

FORM B – BUILDING

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

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

K-14-51

Boston
North

MDF.

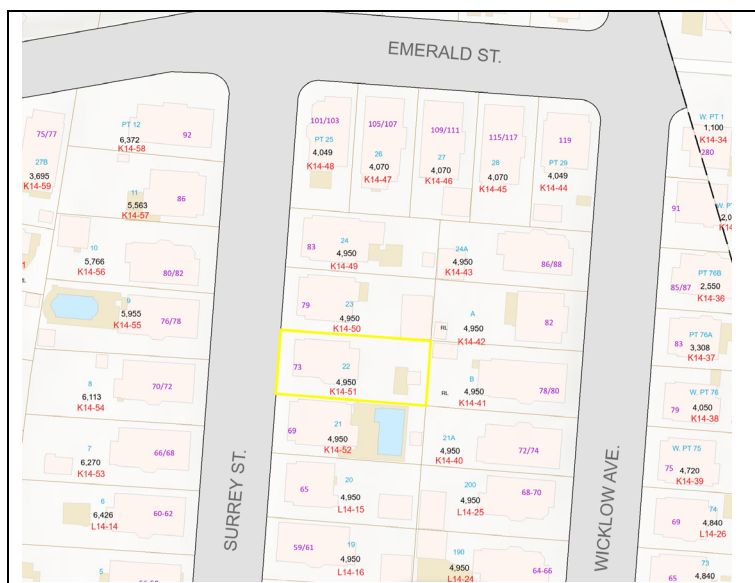
Town/City: Medford

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

Photograph



Locus Map (*north is up*)



Address: 73 Surrey Street

Historic Name: Hannah J and Charles R Boulter House

Uses: Present: single-family residential

Original: single-family residential

Date of Construction: ca 1913

Source: deeds, maps

Style/Form: indeterminate/ gabled foursquare

Architect/Builder: JA and FA Walker, designers and builders

Exterior Material:

Foundation: rusticated concrete block

Wall/Trim: vinyl/ vinyl

Roof: asphalt shingle

Outbuildings/Secondary Structures: none

Major Alterations (*with dates*): Siding, sash and door replacement, recent decades.

Condition: fair

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.11 acre

Setting: Dense uniform built landscape of early 20th century residential use.

Recorded by: John D. Clemson

Organization: Medford Historical Commission

Date (*month / year*): August 2026

INVENTORY FORM B CONTINUATION SHEET

MEDFORD

73 SURREY STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

--	--

☒ 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 Boulter House, evidently built ca 1913, is a story-and-a-half gabled foursquare with additional massing in the form of a single-story canted bay in the right (south) -rear pile and a full-width open front porch. The house is massed with a knee-wall upper story, a common building method during the second half of the 19th century, usually indicating balloon framing, which provided greater upper-story space more economically than a full-height second level. The upper story on this example is expanded by a gabled wall dormer centered on the left slope that breaks the eave. The dimensions are 25 feet wide by 30 feet deep, suggesting a four-room plan. The main entrance is off-center to the left in a four-bay façade. This sequence, combined with a regular, generally symmetrical fenestration pattern, at-grade cellar entrance and stair light forward in the left elevation, and the rear-right bay, suggests a foursquare plan with an entrance hall and stair in the left-front quadrant, parlor and dining filling the right side, and kitchen rear-left.

Although some building fabric is obscured by a vinyl siding, sash, and door replacements, the arched opening of the open full front porch, eave returns, and a decorative horizontal skirt suggests the house generally matched the classical treatments observable on this strikingly uniform block lining Surrey Street filled with a mix of similar hip-roofed foursquares and two-families. A surviving generally original two-family at 55 Surrey, which displays similar porch and modillioned cornice treatment in a deep overhang, suggests the whole block originally shared these attributes (photograph included below). Evidence of early or original building fabric may survive beneath later synthetic coverings.

The house is sited at a shallow setback within a uniform streetscape centered on a uniform narrow, deep lot. Open lawn generally fills the parcel. A single-vehicle parking space paved in asphalt fills the right (south) side yard. A concreted sidewalk and walkway lead to a brick stoop with wrought iron railings centered on the open porch.

HISTORICAL NARRATIVE

The area of East Medford in which the Boulter House (ca 1914) and its surrounding subdivision were built ca 1910-1936 remained open and unimproved until after the turn of the twentieth century. Period maps identify earlier owners, including GW Wilds & Co (1855) and later members of the local family of rum distillers, merchants, and large-scale property owners, the Hall family, which included Dudley Hall (1788-1868) and his sons Dudley Cotton Hall (1818-1899) and Horace Dudley Hall (1831-1904). For a concise outline of the Hall family and its activities see the Hall Park Area, MDF.CK.

