



TOWN OF WINCHESTER
MIDDLESEX COUNTY, MASSACHUSETTS
HISTORICAL COMMISSION
TOWN HALL
WINCHESTER, MASSACHUSETTS 01890

Old West Side Survey

Final Report

September 2018

Jointly funded by
Town of Winchester and
Massachusetts Historical Commission

Winchester Historical Commission

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Winchester
OLD WEST SIDE SURVEY
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Claire W. Dempsey

Abstract:

This project focused on the Old West Side neighborhood in Winchester, Massachusetts, one of seven survey units identified in the *Winchester Survey Plan* (2017). The Old West Side is located west of Winchester center, and development there dates primarily to the period after about 1890 when the town began to recast itself as an affluent suburb, part of the ring of residential subdivisions that surrounds that core. Research emphasized area forms, in most instances defined by the subdivision of large or assembled parcels for development with single-family residences. A range of housing types were found in these areas, including both ambitious and fashionable and more familiar and moderate-sized suburban models. The survey included 20 B forms, an addendum to an existing area form, and six new area forms covering a total of 189 buildings.

This project focused on the Old West Side neighborhood in Winchester, Massachusetts, one of seven survey units identified in the *Winchester Survey Plan* prepared by Claire W. Dempsey in 2017. The Old West Side is located west of Winchester Center, and development there dates primarily to the period after about 1890 when the town began to recast itself as an affluent suburb, part of the ring of residential subdivisions that surrounds that core. The area is bounded on the north by the Woburn line, on the west by Cambridge Street, on the south by the Mystic Lakes, and on the east by Middlesex Street, Wildwood Cemetery, a jagged line that marks the commercial growth of the Center neighborhood, and the railroad right of way. The boundaries of the neighborhood are drawn on the **neighborhood map** created for the *Winchester Survey Plan* and attached here as **Figure One**. Sections of the *Winchester Survey Plan* were incorporated here to address methodological decisions made for this survey project.

As the second phase of MHC grant-supported survey in Winchester, the procedures were well known to the consultant team and the Winchester commission, and the particular circumstances of the town and neighborhood were well known to MHC staff. The parties agreed that the survey process described in the *Survey Plan* would be followed for this project, including the new area form format developed by the consultant for Medford survey projects. MHC offered to review and photograph Massachusetts Public Safety Records for the Old West Side. Two options were available for location maps for MHC forms: the town's online GIS and MassGIS maps; both have been used in recent survey work, and for most forms the town's GIS maps were employed. The Engineering Department was fully staffed and prepared the final map of all of the surveyed properties. Claire Dempsey completed the majority of the inventory forms, and interim and final reports. Zachary Violette completed a selection of forms, contributed to the preparation of the area forms charts and maps and the lists as required for final products. Jennifer Doherty also assisted with research. **Paper copies provided to the Winchester Historical Commission will made available to the public at the Winchester Archival Center.**

Survey objectives and survey plan recommendations.

The *Winchester Survey Plan* prepared in 2017 provided extensive discussion of the survey issues associated with the town's distinctive historic landscape. The Old West Side was identified as the first neighborhood to be undertaken, in part because of the quality and integrity of the resources there but also because, though much was listed on the National Register in the Multiple Resource Nomination, the period of significance and resulting boundaries of those districts now seem too narrow in scope.

Five principals were identified to guide an estimated ten years of survey projects:

Survey efforts should proceed neighborhood by neighborhood.

Survey efforts should focus on adding properties to the inventory

Survey method should emphasize groups of resources reported on area forms.

Survey methods should be customized to Winchester's distinctive landscapes.

Survey should be very selective about identifying resources for intensive research.

In addition to attending to the principals above, each neighborhood survey would follow the same general procedures to assure consistent and comparable results across the town. Many of these procedures are familiar to the Commission and reflect standard MHC survey method; others are more specifically attuned to the issues and resources of Winchester.

Research and review identified areas within the neighborhood.

Develop a spreadsheet or database for information from the other 1970s survey forms.

Develop research protocols for the areas, customized to their size and character.

Review and refine lists of properties identified for intensive survey (B and other forms).

Survey all public buildings.

Survey all work places.

Survey all early buildings (pre 1875).

Review, refine, and correct neighborhood boundaries.

Review and refine priorities and estimates for area survey.

Assessment of existing documentation.

Existing survey in the Old West Side is illustrated in the **map** attached below as **Figure One**. As that illustration makes clear, a significant portion of this neighborhood has been surveyed and listed on the National Register as part of the Multiple Resources Area nomination (WNT.R). Nearly all of the southern half of the neighborhood was surveyed and much was also listed, consistent with the exceptionally inclusive survey approach of the town's early efforts. Six general areas have been surveyed here:

Wedgemere: surveyed as A, listed as P

Everett/Sheffield: surveyed as G, listed as N

Rangeley: surveyed as H

Firth-Glengarry: surveyed as M, listed as O
Central Street: surveyed as AD, rejected for NR due to modern garages for the most part
Central Green: surveyed recently as AG

In most instances a smaller area was surveyed as part of the 1970s survey and the bounds were expanded for listing in the National Register. This means that in many cases there is very little research on many of the buildings within these districts. And, as noted above, the period of significance was set, as had the survey, to focus on pre-1917 buildings. In addition to these areas, 10 individual properties were listed as part of the MRA and about 45 other properties were surveyed on forms submitted to MHC. Since then small-scale efforts have been undertaken in the neighborhood, adding properties to Rangeley in 1990 (8 B forms), 2015 (1 B form), and 2016 (9 B forms, one small area form AG, and an expansion of area from H). Other B forms have been prepared for the Cole house at 45 Calumet Road and the Church of the Epiphany at 70 Church Street.

In addition to these local survey and designation efforts, regional survey of infrastructure covered Winchester and the Old West Side. Properties related to the path of the Middlesex Canal that crossed this neighborhood were included in survey and designation coverage, the long path of the canal indicated by the red lines according to its initial survey and the NR district (WNT.W, listed 2009). Winchester's portion of the canal included about 34 structures related to the canal and about 55 buildings, and many more properties, crossed by it. This concentration of listings suggests that many properties have been surveyed in the neighborhood, but in fact little information was gathered about them, presumably since they were non-contributing. Another extensive survey and listing project crosses this area, the Mystic Valley Parkway designation (WNT.AC) in the southeast section of the neighborhood.

Recently research has been undertaken for properties that were being reviewed under the City's demolition delay by-law, reported on B forms but not yet submitted to MHC:

22 Ardley Road
155 Cambridge Street
15 Dix Street
1 Harrington Road
6 Harrison Street

Selection Issues in the Old West Side

The Old West Side neighborhood, like much of the town, has experienced development patterns that can pose challenges to the standard process of selecting resources for survey, and these issues were described in *Survey Plan*. Although the town is comparatively small, it is densely occupied with historic resources, likely including as many as 5000 buildings constructed before 1970. Most of these buildings are well preserved, and especially in this neighborhood, a significant portion represent large and ambitious designs. House prices are high in Winchester, and threats to smaller and older houses are significant. Even in a neighborhood like this one, tear-downs and mansion-ization present a significant pair of threats. Together, these pattern contributed to the recommendation that survey in Winchester emphasize extensive rather than intensive research, reported in area forms.

Emphasis on area forms and a new format for them

In the *Winchester Survey Plan*, recommendations for neighborhood survey began with the identification of distinct areas within the neighborhood as the basis for prioritizing and organizing survey work. In some cases

these areas were based on function or development history, in many instances they reflect initial or critical moments in the process of subdividing larger properties, and much of the larger neighborhood has been assigned to one area or another. As in any process of this type, small sections are often left out of such a division, in some cases until further research clarifies their history, in others as small gores that reflect the ad hoc nature of planning here. Within each area, properties worthy of intensive research in B and other individual forms, were identified. These recommendations from the *Survey Plan* were reviewed during phases I and II, discussed with Commission members, and reordered to reflect current priorities and the available budget. As in the past, there is more to survey here than can be covered in a single survey project, and the general criteria established in the *Survey Plan* guided the prioritizing of this year's work.

This emphasis on areas goes hand in hand with the experimentation in creating and presenting information on area forms. The consultant began these experiments in a Medford survey project, and that approach was adapted this year to the Old West Side survey. This involved an expansion of the content of the data sheet component of the standard area form, designed to lighten the burden of the description and narrative history sections. This allowed those text sections to focus on the area's general character and history, without as much detail on individuals and individual buildings. General patterns of the settlement and the characteristics of building groups made up the description section, while the narrative provided a general chronology and focus on 'snap shot' views of the owners and occupants of the areas, based on resources that allow data aggregation. Each page of this data sheet included entries for five buildings, in a table with two cells per row, including a small photograph in the cell on the left, and six lines of text in the larger cell on the right. Although there was some variation in how that text was deployed, the general plan was to include a bolded header line including the resource name, address, date, assessors number and MHC number, followed by three lines of description and two of historical research. The description included one line summarizing style and type or form, a second line describing materials, a third line assessing integrity and change. The narrative identified the earliest owner, usually based on map research, and included other biographical information, like occupation, from directories or poll/voter/street lists. In addition to more closely reflecting the building-by-building research process that is the foundation of any area form, this format allows the reader to easily locate information about individual resources and to easily scan across the area.

Procedures followed in the survey and forms of products to be created:

A brief description of the amount and kinds of information to be gathered about the properties:

Much of the survey followed the area-form methodology described above. Research on the smaller number of individual forms followed the standard methodology set forth in the "Historic Properties Survey Manual" issued and updated by the Massachusetts Historical Commission. The process included field inspection with on-site notational and photographic recording, archival research, association with architectural and historical contexts, and assessment of significance. Other documents providing guidance for the project are the MHC *Reconnaissance Survey Town Report* for Winchester, the MRA essay prepared for National Register listing, and the *Survey Plan*.

Research sources included historic atlases, city directories, the U.S. Federal Census, genealogical sources, and the digital copies of the *Boston Globe*. Public buildings were the subject of additional research through the records of the Department of Public Safety in the collections of the Massachusetts Archives. Local history sources were searched in local repositories and on the Internet using Google Books and the Internet Archive. Municipal building records were reviewed, including the Building Inspector, Assessor, and Engineering Department materials. Biographical information, on architects and builders and property owners and occupants, was gathered from architectural records, newspaper accounts, obituaries and genealogical sources and indexes, including sources available on the websites Ancestry.com and American Ancestors.org (NEHGS). Our approach

to these voluminous resources is to focus on collected primary sources, like vital records, land and probate records, and to approach compiled genealogical work with a skeptical eye. Similarly, secondary sources were reviewed for the reliability and quality of their research, and unreferenced publications were used with caution.

The survey documentation recorded on current MHC B forms included:

- An exterior architectural description augmented by photographic images
- A narrative recording what research revealed about the construction and social history of the building including background information on owners, major tenants, architects, and builders.
- Bibliographic references specific to the property
- Scans of historic photographs found in archival research where available, and copies of historic maps in examples where clarifying evidence was important.
- Location maps included parcel lines and building footprints and show at least one cross-street.

Criteria for Inclusion;

description of products and accomplishments;

explanation of how results of survey differed from those expectations.

The properties and areas surveyed for this project included many of the highest priority resources identified in the *Survey Plan*. Because the neighborhood included more areas than could be covered with the available budget, the consultant recommended a focus on the center of the neighborhood, filling in some of the areas that were not listed in the National Register. Research clarifying the development of the Wedgemere Subdivision was also a high priority. This area, as defined in the 1890s, was quite large, and new research suggested it might best be understood as six sub-areas; four of these were newly surveyed this year. Four individual properties were also surveyed in the oldest of these areas, the Twombly Subdivision, as well as three properties along Cambridge Street whose lands were assembled for this large project. The scale of the Wedgemere area meant that research on the other sections of the neighborhood was begun but not completed. The proposed Central/Church/Bacon area, intended as an expansion of a district proposed for the MRA, proved more complex than anticipated. This area includes a number of buildings constructed before 1875, and research suggested that it might be better understood if studied as smaller areas. One area form was prepared for the Newman properties, and seven B forms were prepared for other key buildings in that vicinity. The Lantern Lane area was also considered a high priority because of its distinctive layout. Because of pressure on Winchester's schools, particularly the modern ones, the Lynch School was surveyed, as was the Wyman School, now condominiums. Other key buildings surveyed were the Winchester Boat Club and the Winchester Chambers, and two early buildings were surveyed at 10 Dix and 93 Wildwood. Properties surveyed for demo-delay, 6 Harrison Street in the Twombly Subdivision and 155 Cambridge Street in the Salisbury Area, were finalized, numbered, and submitted with this survey product. Research on the remaining churches was postponed.

Individual Properties: 20 plus two prepared for demolition hearings.

Bradford-Harrington House, 89 Bacon Street, WNT.377

Lynch School, 10 Brantwood Road, WNT.1667

Winchester Boat Club, 65 Cambridge Street, WNT.20

Kimball/ Boynton House, 117 Cambridge Street, WNT.24

William Wyman house, 143-145 Cambridge Street, WNT.29

W. Raymond Chase House, 155 Cambridge Street, WNT.1668

Cutter/Clarke-Purrington House, 161 Cambridge Street, WNT.31

Brine House, 3-5 Central Street, WNT.379
 Boone House, 10 Central Street, WNT.381
 Winchester Chambers, 75 Church Street; 1-9 Lewis Road, WNT.97
 Ambrose and Margaret Cobb House, 76 Church Street, WNT.95
 Wyman School, 83 Church Street, WNT.1669
 Ayer/ Conant House, 88 Church Street, WNT.1670
 Field-Tenney house, 10 Dix Street, WNT.415
 Twombly-Puffer House, 6 Harrison Street, WNT.1671
 James P. and Elizabeth Mellus House, 5 Lagrange Street, WNT.1672
 David and Elizabeth Pratt House, 7 Lagrange Street, WNT.1673
 Twombly-Berry House, 25 Wildwood Street, WNT.80
 Howard and Helen Nash House and Carriage House, 31 Wildwood Street, WNT. 81, 1674
 Daniel W. and Alice Pratt House, 33 Wildwood Street, WNT.1675
 Dugan-Twombly Tenant House, 39 Wildwood Street, WNT.1676
 Twombly House, 93 Wildwood Street, WNT.86

Areas Surveyed: 6 areas plus one addendum to an area form, covering 169 buildings.

Addendum to Wedgemere Area WNT.P

In order to establish the base-line history of the very large Wedgemere subdivision, research on the initial investors in the area was gathered and presented in an addendum to the area form prepared for NR listing in 1989.

Ayer Area WNT.AN 58 buildings

The Ayer area is the largest of the four subareas of the Wedgemere subdivision surveyed this year, located at the northeast along Yale, Oxford, and Cabot streets.

Lantern Lane Area WNT.AO 6 buildings

An unusual development of six Cape Cod houses with a central green and rear service alleys on the outside of the development, designed by architect Edward Sears Read and built by Loring Gleason in 1930-31.

Newman Area WNT.AP 12 buildings

This area includes primarily rental housing associated with the family's market gardening business as well as residences constructed when the homestead area was subdivided.

Salisbury Area WNT.AQ 33 buildings (net)

The Salisbury Area is the westernmost of the four surveyed subareas of the Wedgemere subdivision surveyed this year and the last to be developed.

Twombly Subdivision WNT.AR 35 buildings (net)

The eastern section of the subdivision known as Wedgemere was actually subdivided and developed separately and earlier by Eliza Dugan Twombly.

Upper Wedgemere/Foxcroft Area WNT.AS 25 buildings

The Upper Wedgemere/Foxcroft area records large residences along the broad avenues of the Wedgemere area.

Products for this project covered 189 buildings, plus two demo-delay submissions.

National Register Recommendations:

Amend and expand the Wedgemere National Register District

The Wedgemere Historic District, listed as part of the MRA in 1989, describes a subdivision planned over the late 19th and early 20th century and built out in ample and stylish single-family residences over the first half of the 20th century. At the time of this listing, the district included only the southern half of the area as it was defined at the turn of the century. This is an artifact of the survey's focus on properties constructed before 1917, which led researchers to consider only this earliest section. Additional research has led to a better understanding of the entire subdivision, which suggests expansion of the district and a longer period of significance to cover the filling-out of the original plan between 1883/1891 and about 1960. At its broadest and most inclusive configuration, the district would be extended to the west and to the north, and the new boundaries of the area would be Church and Fletcher streets on the south, Cambridge Street on the west, and Wildwood Street on the north and east. An alternative would be to list separately the Boynton section of Wedgemere (a portion already included in the district, but extended north to Lawrence) and the Twombly Subdivision at the east side along Wildwood and Harrison. Either way, the larger area would meet criteria A and C at the local level, as a fine example of an iconic period landscape with exceptional individual examples and a full range of common regional house types. Areas of significance would include architecture, community development and planning, and social history. The properties are quite well preserved, and the area and its individual components retain integrity of location, setting, design, materials, workmanship, feeling, and association. The following properties and areas would contribute to this expanded district, and some may also be individually eligible.

Kimball/ Boynton House, 117 Cambridge Street
William Wyman House, 143-145 Cambridge Street
Cutter/Clarke-Purrginton House, 161 Cambridge Street
Twombly-Puffer House, 6 Harrison Street
Twombly-Berry House, 25 Wildwood Street
Howard and Helen Nash House and Carriage House, 31 Wildwood Street
Daniel W. and Alice Pratt House, 33 Wildwood Street
Dugan-Twombly Tenant House, 39 Wildwood Street

Ayer Area
Salisbury Area
Twombly Subdivision Area
Upper Wedgemere/ Foxcroft Area

Nominate the Lantern Lane Area as an NR District:

This unusual development includes six architect-designed Cape Cod houses facing a central green, with rear service alleys on the outside of the development. Designed by architect Edward Sears Read, 1930-31, and built by Loring Gleason, the district would meet criteria A and C at the local level. Areas of significance would include architecture, community development and planning, and social history. The properties are quite well preserved, and the area and its individual components retain integrity of location, setting, design, materials, workmanship, feeling, and association.

Continue research for a potential Central/Church/Bacon NR District.

Research on individual properties and an area in this vicinity revealed that much of the area was one of the Symmes family farms that was subdivided first as Oak Vale in 1847 and gradually developed over the late 19th and early 20th century as a residential subdivision. Further research will be required to trace appropriate boundaries. A part of this area was surveyed as the Central Street Area (WNT.AD) and NR listing was attempted in 1989, but the number of 20th century buildings, mostly garages, precluded listing. An expansion of that district would include a number of buildings constructed before 1875 and 1889, high priorities for survey and protection, as well as turn-of-the-century and interwar buildings. The district would include both arms of Central, and extend to Church Street on the northwest and Bacon Street in the southwest and include the roads in between including LaGrange, Norwood, Harrington, and Cottage. The larger area would meet criteria A and C at the local level, as a fine example of an iconic period landscape with exceptional individual examples and a full range of common regional house types. Areas of significance would include architecture, community development and planning, and social history. The properties are quite well preserved, and the area and its individual components retain integrity of location, setting, design, materials, workmanship, feeling, and association. The following properties and areas would contribute to this expanded district, and some may also be individually eligible.

Bradford-Harrington House, 89 Bacon Street
Brine House, 3-5 Central Street
Boone House, 10 Central Street
Ambrose and Margaret Cobb House, 76 Church Street
Ayer/ Conant House, 88 Church Street
James P. and Elizabeth Mellus House, 5 Lagrange Street
David and Elizabeth Pratt House, 7 Lagrange

Newman Area

Individually NR eligible properties:

Five additional properties were surveyed that may be individually eligible or located within a larger district should one be identified with additional research. These properties include:

Lynch School, 10 Brantwood Road, WNT.1667. An important and well-preserved public building.

