

FORM B – BUILDING

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

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

X-10-87

Boston
North

MDF.

Town/City: Medford

Place: (*neighborhood or village*): Winter Hill

Photograph



Assessor's image of 10 Whittemore St

Address: 10 Whittemore Street

Historic Name: Duffy-D'Attilio Two-Family

Uses: Present: two-family residential

Original: two-family residential

Date of Construction: ca 1916

Source: Deeds, maps

Style/Form: Classical/ hip block

Architect/Builder:

Exterior Material:

Foundation: stone

Wall/Trim: wood shingle/ wood

Roof: asphalt shingle

Outbuildings/Secondary Structures: none

Major Alterations (*with dates*):

2nd story front porch enclosed, 1953

Condition: Good

Moved: no yes **Date:**

Acreage: 2900 sq ft

Setting: Dense mix of late-19th through early 20th century residential use.

Locus Map (*north is up*)



Recorded by: Claire W Dempsey

Organization: Medford Historical Commission

Date (*month / year*): February 2026

INVENTORY FORM B CONTINUATION SHEET

MEDFORD

10 WHITTEMORE STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	MDF.
--	------

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 Duffy-D'Attilio Two-Family, built ca. 1916, is a representative example of this house type, which characterizes much of the early 20th-century built landscape in South Medford. The dwelling faces southwest on Whittemore Street, one of two parallel streets within the small subdivision located between Main and Edward streets. The house is sited at a modest setback on its narrow, minimal lot (40 by 72.5'). The shallow front garden is behind a chain link fence along the frontage and there is no driveway.

Two-families are characterized by stacked flats within 2- to 2½-story rectangular blocks accessed by either single, as is the case here, or paired entries into their narrow front side. This hip-roofed building measures 25 feet wide by 44 feet deep, with a full two-decked porch on the façade. This house likely originally had an open, double-deck porch filling the width of the façade, like others within the subdivision. Here the upper level, under a shed roof, was enclosed in 1953 (building permit). A small open entry porch is located at the left corner of the rear elevation, and the low, uninhabited attic is unlit. This example appears to retain original wood-shingle sheathing, casings at its apertures, 6/1 sash behind aluminum storms, and its porch includes Tuscan posts and a balustrade with square balusters. Access to the porch is by concrete and brick steps with an ornamental iron rail.

Two-family dwellings generally enclose "Progressive Era" plans, with ranks of three to four rooms filling each half of the building and typically five room plans of living and dining room, two bedrooms, kitchen and bath. Both the fenestration pattern and size of the building supports this plan here. The left side of the building is filled with reception spaces (living, dining), with three-part windows indicating their position on the front and left side elevations, also with a "piano" window lighting the front room. The opposite plainer side likely houses two bedrooms and bath.

HISTORICAL NARRATIVE

The Duffy-D'Attilio Two-family is located in the Winter Hill section of South Medford, within one of the small, turn of the 20th century subdivisions that increased the neighborhood's density. The larger neighborhood had been held by members of the Tufts family since the early decades of the 19th century, when Nathan Tufts (1764-1839), a Charlestown butcher and tanner, purchased significant acreage in the two neighboring towns. This real estate Tufts bequeathed to the sons of his two brothers Daniel and Amos, and it appears that it was the sons of Amos (1762-1839) who took charge of the land in this vicinity known as Dexter Farm. They created five large subdivisions in the 1850s and 60s, labeled "W E G F & A Tufts" on period maps, eventually dividing the lots among themselves. The Tufts began to sell lots right away, but also divided the lots among themselves in a series of interlocking deeds in 1858 and 1861. Soon after, Alfred, Edward and William's heirs sold many of their lots to George F. Sections were often reorganized by George Tufts and later owners.¹

