

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-13-5

Boston
North

MDF.

Town/City: Medford

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

Photograph



Address: 146 Spring Street

Historic Name: McCausland Tenant House

Uses: Present: single-family residential

Original: single-family residential

Date of Construction: ca 1896? 1888-97

Source: deeds, maps and atlases

Style/Form: End house

Architect/Builder: Archibald McCausland Jr

Exterior Material:

Foundation: parged

Wall/Trim: wood shingles

Roof: asphalt shingle

Outbuildings/Secondary Structures: garage, not visible from street, 1926.

Major Alterations (*with dates*):

New window and wall covering, entry porch & rear ell.

Condition: fair

Moved: no ☒ yes ☐ **Date:**

Acreage: 3797 square feet

Setting: densely settled urban residential neighborhood of moderate dwellings most late 19th century in date

Locus Map (*north is up*)



Recorded by: Claire W Dempsey

Organization: Medford Historical Commission

Date (*month / year*): August 2026

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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 McAusland Tenant House is located the west side of Spring Street in the Glenwood section of East Medford. The house was likely constructed between 1888 and 1897, possibly in 1896, but street numbering and other challenges to research complicate the confident assignment of a construction date; see narrative history below. The end house, taking the familiar form of gable end to the street and 2½-story height, now includes a gabled enclosed entry porch, reached by concrete steps, and a low shed-roofed rear ell. Map evidence suggests it earlier had an open full front porch and a smaller rear ell. Although its windows and doors have been replaced, their distribution suggests that the house enclosed the familiar side-passage, double pile plan, though its particular iteration is not clear. These alterations have obscured its earlier appearance, but its eaves and its neighbors suggest it was initially a simple Stick or Queen Anne design; some materials or evidence of them likely survives beneath the shingled walls. Its small lot is surrounded by chain link fencing and is now protected across the front by higher metal fencing installed recently to secure the empty building. An asphalt drive leans to a small single bay garage at the rear of the lot not visible from the street; Google Satellite suggests it may be frame and hip-roofed.



Houses to the north of subject property, west side of Spring Street, l to r: 152, 156, 160, 184, 168, 174.

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HISTORICAL NARRATIVE

The McAusland Tenant House is located on the west side of Spring Street, at the edge of the Glenwood section of East Medford. As Clemson and other Medford historians have described, "Much of the land east of Park Street, south of Salem Street, [and] to the Malden line in the east, belonged to the Hall family . . . [who] had resided in Medford since the 17th century and were successful local industrialists and property owners for most of the 18th and 19th centuries. . . . During the 18th century they were most prominently associated with the distilling business in Medford Square." By the mid-19th century, this land was held by Dudley Hall (1788-1868), who had divested of the distillery but remained a merchant, and invested in the textile industry and in real estate. He was succeeded by his sons Dudley Cotton Hall (1818-1899) and Horace Dudley Hall (1831-1904), partners in Dudley Hall & Co, importers and wholesalers of tea; in 1891, the firm went into bankruptcy.¹

It appears that in the 1880s, the Halls began to subdivide and sell their large holdings here. A plan of 1883 covers the large parcel, but only the west part had been divided into house lots, most about 70 feet across and over 100 feet deep. The lots were numbered in groups, 1 to 10 probably facing Park Street, 1 to 31 along Dudley, 1 to 40 along Otis, and 1 to 4 facing Salem. The rest was divided into nine larger sections, with three parallel streets dividing the central blocks, and into two east sections (10 and 11) crossed only by Central; much of that land was labelled "swamp." Most of the lots were also labelled HC or DC likely indicating their ownership by one brother or the other. By 1898 the land had come under new ownership by a handful of speculators who controlled large numbers of unimproved lots, including J R Teel, James O Goodwin, and George F Manning. The north-south-running avenues between Salem and Washington streets, at first numbered, had been renamed after Union Army generals or admirals.²