Wyman School, 83 Church Street. An important and well-preserved public building.

Field-Tenney house, 10 Dix Street. An early, well-preserved residence and so identified as a high priority for survey and protection.

Winchester Chambers, 75 Church Street; 1-9 Lewis Road. An important and well-preserved example of an important building type.

Twombly House, 93 Wildwood Street. An early, well-preserved residence and so identified as a high priority for survey and protection.

Recommendations for further study/future survey:

The selection process for this survey effort intentionally postpones research on a significant portion of the historic landscape of the neighborhood. The recommendations from the *Survey Plan*, edited to reflect recent research, summarize the character and components of those areas still to be surveyed.

Central/Church/Bacon. This was originally recommended as an expansion of a district proposed for the MRA and includes a number of buildings constructed before 1875 that are listed above for coverage by B forms. A comparatively early development, including both arms of Central and the roads between Church, Central and Bacon, including LaGrange, Harrington, Norwood, and Cottage. This recommendation stands, but initial research suggests that it might be better understood by initially recording and researching smaller sub-sections. About 47 properties would be covered here.

Glen Road and Green: This area of slightly smaller “comfortable” houses was constructed near the turn of the century surrounding a wooded open space, planned and developed by the architecture firm of Edwin K. and William Blaikie, brothers of Dexter Blaikie. The area includes about 45 properties.

Winter Pond: This area north of the Pond is generally triangular and bounded by Pond Street on the west and the Lynch School grounds and Wildwood Cemetery on the east. Pond Street is a comparatively early road that skirted the base of Horn Pond Mountain, while Woodside, for a time the northern extension of Wildwood, seems to have been laid out in the 1910s. The other roads, curved along the Pond and the Cemetery and off the central spine of Woodbine, were laid out between 1921 and 29. There are about 150 properties here, and only a handful on Pond have been surveyed.

Upper Wedgemere (will need a new name): The area to the north of Wildwood and south of Winter Pond was laid out with streets early in the 20th century, first those to the west and center between 1929 and 1936 and those to the east after 1950 and before 1980. The streets in the subdivision to the south were extended into the area, but dead-ended or turned to avoid the pond to the north. The area includes about 75 properties.

Ginn Road: A post-war cluster on the site of the Ginn estate developed by William Cusack with ranch-style houses during the early 1950s. About 34 properties.

Gores adjacent to National Register districts: Small sections of the neighborhood have been left un-surveyed that might belong with adjacent subdivisions or should be surveyed in their own right, including properties along Church, Fletcher, Palmer, Pine, Grassmere, Dix, Ivy Circle, and Woodside.

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<http://www.winpublib.org/reference-and-research/local-history/historical-documents/select-bibliography-of-published-resources-for-the-history-of-winchester>

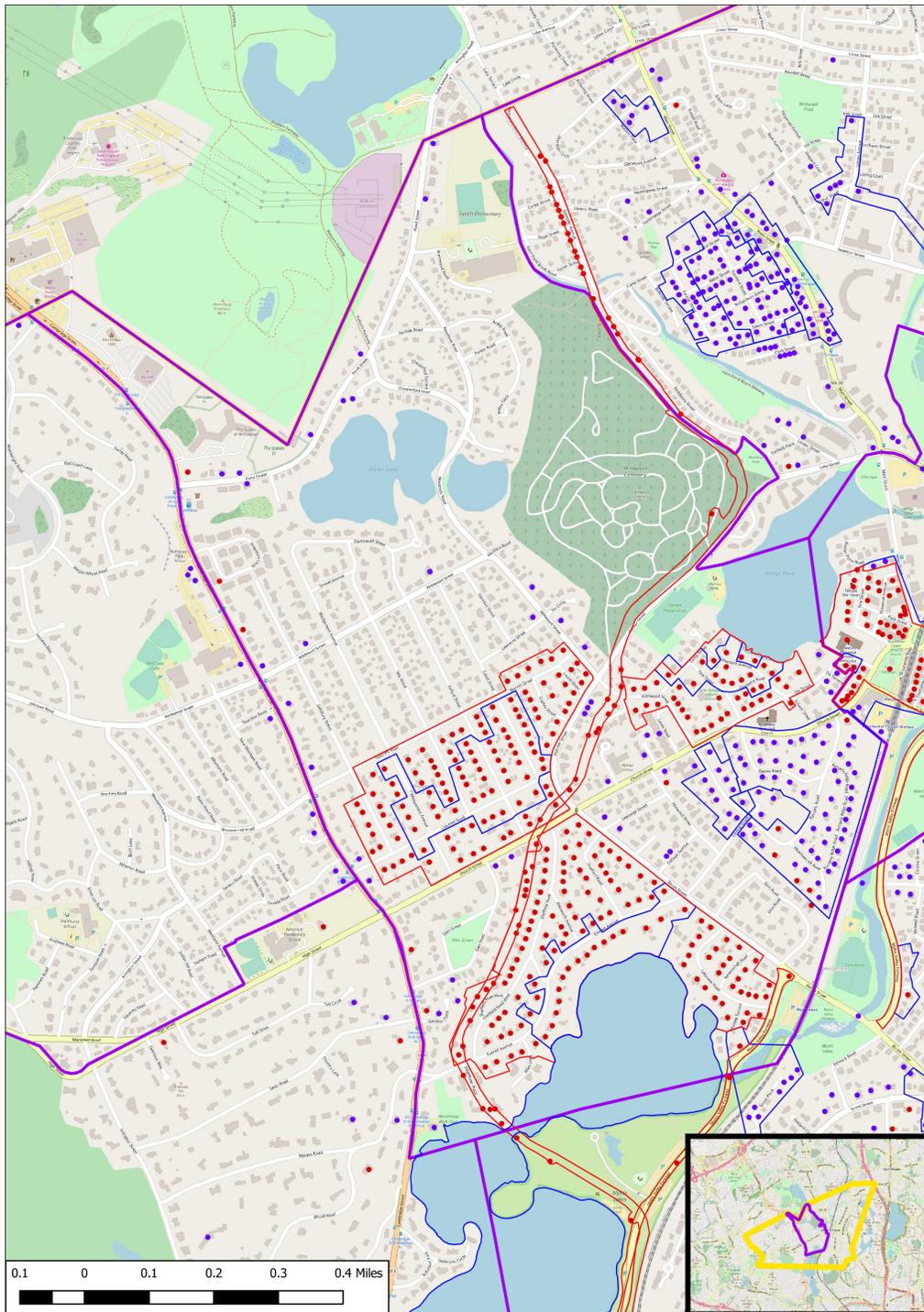


Figure One: Old West Side survey planning neighborhood.

Neighborhood boundaries in purple.

Red dots and lines indicate NR properties, blue dots and lines indicate surveyed properties.

Map prepared by MHC GIS.

List of Old West Side Survey Products

Area forms:

Addendum to Wedgemere Area WNT.P
Ayer Area WNT.AN
Lantern Lane Area WNT.AO
Newman Area WNT.AP
Salisbury Area WNT.AQ
Twombly Subdivision Area WNT.AR
Upper Wedgemere/ Foxcroft Area WNT.AS

Building forms:

Bradford-Harrington House, 89 Bacon Street, WNT.377
Lynch School, 10 Brantwood Road, WNT.1667
Winchester Boat Club, 65 Cambridge Street, WNT.20
Kimball/ Boynton House, 117 Cambridge Street, WNT.24
William Wyman house, 143-145 Cambridge Street, WNT.29
W. Raymond Chase House, 155 Cambridge Street, WNT.1668
Cutter/Clarke-Purrington House, 161 Cambridge Street, WNT.31
Brine House, 3-5 Central Street, WNT.379
Boone House, 10 Central Street, WNT.381
Winchester Chambers, 75 Church Street; 1-9 Lewis Road, WNT.97
Ambrise and Margaret Cobb House, 76 Church Street, WNT.95
Wyman School, 83 Church Street, WNT.1669
Ayer/ Conant House, 88 Church Street, WNT.1670
Field-Tenney house, 10 Dix Street, WNT.415
Twombly-Puffer House, 6 Harrison Street, WNT.1671
James P. and Elizabeth Mellus House, 5 Lagrange Street, WNT.1672
David and Elizabeth Pratt House, 7 Lagrange Street, WNT.1673
Twombly-Berry House, 25 Wildwood Street, WNT.80
Howard and Helen Nash House and Carriage House, 31 Wildwood Street, WNT. 81, 1674
Daniel W. and Alice Pratt House, 33 Wildwood Street, WNT.1675
Dugan-Twombly Tenant House, 39 Wildwood Street, WNT.1676
Twombly House, 93 Wildwood Street, WNT.86

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

18	Lexington	AN	WNT.1677-1734
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Photograph



50, 52, and 54 Yale Street.

Town/City: Winchester

Place (*neighborhood or village*): Old West Side

Name of Area: Ayer Area

Present Use: single-family residential

Construction Dates or Period: primarily 1906-1929

Overall Condition: excellent

Major Intrusions and Alterations:

Some additions and remodeling of houses, two replacements and three additions since 2000.

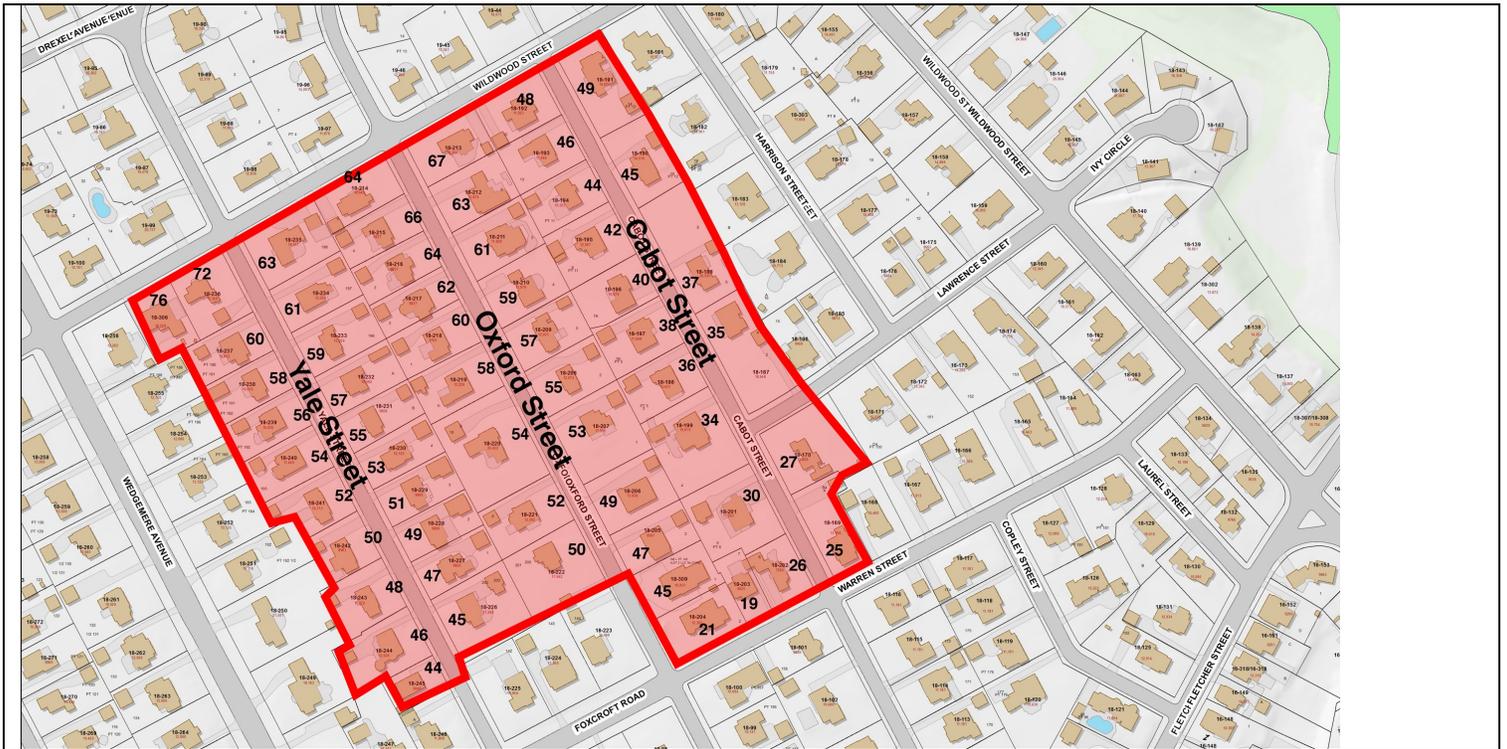
Acreage: about 15 acres

Recorded by: Claire W. Dempsey

Organization: Winchester Historical Commission

Date (*month/year*): September 2018

Locus Map north is up



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 Ayer Area is a generally rectangular tract including houses facing Yale, Oxford, and Cabot streets between Wildwood on the north and an irregular south border above Foxcroft on the west and extending to Warren on the east; three houses face onto Wildwood. It is the northeast section of part of the Old West Side that was, for a time, known as Wedgemere Park. Consisting of a large grid laid over a uniformly level stretch of terrain, the area is sometimes known as the Flats. Part of that subdivision, located primarily to the south of Foxcroft and extending south to Church Street, was listed on the National Register in 1989 (WNT.P); an addendum to Area P clarifies its complex development process. Three later sections of the subdivision located north of Foxcroft and Warren and south of Wildwood were surveyed in 2017/18, including the subject area; the T-shaped area to the west on Upper Wedgemere and Foxcroft (WNT.AS); and the area farther to the west, including the block between Cambridge and Salisbury streets and the west half of the block between Salisbury and Wedgemere (WNT.AQ). To the east is the Twombly Subdivision (WNT.AR), sometimes identified as part of Wedgemere. This was the second section developed in the north part of the Wedgemere subdivision, and includes 58 houses. Seven houses were built between 1906 and 1916, 18 between 1916 and 1921, and 24 between 1921 and 1929; four houses were added between 1929 and 1955. Two houses were replaced and three new houses were constructed since 2000.

Like most sections of the larger subdivision, the arrangement of the streets creating these blocks had been laid out in 1891, but the lots were adjusted on several occasions in the early 20th century. The arrangement today is for generally similarly-sized lots laid over the level ground, with some variation in the lots dimensions because of the phases of reorganization. Larger lots can be seen at 45 Yale, at 50, 53 and 54 Oxford Street and at 25, 27, 30, 34, 35, and 37 Cabot Street. Most houses sit near the center of their respective lots, somewhat closer to the street, but those on Oxford have deeper setbacks. The streets are flanked by mature trees and the lawns include specimen trees and foundation plantings which in some instances obscure the buildings. Some of the properties have garages set back from the road and behind their respective houses.

The Ayer Area was built out within a comparatively narrow period, so it is no surprise that the buildings present a cohesive streetscape, and the scale and general form of the houses are indicative of the timing and goals of development here. Most are two stories in height, three or five bays across their facades, and usually present as large, cubical volumes with calm profiles, examples of the town's ample suburban houses. Although there are of course other house types here, this area is dominated by center-hall or center-entry houses, constituting 38 of the 53 historic houses here, usually augmented by a sunroom, but otherwise comparatively contained volumes. Although some are larger in scale, most measure about 36 to 38 feet

across and about 26 to 28 feet deep and enclose nine rooms, likely indicating a living room and one other general public room, a dining room, a kitchen, and four or more bedrooms. Central heat made truly open plans more feasible, and as a result, wider cased openings between rooms, increasingly without doors, allowed spaces to flow together. Except in the six Dutch colonial examples and a handful of others, attic spaces were commonly quite generous, made more comfortably habitable with dormers. Larger scaled versions, with larger, more spacious rooms (stretching to 40 feet across or more), include more additions to the core volume (and thus more rooms), in a balancing wing opposite, adding a den, a study, or another specialized room, or with service spaces pushed into ells and wings, providing more commodious work zones, bedrooms for servants, and leaving more room in the core.

These houses are rendered distinct by their choice of a hipped to gabled roof, their wall covers, and the number and trim at their apertures. In the earlier examples, simpler ornament was derived from the Arts and Crafts or the Craftsman movement or employed the order-driven trim long popular in Classical and Renaissance revivals. These houses might be covered in stucco, shiplap, clapboards, or shingles, with deeply overhanging roofs supported by brackets or exposed rafter tails, large multi-pane windows often grouped, rich and various entry treatments. A common feature here is the use of square bay windows, perhaps more accurately described as oriels as they do not reach the ground, including wider paired or triple windows and flanking the entry on the ground floor. Many more of the houses are Colonial Revival in style, some brick but most clapboard or shingle covered with symmetrically deployed apertures, shallow eaves, shutters, and restrained ornament. One note of interest is the fact that in some instances the entry porticoes that ornament these houses may be early additions, likely within the mid-century period. But the distinctions among these stylistic designations can be particularly challenging here, where many buildings are eclectic in their ornament and the gradations between them is slight and applied to a common form.

The group of six center hall or center entry houses with a generally Craftsman aesthetic include some of the area's most outstanding efforts, many with high hip roofs and dormers matching their overhanging roofs, and include some of the area's earliest houses. The hip-roofed house at **30 Cabot (1916-1921)** is covered in shiplap with flanking wings, its three-bay façade including boxed bay windows on the ground floor and paired windows above. The pedimented porch is supported by thick Tuscan posts. An exceptional house at **35 Cabot (1906-1916)**, here gable-roofed and shiplapped but with no wings, includes a full front porch topped by a fretted balustrade and supported by square posts set on a shingled parapet and adding brackets. On its right side, there is an overhang that reveals the field stone first level of the chimney. A stuccoed house at **48 Cabot (1921-1929)** has no wings but includes a rear ell, with paired windows flanking the gabled porch supported by thick Tuscan columns. A concrete example at **47 Oxford (1906-1916)** presents a simple three-bay façade with enclosed side porch. A gable-roofed example at **25 Cabot (1906-1916)** includes two low wings and a recessed entry screened by very attenuated Tuscan columns. It also includes a dormer and a boxed bay window on the left side elevation. The house at **52 Oxford (1921-1929)** adds a sunroom, and includes dormers, paired windows, boxed bay windows, and a well-preserved portico with square columns and an arched soffit. The Craftsman treatment at the house at **50 Oxford (1916)** may be the result of recent remodeling.

Seven houses in the neighborhood include a generally Classical suite of ornament applied to these center hall and center entry houses, most with hipped roofs. **49 Cabot (1921-1929)** is a quite elaborate example with flanking wings to one side, a porch opposite, and a Tuscan portico with balustrade. Its first floor includes triple-window, hip-roofed boxed bay windows, while the second floor includes paired windows and a center triple window with labels and tabs at the sill. It is covered in shiplap and its cornice includes plain modillions. **58 Yale (1923)** is a simpler building with a sunroom, shed dormer, and boxed bay windows flanking the portico which is supported by square Tuscan posts. **52 Yale (1923)** included two wings and a centered hip-roofed dormer, its entry sheltered by a Tuscan porch. A fine stuccoed example at **34 Cabot (1906-1916)** includes both a hip-roofed sunroom and a rear ell, and a square oriel above the entry. The hip-roofed porch supported by Tuscan columns, with paired windows above and triple windows to either side. The gable-roofed house at **66 Oxford (1928)** includes a sunroom and dormers, with a Tuscan porch with a high entablature that may be an addition. Its eaves are supported by modillions and a pent roof extends around the gable ends. **63 Yale (1916-1921)** includes dormers and both a sunroom and a porch; its cornices includes modillions and its dormers are pedimented; the matching Tuscan porch may be an addition. **59 Yale (1916-1921)** includes a two-story wing, boxed bay windows flanking the Tuscan portico, and a central shed dormer with a central gabled section.

