

FORM B – BUILDING

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

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

N 07 85

Boston
North

BP

MDF.1849

Town/City: Medford

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

Photograph (*view from*)



Locus Map (*north is up*)



Address: 16 Manning Street

Historic Name: Hemphill – Miles House

Uses: Present: single-family residential

Original: single-family residential

Date of Construction: 1855-1875

Source: maps, deeds

Style/Form: indeterminate/ end house

Architect/Builder: unknown

Exterior Material:

Foundation:

Wall/Trim: vinyl/ vinyl

Roof: asphalt shingle

Outbuildings/Secondary Structures: none

Major Alterations (*with dates*): Side porch in-fill, post-1950; siding, sash and door, recent.

Condition: Fair

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.2 acre; 8,820 square feet

Setting: Densely developed residential neighborhood of well-preserved single- and multi-family housing from the mid-19th through early 20th centuries.

Recorded by: John D. Clemson

Organization: Medford Historical Commission

Date (*month / year*): May 2018

INVENTORY FORM B CONTINUATION SHEET

MEDFORD

16 MANNING STREET

MASSACHUSETTS HISTORICAL COMMISSION

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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:

Although heavily altered in a less than sympathetic manner, the Hemphill – Miles House, built between 1855 and 1875, is worth recording for its role in the early history of the development of Manning Street. Surviving building fabric currently obscured by vinyl siding may provide evidence for a renovation. The building's scale and siting suggest it is a common type of the period: a two-story gabled end house. A comparison of footprints depicted on period maps suggests it originally had a narrow two-bay façade with a side entry into the left (north) bay, subsequently widened during the 20th century. The house still has a deep rectangular mass that includes a rear ell aligned with the left side elevation. The dimensions are 27 feet wide by 31 feet deep within the main body. The ell extends 22 feet to the rear with an 18-foot width. A shallow projecting bay was originally centered on the right (south-facing) side elevation. The forward re-entrant angle on that elevation has since been in-filled during recent decades, and this series of extensions is currently sheltered under a continuous shed. The building retains a shallow full-width front porch depicted on period maps but has evidently been rebuilt. A thin eave return surviving at the left end of the gable is suggestive of Italianate fashion.

The house is sited at a shallow setback on a double lot which is consistent with descriptions in the chain of title back to 1891. The frontage is retained by a low cinderblock wall of recent vintage, and the open south section of the lot is filled with an asphalt parking pad. Mid-20th-century Sanborn maps depict a large detached garage in the southeast corner of the lot that does not survive. Landscaping includes shade trees along the north border and mature foundation plantings.

HISTORICAL NARRATIVE

The Hemphill-Miles House is located within the Touro-Manning Area, one part of the wide ring of residential development that surrounds the commercial core of the Medford Square South neighborhood at the north end of Main Street. The large section located to the west of Main Street and south of the Mystic River, between South Street at the north and the neighborhood boundary of Summer Street at the south, experienced a uniform pattern of development that created a dense and diverse landscape as the town grew and prospered. At the turn of the 19th century, the Touro-Manning area included two large early properties owned by Abraham Touro and Elizabeth (Tufts) Tufts Gates, which were later incrementally developed by both small-scale builders and well-known owners of large tracts. New north-south streets were extended from South to Summer and land there was subdivided for the construction of moderate sized houses in the middle of the 19th century and by two-families and three-deckers at the turn of the 20th.

The Miles House was among the second wave of development in the area, dating to 1875-1855. It is depicted as early as 1875 in the ownership of A.K. Hemphill. Amos K. Hemphill, Jr. (1837-1874) was a Boston merchant and provisions dealer who acquired 66 South Street in 1871, where he resided (MDF.1853), suggesting the subject house was rented to tenants or household staff. The 1870 Federal Census places him in the neighborhood, owning \$6,900 worth of real estate, four doors down from shipbuilder Jotham Stetson, who was known to have resided at 102 South Street long-term (MDF.59). Around the time he acquired 66 South Street map and title evidence suggests Hemphill acquired a substantial amount of land lining Manning Street and the east side of Touro Avenue. This property is depicted in an 1880 subdivision plan, reproduced below, prepared for his daughter and heir Mary Lizzie Hemphill, and on the bird's eye view of that year.¹

In 1891 Harmon A. Miles purchased six lots on the east side of Manning Street, "with buildings thereon," evidently referring to the subject house, from Henrietta E. Fagin of Medford, widow, Mary Hemphill's mother. The property was identified as 3/5ths of lot 21 and lots 22, 23, 24, 25, and 26 (see subdivision plan reproduced below). Harmon Allen Miles (1838-1909) was a wood turner, "spindle maker" and later manufacturer of wood turnings whose mill was located in Medford. He also held several patents for a "surface try," or leveling device for masons, wood turning machines, and parts for cash registers.