The subject property was part of the Tufts' "Plan No 5," subdivided into 69 lots in 1861 and located northeast of Main Street and extending from Tufts Square and the Mystic Trotting Park south to the Somerville line. The north part was divided into very large lots, while at the base was a large grid running between Main and Albion streets. Dexter Street ran east-west through it from the west side of Main and linking to the adjacent subdivision. Joseph and Edward streets ran parallel to Main, Henry from Main to Joseph. Many of the lots were about 70 by 150 feet and averaged about 10,000 square feet, moderate-sized for this era and typical of the Tufts subdivisions. Streets were named for members of the Tufts family, Dexter after the earlier owner. Between the large parcels at the north and the large grid were three lots already in others' hands. At the center of the three was the parcel that would be subdivided in 1916 and includes the subject property. In 1861 and 1875 the property was owned by Robert Burrows (1827-1884). Although he was not listed in Medford Directories of 1868, 1870, or

¹ William (1802-1862) and Edward (1806-1875) were the two youngest of Amos's seven sons. William Tufts lived in Charlestown and was a clerk and later secretary of an insurance company; Edward Tufts was also a clerk and lived in Lowell. George and Alfred were sons of Joseph Frothingham Tufts (1790-1854) the oldest of Amos's sons. George F Tufts (1825-1920) was a civil engineer and later a bank president; Alfred Tufts (1829-1882) was a clerk, an engineer, and a bank teller, the surveyor for the recorded plans. For more about the Tufts subdivisions see the Edwards Street Area (MDF.BT).

INVENTORY FORM B CONTINUATION SHEET

MEDFORD

10 WHITTEMORE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	MDF.
--	------

1872/73, he is likely the England-born butcher living in this vicinity in 1860 ; he had been a teamster with his father in Somerville and was later a commission merchant in Chicago.² Later the property was owned and initially occupied by Daniel Doherty (1829-1894), a teamster and later a coal dealer, and his wife Catherine Dever (1936-1922), both Irish immigrants. The Dohertys were here in 1870 and in 1880 with their large family (nine children), her father, and three female Irish domestic servants. They later relocated to Monument Square in Charlestown but retained the property until 1906.³ Some of the earliest cartographic images note a planned road or right-of-way through this property, but it does not seem to have been formally opened or taken by the town/city until after 1916. The southern of these three early properties survives at 552 Main Street, the William Smith House of ca 1860; see MDF. 1914. The northern one at 520 Main has been replaced or significantly remodeled.⁴

The history of the property after its Doherty ownership becomes complex as the property was held by a series of real estate investors and subject to many transfers over 1900s through the 1920s.⁵ Catherine Doherty mortgaged the property in 1904 but by 1906 was in default. The mortgage had been assigned to John B Lewis who then bought it at auction and held it for a decade.⁶ Lewis then sold the two large parcels in 1916 to Sarah G Kotzen, who immediately sold them to the New England Realty Company. It has been challenging to learn about the Boston based firm, which, from the grantor index of Middlesex County, appears to have been active between 1916 and 1922. The company filed a subdivision plan for the former Doherty parcels also in 1916 (253:42), but it is not currently available. The plan as reflected in the Sanborn atlas of 1936 and the current GIS maps resembles and may continue the subdivision plan of the Smith property to the south of 1912 (see MDF.1914). Two parallel streets, Whittemore and Smith, were added extending from Main to Edwards, with comparatively small lots of about 40 by 75 feet. New England Realty then took mortgages from the Prudential Trust Company for a portion of the plan, on lots #23 through 28 for \$5000 on each lot, likely to fund construction.⁷ The subdivision appears to have been quickly built out, with a number of two-families that represent variations of the subject dwelling and, more unusually, a group of side-by-side duplexes. There is no building permit available for #10.

Over the next six years the property was held by investors and apparently tenanted. The first owner of the subject two-family was Zilpha C Hayward, who purchased lot 23 with buildings and mortgage covenants from New England Realty in 1917. Hayward does not appear to have lived here and was not listed in Medford until 1928, when she lived on North Street. Reporting her occupation as housekeeper and bookkeeper, she had lived in Somerville and later in Arlington where she operated a gift shop.⁸ The Hayward mortgage was assigned to the Park Trust, who purchased the property at auction after Hayward's default in 1921 and 22. Park Trust immediately sold the property to Edward M Lynch of Boston, who took a mortgage from them. The property changed hand quickly in early 1922, owned successively by Frank L Woldman and Simon K Greene, both of Boston.⁹ In 1920. the units at #10 were occupied by Christopher J Brady, storekeeper (age 28), and Maurice J Smith, machinist (age 24).