Fifteen houses in the area resemble these in scale, form, and plan, but reflect the rising interest in the Colonial Revival, and these constitute the largest subgroup of center-hall or center-entry houses, most built in the 1920s. A brick example at **36 Cabot (1921-1929)** has a gable roof and dormers, with a rear ell and porch. Its Tuscan portico shelters a fan- and side-lit entry, while the first floor windows are topped by blind arches with contrasting keystones. Another brick example, **64 Wildwood (1921-1929)** with a sunroom and dormers, has an enclosed entry porch with fan- and side-lights, and its windows, several three-part, are accented by cast-stone lintels. A stuccoed example with a surviving slate roof at **37 Cabot (1916-1921)** suggests early middle Atlantic precedents. It includes a sunroom and a pedimented Tuscan portico, with three-part windows on the ground floor.

Most of these Colonial houses are frame, and four located on the west side of Oxford Street share many characteristics, though some alterations have obscured their core similarity. **64 Oxford (1921-1929)** is shingled with a center dormer and a sunroom; its current porch appears to be an expanded replacement. **62 Oxford (1928)** is clapboarded, its sunroom has been

raised to two stories, and its full Tuscan porch is an expansion. **58 Oxford (1921-1929)** has a rear ell rather than a sunroom, and its Tuscan porch may be an early addition. **50 Oxford (1916-1921)** has experienced a recent expansion and remodeling that likely created its Craftman revival aesthetic; it now includes telescoping wings. Across the street **53 Oxford (1922)** is a simpler three-bay example with shiplap, a pedimented frontispiece, and a side porch. Five more are located on Yale Street: **56 Yale (1923)** includes sunroom and a Tuscan portico with an arched soffit, and a boxed bay on the side elevation, likely in the dining room. **55 Yale (1924)** is quite similar but with dormers and its Tuscan portico has an arched roof. **51 Yale (1916-1929)** has a sunroom and shed dormer, with shiplap cladding; its Tuscan portico screens an arched entry with flanking pilasters. The house at **44 Yale (1921-1929)** has a hipped roof and is turned perpendicular to the street. Paired Tuscan columns are engaged and support a high entablature, and triple windows accent the façade and side elevations. **45 Yale (1916)** is distinct due to the deep pent roof across its façade, which incorporates an arched hood of Baroque cast. **42 Cabot (1916-1921)** includes dormers and a sunroom, and a Tuscan porch with fretted balustrade. **46 Cabot (1921-1929)** adds a screened porch, exterior brick chimney, and Tuscan portico with an ogee roof.

Contemporary with these are houses that share a similar core volume but embrace decorative features that link them to earlier or more regional colonial traditions. These houses are commonly covered by lower roofs, precluding significant living space in the attic. Particularly popular during this period is the Dutch colonial, a house of two stories that employs a true gambrel roof with shed dormers increasing the headroom of that story or a faux gambrel roof simulating that effect. **26 Cabot (1906-1916)** employs the true gambrel with a slight kick at the eaves and is expanded by a wing to the left and a projecting bay to the right. Its entry projects slightly under a shed-roofed porch supported by thick Tuscan posts and is flanked by triple casements. The house at **45 Cabot (1916-1921)** also includes a true gambrel, and its shed dormer is unusual, with a shallower shed between larger deeper sections to each side. The house includes a sunroom with a separate entry and an enclosed and pedimented entry porch trimmed with pilasters. **57 Oxford (1921-1929)** is also a true gambrel with a corner rear wing as well as a sunroom and a Tuscan portico. At **60 Oxford (1921-1929)**, the effect of the gambrel and shed dormers is achieved with a stretch of pent roof angling down the gable ends and across the front and rear of a core center-entry volume; here too there is a sunroom. That same effect is visible at **60 Yale (1923)**, which also includes a sunroom, a first floor covered in brick veneer, a Tuscan porch, and paired windows. A saltbox variation can be seen at **72 Wildwood (1929)**, with a two-story enclosed and gabled entry porch, sunroom and rear ells; arched accents may have been applied with the siding. The house at **63 Oxford (1929-1950)** is an unusual combination of the garrison form and the Tudor Revival style, with a brick ground floor and faux half-timbered above; its façade includes small wall dormers and there is an attached garage. A simple center entry colonial at **61 Oxford (1929-1950)** also takes on Tudor Revival garb with a broad façade gable to one side that extends over its sunroom, a shallow gabled entry porch, and a brick ground floor; its entry and its adjacent window have arched tops.

Evidence of the continuing influence of the English Arts and Crafts movement and more fully Tudor Revival houses were built here as well, with more unusual plans and massing. With a gable-roofed center-hall house at its core, the stuccoed house **38 Cabot (1906-1916)** adds a projecting gabled bay on its façade, with deep overhangs and simple brackets; there is a low extension from the rear. Its entry is sheltered by a simple gabled porch with paired windows flanking and above. The hip-roofed block at **46 Yale (1916-1921)** includes projecting bays at either side creating a shallow H footprint. The entry and the stair are to the right side of the plan, with the major room behind three windows at the center; the far section appears to be a sunroom with bedroom above. Its rich trim includes rafter tails at the eaves, keystones on the center windows, and an entry porch supported by paired posts with brackets. Later manifestations of medieval revival are the two large brick Tudor Revival houses, each generally T shaped, presenting a broad façade with a projecting gabled bay to one side, and an exterior chimney adjacent to the entry; both retaining their slate roofs. **27 Cabot (1926)** adds rough clapboards in the upper stories and to the left side, its roof extends to cover a lower arcaded room on the façade; it includes a breezeway linking the house to an end-gabled single-bay garage. **54 Oxford (1928)** adds some decorative half-timbering, a partial façade gable adjacent to the chimney, and a lower gabled wing; there are shed dormers on the main block and the wing.

Some of these houses are distinct for their orientation, presenting a narrow often gable end to the street, a small but interesting group. The Arts and Crafts house **49 Oxford (1920)** has a side entry or foursquare core with an end-gabled façade, with one side of the roof extending over a porch that has been enclosed. A deep pent roof wraps around the facade and a cove hood on brackets crowns the entry. **53 Yale (1920)** is a Tudor Revival version, with entry on its side elevation and cross-gabled bays toward the rear of the main block. Its walls are stuccoed with half timbering in the gables, and banks of long windows across the facade, accented by a molded band supported by brackets and trimmed with shallow modillions. The ogee roof of the entry porch is supported by square posts. A brick Tudor with this orientation is located at **47 Yale (1916-1921)**, with an exterior chimney and entry hood on the side elevation, and a clipped gable, boxed bay window, and sunroom on the street front. **54 Yale (1916-1921)** is a brick Colonial Revival version, with a deeper footprint. Its facade includes an entry frontispiece composed of pilasters, a louvered fan, and an open pediment. Adjacent is a triple boxed bay window and in the gable end an arched window is flanked by two small, square fixed sash. **67 Oxford (1921-1929)** at the corner of Wildwood is a low and deep end-gabled core with a gabled projection on the façade which encloses the entry on its side elevation. The upper level of the house is lit by shed dormers on each elevation, with a shallow gabled bay on the side elevation.

A handful of smaller houses can also be found in the neighborhood. The early house **19 Warren (1906-1916)** is a small story-and-a-half cottage with a four square plan, shed dormer, and sunroom. The later cottage example at **55 Oxford (1922)**

includes a wall dormer under a shed roof; its shallow Tuscan porch has an ogee pediment. A well-preserved bungalow cottage can be seen at **61 Yale (1916-1921)**, with an asymmetrical gable end, two stories in the rear and reading as one on the façade, where the roof extends to form the porch, topped by a shed dormer. The porch includes a parapet and clustered square columns. **44 Cabot (1921-1929)** is an expanded modern Cape, with a three-bay core and a slightly lower left wing, expanded by a shed dormer and including a pedimented Tuscan portico with a high entablature. **59 Oxford (1950-55)** a classic ranch with a U-shaped footprint formed by the gabled forward wing on the right and its single-bay end-gabled garage on the left. The wing is accented by stone veneer on the ground floor and vertical wood siding in the gable end, with a scalloped lower edge; a low glazed breezeway links the house to the garage.

After a long hiatus in new construction here, five houses were added in the years since 2000. **40 Cabot (2012)** is center-entry gambrel block with both a gambrel façade gable and a shed dormer, with trim of the Craftsman revival. The enduring popularity of the center-entry colonial can be seen at **76 Wildwood (2000)**, with dormers, a low wing echoing a sunroom, and classical entry porch, and in the dramatic remodeling at **57 Yale (2018)**, which created a similar house with dormers, wing, and classical portico. In **2012** two examples were added of a type sometimes called millennial mansion: **45 Oxford** is a large gabled block with façade gables, dormers, and full porch with oriel above; **21 Warren** is still larger with projecting gabled bays and an integral garage projecting from the façade.

This area is a well-preserved example of an interwar suburb, one of the iconic landscapes of the period. Many of the noted alterations are likely to have been accomplished early in its history and are largely sensitive to the scale and proportion of the streetscape. Recent repairs have mostly been in kind, often including true-muntin multi-pane sash.

HISTORICAL NARRATIVE

The Ayer Area comprises the northeast part of the Wedgemere Park subdivision, located south of Wildwood Street and including lots along Yale, Oxford, Cabot, and a small number on Warren. See figure 1. Part of the area known as Wyman Plains after its topography and the family who resided there, in the early 19th century farmsteads faced Cambridge and their fields extended east along the level terrain as well as west up the hills. The large section remained sparsely developed in 1854, when only three farmsteads were located in the entire area above Church Street and below Western Avenue (now known as Wildwood Street); twenty years later only a small number had been added. The area now laid out as lots along these three streets was part of three long narrow lots extending east from Cambridge in the third quarter of the 19th century. At the north end was the farmstead owned by David Fisher, Frederick Marsh and later by Joseph Purrington (see Cutter/Clark-Purrington House, 161 Cambridge Street, WNT.31), below that another longer strip was held by F.A. Patch, while the southern part was owned by Wyman family and later by their nephew D.W. Locke (see William Wyman House, 143-145 Cambridge Street, WNT.29).

At the turn of the century, the open land to the west of Winchester Center was gradually taken out of agricultural production as town residents and newcomers alike saw opportunity in the town's shift from small town to ambitious suburb. Several investors went to work here in the 1880s and 90s in a series of development schemes that have left their mark in the various sections of the Old West Side including the subject area. William Boynton initiated one of the town's most ambitious subdivisions in the 1880s on land he had accumulated east of Cambridge and north of Church Street, most to the south of this area. Boynton's holdings extended as far as Fletcher and Laurel streets on the east but wrapped around long narrow parcels still held by W.A. Emerson and V.P. Locke. For reasons that are not yet known, Boynton then sold his holdings to William Forsyth, a local man who would go on to reorganize the plan for the subdivision known as Wedgemere Park in 1891. Both Joseph Purrington and his son George W. Purrington, who had acquired the Patch property, also sold their holdings to Forsyth in 1893.¹ Forsyth eventually accumulated most of the land between Wildwood on the north and Church on the south, Cambridge on the west, extending to Fletcher in the southeast and along more irregular bound on the northeast that included parts of the subject area. The prospective plan for Wedgemere Park prepared in June of 1891 included property beyond that purchased by Forsyth, in the subject area and to the east. In the subject area, it extended north-south streets, including Yale (then known as Harvard), Oxford, and Cabot, from Church in the south to Wildwood in the north, and added the east-west Lawrence Street from Cambridge to Wildwood. Forsyth devised a complex investment scheme for the Winchester Land Associates, issuing bonds and employing building restrictions to establish the neighborhood's character. His plan was short-lived, and after he defaulted on his mortgages in 1895, other investors took control of smaller sections of the large subdivision. For more details on the Boynton and Forsyth plans, see the addendum to Wedgemere Area (WNT.P).

In the 1880s, another investor purchased what was eventually an L-shaped parcel that covered most of the subject area. John L. Ayer (1860-1916) was born and raised in Winchester and his family lived at 120 and 122 Cambridge Street (WNT.25, ca. 1893; WNT.26, ca. 1865). His father John (ca.1823-1868) bought land in that area on the west side of Cambridge Street from his father-in-law Loring Emerson and from Varnum Locke, and after his death his wife Tryphenia lived there with her daughter and son. John L. later built his own house next door, where he lived with his wife Rebecca Amy Holbrook (b. ca. 1864) and his children Holbrook and Helen. The household included two female servants in 1900 and one African American servant in

¹ MCSR: 2183:57-58 (1893), 2351: 82- 89 (multiple documents 1895).

1910. Ayer was part of the firm Carlisle, Ayer & Co. in the manufacture of doors and blinds with Frank H. Carlisle in Malden.² He also invested in real estate in this area, making purchases from Joseph and George Purrington in 1887 and 1889. Joseph had purchased the Marsh farm in 1880, and he sold a 5-acre section to the east to Ayer in 1887. In 1889, Ayer and George Purrington purchased the long narrow 11-acre Patch property from Sarah Patch, and in 1892 they divided it between them so that Purrington took possession of the west half and Ayer the east.³ See also Cutter/Clarke-Purrington House, 161 Cambridge Street (WNT.31). Together these lots created the L-shaped holding illustrated on the Engineering Department plan of 1907; see [figure 2](#). The 1891 plan for the larger neighborhood of Wedgemere included this land although Ayer had not entered into those schemes, just as the land to his east was shown on the plan but was developed by Eliza and Samuel Twombly in the 1880s and 90s (see Twombly Subdivision WNT.AR). Here, however, several of the streets planned by the Wedgemere investors were extended over Ayer's land and so determined the general if not the specific cadastral pattern. Ayer then held this land for two decades while land to his east, west, and south was subdivided for development as residential subdivisions. The current layout of streets does not follow the lines of early landownership, so the boundaries of this area were drawn to also take into account the street pattern in the area today and extend beyond Ayer's property.

Two men took over the southern section of Forsythe's Wedgemere holdings, Herbert Nash and Edmund K. Boynton, who thus controlled the south section of the subject area. Nash was a Boston tea merchant, and Boynton was the son of William Boynton, the earlier developer of much of the larger neighborhood. The Boyntons may have participated in Forsyth's scheme and likely had a personal interest in plans for their neighborhood. Nash & Boynton then established a trust to develop the large area, and imposed a number of restrictions for 25 years after 1895. Although Nash & Boynton sold much of this land briefly to the local architect E.K. Blaikie (and there may have been other such brief exchanges), it appears that they gradually sold lots to a variety of owners or developers. Within the subject area, they apparently sold a portion to George Whiteborne (see below), including 44, 45, 46 Yale and 50 Oxford, and to Edward F. Jones, including 45 and 47 Oxford, 19 and 21 Warren, and 25, 26, 27, and 30 Cabot. Jones was a manager employed in Boston who lived nearby at 49 Wildwood.⁴ The earliest of the subdivisions of Jones' property is included in the plan of 1902 attached here; see [figure 3](#). These lots have been included here to extend the streetscapes of lower Yale, Oxford, and Cabot, as well as on Warren. For more on Nash and Boynton, see the addendum to the Wedgemere Area (Area P).

The northern sections of Forsyth's land were sold to Henry White of Cambridge and George E. Cabot of Brookline, who thus controlled the west section of the subject area. Henry White's common name has precluded further identification, but George E. Cabot (ca. 1861-1946) was a prominent citizen of the period and a founder of the real estate firm Cabot Cabot & Forbes. When they took over the property, White & Cabot established the Winchester Land Trust, and shortly thereafter sold much of the block between Cambridge and Salisbury back to the Purringtons, but retained, for a time, the land that extended from Salisbury across Wedgemere and Yale to Oxford, where John Ayers retained his L-shaped parcel. White & Cabot mortgaged their property several times, defaulted, and lost the land, which was then sold to George B. Whitehorne, including three of the four blocks. George Batten Whitehorne (1856-1933) was a builder and real estate agent, who also seems to have acquired land in the south section of Wedgemere and in other sections of town. His obituary in the *Winchester Star* noted that he had "developed Wedgemere avenue and built many fine homes on Oxford Street and in other sections of the west side."⁵ He owned lots at the west side of the subject area, including 50 Oxford, 44, 45, 46, 54, 55, 56, 57, 58, 59, 60, 61 and 63 Yale, and 64, 72, and 76 Wildwood. New plans for the land in this area had been prepared in 1912 and 1916, including land owned by Whitehorne; land still held by Ayers; and a section formerly owned by Nash & Boynton. This plan removed Lawrence Street and the lots were reorganized as a result, with some owner names added on some lots. The subject area is shown most clearly in the attached 1916 plan; see [figure 4](#). For more on White & Cabot and on Whitehorne, see the Upper Wedgemere/ Foxcroft Area (WNT.AS).

But the core of the area was Ayer's L-shaped parcel, which he and members of his family divided between 1909 and 1923. Ayer's land along Cabot Street was subdivided in 1909, including eight lots on the west side and seven on the east; see [figure 5](#). His land on the west side of Oxford was divided in 1923 into eight lots, numbered 8 through 15; see [figure 6](#). Lots 1 through 7 were not illustrated there, but deed references suggest that land on the east side of Oxford was subdivided in 1922. The time line of these subdivisions, by Ayer and the adjacent owners, is tracked in the construction of houses on the lots. There was one house here in 1906 at 21 Warren, later demolished, that may have been designed by local architect Edwin K. Blaikie, noted as the parcel owner on the 1902 plan of Jones' land. Most of the houses built between 1906 and 1916 are located in the southeast section of the subject area on Warren and Cabot, the first sections to be subdivided. Most of the houses built between 1916 and 1921 were located on Cabot and especially on Yale, while those built between 1921 and 1929 were built on Oxford, as well as on Cabot and Yale.

² Ancestry.com: MA Census 1865; MA Vital Records; US Census 1870, 1880, 1900, 1910; US Directories Boston 1894, 99; Woburn 1897, Winchester 1901, 03. MCSRD 2133:82 (1892) references these purchases as 919:464 (1864) and 979:422 (1866); see also 2427:100, 101 (1895) and 2719:428 (1899).

³ MCSRD: 1791:28 (1887), 1907:531 (1889), 2112:388, 389 (1892).

⁴ Ancestry.com: US Census 1900; US Directories Winchester 1901. The census entries for the household are incomplete, so tracking Jones was a challenge.

⁵ *Winchester Star* 18 Aug 1933.

This narrow period of development created the cohesive built environment that was the goal of ambitious developers and homeowners alike. But a number of other factors contributed to this pattern, including building restrictions in the deeds. A set of restrictions for a Cabot Street property required single-family houses of not less than \$5000, set backs of 30 feet from Cabot, 20 from Lawrence, and 10 from lots lines, prohibited “mechanical, manufacturing, or other noxious business,” and would be in force for 20 years from 1911. Restrictions for a Yale Street property ten years later added restrictions for stables and garages (for no more than two horses or automobiles) with 25-foot setbacks. Oxford Street restrictions for 1922 increased the house value minimum to \$9000 and the setback to 50 feet; garages were to be 75 feet from the street and the restrictions would be in place for 25 years.⁶ Although it seems likely that architects and builders contributed to this uniformity, available sources have not identified many of these for the subject area. But familiar developers, who were also at work in the Wedgemere/ Foxcroft Area (WNT.XX), developed parcels here as well, including Whitehorne and the firm Moore & Sperry. Also active here was John L. Ayer’s son Henry F. Ayer, who lived at 53 Oxford Street and developed several parcels.