¹ MCSRD 1170:457 (1871); Plan Book 35, Plan 22 (1880); Ancestry: vital records: marriage, death; 1850, 1860, 1870 Federal Census; 1865 Massachusetts State Census.

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According to the record of his death he resided at 16 Manning Street. Census returns identified his wife, Marion A. (Barnes, born Aug. 1866). With his son and business partner William C. Miles (born Mar. 1860), Miles developed the additional lots to the south with large, elaborate two-family houses at 24-26 (MDF.1850), 30 and 32 Manning Street and a single-family at No. 22 for his son (although 32 Manning is labeled "H P Trask" by 1898, it is identical to 24-26, with elaborate turnings, suggesting Miles had a hand in its construction). In adulthood William Miles resided in a distinctive single-family house with an octagonal tower at 22 Manning Street (this house is identical to a pair of tenant houses built for Michael F. Dwyer at 102 and 106 Otis Street, MDF.1250).²

In 1924 the house, on lot 26, and "the easterly 3/5ths of 25" were purchased by James and Agnes Daly from short-term intervening owners Columbus S. French of Winchester and William VanGreenhoven. The Dalys immediately gave a mortgage to the Medford Co-Op Bank to secure a loan of \$5,000, later discharged. James Daly (1868-1932) was a native of county Mayo, Ireland, and delivered ice for a living throughout his working life. In 1914 he married, for the third time, Agnes Gallant (born ca. 1890), a native of Prince Edward Island, Canada. Their household included five children born between 1917 and 1925. Two generations of the Daly family, including son Joseph (born ca. 1919), occupied the house until it was sold by Mary Daly, evidently Joseph's wife or daughter, out of the family in 1980.³

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....*

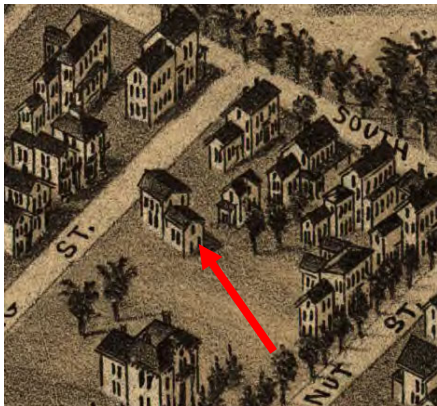
1900 Geo. W. Stadly & Co., *Atlas of Middlesex County, Massachusetts, Volume 1*.

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.



Bailey View of 1880.

² MCSRD 2058:193 (1891); Ancestry: vital records, death; 1880, 1900, 1910 Federal Census; 1897 Medford city directory; *Specifications and Drawings of Patents issued from the U.S. Patent Office* (U.S. Government, 1874) p. 348; *The Official Gazette of the U.S. Patent Office, Vol. 23* (U.S. Government, 1883) p. 557; *The Canadian Patent Office Record and Register of Copyrights and Trade Marks* (Government Printing Bureau, 1896) p. 781.

³ MCSRD 4324:336 (1919): Christie Miles (wife of William C. Miles) to Columbus S. French of Winchester; 4416:281 (1919): French to William and Johanna Van Greenhoven; 4793:502 (1924): VanGreenhoven to James and Agnes Daly; 14154:477 (1980): Daly to Ciulla; Ancestry: vital records, marriages; 1930 Federal Census.