The Boulter House, likely built just prior to its acquisition by its initial individual owners and occupants in 1914, is located within a large residential subdivision undertaken by prominent local builders and developers John A Walker, Jr (1868-1929) and his younger brother Frank A Walker (1873-1954). John and Frank Walker were real estate brokers and developers who commanded a significant amount of land in Medford at the turn of the century. Born in Pittsfield, NH, John had moved to Medford by 1910 and at first boarded with a couple at 405 Salem Street; the brothers' office was at 460 Salem. He later lived at 23 Fellsway and 111 Fellsway West before removing to Somerville. Frank Walker was, according to his obituary, "...a leading contractor here, whose firm, J.A. and F.A. Walker, developed several large residential areas in Medford..."¹ According to *Boston Globe* real estate reporter Charles R Restarick, the Walkers bought two other large parcels prior to and during 1912, one "...comprises about 200,000 square feet between Middlesex av., Lawton road and the Fellsway [likely this area]...the second large parcel of land that these purchasers have taken within the past year, having bought some time ago another large area from the Wellington estate on which they have built and sold more than 60 houses. The new owners will build several two-family houses on their present purchase to cost in the vicinity of \$5,600 above the land"² (Lawton Road has evidently been renamed and remains unidentified; no street by that name appears to exist in Medford and it does not appear on period maps). The Walker brothers were important and successful builders and developers who had a major impact on the physical development of the east end of Medford, evidently building hundreds of residential buildings there. Later in his career between 1920 and 1940

¹ *Boston Daily Globe*, Aug. 3, 1954, p. 18, obituary.

² Ibid, Charles W. Restarick, "Real Estate Transactions...Large Wellington Sale," Dec. 8, 1912, p. 22.

INVENTORY FORM B CONTINUATION SHEET

MEDFORD

73 SURREY STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

--	--

Walker was identified as a broker of real estate. (See MDF.BK, Wellington/Walker Subdivision; and MDF.68, Wellington House, 10 Bradbury Avenue, his residence.)

The Walker's subdivision on the west side of the Fellsway between Charles and Malden streets, north and south, known as "Fellsway Park," dated 1913, is reproduced below. Map evidence suggests that the subdivision had been largely built out within twenty years by 1936 with similar foursquares and two families that are so characteristic of the city as a whole. Many of these well-preserved buildings, many with hipped roofs and deep eaves, display characteristics of other developments in this part of the city undertaken by the Walker brothers (see the Wellington – Walker Subdivision, MDF.BK).

In 1914 Hannah J Boulter, the wife of Charles R Boulter, acquired lot 22, which remains the description of the property, from John A Walker for nominal consideration. The description included "buildings thereon." Hannah Boulter immediately gave a private mortgage of \$1,900 at 6% due in three years to Ester L Richardson of Somerville; the debt was discharged just over a month later. This amount likely represented a fraction of the property's market value. Hannah (Clement, born ca 1878) and Charles Boulter (1876-1939) were both natives of Prince Edward Island, Canada, immigrating in 1900 and 1899, respectively, and marrying in Malden in 1901. Both were naturalized in 1918. Charles Boulter was a cabinet maker and by 1938 was the proprietor of CR Boulter & Son of Boston, located at 73 Haverhill Street (Bulfinch Triangle). Hannah worked within the home. This firm was later called Boulter Show Case Co, Inc by 1940 under the management of their son, Charles Fred Boulter (born ca 1905). In 1920 the household included two additional children, daughters Verna (born ca 1903) and Muriel (born ca 1911). In 1930 the house was valued at \$7,000.³

Between 1944 and 1975 the property was owned and occupied by George L and Mary G Mackay. George Mackay (ca 1896-1974), a native of Massachusetts, was a travelling salesman and sales representative for a book publisher (Mary Mackay was a native of Pennsylvania). His World War II Draft Registration Card identified his employer as the New York publisher Grosset & Dunlap, currently a division of Penguin, generally known for juvenile fiction. In 1950 his household included Mary R (born ca 1900), who worked within the home, and three children born between 1928 and 1936. Subsequent owners between 1975 and 2015 were two generations of the O'Hare family, who sold to the current owner of record.⁴

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 (date).

³ MCSRD 3930:494-495 (1914); see also 4528:515 (1922); 4839:243 (1925); 6387:25 (1940); 6427:346 (1940), all conveyances between Hannah Boulter and her son and daughter-in-law Charles F and Kathryn R Boulter; Ancestry.com: vital records, marriage; 1920, 1930 Federal Census; 1920, 1938 Medford city directories; 1940 Boston city directory; a *Boston Daily Globe*, Sep. 1, 1929, p. A30 classified advertisement identified the address of CR Boulter & Son as 73 Haverhill Street.