The occupations of the male heads of households (noted in the poll lists of 1918, 1922, and 1930 primarily) present a group of businessmen, professionals, and proprietors, generally uniform in class and status, but because of the number, representing many industries. The most common title was manager, held by six men (including advertising, soap factory, sales, and general); there was also a “tel.” supervisor. Three categories employed five individuals each, merchant (one specifying coal), manufacturer (including cans, boxes, and screw machines), and proprietors (auto supplies, bakery, heating app, provisions, stone products, automobiles, and jewelry). Several held corporate offices, including a treasurer, a secretary/treasurer, and a provision company treasurer. Two each were employed in insurance, real estate, investments, clerks, and in the US Service. Sciences were represented by a chemist, an engineer, and an electrical engineer. The neighborhood also included a cashier, a tanner, a dentist, a broker, a food provision broker, a salesman, and one each in advertising and electrical repairs. Three woman reported work outside the home, two teachers and one in a bakery, though there may have been others in earlier years. Most women were recorded as housewives (32) or at home (8). Many households included live-in domestic servants including a chauffeur, a nursemaid, two housekeepers, and at least 14 housemaids; others might have been in households recorded before female suffrage added women to the poll lists.



Additional streetscape: 36 and 38 Cabot Street.

⁶ Based on sample deeds: MCSR: 3670:258 (1912); 4263:263 (1919); 4584:545 (1923).



Additional streetscape: 49 and 47 Oxford Street.

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Research protocol for expanded data sheets:

Map research began with the Walker Atlas of 1906 and Sanborn Atlases 1916, 1921, 1929, 1929/50. Winchester Annual Reports, Building Inspector Reports, were reviewed. The poll/voter/street lists were then consulted to locate initial owners, for 1918, 1922, and 1930; in selected cases additional lists were consulted to identify an occupant. The names of the heads of household were recorded, as well as their ages and occupations; other adult members of the household were noted as well as their occupations. Dates assigned to houses were either the building permit or the year of the first appearance on a map; poll lists sometimes refine these dates.

See Research Protocol	Name, address, date Assessor's number MHC # Style type/form features Materials (roofs assume asphalt unless noted) Notes on alterations First map building appears. Poll lists for 1918, 1922, and 1930; name residents, age, occupation. Annual Report Building Inspectors Reports 1910-1930.
	Phipps house, 25 Cabot Street, 1906 - 1916 18-169 WNT.1677 Craftsman / center hall house two low wings, dormer Wall Material: Shingles Sanborn 1916 Poll list 1918: Edwin L Phipps, 46 manufacturer.
	Magill house, 26 Cabot Street, 1906 - 1916 18-202 WNT.1678 Colonial Revival / center-entry Dutch colonial wing and projection entry bay Wall Material: Shingles Sanborn 1916 Poll list 1918 George A Magill, 34, advertising manager.
	Gilpatrick house, 27 Cabot Street, 1926 18-170 WNT.1679 Tudor Revival gabled block w projecting bays, link to single-bay end gabled garage Wall Material: Brick with rough wood clapboards on upper level AR bldng inspector 1926 Dr. W & CD Gilpatrick 1930 poll list: William H Gilpatrick, dentist, 49, Carolyn D G, h, 44.
	Neill house, 30 Cabot Street, 1916 - 1921 18-201 WNT.1680 Craftsman / center-entry colonial, sunroom, porch, dormers Wall Material: Wood other shiplap Sanborn 1921 Poll list 1922: Edward Y Neill, 33 merchant, Louise N 34 h, Elfreda Flight 28 housemaid.
	Sawyer house, 34 Cabot Street, 1906 - 1916 18-199 WNT.1681 Classical / center hall house rear ell, sunroom, dormer Wall Material: Stucco Sanborn 1916 Poll list 1918: Henry B Sawyer, 35 manager.

	<p>Freeburn house, 35 Cabot Street, 1906 - 1916 18-187 WNT.1682</p> <p>Craftsman / center hall house full front porch, dormers Wall Material: Wood shiplap well preserved</p> <p>Sanborn 1916 Poll list 1918: Thomas Freeburn, 46 merchant.</p>
	<p>Edlefson house, 36 Cabot Street, 1921 - 1929 18-198 WNT.1683</p> <p>Colonial Revival / center-entry colonial two wings, dormers Wall Material: Brick</p> <p>Sanborn 1929 Poll list 1930: William Edlefson, 65 cashier, Anna M E 53 h.</p>
	<p>Proctor house, 37 Cabot Street, 1916 - 1918 18-187 WNT.1684</p> <p>Colonial Revival / center-entry colonial sunroom, dormers Wall Material: Stucco and slate roof</p> <p>Sanborn 1921 Poll list 1918: George W. Proctor, 35 broker.</p>
	<p>Moorehouse house, 38 Cabot Street, 1906 - 1916 18-197 WNT.1685</p> <p>Arts and Crafts / center hall house projecting gabled bay, rear extension, dormers Wall Material: Stucco</p> <p>Sanborn 1916 Poll list 1918: William R Moorehouse, 40 chemist.</p>
	<p>house, 40 Cabot Street, 2012 18-196 WNT.1686</p> <p>Craftsman Revival / center entry Wall Material: Shingles</p> <p>assessor's date</p>
	<p>Sexton house, 42 Cabot Street, 1916 - 1921 18-195 WNT.1687</p> <p>Colonial Revival / center-entry colonial sunroom, dormers Wall Material: Clapboards replacement windows</p> <p>Sanborn 1921. Poll list 1922 not listed, 1930: George A. Sexton, 46 can manufacturer, Grace B S 45 h.</p>

	<p>Young house, 44 Cabot Street, 1921 - 1929 18-194 WNT.1688</p> <p>Colonial Revival / modern Cape three bay, wing, shed dormer Wall Material: Shingles</p> <p>Sanborn 1929 Poll list 1930: Frederick P Young, 59 prov. co. treas., Anna B Y 52 h.</p>
	<p>Bradlee house, 45 Cabot Street, 1916 - 1921 18-190 WNT.1689</p> <p>Colonial Revival / center-entry Dutch colonial enclosed porch, sunroom Wall Material: Clapboards</p> <p>Sanborn 1921. Poll list 1922: Abbott E Bradlee, 41 clerk, Margaret H B 32 h, Katherine A Burke, 25 housemaid.</p>
	<p>Howard house, 46 Cabot Street, 1921 - 1929 18-193 WNT.1690</p> <p>Colonial Revival / center-entry colonial sunroom, rear ell Wall Material: Shingles replacement windows</p> <p>Sunroom 1929 Poll list 1930: Emily J Howard, 77 at home, Gertrude B H 46 teacher.</p>
	<p>Caldwell house, 48 Cabot Street, 1921 - 1929 18-192 WNT.1691</p> <p>Craftsman / center entry hipped roof, sunroom, rear ell, dormer Wall Material: Stucco Replacement windows</p> <p>Sanborn 1929 Poll list 1930: Emily J Howard, 77 at home, Gertrude B H 46 teacher.</p>
	<p>Gillett house, 49 Cabot Street, 1921 - 1929 18-191 WNT.1692</p> <p>Classical / center entry hipped roof, wings, sunroom, ell, dormer. Wall Material: Wood other shiplap</p> <p>Sanborn 1929 Poll list 1930: Hiram A Gillett, 62 manufacturer, Helen B G 58 h.</p>
	<p>house, 45 Oxford Street, 2012 18-308 WNT.1693</p> <p>Queen Anne revival gabled block with projecting bays and dormers Wall Material: Shingles</p> <p>assessors date</p>

	<p>White house, 47 Oxford Street, 1906 - 1916 18-205 WNT.1694</p> <p>Craftsman / center hall house hipped roof, sunroom Wall Material: Concrete block new entry porch</p> <p>Sanborn 1916 Poll list 1918: Everett A. White, 50 manager.</p>
	<p>Winship house, 49 Oxford Street, 1920 18-206 WNT.1695</p> <p>Arts and Crafts / four square end gabled roof extends over sunroom, bay window, dormer Wall Material: Shingles porch enclosed</p> <p>AR bldng inspect 1920: W W Winship. Poll list 1922 William W Winship, 39, manufacturer, Idabelle W 37 h, Jeanne Young 40 housekeeper.</p>
	<p>Knight house, 50 Oxford Street, 1916 18-222 WNT.1696</p> <p>Craftsman revival?/ center entry porch Wall Material: Clapboards recent remodeling with telescoping wings and attached garage</p> <p>AR bldng insp 1916 George B Whitehorne. Poll list 1918: Robert M Knight, 30 US Service.</p>
	<p>Kelty house, 52 Oxford Street, 1921 - 1929 18-221 WNT.1697</p> <p>Craftsman / center entry sunroom and dormers Wall Material: Shingles</p> <p>Sanborn 1929 Poll list 1930: Henry M Kelty, 41 real estate, M Rena K 33 h.</p>
	<p>Ayer house, 53 Oxford Street, 1922 18-207 WNT.1698</p> <p>Colonial Revival / center-entry colonial side porch Wall Material: Wood other shiplap window replacement</p> <p>A R bldng insp 1922 H.E. Ayer. Poll list 1930: Holbrook E Ayer, 32 merchant, Mildred M A 32 h, Hannah Collins, 22 housemaid.</p>
	<p>Thumin house, 54 Oxford Street, 1928 18-220 WNT.1699</p> <p>Tudor Revival gabled block, projecting gabled bay, front chimney, wing Wall Material: Brick with slate roof</p> <p>AR bldng insp 1928 lot 10-12 Oxford Nathan Thumin. Poll list 1930: Nathan Thumin, 43 coal merchant, Laura A T 43 h.</p>

	<p>Haskins house, 55 Oxford Street, 1922 18-208 WNT.1700</p> <p>Colonial Revival / cottage shed wall dormer Wall Material: Shingles</p> <p>AR bldng insp 1922 Warren A Maynard. Poll list 1923: Herman H Haskins, 34 manager, Helen E H 39 h.</p>
	<p>Maynard house, 57 Oxford Street, 1921 - 1929 18-209 WNT.1701</p> <p>Colonial Revival / center-entry Dutch colonial sunroom and rear corner wing Wall Material: Clapboards low wing added, porch may be addition</p> <p>Sanborn 1929 Poll list 1930: Warren A Maynard, 32 tel supervisor, Helen A M 31 h.</p>
	<p>Nason house, 58 Oxford Street, 1921 - 1929 18-219 WNT.1702</p> <p>Colonial Revival / center-entry colonial rear ell Wall Material: Clapboards porch may be an addition</p> <p>Sanborn 1929 Poll list 1930: John W Nason, 40 elec repairs, Ethel D N 38 h.</p>
	<p>Madge house, 59 Oxford Street, 1950 - 1955 18-210 WNT.1703</p> <p>Contemporary / ranch U-shaped with attached garage. Wall Material: Shingles with stone veneer accent</p> <p>Poll list 1955: Francis D Madge, 57 auto supplies, Doris E M 55n h.</p>
	<p>Dickson house, 60 Oxford Street, 1921 - 1929 18-218 WNT.1704</p> <p>Colonial Revival / center-entry Dutch colonial sun room, rear extension Wall Material: Shingles window replacement</p> <p>Sanborn 1929. Poll list 1930 Walter S Dickson, 31 food prod broker, Helen R D 33 h, Annie Rextrou, 68 at home.</p>
	<p>Kennedy house, 61 Oxford Street, 1929 - 1950 18-211 WNT.1705</p> <p>Tudor Revival / center entry shingled second story projecting bay, enclosed porch Material: Brock and wood shingle.</p> <p>Sanborn 1950 Poll list 1955: Mary D Kennedy, 71 at home.</p>

	<p>Jennings house, 62 Oxford Street, 1928 18-217 WNT.1706</p> <p>Colonial Revival / center-entry colonial sunroom Wall Material: Clapboards sunroom raised, new full front porch</p> <p>AR bldng insp 1928: Elizabeth T Griffen (#62, lot 2). Poll list 1930: Irving E Jennings, 29 investments, Ellen C H 25 h, Nellie Daly 23 housemaid.</p>
	<p>Hall house, 63 Oxford Street, 1929 - 1950 18-212 WNT.1707</p> <p>Tudor Revival / center entry garrison colonial attached garage Wall Material: Brick and half timbering rear addition</p> <p>Sanborn 1950 Poll list 1955: Edwin P Hall, 54 provisions, Eleanor PH 45 h.</p>
	<p>Duffett house, 64 Oxford Street, 1921 - 1929 18-216 WNT.1708</p> <p>Colonial Revival / center-entry colonial sunroom, dormer, rear extension Wall Material: Shingles front porch extended</p> <p>Sanborn 1929 Poll list 1930: S Lester Duffett, 34 textile engineer, Esther E D 31 h.</p>
	<p>Doherty house, 66 Oxford Street, 1928 18-215 WNT.1709</p> <p>Classical Revival / center entry sunroom and dormers Wall Material: Clapboards porch may be an addition</p> <p>Sanborn 1929. AR bldng insp 1928 Elizabeth T. Griffin. Poll list 1930: James A Doherty, 33 real estate, Eugenia H D 33 h.</p>
	<p>Lees house, 67 Oxford Street, 1921 - 1929 18-213 WNT.1710</p> <p>Craftsman / gable end to the street and complex massing Wall Material: Shingles right side additions</p> <p>Sanborn 1929 Poll list 1930 as 62 Wildwood: Malcolm B Lees, 30 salesman, Cornelia NL 31 h.</p>
	<p>Avery house, 19 Warren Street, 1906 - 1916 18-203 WNT.1711</p> <p>Colonial Revival / cottage sunroom, shed dormer Wall Material: Shingles raised at rear, window replacement</p> <p>Sanborn 1916 Poll list 1918: Paul F Avery, 25 clerk.</p>

	<p>house, 21 Warren Street, 2012 18-204 WNT.1712</p> <p>Queen Anne Revival / center hall house, projecting bay and garage on facade Wall Material: Shingles, clapboards on first</p> <p>assessor's date. Replaces building constructed by 1906, no name on map.</p>
	<p>Petrie house, 64 Wildwood Street, 1921 - 1929 18-214 WNT.1713</p> <p>Colonial Revival / center-entry colonial sunroom, enclosed entry porch, dormers Wall Material: Brick, slate roof, stone trim</p> <p>Sanborn 1929 Poll list 1931: Herbert J Petrie, 40 bakery, Gertrude E P, 41 bakery.</p>
	<p>Cloutman house, 72 Wildwood Street, 1929 18-236 WNT.1714</p> <p>Colonial Revival / center-entry colonial saltbox, encl entry porch, rear ell, porch Wall Material: Vinyl siding</p> <p>AR bldng insp 1929 Emma O. Wright Poll list 1930: Bessie E. Cloutman, 48 at home, Julia Sullivan, 54 housemaid.</p>
	<p>house, 76 Wildwood Street, 2000 18-306 WNT.1715</p> <p>/ center hall house low projecting bay to one side, dormers Wall Material: Clapboards</p> <p>assessor's date</p>
	<p>Parrot house, 44 Yale Street, 1921 - 1929 18-245 WNT.1716</p> <p>Colonial Revival / center-entry colonial hip roof, turned away from street Wall Material: Vinyl siding and window replacement</p> <p>Sanborn 1929 Poll list 1930: Ruth L Parrot, 36 h, Katherine Smith, 33 h, Lily Betts, 37 housemaid.</p>
	<p>Nelson house, 45 Yale Street, 1916 18-226 WNT.1717</p> <p>Colonial Revival / center-entry colonial sunroom, dormer Wall Material: Shingles</p> <p>AR bldng insp 1916 George B Whitehorne. Poll list 1918: Richard M Nelson, 28 general manager.</p>

	<p>Hersey house, 46 Yale Street, 1916 - 1921 18-244 WNT.1718</p> <p>Arts and Crafts hip block, side entry, slight H footprint, dormers Wall Material: Wood other shiplap</p> <p>Sanborn 1921 Poll list 1922: Luther M Hersey, 64 heating app, Marie A H 65 h, Ethel G H 26 at home.</p>
	<p>Wilkinson house, 47 Yale Street, 1916 - 1921 18-227 WNT.1719</p> <p>Tudor Revival end gable, entry on side, sunroom, projecting bays and wing Wall Material: Brick</p> <p>Sanborn 1921 Poll list 1922: Samuel Wilkinson, 34 engineer, Marion G W 33 h.</p>
	<p>Ladd house, 48 Yale Street, 1916 - 1921 18-243 WNT.1720</p> <p>Colonial Revival / center-entry colonial sunroom, rear ell, dormers Wall Material: Wood other shiplap rear ell expanded</p> <p>Sanborn 1916 Poll list 1922: Edward B Ladd, 52 treasurer, Susan M L 53 h.</p>
	<p>Pringle house, 49 Yale Street, 1916 - 1921 18-228 WNT.1721</p> <p>Classical / center hall house hip roof, wing, dormers Wall Material: Wood other shiplap wing raised, porch may be an addition</p> <p>Sanborn 1921. Poll list 1922: Vendla Bolander, 58 nursemaid, John M Pringle, 35 stone products, Lillian C P 30 h, Ethel Cudmore 20 housemaid, Carl Franzen 37 chauffeur, Cora Brice, 45 housemaid.</p>
	<p>Armes house, 50 Yale Street, 1916 - 1921 18-242 WNT.1722</p> <p>Classical / center hall house sunroom, rear ell, dormers Wall Material: Stucco porch may be added</p> <p>Sanborn 1921 Poll list 1922: H Lyman Armes, 32 advertising, Fritzi T A 32 h.</p>
	<p>Teel house, 51 Yale Street, 1916 - 1921 18-229 WNT.1723</p> <p>Colonial Revival / center-entry colonial shiplap sunroom, dormer Wall Material: Wood other porch may be added</p> <p>Sanborn 1921. Poll list 1922: Norcross Teel, 24 automobiles, Charlotte R T, 21 h, Alice M Ramsey 45 at home.</p>

	<p>Cass house, 52 Yale Street, 1923 18-241 WNT.1724</p> <p>Classical / center entry hipped roof, two wings, dormer Wall Material: Clapboards recent remodeling, window replacement</p> <p>AR bldng insp 1923: Moore & Sperry Poll list 1930: Kingsman P Cass, 35 insurance, Mary F C 31 h.</p>
	<p>Clark house, 53 Yale Street, 1920 18-230 WNT.1725</p> <p>Tudor Revival end gable to street, entry on side, projecting bays, dormers Wall Material: Stucco</p> <p>AR bldng insp 1920 JM Pringle. Poll list 1922 no #, 1923: Harry W Clark, 42 tanner, Susan E C 38 h.</p>
	<p>Ledyard house, 54 Yale Street, 1916 - 1921 18-240 WNT.1726</p> <p>Colonial Revival gable end to street Wall material: Brick</p> <p>Sanborn 1921 Poll list 1922: William Ledyard, 57 publisher, Emma R L 52 h.</p>
	<p>Snow house, 55 Yale Street, 1924 18-231 WNT.1727</p> <p>Colonial Revival / center-entry colonial sunroom, dormers Wall Material: Clapboards</p> <p>AR bldng insp 1924: H E Ayer. Poll lists 1930: Albert S Snow, 44 investments, Sally D S 41 h, Ella J Drayton 69 at home, Delia McDonough 22 housemaid.</p>
	<p>Sherman house, 56 Yale Street, 1923 18-239 WNT.1728</p> <p>Colonial Revival / center-entry colonial sunroom Wall Material: Clapboards rear shed dormer, extension.</p> <p>AR bldng insp 1923 Moore & Sperry. Poll list 1930: Alden W Sherman, 37 box mfr, beatrice M S 36 h, Bridie Roark, 20 housemaid.</p>
	<p>house, 57 Yale Street, 2018 18-232 WNT.1729</p> <p>Colonial Revival / center hall house sunroom, dormers Wall Material: Clapboards small component of earlier house may survive.</p> <p>House permitted in 1923 for HE Ayer. Poll list 1930: Marian D Bird, 50 at home, Frannie J Gamester, 53 housekeeper.</p>