One of the smaller-scale investors here was Richard Gibson, who in 1884 purchased from Horace D Hall a long strip along the west side of Spring Street below Central Avenue. Spring Street was in place here by 1875, and this plan apparently retained at least one earlier lot definition (#112) from a subdivision plan not yet located. The rest of the strip was divided into slightly smaller parcels, 59/60 feet across and 96/98 feet deep. Gibson (1852 – 1923) was a native of Greenock, Scotland, became a naturalized citizen in 1885, and was a successful carpenter/builder. He therefore may have been the builder of houses in the neighborhood. He regularly advertised in local directories (Medford 1890) as a "contractor and builder; plans and estimates furnished." Gibson resided nearby at 39 Lawrence Street and was married to Ellen (b. 1852) by 1880 and later in 1907 to Estelle Persis Marden (b. 1859); there were at least four children by Ellen. During the 1880s the family housed a boarder and likely employee, Thomas Lawrence (b. 1855), a house carpenter and an English immigrant. Gibson sold lots here in the early 1880s, owning only two lots (4 & 5) and one house and lot on Spring Street in 1885, probably the property now known as 160 Spring Street and likely formerly #68. It appears that six houses were in place by 1889 including one owned by Gibson.³ The later development of the subject parcel involved a group of individuals who appear to be connected to Gibson, including cooper Archibald McAusland (or MacAusland, McCausland), who may have been married to Richard's older sister Isabella, and his son Archibald Jr, carpenter builder. Archibald Jr was later in business with Sylvester Lacey (or Lacy), selling real estate and insurance on Court Street in Boston. These individuals all lived at various addresses in the vicinity of Spring Street.

Gibson sold the lots associated with the subject property in 1886 and 1888: In 1886, he sold Lot 3 to Sylvester Lacey and lot 4 to George W Hodge, who then sold it to Sylvester's wife Joanna Lacey in 1888; they held the property until 1894.⁴ Sylvester Lacey (or Lacy, 1844-1909) was born in Ireland, arrived in New York in 1864, and served in 1865 in C Company, 106 New York Infantry, leaving as corporal; he was naturalized in New York in 1869 but his whereabouts in the 1870s are unknown. In 1880 he was a broker's clerk boarding at the Malden home of Michael and Delia Enright (he worked in a rubber factory), and that same year he married Joanna Mahoney (1860-1912), Delia's sister. By 1884, they were living on Daisy Street in Glenwood, where they remained through the 1890s, and he was a station agent. Lacey reported various other occupations including clerk, real estate, and insurance broker, and by 1895 was in business with McAusland Jr.⁵

¹ John D Clemson, *A History of the Development of the Glenwood Section of East Medford* (2016), 4-5, 15-16.

² Clemson, *Glenwood* (2016), 16.

³ Clemson, Form B (2015) for the Gibson House, 39 Lawrence Street (MDF.1219, 1220). Medford Municipal Records, Annual Reports including Valuations, 1885 and 1890, Medford Historical Society (MHS). The house owned by Gibson is 160 Spring Street, likely formerly #68.

⁴ MCSRD 1757: 32 (1886), 1839:269 (1888).

⁵ Ancestry.com: Find-a-grave; Medford Town Records, Voter Lists; US Census 1880, 1900; US Directories; US/NY Arriving Passengers; US Veterans Schedule. Medford Municipal Records Poll Lists, MHS; The Laceys were reported in 1890 at 68 Spring Street, which was likely owned by Gibson, and later lived on Central Street.

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In 1894 when the Laceys sold the property, the pair of lots had by then been divided into three and the deeds suggest that buildings were already in place. Poll lists, however, suggest that the buildings were first occupied in 1897, and it seems more likely that the buildings were added by the property's next owner.

The next owner of the three lots, including the subject lot, was Archibald McAusland Jr. McAusland (1869-1901) arrived in Boston in 1887 and was naturalized in 1896; one of the witnesses to his oath was Sylvester Lacey. McAusland worked as a carpenter and lived in Medford by 1892 with his father, cooper Archibald (1839-1898), his mother Isabella (1844-1932), and his brother Richard G (1872-1909), at multiple addresses in this neighborhood, including 68 Spring Street in 1892, at an unnumbered address on Spring Street in 1894, and later on Central Street. Building Permit Books of the 1890s include multiple references to him as owner/architect/builder for properties on Spring Street; unfortunately, these entries do not include street or lot numbers. In 1895, he joined Lacey in a Boston real estate and insurance firm, McAusland & Lacy. That same year McAusland sold the property, described as lots 3 & 4 with buildings, to his mother Isabella who held the subject property until 1900.⁶