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16 MANNING STREET

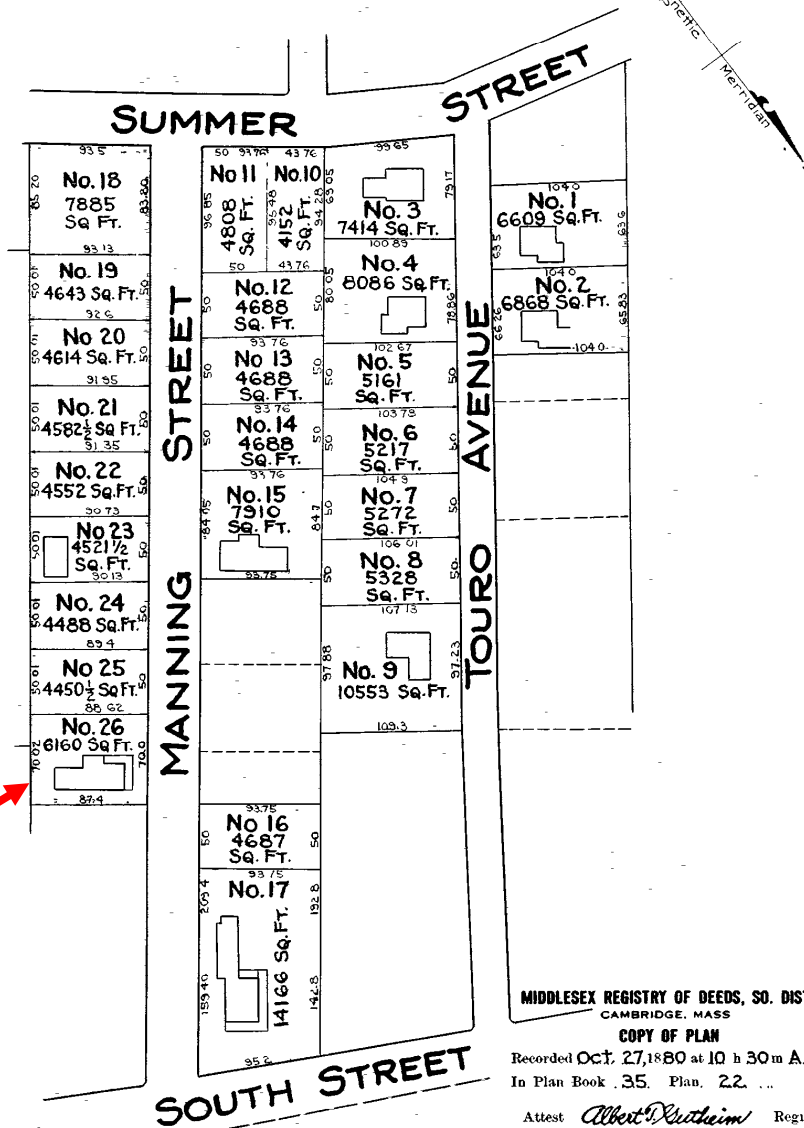
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Estate of
Mary Lizzie Hemphill
in
MEDFORDScale 30 ft. to an inch. Oct. 1880
Surveyed by Whitman & Breck. Engineers
85 Devonshire St. Boston.(Original on file.)
(Scale of this plan: 1 in. = 80 ft.)

MCSR 35:22 (1880) showing the Hemphill subdivision. The subject property is identified by the red arrow. North is down.

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

The Touro-Manning Area is one part of the wide ring of dwellings that surrounds the commercial core of the Medford Square South neighborhood at the north end of Main Street. The larger area, south of the Mystic River, is located to the west of Main Street and extends to Winthrop Street, between South Street at the north and the neighborhood boundary of Summer Street at the south. The area experienced several waves of primarily residential development over the 19th and early 20th century that created a dense and diverse landscape. Construction took place first along Winthrop and South streets, the oldest pathways, where large houses were constructed for both Bostonians seeking respite along the river and successful local businessmen associated with Medford's early 19th century maritime history. The importance of the Medford ship building industry to the development of mercantile and commercial activity connected with the Boston and the New England economy during the first half of the 19th century cannot be overemphasized. Medford clipper ships played a pivotal role in the opening of the west through trade with California via Cape Horn in the 1850s and in the China and world-wide trade. Several prominent shipbuilders or shipwrights built here and the area was home to other figures active in ancillary maritime industries and in Medford's early commercial development as well. Gradually, as the town grew and prospered, density around Medford Square increased and new north-south streets were extended from South to Summer and subdivided for the construction of moderate sized houses in the mid-19th century. Many of these properties are generally in a condition of good preservation and include styles and forms of architecture that represent Medford's 19th century development. As in most Medford neighborhoods, these houses were joined by two-families and three-deckers in the early 20th century.

As a group, these closely related properties are likely to be eligible as a National Register district under criteria A and C at the local level; areas of significance include architecture, maritime history, and social history. Some of this area has already been listed on the National Register of Historic Places as part of the Middlesex Canal Historic District (MDF. AC, AD. and V) in 2009 as has the Paul Curtis House (114 South Street (MDF.51) in 1975. Although the area has undergone the kinds of alterations common to the city such as porch enclosures or removals and siding and sash replacement, many resources retain substantial integrity of location, design, setting, workmanship, feeling and association. Designation may encourage restoration and more-sympathetic renovation going forward.