue, 1855 - 1875</b>      <b>Q-08-58</b>      <b>MDF.</b></p> <p>Altered/ end house    simple example  Wall Material: Vinyl  siding and window replacement, new enclosed front porch</p> <p>1875 map: Fisk, 1889 P Byrnes  1876 dir no entry, 1890 dir: Patrick B farmer Tufts College, h. 15 Stea</p>
	<p><b>house, 49 Stearns Avenue, 1924-1936</b>      <b>Q-8-59</b>      <b>MDF.no</b></p> <p>Classical / Bungalow    end gabled with flanking sunroom  Wall Material: Vinyl  siding and window replacement</p>

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Detail of the Walling map of 1855 showing this subdivision and the larger farms surrounding it, including Ruth Tidd at Royall to the north and George L. Stearns to the west.



Detail of bird's eye view of 1880, showing this area, the square of streets to the right center of the image; Pearl Street is not shown. Also shown are the large country places adjacent, the George L. Stearns estate on the center left with a mansard roof, and the Royall House just to the north of this area surrounded by rows of trees.

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