Between 1900 and 1944, the subject property, part of lots 3 & 4, had 12 owners, who appear to have usually tenanted rather than occupied the property; available sources and time and budget preclude determining this for each owner.⁷ A sampling of occupants can be identified through poll lists and directories: The house was occupied in 1897 by motorman George F Corwin, 57, formerly of Charlestown; the next year it was occupied by another motorman, Henry E Carter, 40. Another motorman occupied the house in 1905, James S Wetherbee, 40; he remained in residence in 1915. In 1930, the house was occupied by then-owner Edward and Emily Serues; he was a tailor and added a one-car garage in 1926. Also living there were Edward and Bernardina Serues, he a cigar maker, and Mary F Serues, a spinner, likely Edward and Mary were their children.⁸

George J and Theresa S Folk held the property from 1944 to 1962, and it has been held by members of the Hanley family since 1962.⁹

⁶ Ancestry.com: Crane McCausland Family Tree: https://www.ancestry.com/family-tree/person/tree/191477257/person/112511003780/facts?_phsrc=Kok3&_phstart=successSource; Find-a-grave; MA Marriage records; US Census 1900; US Directories; US Naturalization Records. Medford Municipal Records, Poll Lists, MHS. Medford Building Permit Books, 1890s. MCSRD 2332:497 (1895).

⁷ MCSRD: 1900 2810:29 to Jennie Randall, wife of Adelbert W Randall of Medford; 1905 3189:372 to S LeRoy Longley of Shirley; 1906 3217:489 to Robert Lawton of Fitchburg; 1910 3548:306 to Emma F Odell of Boston; 1910 3552:253 to Arthur J Randall of Rockland; 1915 4010:283 to Albert Van der Eeken of Medford; 1917 4159:443 to Augustinus Andries of Medford; 1918 4211:589 to equity court, conveyance to AA alleged to be obtained by fraud; 1920 4336:157 A Andries to A Van der Eeken; 1922 4552:362 multiple individuals, surnamed Andries and Van der Eeken, to Isidore and Emma DeMoor of Medford; 1924 4726:36 to Edward A and Emma Serues of Boston; 1930 5512:582 to Benjamin F Bigwood of Medford; 1933 5702:66 to Malden Savings Bank; 1940/44 multiple deeds including 6368: 560, 561, 6749:56, 6739:226, back and forth Frederick G and Edith N Prendergrace of Medford.

⁸ Medford Municipal Records, Poll Lists, MHS. Ancestry.com: US Directories.

⁹ MCSRD: 6765:58 (1944); 10061:338 (1962), 48052:469, 471 (2006).

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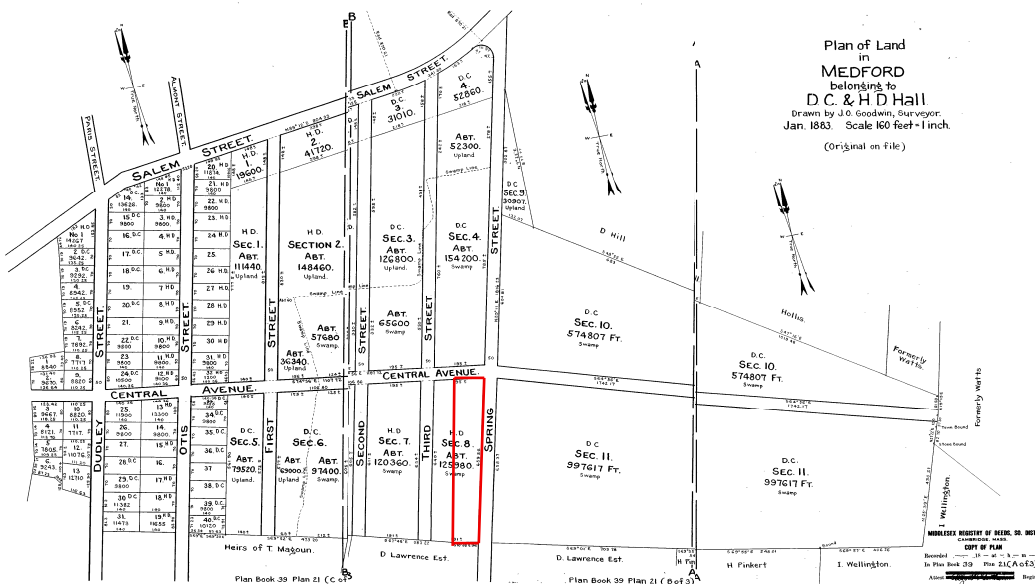
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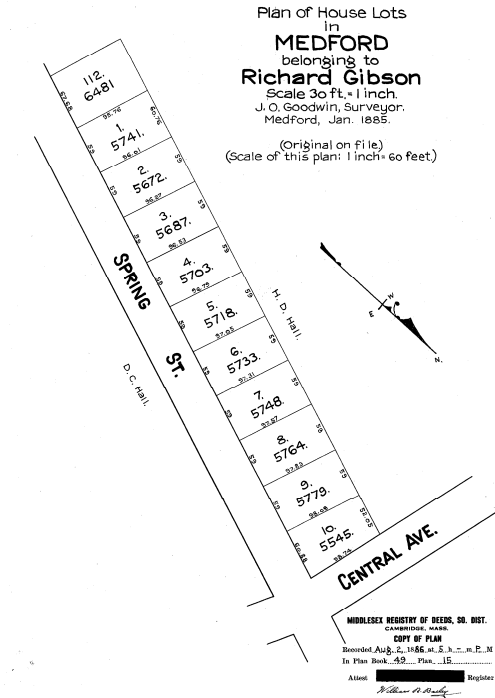
MDF.