	<p>Core house, 58 Yale Street, 1923 18-238 WNT.1730</p> <p>Classical / center entry sunroom, dormer Wall Material: Shingles</p> <p>AR bldng insp 1923 Moore & Sperry. Poll list 1930: James R Core, 45 soap fact mgr, Ivah C 43 h, Elizabeth Boyce 20 housemaid.</p>
	<p>Nicholas house, 59 Yale Street, 1916 - 1921 18-233 WNT.1731</p> <p>Classical / center hall house two story wing, shed dormer with center gable Wall Material: Shingles added wings on left, porch may be an addition</p> <p>Sanborn 1921 Poll list 1922: Alonzo D Nicholas, 41 sect and treasurer, Nellie D N 40 h.</p>
	<p>Shaw house, 60 Yale Street, 1923 18-237 WNT.1732</p> <p>Colonial Revival / center-entry Dutch colonial sunroom Wall Material: Vinyl, brick veneer on ground floor siding</p> <p>AR bldng insp 1923: Moore & Sperry. Poll list 1930: Chauncy G Shaw, 36 jewelry, Frances A S 34 h, Catherine Sweeney 22 housemaid.</p>
	<p>Winship house, 61 Yale Street, 1916 - 1921 18-234 WNT.1733</p> <p>Craftsman / bungalow cottage gabled roof extends over porch, shed dormer Wall Material: Shingles</p> <p>Sanborn 1921 Poll list 1922: Charles F Winship, 33 sales manager, Pearl M W 32 h.</p>
	<p>Neilly house, 63 Yale Street, 1916 - 1921 18-235 WNT.1734</p> <p>Classical / center hall house sunroom, porch, dormers Wall Material: Clapboards added rear wing, entry porch may be an addition</p> <p>Sanborn 1921 Poll list 1922 no #, 1923: Geoffrey C Neilly, 35 insurance, Marion R N 27 h.</p>

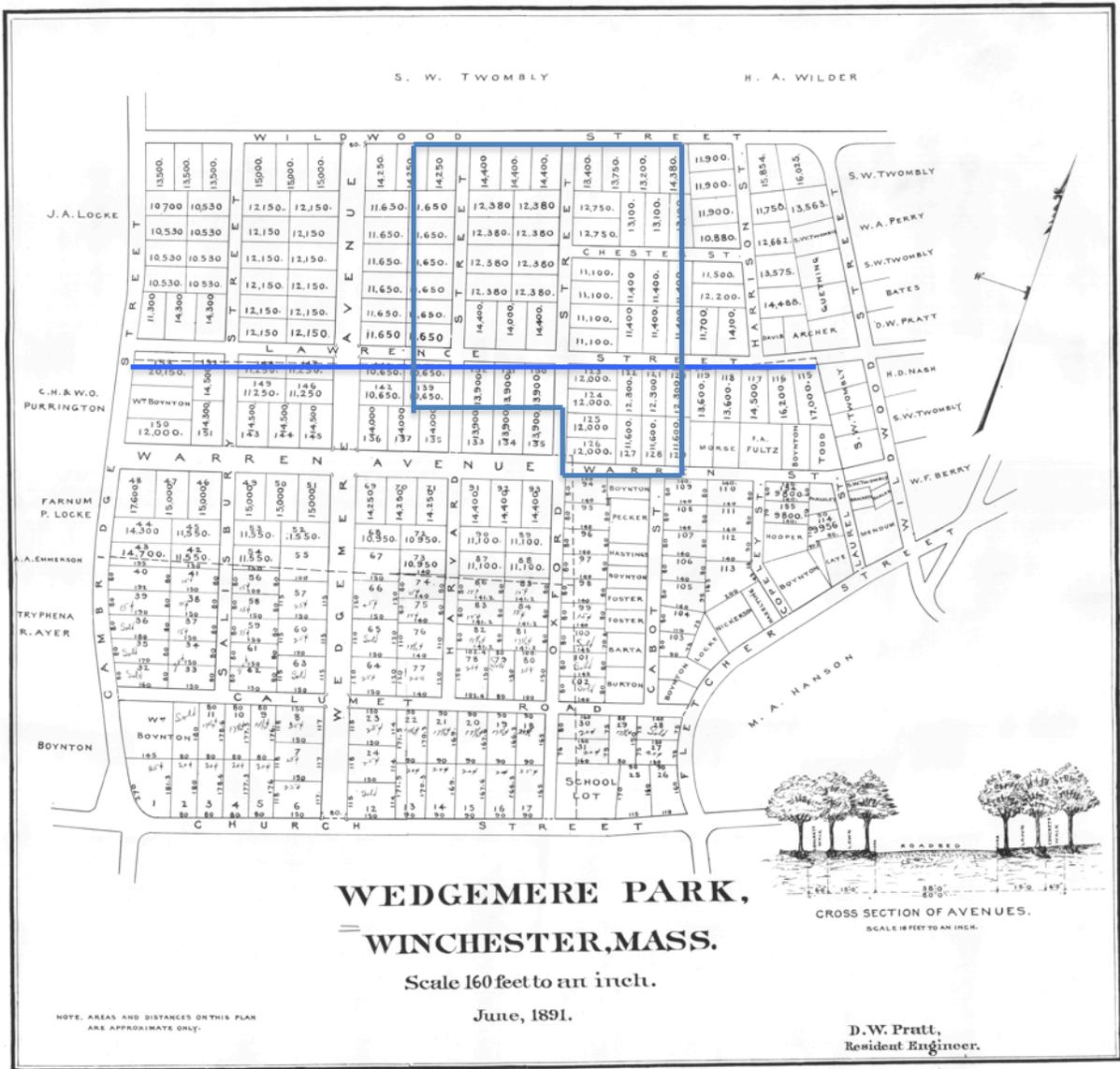


Figure 1. The 1891 plan for Wedgemere Park, showing the general bounds of the subject area in blue-gray and the line between the Nash & Boynton holdings on the south and the White & Cabot holdings on the north in bright blue. Winchester Archive Center (acquired from the Massachusetts Archives).

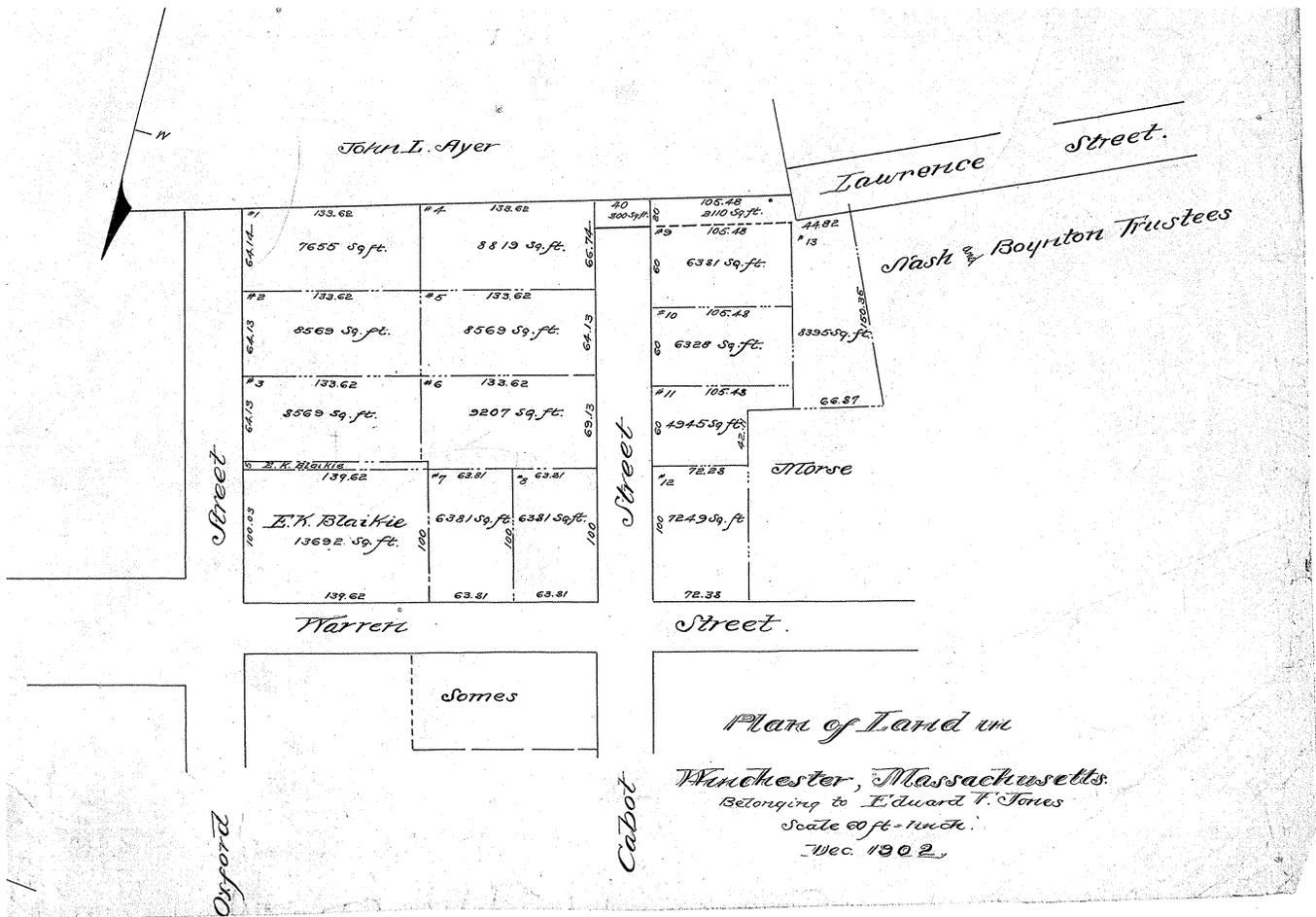


Figure 3. 1902 Plan of Land.... Edward F. Jones. Land formerly owned by Boynton, Forsyth, and Nash and Boyden. Note that the north arrow is for an adjacent plan, not this one. North is generally up.

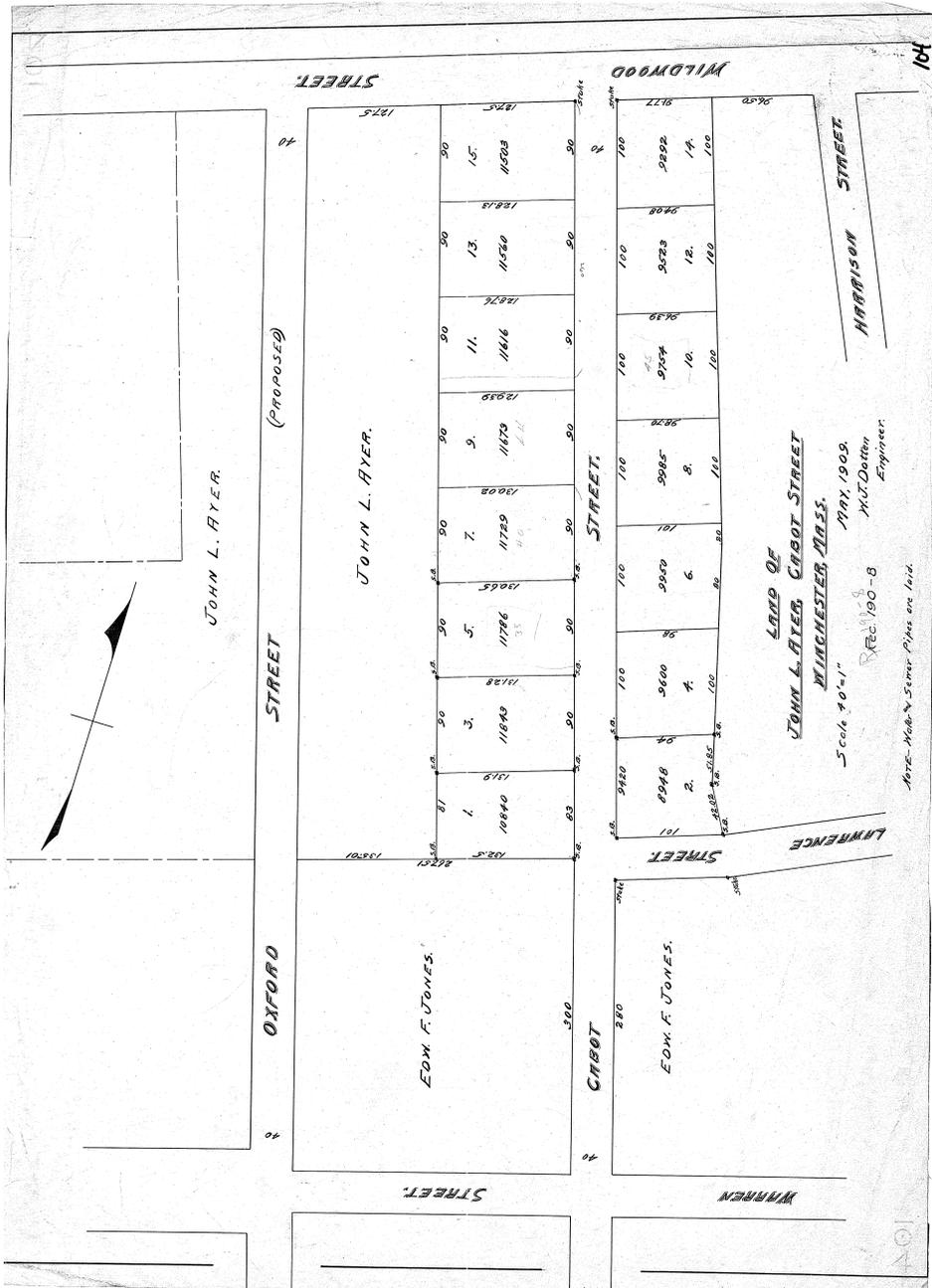


Figure 5: 1909 subdivision of land of John L. Ayer, Cabot Street.

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

This area is recommended for listing in the National Register as part of an amended and expanded Wedgemere National Register Historic District (WNT.P).

The Wedgemere Historic District, listed as part of the Winchester Multiple Resource Area in 1989, describes a subdivision planned over the late 19th and early 20th century and built out in ample and stylish single-family residences over the first half of the 20th century. At the time of this listing, the district included only the southern half of the area as it was defined at the turn of the century. This is an artifact of the survey's focus on properties constructed before 1917, which led researchers to consider only this earliest section. Additional research has led to a better understanding of the entire subdivision, which suggests expansion of the district and a longer period of significance to cover the filling-out of the original plan between 1883/1891 and about 1960. At its broadest and most inclusive configuration, the district would be extended to the west and to the north, and the new boundaries of the area would be Church and Fletcher streets on the south, Cambridge Street on the west, and Wildwood Street on the north and east. An alternative would be to list separately the Boynton section of Wedgemere (a portion already included in the district, but extended north to Lawrence) and the Twombly Subdivision (WNT.AR) at the east side along Wildwood and Harrison. Either way, the larger area would meet criteria A and C at the local level, as a fine example of an iconic period landscape with exceptional individual examples and a full range of common regional house types. Areas of significance would include architecture, community development and planning, and social history. The properties are quite well preserved, and the area and its individual components retain integrity of location, setting, design, materials, workmanship, feeling, and association.

FORM A - AREA

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

16	Lexington	AO	WNT. 1735-1740
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Photograph



Lantern Lane (1-r) 2, 3, 4

Town/City: Winchester

Place (*neighborhood or village*): Old West Side

Name of Area: Lantern Lane

Present Use: single-family residential

Construction Dates or Period: 1930-31

Overall Condition: excellent

Major Intrusions and Alterations:
some additions

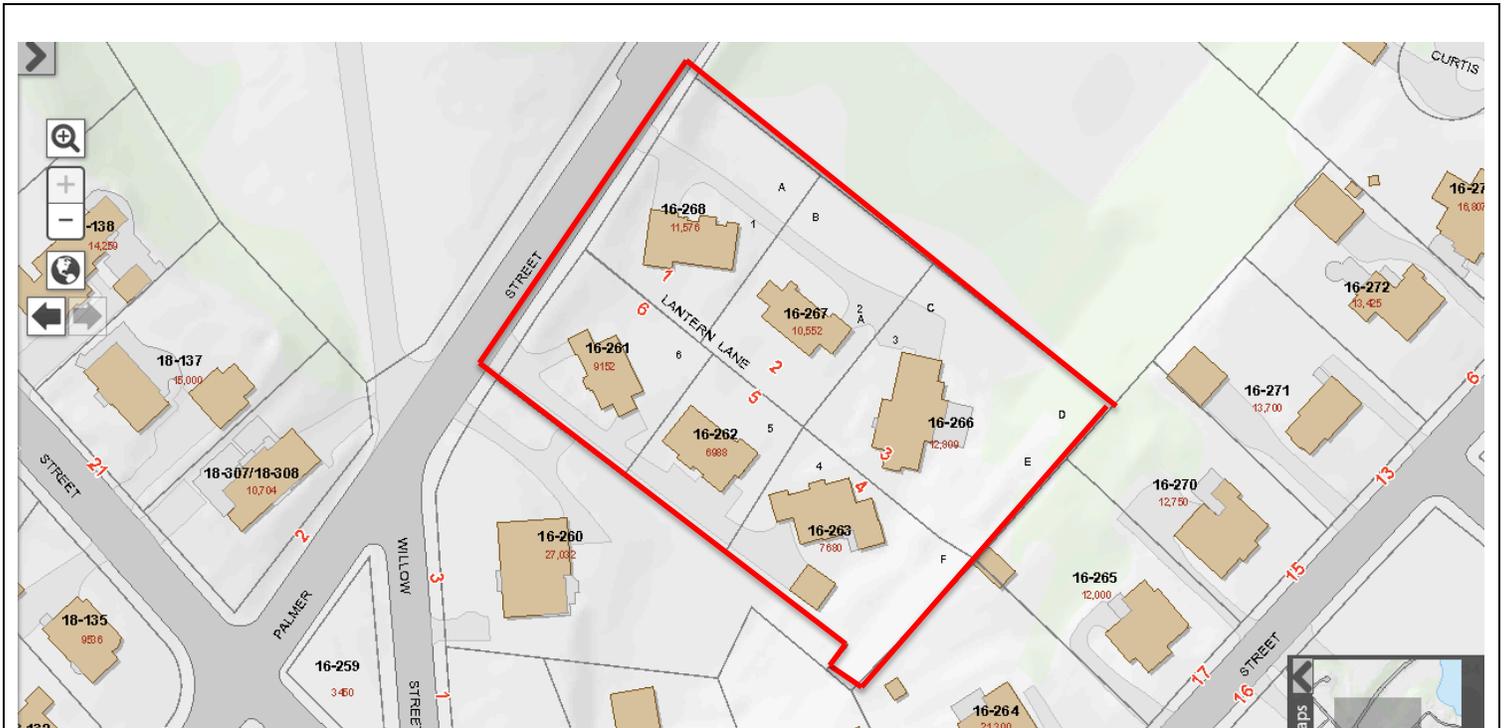
Acreage: about 2 acres

Recorded by: Claire W. Dempsey

Organization: Winchester Historical Commission

Date (*month/year*): January 2018

Locus Map



see continuation sheet

INVENTORY FORM A CONTINUATION SHEET

WINCHESTER

LANTERN LANE

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

AO

WNT.1735-
1740

Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION

Lantern Lane is an exceptional cluster of six Colonial Revival cottages constructed in a small planned development in 1930 and 1931. Located off Palmer Street, the area appears to be an example of a so-called super block, a form popular in early 20th century reform planning, where houses shared a lot and yards and separated their vehicular circulation by locating it behind rather than before the houses. In this example, the buildings are arranged this way but are each set on a separate lot, arranged in two tiers of three lots with the houses oriented inward, and there is no actually communal space. The houses face one another across their front yards, with the outer pairs set at slight angles toward the center. Two asphalt drives reach the houses from Palmer Street at the north and south, serving the garages that open to the rear of the houses; all but one are attached to the house. Most of the area is open lawn with scattered small trees and occasional foundation plantings, circled by a white fence composed of posts and swept pickets. A gate in the fence provides access to the center lawns and paths composed of polychrome slates extend down the center at the edge of Palmer before separating to run by the houses and forming an oval at the center, the location of a flag pole.