⁴ MCSRD 6758:577 (1944); 12820:495 (1975); 53637:168 (2009); 66425:371 (2015); Ancestry.com: 1940, 1950 Federal Census; WWII Draft Registration Card; *Boston Daily Globe*, Jul. 31, 1974, p. 61, death notice, George L Mackay. Regarding Grosset & Dunlap: Wikipedia.

INVENTORY FORM B CONTINUATION SHEET

MEDFORD

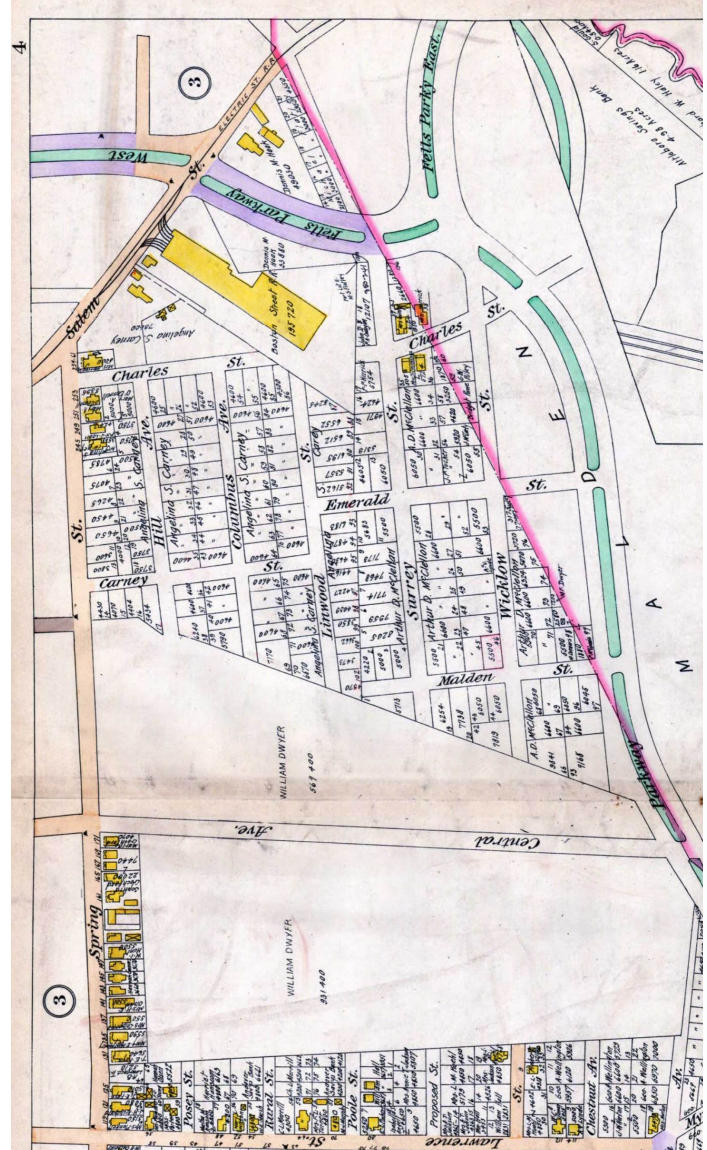
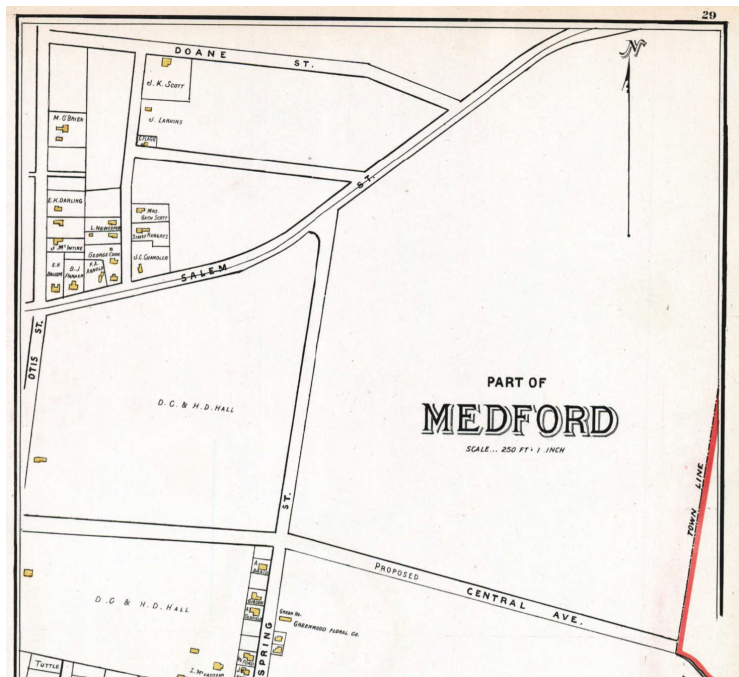
73 SURREY STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

--	--



Left: 1889 Walker county atlas depicting all of the land between Otis Street to the west and the Malden line to the east in an unimproved condition and in the ownership of DC (Dudley Cotton) and HD (Horace Dudley) Hall; right: 1898 city atlas depicting the subdivision without buildings (although the subdivision is depicted here it was not recorded until 1913, reflecting a reconfiguration of lots to greater density by the Walker brothers; the identity of the previous developer is not-yet known).