James H and Julia A Duffy purchased the property in 1922 and were apparently the first owner-occupants. James Henry Duffy (1887-1954) grew up in Arlington and had married Julia A Cottingham (1892-1970) by 1920. Her parents were immigrants from the Irish Free State and they had two sons, James H jr and Ralph. They were reported here in the directories of 1925 and 1930; he was an egg lighter, grading eggs. By 1940 they were living on Boardway in Somerville. Stone cutter William Duncan lived in the second unit at #10 with his wife Helen in 1925, and driver Thomas H Fennelly lived here with his wife Catherine in 1930.¹⁰

² Ancestry.com: Find-a-grave; MA Directories, 1872/73; US Census 1850, 1860, 1870; US Directories (Malden 1868). Medford Historical Society, Directory, 1870.

³ Ancestry.com: Find-a-grave; John Shannahan Family Tree; US Census 1870, 1880, 1900.

⁴ The succession of owners identified on maps and plans include Abel Astel (1861), Mrs A T Whittier (1875), Mrs Woodman (1889, and Mary W Knapp (1898); in 1936 and today it is identified as a club.

⁵ The title history of the subject property was particularly complex, often lacking references to earlier deeds and including a series of transfers and financing arrangements that are not always clear or complete. Not all of the documents related to these transactions (marginal notations of votes, assignments, dismissals, etc) have been consulted nor are they all are noted here. Further research might suggest adjustments to the conclusions presented here.

⁶ MCSRD 3218:192 (1906), 3280:356 (1907), the property included two large parcels on the northeast side of Main, in the subject property's vicinity, and two lots opposite. Plan 249:16 referenced but not currently available.

⁷ MCSRD 4060:483, 484 (1916); 4096: 55 (1916). The named officers of the company included George G Proctor, president, Harry B Brown, treasurer, and Edward C Leach, clerk.

⁸ MCSRD: 4117:501 (1917). Ancestry.com: US Directories.

⁹ MCSRD: 4472:215, 216 (1921); 4492:910, 4492:193 & 194, 4503:24, 4508:254, 4569:557 (all 1922). When Park Trust was liquidated in 1925, the mortgage was taken over by the Malden Savings Bank, 4854:162 (1925).

¹⁰ Ancestry.com: Find-a-grave; US Census 1900, 1910, 1920, 1940; US Directories.

INVENTORY FORM B CONTINUATION SHEET

MEDFORD

10 WHITTEMORE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	MDF.
--	------

By 1937, the property was transferred to Domenic and Josephina D'Attilio and remained in the family until 2022. Domenic (1898-1991) had been born in the small town of Navelli, in the province of L'Aquila, Abruzzo, Italy. By 1930 he was living in the neighborhood at 19 Smith Street, working as an auto machinist and living in the household of G Jerome Gianiono. In 1940 and 1950, he was living with his wife, also known as Guiseppina, and their sons Roberto (b ca 1935) and Albert (b 1942); he worked as a machinist at the Charlestown Navy Yard. The D'Attilios apparently occupied the first-floor unit and upstairs, in both 1940 and 1950, were the Rants. In 1940, Albert (b ca 1902) was a freight cashier (ae 38), his father George (born in England, age 69) an office clerk, both for a steam ship line; Albert's wife Rose was 37. It was in 1953 that the upper-level porch was enclosed, apparently the only major work on the property. In 1990, the property was transferred to the two sons, in 1999 to Robert D'Attilio and Carole A Pastore; after Robert's death the property was sold to the current owner.¹¹

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 1885; Revised, Enlarged and Brought Down to 1885 (Rand, Avery & Co., 1886)

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

¹¹ MCSRD: 6158:308 and 6133:467, 468 (both 1937) from Malden Savings after a default; 20549:122 (1990); 30935:12 and 30996:420 (both 1999); 79904:301 (2022). Ancestry.com: Social Security Index; U S Census 1930, 1940, 1950; WWII Draft Registration. This Domenic is not to be confused with the individual of the same name, a close birth date (1899-1978), and place of origin who lived in Newton.