All of the houses share a number of features that unite them visually and provide similar but not identical spatial configurations. Their formal similarities include story or story-and-a-half height, gabled roof, center chimney, and center entry; most have a three-bay façade, two or three gabled dormers on the facade, a shed dormer on the rear, and at least one wing including a garage. The rear is illustrated for 1 Lantern Lane on the data sheet. The houses are covered in most instances in a mix of clapboards and shingles, lit primarily by 12/12 double-hung sash, and today most have black shutters and dark grey or black asphalt roofs. Their traditional ornamental vocabularies include fanlights or entablatures at the entries, flanking pilasters, sidelights or transoms, and coins at the corners, richer ornament than would typically have been found in the early houses they sought to emulate.

One house (**3 Lantern Lane**) is distinct in its form, rising to a story and a half, and was originally the smallest of the group; for more on the plan see below. Today it boasts a large left wing with a porch including an arched screen supported by square posts and a large shed dormer above; the attached garage is part of this wing. The other five houses are all variations on the modern center-entry Cape Code house, with slight variations from one another in expansions and ornament. Four of the houses are quite similar in form, **1, 2, 5, and 6 Lantern Lane**, the main block reported at 38 feet across and 27 or 28 feet deep. In each case the Capes are expanded by at least one wing, four including attached garages facing back on the drives. Two examples also have a screened porch (2 and 6 Lantern Lane), and two have had family rooms added in front of their garages (1 and 5 Lantern Lane). For more on the plan of **#6** see below. The house at **4 Lantern Lane** is larger than the others (a main block of 40 by 30 feet) and also has two wings, an enclosed entry porch, and a separate two-bay side-gabled garage.

INVENTORY FORM A CONTINUATION SHEET

WINCHESTER

LANTERN LANE

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

AO

WNT.1735-
1740

HISTORICAL NARRATIVE

Lantern Lane is a distinctive cluster of six Colonial Revival cottages developed by Loring Gleason, designed by Edward Sears Read and "Miss Kinton," and built by Bernard B. Eckberg in 1930 and 31. The grouping is located off Palmer Street, an east-west roadway extending out from North Main Street, which was sparsely settled and not paved for much of the 19th century. The land in this vicinity seems to have been part of the large parcel associated with Daniel W. Kimball (1842-1941) who was the town's oldest surviving Civil War veteran, was employed in real estate, and whose house was at 11 Wildwood Street, to the south of this parcel.⁷ Gleason acquired the property from Kimball in 1930, providing a mortgage to Gleason.⁸ Two very similar plans were submitted for the subdivision of the land, in May and November of 1930; the latter, with more features described, is reproduced here. Additions were later made to lots at #s 1, 2, 3, and 4.

Loring P. Gleason (15 March 1896-3 October 1983) was a long-time Winchester resident and real estate broker, who at the time served as president of Edward T. Harrington Real Estate at 23 Church Street in Winchester and 15 State Street in Boston. Gleason apparently grew up in Winchester, son of Charles A. and Mabel E. Gleason on Oxford Street; he had two sisters and a younger brother Charles Jr. He married Helen in 1917 and in 1920 they lived on Appalachian Road and in 1930 on Rangeley Road in Winchester (40 Rangeley Road WNT.1207). Loring and Helen had two children, Joan and Suzanne. Gleason is identified with a number of real estate developments in town and also sold insurance. By 1940 the family was living at 7 Worthen Road, their longer-term residence.⁹ Researcher Julie Khuen identified Arthur Driscoll as Gleason's partner; he lived at #3.

To design most of the houses, Gleason chose Edward Sears Read (1890-1977), whose work is as yet not well known. Read graduated from Harvard (1911), earned an MArch there, and also trained at the Ecole de Beaux Arts in Paris. After service in World War I, he took over the practice of his grandfather Willard Thomas Sears, who had been trained by Gridley J.F. Bryant and in partnership with Charles A. Cummings; the firm designed a number of Back Bay houses. In 1951, Read sponsored a Waltz Ball in support of the Boston Architecture Center and in 1962 he was one of 18 protesting the new design for Boston's City Hall, the group asserting that the building "completely disregards and flouts the past and gives no encouragement to the future architecture of Boston." Read's obituary noted that he had designed residences on Cape Cod and housing for the elderly; there are at present no MACRIS listings for Read. The firm Edward Sears Read Associates remained in business through the 1980s.¹⁰

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⁷ Chapman, *History of Winchester*, p. 347. Ancestry.com: Masonic Membership Cards, US Directories, Winchester 1907.

⁸ MCSRD: 5465:505, 508.

⁹ Ancestry.com: City Directories, Boston, 1927, 1930, 1936, 1948, 1958; Woburn 1932, 1937. US Census 1910, 1920, 1930, 1940. Connecticut Death Index.

¹⁰ Back Bay Houses, Edward Sears Read and Willard Thomas Sears; *Boston Globe*: 6 May 1951; 27 May 1962; 6 April 1977; AIA Directory 1970; the office was located at 177 State Street in 1970 and his associate was George Phillips.

INVENTORY FORM A CONTINUATION SHEET

WINCHESTER

LANTERN LANE

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

AO	WNT.1735-1740
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bedrooms and a bath are located on the second floor. It was designed by "Miss Kinton " of House Beautiful Publishing Company; no one with this surname could be found in the AIA Historical Directory. At this time, the magazine was edited by Ethel B. Power (1881-1996), who lived in Boston with her partner the architect Eleanor Raymond (1887-1989).

All of these houses were constructed by Bernard Bror Eckberg (1897-1892). Born in Ostergotland, Sweden, Eckberg arrived in New York in 1920 and was naturalized in 1930. In 1929 he married Ruth Karolina Witholm (1907-1989), and they lived in Medford with another Swede, Sophie Gustufson, and later in Winchester (at 51 Woodside and at 17 Ardley). He was described first as a carpenter and later as a self-employed builder. Eckberg was also responsible for a number of houses in the Rangeley neighborhood (WNT.xx) and in Wedgemere (Salisbury Area, WNT.A_).¹¹ Eckberg applied for building permits for 1, 2, 5, and 6 in 1930 and for 3 and 4 in 1931. The property owners at this time are not always clear.

It appears that Gleason sold some empty lots to owners who developed them in a fashion consistent with those he built on himself, though a sample deed did not include any restrictions on design. Gleason had apparently sold three of the lots by 1931, when 3 and 4 Lantern Lane were reported by their first owners in the assessors records; the early owner of 5 Lantern Lane is not known. That year he held three unfinished houses and garages (1, 2 and 6 Lantern Lane) as trustee for the I.G.W. Trust, established for the purpose of developing "a high class and desirable residential neighborhood." By 1932, 2 Lantern Lane was still just a lot and 5's owner still unknown. At that time the houses were assessed at between \$7000 and \$8300. As noted above, there is no communal property here, but the property owners hold rights of way and easements across one another's properties.¹²

All but one of the first residents on Lantern Lane were married couples in their 20s, 30s, or 40s; a single man lived at #6. The male occupations were solidly white collar, managerial and professional, including salesman, insurance (2), attorney, sales engineer, and banking. The women were consistently described as housewives. The owners had moved from other addresses in Winchester in half the instances or from Boston or a nearby community in the others.

This area is a well-preserved example of an unusual arrangement of six of the best-known houses of the interwar period, one of the iconic landscapes of the era. Many of the noted alterations are likely to have been accomplished early in its history and are largely sensitive to the scale and proportion of the streetscape. Recent repairs have mostly been in kind, often including true-muntin multi-pane sash.

¹¹ Ancestry.com: Massachusetts Death Index; Massachusetts Marriage Index; MA State and Federal Naturalization Records; US Census 1930, 1940; Social Security Death Index; US Census 1930, 1940; Woburn, Winchester Directories 1932, 1937; Wortelboer-Morrison Family Tree.

¹² Winchester Assessors Records 1929I 1930, 1931, 1932; MCSRD 5522:78.

INVENTORY FORM A CONTINUATION SHEET

WINCHESTER

LANTERN LANE

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

AO

WNT.1735-
1740

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- 1889 Geo. H. Walker *Atlas of Middlesex County, Massachusetts*
- 1898 Robbins & Enrich, [Bird's Eye View].
- 1906 Geo. H. Walker *Atlas of Middlesex County, Massachusetts*
- 1916, 1921, 1929, 1929/50, Sanborn Fire Insurance Atlases.

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Winchester List of Residents (Poll), 1931, 1932.

Middlesex County South Registry of Deeds, see footnotes as MCSRD.

Winchester Assessors Records, 1929-1935.

Winchester Building Department records.

Research Protocol:

Consult Building Inspectors folders for each address.

Consult Poll Lists, 1930-33.

INVENTORY FORM A CONTINUATION SHEET

WINCHESTER

LANTERN LANE

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

AO	WNT.1735-1740
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See Research Protocol.	Name, address, date #	Assessor's number	MHC
	<p>Style type/form features</p> <p>Materials (roofs assume asphalt unless noted) Notes on alterations</p> <p>Building permit (bp) dates and owner/architect</p>		
	<p>Ludke house, 1 Lantern Lane, 1930 WNT.1735</p> <p>Colonial Revival / modern Cape two dormers, garage wing fan & sidelights, coins Wall Material: Clapboards family room added 2005</p> <p>Bp: owner Loring Gleason, architect Edward Sears Read Poll list 1933: Gipp L Ludcke, 33, sales engineer, and Eleanor R, 24, housewife</p>	16-268	
	<p>Aldrich house, 2 Lantern Lane, 1930 WNT.1736</p> <p>Colonial Revival / modern Cape three dormers, garage wing right, porch left pilaster, entablature, and transom light on entry Wall Material: Clapboards</p> <p>Bp 1930: owner Loring Gleason, architect Edward Sears Read Poll list 1932: Thomas R Aldrich, 37, salesman, Isabel F, 38, housewife</p>	16-267	
	<p>Driscoll house, 3 Lantern Lane, 1931 WNT.1737</p> <p>Colonial Revival story-and-a-half with large left wing, small right wing, and rear ell fan at door and arched porch roof Wall material: flushboard 1995 add garage, 2010 enclose porch</p> <p>Bp 1931: owner Ruth Driscoll, architect, Miss Kinton, Hse Beaut Pub Co Poll list 1932: Arthur A. Driscoll, 40, insurance, and Ruth M, 31, housewife</p>	16-266	
	<p>Whitten house, 4 Lantern Lane, 1931 WNT.1738</p> <p>Colonial Revival / modern Cape three dormers, wing left, porch right, gabled enclosed entry porch, coins Wall material: Clapboards 1997 added family room left rear? 2011 windows</p> <p>Bp 1931: owner Chesley Whitten, architect Edward Sears Read Poll list 1932: Chesley Whitton, 37, insurance, and Marjorie N, 39, housewife</p>	16-263	

INVENTORY FORM A CONTINUATION SHEET

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LANTERN LANE

MASSACHUSETTS HISTORICAL COMMISSION

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AO	WNT.1735-1740
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	<p>Morrill house, 5 Lantern Lane, 1930 16-262 WNT.1739</p> <p>Colonial Revival / modern Cape two dormers, garage wing on left Entablature and sidelights, fan detail in entab Wall Material: Clapboards 1931 garage, 1999 add family room, 2015 windows</p> <p>Bp 1930 owner Loring Gleason, architect Edward Sears Read Poll list 1933: Olney S Morrill, 35, banking, and Brenda D, 30, housewife</p>
	<p>Greene house, 6 Lantern Lane, 1930 16-261 WNT.1740</p> <p>Colonial Revival / modern Cape five bays, three dormers, garage wing l, porch r gabled porch with attenuated Tuscan columns, fanlight and sidelights Wall Material: Clapboards</p> <p>Bp1930: owner Loring Gleason, architect Edward Sears Read</p>

INVENTORY FORM A CONTINUATION SHEET

WINCHESTER

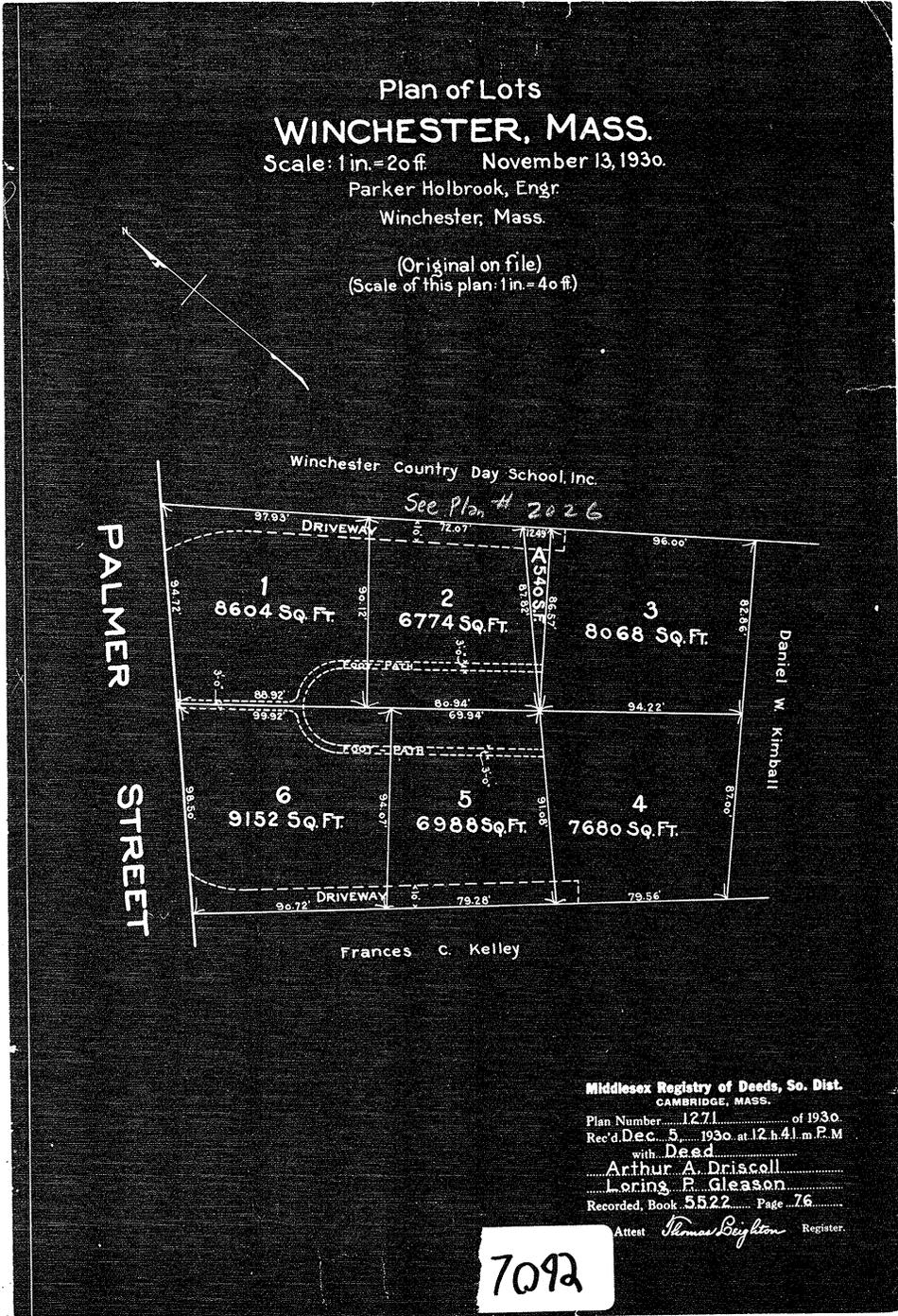
LANTERN LANE

MASSACHUSETTS HISTORICAL COMMISSION

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220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

AO	WNT.1735-1740
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Engineering Department plan #7092.

INVENTORY FORM A CONTINUATION SHEET

WINCHESTER

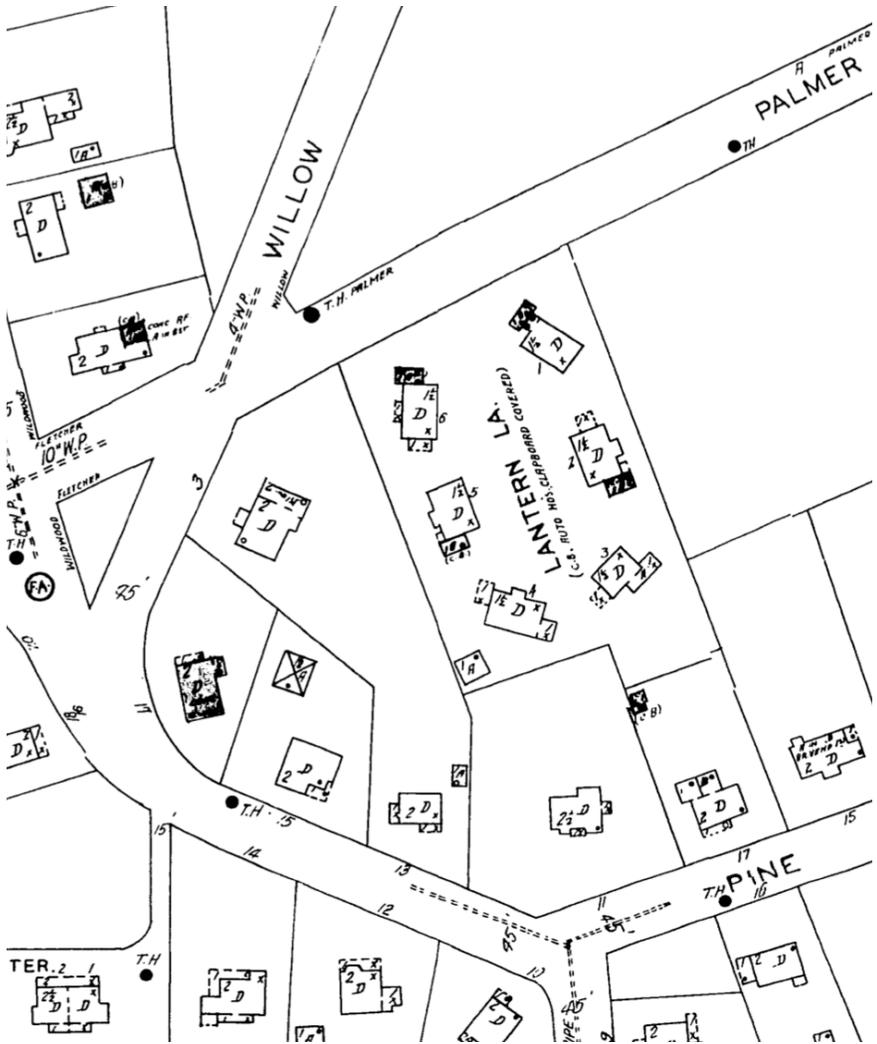
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Sanborn Atlas 1929/50, detail of plate 21. Although shown here as a single lot, the houses are each on a separate lot.