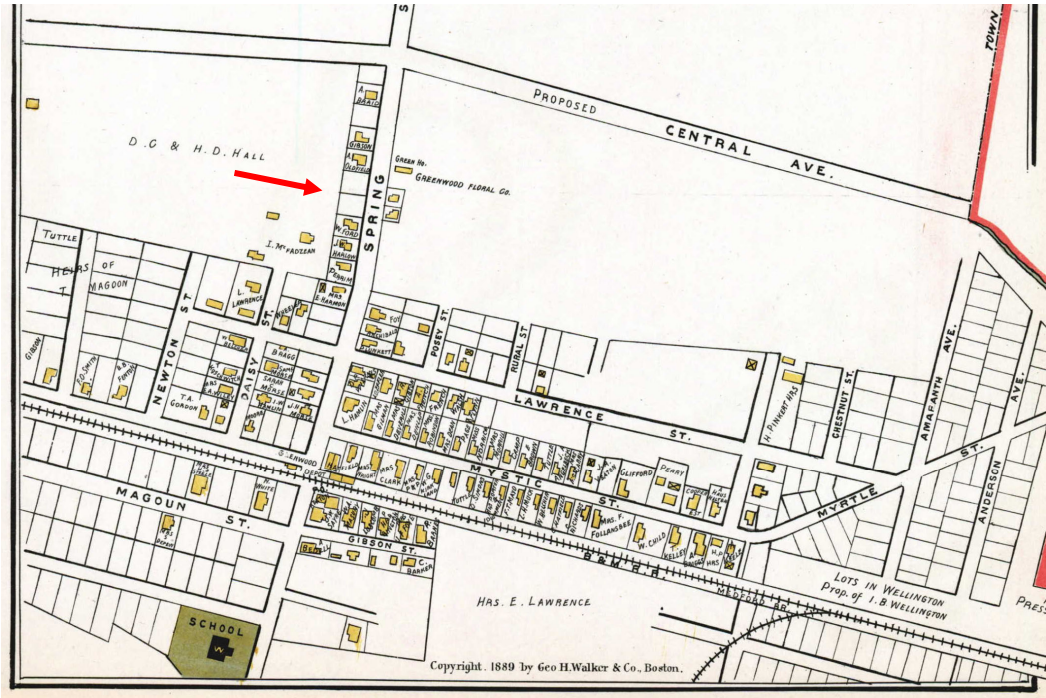
Left: Detail of 1855 Map. Right: Detail of 1875 atlas. Spring Street is in place, running from the rail depot to Salem Street.



Plan of land in Medford . . . D C & H D Hall, MCSRD 39:21 (1883), cropped to join. The brothers begin to subdivide their land in Glenwood, East Medford. Note that much of the land that had yet to be divided into lots is labelled "swamp." The section marked with the red box was sold to Richard Gibson who created a subdivision including the subject parcel.



Plan of house lots . . . belonging to Richard Gibson, MCSRD Plan 49:15 (1885). One parcel apparently retains a number from another plan (112). Note left is down.



Atlas of 1889, which shows ten rather than eleven lots as on the subdivision plan.