INVENTORY FORM B CONTINUATION SHEET

MEDFORD

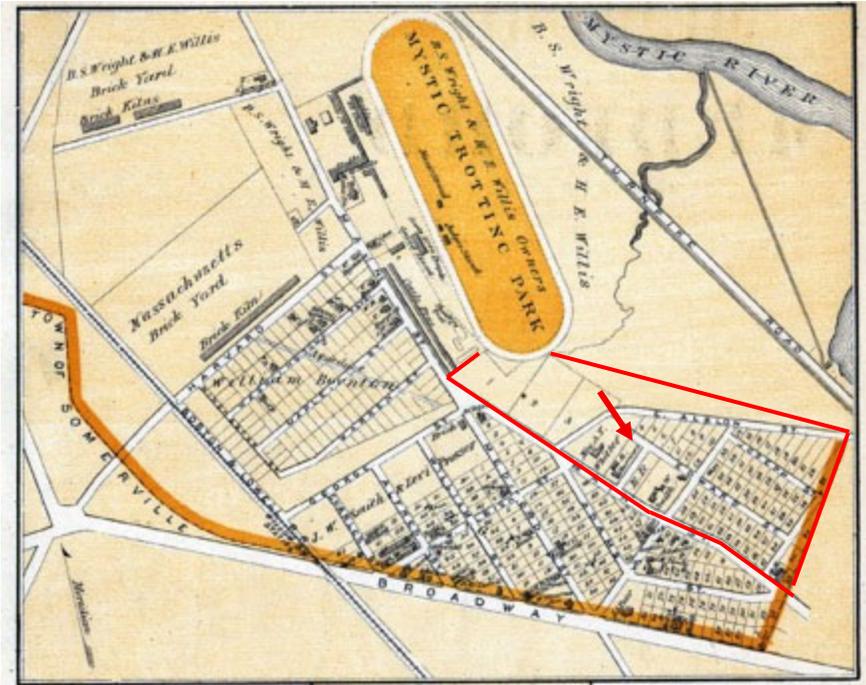
10 WHITTEMORE STREET

MASSACHUSETTS HISTORICAL COMMISSION

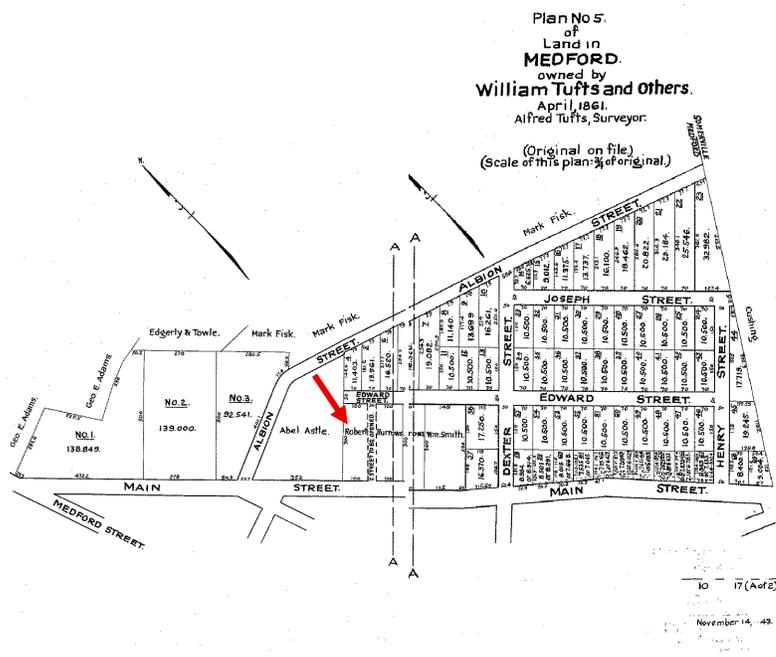
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

MDF.



South Medford Plate, Middlesex County Atlas of 1875. Red lines show bounds of Plan #5 (MCSR book 10 plan 17 A and B); the land to the south west was covered by plans #2 and #3; sections 1 and 4 may have been in Somerville.