INVENTORY FORM A CONTINUATION SHEET

WINCHESTER

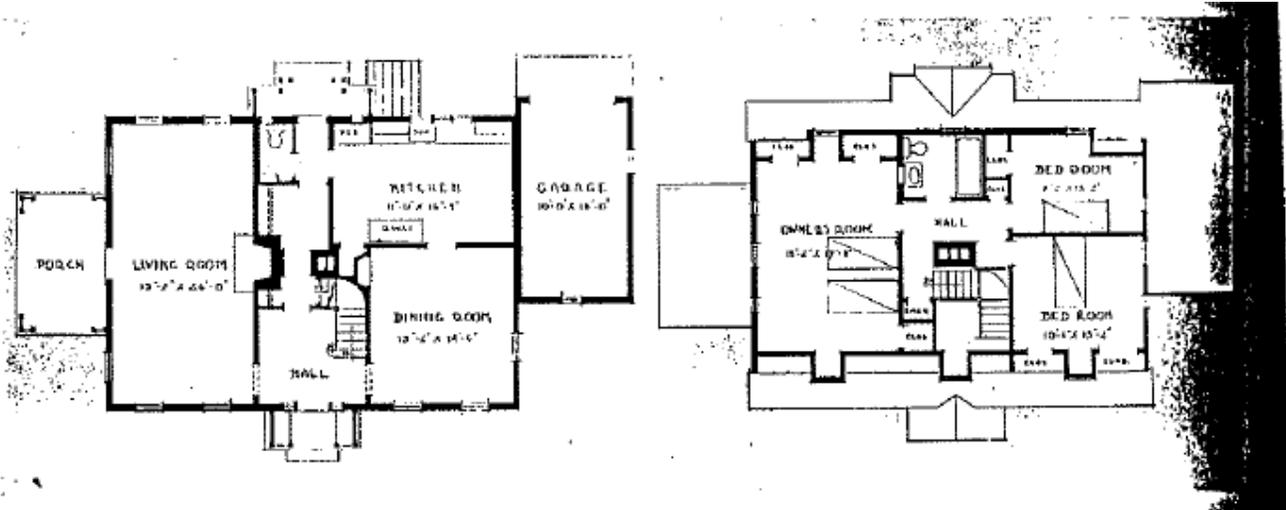
LANTERN LANE

MASSACHUSETTS HISTORICAL COMMISSION

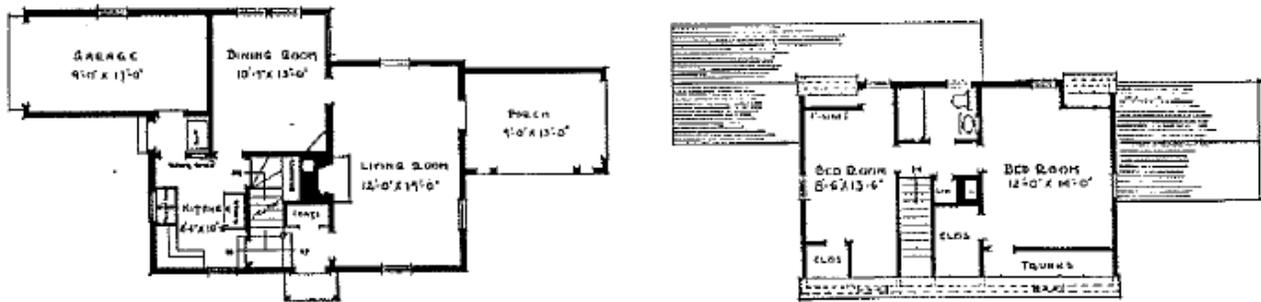
Area Letter Form Nos.

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Plan of the house at 6 Lantern Lane, *House Beautiful* 1932 (from Kheun).



Plan of the house at 3 Lantern Lane, *House Beautiful* 1932 (from Kheun).

INVENTORY FORM A CONTINUATION SHEET

WINCHESTER

LANTERN LANE

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

AO

WNT.1735-
1740

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

This unusual development includes six modern Cape Cod houses facing a central green, with service alleys running around the outside of the development and serving the mostly attached garages. Five of the houses were designed by architect Edward Sears Read and a sixth provided by *House Beautiful's* design service; the area was developed by Loring Gleason in 1930 and 31. The form of the houses and the adaption of progressive planning principals in the district support its significance, meeting criteria A and C at the local level. Areas of significance would include architecture, community development and planning, and social history. The properties are quite well preserved, and the area and its individual components retain integrity of location, setting, design, materials, workmanship, feeling, and association.

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

18	Lexington	AN	WNT.1677-1734
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Photograph



50, 52, and 54 Yale Street.

Town/City: Winchester

Place (*neighborhood or village*): Old West Side

Name of Area: Ayer Area

Present Use: single-family residential

Construction Dates or Period: primarily 1906-1929

Overall Condition: excellent

Major Intrusions and Alterations:

Some additions and remodeling of houses, two replacements and three additions since 2000.

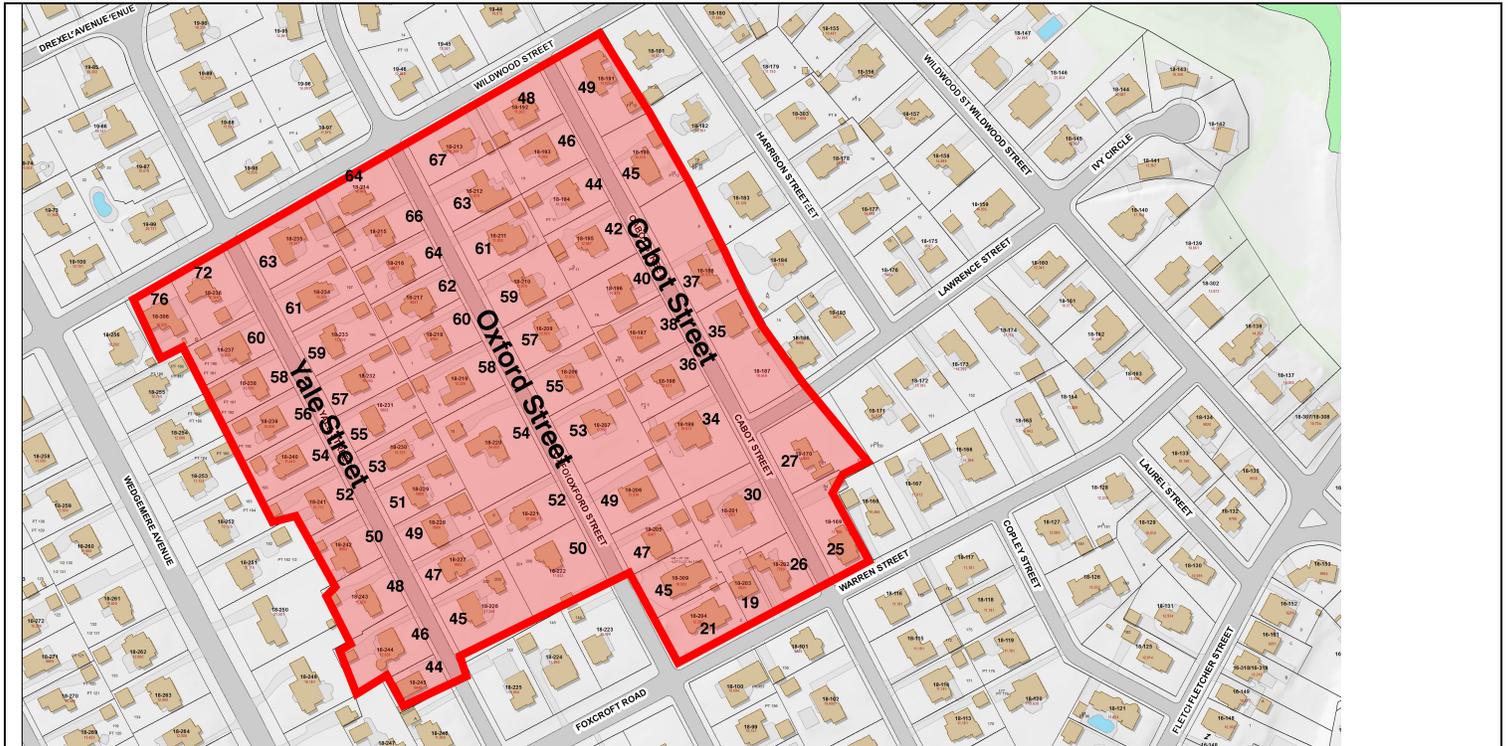
Acreage: about 15 acres

Recorded by: Claire W. Dempsey

Organization: Winchester Historical Commission

Date (*month/year*): September 2018

Locus Map north is up



see continuation sheet

FORM A - AREA

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

16	Lexington	AO	WNT. 1735-1740
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Photograph



Lantern Lane (1-r) 2, 3, 4

Town/City: Winchester

Place (*neighborhood or village*): Old West Side

Name of Area: Lantern Lane

Present Use: single-family residential

Construction Dates or Period: 1930-31

Overall Condition: excellent

Major Intrusions and Alterations:
some additions

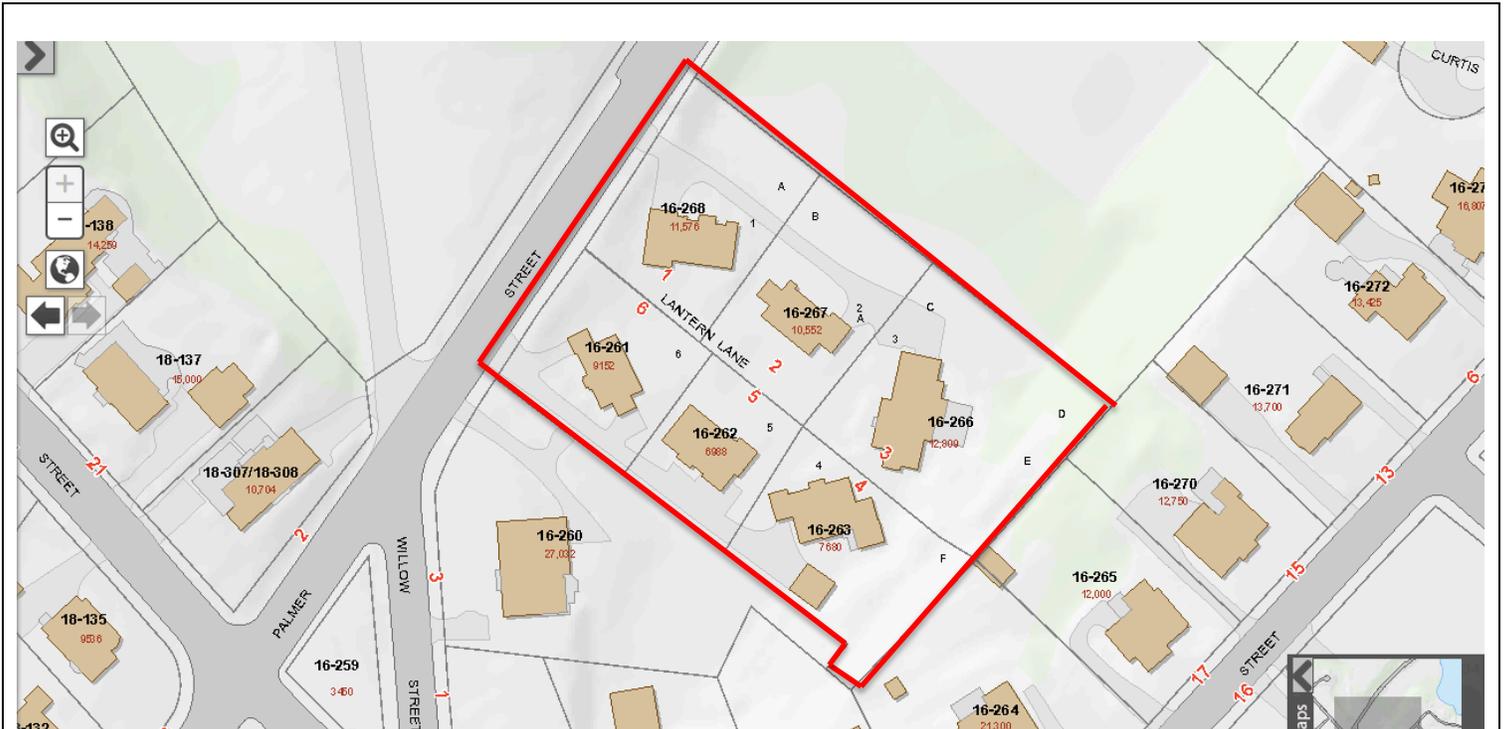
Acreage: about 2 acres

Recorded by: Claire W. Dempsey

Organization: Winchester Historical Commission

Date (*month/year*): January 2018

Locus Map



see continuation sheet

INVENTORY FORM A CONTINUATION SHEET

WINCHESTER

LANTERN LANE

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

AO

WNT.1735-
1740

Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION

Lantern Lane is an exceptional cluster of six Colonial Revival cottages constructed in a small planned development in 1930 and 1931. Located off Palmer Street, the area appears to be an example of a so-called super block, a form popular in early 20th century reform planning, where houses shared a lot and yards and separated their vehicular circulation by locating it behind rather than before the houses. In this example, the buildings are arranged this way but are each set on a separate lot, arranged in two tiers of three lots with the houses oriented inward, and there is no actually communal space. The houses face one another across their front yards, with the outer pairs set at slight angles toward the center. Two asphalt drives reach the houses from Palmer Street at the north and south, serving the garages that open to the rear of the houses; all but one are attached to the house. Most of the area is open lawn with scattered small trees and occasional foundation plantings, circled by a white fence composed of posts and swept pickets. A gate in the fence provides access to the center lawns and paths composed of polychrome slates extend down the center at the edge of Palmer before separating to run by the houses and forming an oval at the center, the location of a flag pole.

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INVENTORY FORM A CONTINUATION SHEET

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LANTERN LANE

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WNT.1735-
1740

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² MCSRD: 5465:505, 508.

³ Ancestry.com: City Directories, Boston, 1927, 1930, 1936, 1948, 1958; Woburn 1932, 1937. US Census 1910, 1920, 1930, 1940. Connecticut Death Index.

⁴ Back Bay Houses, Edward Sears Read and Willard Thomas Sears; *Boston Globe*: 6 May 1951; 27 May 1962; 6 April 1977; AIA Directory 1970; the office was located at 177 State Street in 1970 and his associate was George Phillips.

INVENTORY FORM A CONTINUATION SHEET

WINCHESTER

LANTERN LANE

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

AO

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bedrooms and a bath are located on the second floor. It was designed by "Miss Kinton " of House Beautiful Publishing Company; no one with this surname could be found in the AIA Historical Directory. At this time, the magazine was edited by Ethel B. Power (1881-1996), who lived in Boston with her partner the architect Eleanor Raymond (1887-1989).

All of these houses were constructed by Bernard Bror Eckberg (1897-1892). Born in Ostergotland, Sweden, Eckberg arrived in New York in 1920 and was naturalized in 1930. In 1929 he married Ruth Karolina Witholm (1907-1989), and they lived in Medford with another Swede, Sophie Gustufson, and later in Winchester (at 51 Woodside and at 17 Ardley). He was described first as a carpenter and later as a self-employed builder. Eckberg was also responsible for a number of houses in the Rangeley neighborhood (WNT.xx) and in Wedgemere (Salisbury Area, WNT.A_).⁵ Eckberg applied for building permits for 1, 2, 5, and 6 in 1930 and for 3 and 4 in 1931. The property owners at this time are not always clear.

It appears that Gleason sold some empty lots to owners who developed them in a fashion consistent with those he built on himself, though a sample deed did not include any restrictions on design. Gleason had apparently sold three of the lots by 1931, when 3 and 4 Lantern Lane were reported by their first owners in the assessors records; the early owner of 5 Lantern Lane is not known. That year he held three unfinished houses and garages (1, 2 and 6 Lantern Lane) as trustee for the I.G.W. Trust, established for the purpose of developing "a high class and desirable residential neighborhood." By 1932, 2 Lantern Lane was still just a lot and 5's owner still unknown. At that time the houses were assessed at between \$7000 and \$8300. As noted above, there is no communal property here, but the property owners hold rights of way and easements across one another's properties.⁶

All but one of the first residents on Lantern Lane were married couples in their 20s, 30s, or 40s; a single man lived at #6. The male occupations were solidly white collar, managerial and professional, including salesman, insurance (2), attorney, sales engineer, and banking. The women were consistently described as housewives. The owners had moved from other addresses in Winchester in half the instances or from Boston or a nearby community in the others.

This area is a well-preserved example of an unusual arrangement of six of the best-known houses of the interwar period, one of the iconic landscapes of the era. Many of the noted alterations are likely to have been accomplished early in its history and are largely sensitive to the scale and proportion of the streetscape. Recent repairs have mostly been in kind, often including true-muntin multi-pane sash.

⁵ Ancestry.com; Massachusetts Death Index; Massachusetts Marriage Index; MA State and Federal Naturalization Records; US Census 1930, 1940; Social Security Death Index; US Census 1930, 1940; Woburn, Winchester Directories 1932, 1937; Wortelboer-Morrison Family Tree.

⁶ Winchester Assessors Records 1929| 1930, 1931, 1932; MCSRD 5522:78.

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Winchester Assessors Records, 1929-1935.

Winchester Building Department records.

Research Protocol:

Consult Building Inspectors folders for each address.

Consult Poll Lists, 1930-33.