INVENTORY FORM B CONTINUATION SHEET

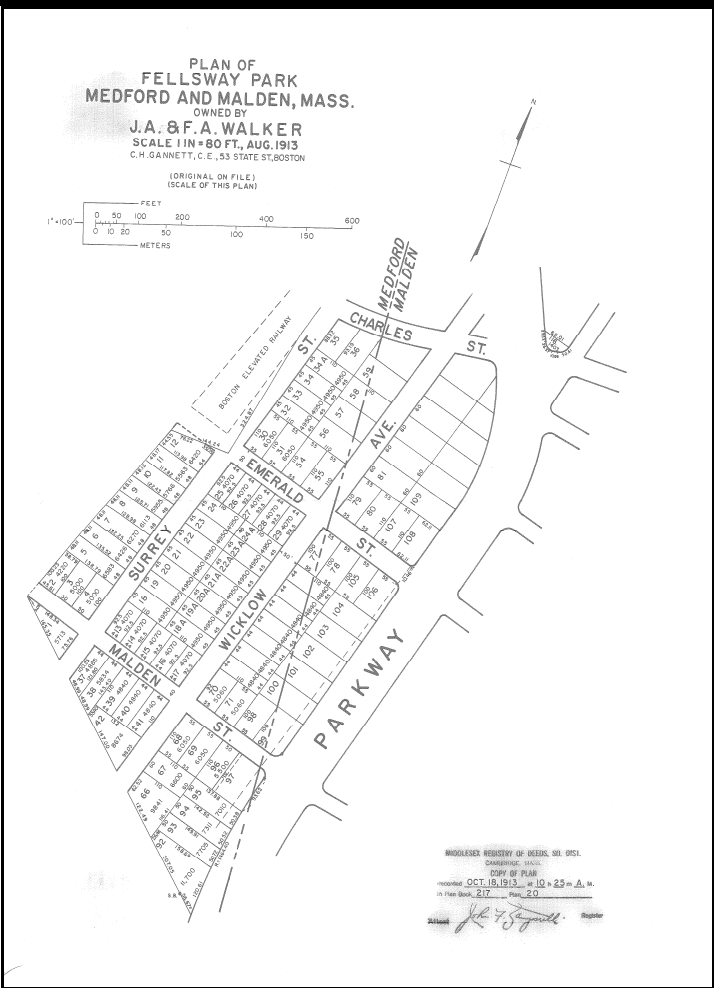
MEDFORD

73 SURREY STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s)

Form No.



Left: MCSRD Plan 217:20 (1913); right: 1936 Sanborn map, plate 56, depicting the buildout of the subdivision below Emerald.

INVENTORY FORM B CONTINUATION SHEET

MEDFORD

73 SURREY STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

--	--



73 Surrey Street showing left elevation.



Two Family at 55 Surrey Street. The matching arched porch openings and surviving cornice details suggest original architectural treatments throughout the block.

INVENTORY FORM B CONTINUATION SHEET

MEDFORD

73 SURREY STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

--	--

[If appropriate, cut and paste the text below into an inventory form's last continuation sheet.]

National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☐ Individually eligible ☒ Eligible **only** in a historic district
☒ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ A ☐ B ☒ C ☐ D

Criteria Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Statement of Significance by John D. Clemson

The criteria that are checked in the above sections must be justified here.

The Boulter House, ca 1913, at 73 Surrey Street, would contribute to a potential National Register Historic District that could include the Fellsway Park Subdivision undertaken by JA and FA Walker ca 1913 based on criteria A and C. The Walker brothers were important and successful builders and developers who had a major impact on the physical development of the east end of Medford, evidently building hundreds of residential buildings there. This large residential subdivision containing over 100 lots filling the west side of The Fellsway between Charles Street on the north and Malden Street on the south divided by a grid street pattern retains well-preserved streetscapes of similar two-family and foursquare designs for which the Walker construction and development firm was known (see Wellington – Walker Subdivision, MDF.BK, also recommended for NR listing). The subdivision appears to have been built in a rapid and uniform manner during the early 20th century and displays harmonious, well-planned, dense streetscapes of similar residential buildings. The area retains integrity of location, setting, design, materials, workmanship feeling and association. Areas of significance include architecture, community planning and development, and social history.