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• • • McAusland & Lacy, • • •

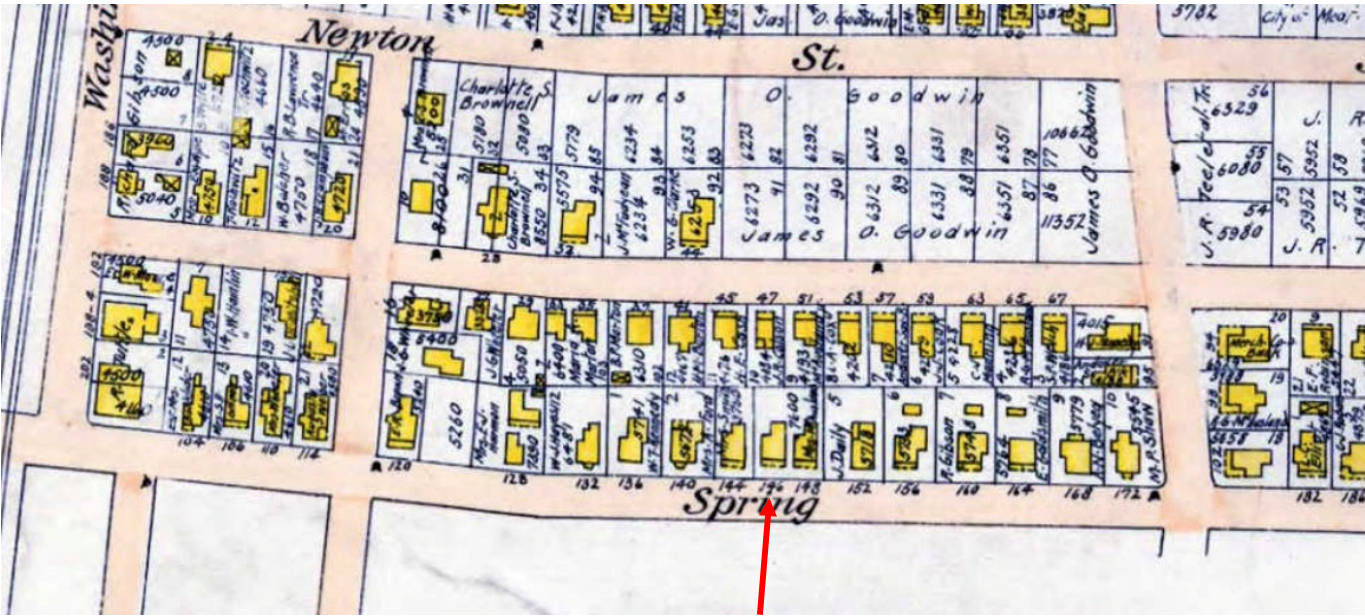
REAL ESTATE AND INSURANCE,

If you want to buy or sell a house, or to insure your
life, house or furniture, it will pay you
to give us a call.

No. 47 Court St., - - BOSTON.

A. McAUSLAND, JR., CARPENTER and BUILDER, Central Avenue, corner
Grant Avenue, Medford.

Medford Directory, 1895.



Detail of 1898 atlas. North to right.

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Sanborn Atlas 1936, detail of plate 58.

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).

Medford Building Inspectors Records, 146 Spring Street.

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

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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 McCausland Tenant House ca 1896? 1888-97, at 146 Spring Street, could potentially contribute to a National Register district encompassing parts of East Medford, which has undergone several phases of survey since 2015. It is an integral part of a largely intact streetscape lining Spring Street and its crossing blocks. All distinctive, but nicely keyed to each other with modest detailing evocative of the Queen Anne and other late-19th century styles, most houses have picturesque massing and footprints. In addition to their varied massing, the houses demonstrate a wide range of housing solutions in terms of plan, circulation, and fenestration, and serve as a remarkable document illustrating late-19th-century housing in both Medford and the broader region. This variety contrasts to the more uniform types of suburban development common in Medford and other similar inner suburbs during a slightly later period. Although some examples documented as part of this project within the East Medford blocks have undergone minor alterations such as porch, siding and window replacement, many retain a substantial degree of integrity of workmanship, design, materials, association, location, setting, and feeling, especially on a collective basis; the quality and integrity of the whole is greater than the sum of its parts. Also, although the examples retaining the most integrity are not directly contiguous geographically, being interspersed with buildings that have lost some aspects of integrity, all are in close proximity, and many abut each other. National Register designation of this area could act as a catalyst for the restoration of many less-well-preserved examples within the district that, although they have lost substantial integrity, are nevertheless worthy of preservation and remain potentially restorable. Areas of significance could include architecture, community planning and development, and social history.