Tufts Plan No 5, 1861, land subdivided by the Tufts family; MCSR plan book 10, plan 17 A and B. Sixty-nine lots.

INVENTORY FORM B CONTINUATION SHEET

MEDFORD

10 WHITTEMORE STREET

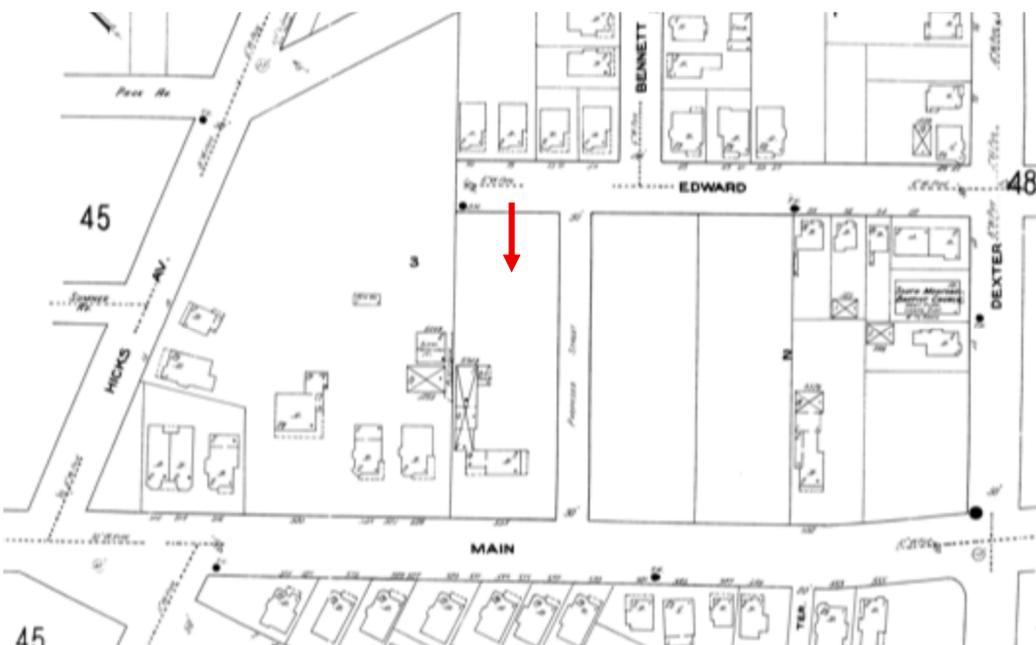
MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	MDF.
--	------



Left, Walker Atlas of 1889. Right, Stadly Atlas of 1898. Showing the three larger developed parcels and the beginning of denser development in 1898.



Sanborn Fire Insurance Atlas 1910. Showing the three larger developed parcels and the beginning of denser development.

INVENTORY FORM B CONTINUATION SHEET

MEDFORD

10 WHITTEMORE STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	MDF.
--	------



Sanborn Fire Insurance Atlas of 1936, subdivision fully built out.

	MDF.
--	------

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 Duffy-D'Attilio Two-family (ca 1916) is located in the Winter Hill section of South Medford, within one of the small subdivisions that increased the neighborhood's density at the turn of the 20th century. The larger neighborhood had been held by members of the Tufts family since the early decades of the 19th century, and the subject property was part of the Tufts' "Plan No 5," subdivided into 69 lots in 1861 and located northeast of Main Street and extending from Tufts Square and the Mystic Trotting Park south to the Somerville line. The land in this vicinity was occupied as three large properties with single-family houses until subdivision began in about 1900. In 1916, two adjacent parcels totaling about 1½ acres were acquired and subdivided by the New England Realty Company, whose history and practice would benefit from further research. The area was quickly built out, with two-families very like this one, and more unusually by side-by-side duplexes. The history of this property illustrates the volatility of the portions of the local real estate market, and the residents in this dwelling and the wider subdivision illustrate the working-class history of South Medford.

The closely related properties of the New England Realty Company subdivision are likely to be eligible as a National Register district under criteria A and C at the local level; areas of significance include architecture and social history. 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, materials, setting, workmanship, feeling, and association.