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See Research Protocol.	Name, address, date	Assessor's number	MHC #
	<p>Style type/form features Materials (roofs assume asphalt unless noted) Notes on alterations</p> <p>Building permit (bp) dates and owner/architect First poll list address appears; named residents, age, occupation</p>		
	Ludke house, 1 Lantern Lane, 1930	16-268	WNT.1735
	<p>Colonial Revival / modern Cape two dormers, garage wing fan & sidelights, coins Wall Material: Clapboards family room added 2005</p> <p>Bp: owner Loring Gleason, architect Edward Sears Read Poll list 1933: Gipp L Ludcke, 33, sales engineer, and Eleanor R, 24, housewife</p>		
	Aldrich house, 2 Lantern Lane, 1930	16-267	WNT.1736
	<p>Colonial Revival / modern Cape three dormers, garage wing right, porch left pilaster, entablature, and transom light on entry Wall Material: Clapboards</p> <p>Bp 1930: owner Loring Gleason, architect Edward Sears Read Poll list 1932: Thomas R Aldrich, 37, salesman, Isabel F, 38, housewife</p>		
	Driscoll house, 3 Lantern Lane, 1931	16-266	WNT.1737
	<p>Colonial Revival story-and-a-half with large left wing, small right wing, and rear ell fan at door and arched porch roof Wall material: flushboard 1995 add garage, 2010 enclose porch</p> <p>Bp 1931: owner Ruth Driscoll, architect, Miss Kinton, Hse Beaut Pub Co Poll list 1932: Arthur A. Driscoll, 40, insurance, and Ruth M, 31, housewife</p>		
	Whitten house, 4 Lantern Lane, 1931	16-263	WNT.1738
	<p>Colonial Revival / modern Cape three dormers, wing left, porch right, gabled enclosed entry porch, coins Wall material: Clapboards 1997 added family room left rear? 2011 windows</p> <p>Bp 1931: owner Chesley Whitten, architect Edward Sears Read Poll list 1932: Chesley Whitton, 37, insurance, and Marjorie N, 39, housewife</p>		

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	<p>Morrill house, 5 Lantern Lane, 1930 16-262 WNT.1739</p> <p>Colonial Revival / modern Cape two dormers, garage wing on left Entablature and sidelights, fan detail in entab Wall Material: Clapboards 1931 garage, 1999 add family room, 2015 windows</p> <p>Bp 1930 owner Loring Gleason, architect Edward Sears Read Poll list 1933: Olney S Morrill, 35, banking, and Brenda D, 30, housewife</p>
	<p>Greene house, 6 Lantern Lane, 1930 16-261 WNT.1740</p> <p>Colonial Revival / modern Cape five bays, three dormers, garage wing l, porch r gabled porch with attenuated Tuscan columns, fanlight and sidelights Wall Material: Clapboards</p> <p>Bp1930: owner Loring Gleason, architect Edward Sears Read Poll list 1932: Russell D. Greene, 38, attorney</p>

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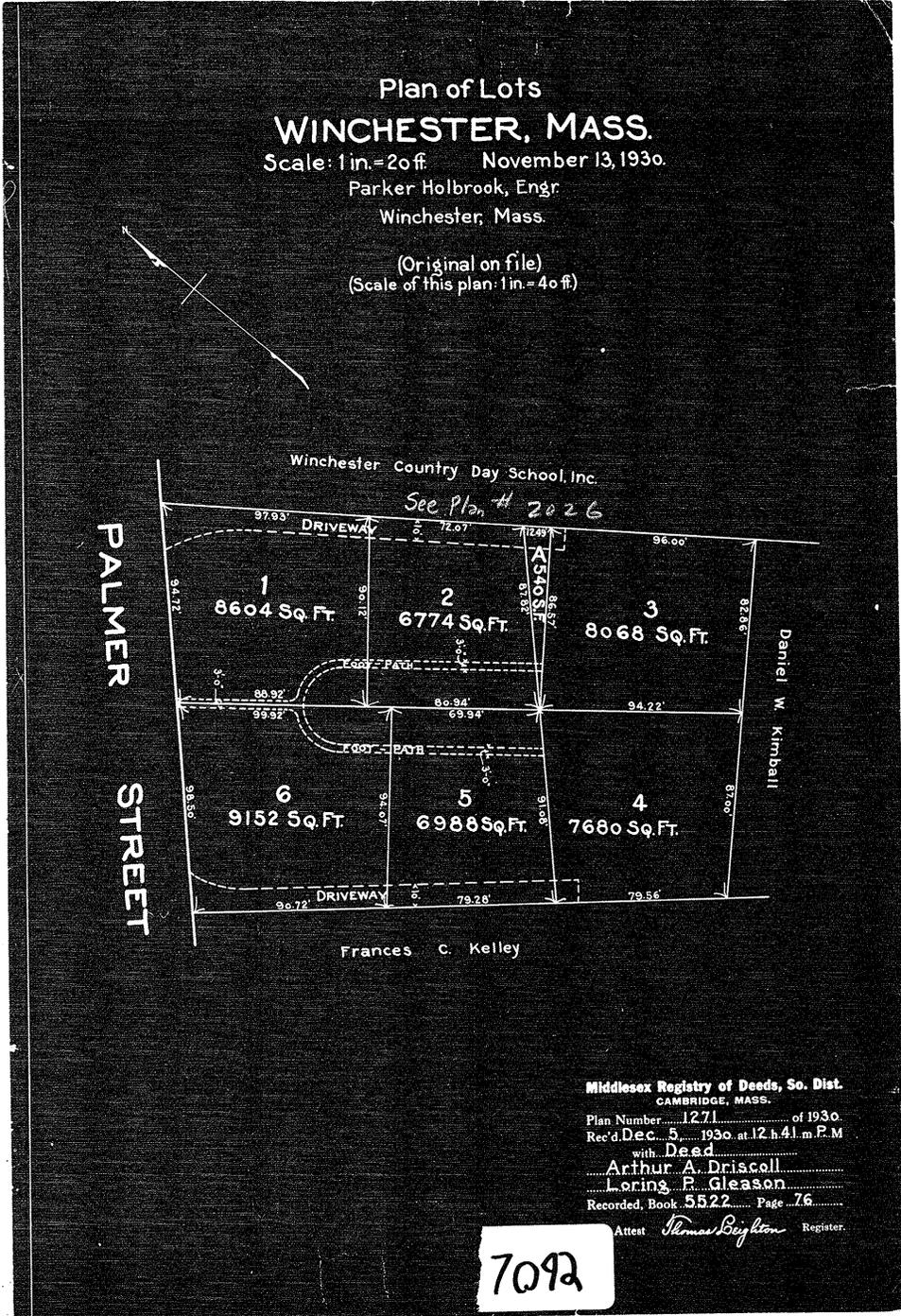
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Engineering Department plan #7092.

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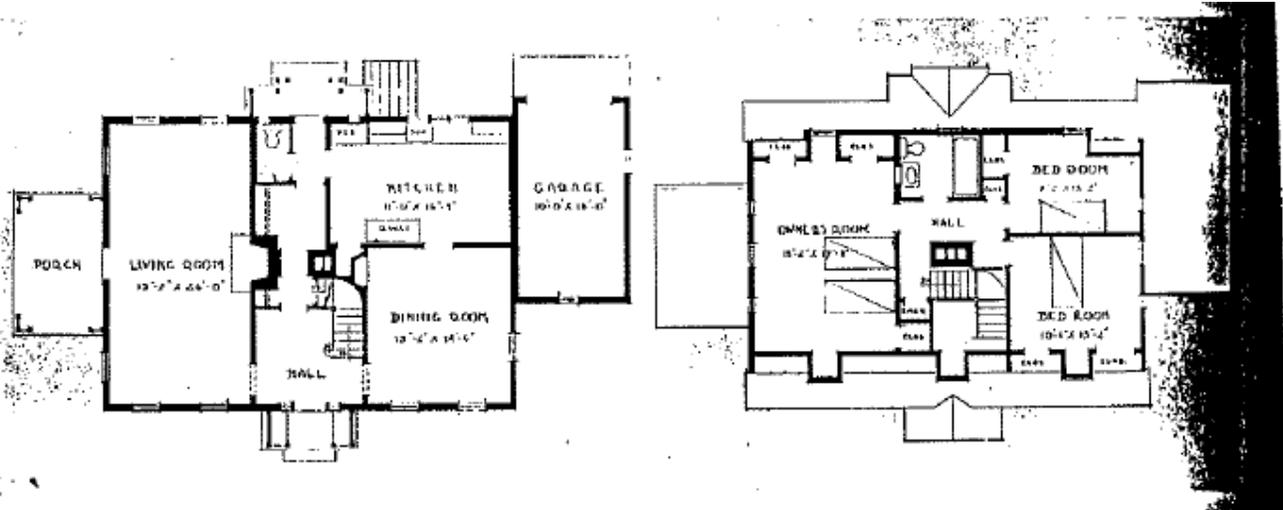
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Plan of the house at 6 Lantern Lane, *House Beautiful* 1932 (from Kheun).



Plan of the house at 3 Lantern Lane, *House Beautiful* 1932 (from Kheun).

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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

This unusual development includes six modern Cape Cod houses facing a central green, with service alleys running around the outside of the development and serving the mostly attached garages. Five of the houses were designed by architect Edward Sears Read and a sixth provided by *House Beautiful's* design service; the area was developed by Loring Gleason in 1930 and 31. The form of the houses and the adaption of progressive planning principals in the district support its significance, meeting criteria A and C at the local level. Areas of significance would include architecture, community development and planning, and social history. The properties are quite well preserved, and the area and its individual components retain integrity of location, setting, design, materials, workmanship, feeling, and association.

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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 Ayer Area is a generally rectangular tract including houses facing Yale, Oxford, and Cabot streets between Wildwood on the north and an irregular south border above Foxcroft on the west and extending to Warren on the east; three houses face onto Wildwood. It is the northeast section of part of the Old West Side that was, for a time, known as Wedgemere Park. Consisting of a large grid laid over a uniformly level stretch of terrain, the area is sometimes known as the Flats. Part of that subdivision, located primarily to the south of Foxcroft and extending south to Church Street, was listed on the National Register in 1989 (WNT.P); an addendum to Area P clarifies its complex development process. Three later sections of the subdivision located north of Foxcroft and Warren and south of Wildwood were surveyed in 2017/18, including the subject area; the T-shaped area to the west on Upper Wedgemere and Foxcroft (WNT.AS); and the area farther to the west, including the block between Cambridge and Salisbury streets and the west half of the block between Salisbury and Wedgemere (WNT.AQ). To the east is the Twombly Subdivision (WNT.AR), sometimes identified as part of Wedgemere. This was the second section developed in the north part of the Wedgemere subdivision, and includes 58 houses. Seven houses were built between 1906 and 1916, 18 between 1916 and 1921, and 24 between 1921 and 1929; four houses were added between 1929 and 1955. Two houses were replaced and three new houses were constructed since 2000.

Like most sections of the larger subdivision, the arrangement of the streets creating these blocks had been laid out in 1891, but the lots were adjusted on several occasions in the early 20th century. The arrangement today is for generally similarly-sized lots laid over the level ground, with some variation in the lots dimensions because of the phases of reorganization. Larger lots can be seen at 45 Yale, at 50, 53 and 54 Oxford Street and at 25, 27, 30, 34, 35, and 37 Cabot Street. Most houses sit near the center of their respective lots, somewhat closer to the street, but those on Oxford have deeper setbacks. The streets are flanked by mature trees and the lawns include specimen trees and foundation plantings which in some instances obscure the buildings. Some of the properties have garages set back from the road and behind their respective houses.

The Ayer Area was built out within a comparatively narrow period, so it is no surprise that the buildings present a cohesive streetscape, and the scale and general form of the houses are indicative of the timing and goals of development here. Most are two stories in height, three or five bays across their facades, and usually present as large, cubical volumes with calm profiles, examples of the town's ample suburban houses. Although there are of course other house types here, this area is dominated by center-hall or center-entry houses, constituting 38 of the 53 historic houses here, usually augmented by a sunroom, but otherwise comparatively contained volumes. Although some are larger in scale, most measure about 36 to 38 feet across and about 26 to 28 feet deep and enclose nine rooms, likely indicating a living room and one other general public room, a dining room, a kitchen, and four or more bedrooms. Central heat made truly open plans more feasible, and as a result, wider cased openings between rooms, increasingly without doors, allowed spaces to flow together. Except in the six Dutch colonial examples and a handful of others, attic spaces were commonly quite generous, made more comfortably habitable with dormers. Larger scaled versions, with larger, more spacious rooms (stretching to 40 feet across or more), include more additions to the core volume (and thus more rooms), in a balancing wing opposite, adding a den, a study, or another specialized room, or with service spaces pushed into ells and wings, providing more commodious work zones, bedrooms for servants, and leaving more room in the core.

These houses are rendered distinct by their choice of a hipped to gabled roof, their wall covers, and the number and trim at their apertures. In the earlier examples, simpler ornament was derived from the Arts and Crafts or the Craftsman movement or employed the order-driven trim long popular in Classical and Renaissance revivals. These houses might be covered in stucco, shiplap, clapboards, or shingles, with deeply overhanging roofs supported by brackets

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or exposed rafter tails, large multi-pane windows often grouped, rich and various entry treatments. A common feature here is the use of square bay windows, perhaps more accurately described as oriels as they do not reach the ground, including wider paired or triple windows and flanking the entry on the ground floor. Many more of the houses are Colonial Revival in style, some brick but most clapboard or shingle covered with symmetrically deployed apertures, shallow eaves, shutters, and restrained ornament. One note of interest is the fact that in some instances the entry porticoes that ornament these houses may be early additions, likely within the mid-century period. But the distinctions among these stylistic designations can be particularly challenging here, where many buildings are eclectic in their ornament and the gradations between them is slight and applied to a common form.

The group of six center hall or center entry houses with a generally Craftsman aesthetic include some of the area's most outstanding efforts, many with high hip roofs and dormers matching their overhanging roofs, and include some of the area's earliest houses. The hip-roofed house at **30 Cabot (1916-1921)** is covered in shiplap with flanking wings, its three-bay façade including boxed bay windows on the ground floor and paired windows above. The pedimented porch is supported by thick Tuscan posts. An exceptional house at **35 Cabot (1906-1916)**, here gable-roofed and shiplapped but with no wings, includes a full front porch topped by a fretted balustrade and supported by square posts set on a shingled parapet and adding brackets. On its right side, there is an overhang that reveals the field stone first level of the chimney. A stuccoed house at **48 Cabot (1921-1929)** has no wings but includes a rear ell, with paired windows flanking the gabled porch supported by thick Tuscan columns. A concrete example at **47 Oxford (1906-1916)** presents a simple three-bay façade with enclosed side porch. A gable-roofed example at **25 Cabot (1906-1916)** includes two low wings and a recessed entry screened by very attenuated Tuscan columns. It also includes a dormer and a boxed bay window on the left side elevation. The house at **52 Oxford (1921-1929)** adds a sunroom, and includes dormers, paired windows, boxed bay windows, and a well-preserved portico with square columns and an arched soffit. The Craftsman treatment at the house at **50 Oxford (1916)** may be the result of recent remodeling.

Seven houses in the neighborhood include a generally Classical suite of ornament applied to these center hall and center entry houses, most with hipped roofs. **49 Cabot (1921-1929)** is a quite elaborate example with flanking wings to one side, a porch opposite, and a Tuscan portico with balustrade. Its first floor includes triple-window, hip-roofed boxed bay windows, while the second floor includes paired windows and a center triple window with labels and tabs at the sill. It is covered in shiplap and its cornice includes plain modillions. **58 Yale (1923)** is a simpler building with a sunroom, shed dormer, and boxed bay windows flanking the portico which is supported by square Tuscan posts. **52 Yale (1923)** included two wings and a centered hip-roofed dormer, its entry sheltered by a Tuscan porch. A fine stuccoed example at **34 Cabot (1906-1916)** includes both a hip-roofed sunroom and a rear ell, and a square oriel above the entry. The hip-roofed porch supported by Tuscan columns, with paired windows above and triple windows to either side. The gable-roofed house at **66 Oxford (1928)** includes a sunroom and dormers, with a Tuscan porch with a high entablature that may be an addition. Its eaves are supported by modillions and a pent roof extends around the gable ends. **63 Yale (1916-1921)** includes dormers and both a sunroom and a porch; its cornices includes modillions and its dormers are pedimented; the matching Tuscan porch may be an addition. **59 Yale (1916-1921)** includes a two-story wing, boxed bay windows flanking the Tuscan portico, and a central shed dormer with a central gabled section.

Fifteen houses in the area resemble these in scale, form, and plan, but reflect the rising interest in the Colonial Revival, and these constitute the largest subgroup of center-hall or center-entry houses, most built in the 1920s. A brick example at **36 Cabot (1921-1929)** has a gable roof and dormers, with a rear ell and porch. Its Tuscan portico shelters a fan- and side-lit entry, while the first floor windows are topped by blind arches with contrasting keystones. Another brick example, **64 Wildwood (1921-1929)** with a sunroom and dormers, has an enclosed entry porch with fan- and side-lights, and its windows, several three-part, are accented by cast-stone lintels. A stuccoed example with a surviving slate roof at **37 Cabot (1916-1921)** suggests early middle Atlantic precedents. It includes a sunroom and a pedimented Tuscan portico, with three-part windows on the ground floor.

Most of these Colonial houses are frame, and four located on the west side of Oxford Street share many characteristics, though some alterations have obscured their core similarity. **64 Oxford (1921-1929)** is shingled with a center dormer and a sunroom; its current porch appears to be an expanded replacement. **62 Oxford (1928)** is

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clapboarded, its sunroom has been raised to two stories, and its full Tuscan porch is an expansion. **58 Oxford (1921-1929)** has a rear ell rather than a sunroom, and its Tuscan porch may be an early addition. **50 Oxford (1916-1921)** has experienced a recent expansion and remodeling that likely created its Craftman revival aesthetic; it now includes telescoping wings. Across the street **53 Oxford (1922)** is a simpler three-bay example with shiplap, a pedimented frontispiece, and a side porch. Five more are located on Yale Street: **56 Yale (1923)** includes sunroom and a Tuscan portico with an arched soffit, and a boxed bay on the side elevation, likely in the dining room. **55 Yale (1924)** is quite similar but with dormers and its Tuscan portico has an arched roof. **51 Yale (1916-1929)** has a sunroom and shed dormer, with shiplap cladding; its Tuscan portico screens an arched entry with flanking pilasters. The house at **44 Yale (1921-1929)** has a hipped roof and is turned perpendicular to the street. Paired Tuscan columns are engaged and support a high entablature, and triple windows accent the façade and side elevations. **45 Yale (1916)** is distinct due to the deep pent roof across its façade, which incorporates an arched hood of Baroque cast. **42 Cabot (1916-1921)** includes dormers and a sunroom, and a Tuscan porch with fretted balustrade. **46 Cabot (1921-1929)** adds a screened porch, exterior brick chimney, and Tuscan portico with an ogee roof.

Contemporary with these are houses that share a similar core volume but embrace decorative features that link them to earlier or more regional colonial traditions. These houses are commonly covered by lower roofs, precluding significant living space in the attic. Particularly popular during this period is the Dutch colonial, a house of two stories that employs a true gambrel roof with shed dormers increasing the headroom of that story or a faux gambrel roof simulating that effect. **26 Cabot (1906-1916)** employs the true gambrel with a slight kick at the eaves and is expanded by a wing to the left and a projecting bay to the right. Its entry projects slightly under a shed-roofed porch supported by thick Tuscan posts and is flanked by triple casements. The house at **45 Cabot (1916-1921)** also includes a true gambrel, and its shed dormer is unusual, with a shallower shed between larger deeper sections to each side. The house includes a sunroom with a separate entry and an enclosed and pedimented entry porch trimmed with pilasters. **57 Oxford (1921-1929)** is also a true gambrel with a corner rear wing as well as a sunroom and a Tuscan portico. At **60 Oxford (1921-1929)**, the effect of the gambrel and shed dormers is achieved with a stretch of pent roof angling down the gable ends and across the front and rear of a core center-entry volume; here too there is a sunroom. That same effect is visible at **60 Yale (1923)**, which also includes a sunroom, a first floor covered in brick veneer, a Tuscan porch, and paired windows. A saltbox variation can be seen at **72 Wildwood (1929)**, with a two-story enclosed and gabled entry porch, sunroom and rear ells; arched accents may have been applied with the siding. The house at **63 Oxford (1929-1950)** is an unusual combination of the garrison form and the Tudor Revival style, with a brick ground floor and faux half-timber above; its façade includes small wall dormers and there is an attached garage. A simple center entry colonial at **61 Oxford (1929-1950)** also takes on Tudor Revival garb with a broad façade gable to one side that extends over its sunroom, a shallow gabled entry porch, and a brick ground floor; its entry and its adjacent window have arched tops.

Evidence of the continuing influence of the English Arts and Crafts movement and more fully Tudor Revival houses were built here as well, with more unusual plans and massing. With a gable-roofed center-hall house at its core, the stuccoed house **38 Cabot (1906-1916)** adds a projecting gabled bay on its façade, with deep overhangs and simple brackets; there is a low extension from the rear. Its entry is sheltered by a simple gabled porch with paired windows flanking and above. The hip-roofed block at **46 Yale (1916-1921)** includes projecting bays at either side creating a shallow H footprint. The entry and the stair are to the right side of the plan, with the major room behind three windows at the center; the far section appears to be a sunroom with bedroom above. Its rich trim includes rafter tails at the eaves, keystones on the center windows, and an entry porch supported by paired posts with brackets. Later manifestations of medieval revival are the two large brick Tudor Revival houses, each generally T shaped, presenting a broad façade with a projecting gabled bay to one side, and an exterior chimney adjacent to the entry; both retaining their slate roofs. **27 Cabot (1926)** adds rough clapboards in the upper stories and to the left side, its roof extends to cover a lower arcaded room on the façade; it includes a breezeway linking the house to an end-gabled single-bay garage. **54 Oxford (1928)** adds some decorative half-timbering, a partial façade gable adjacent to the chimney, and a lower gabled wing; there are shed dormers on the main block and the wing.

Some of these houses are distinct for their orientation, presenting a narrow often gable end to the street, a small but interesting group. The Arts and Crafts house **49 Oxford (1920)** has a side entry or foursquare core with an end-gabled

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façade, with one side of the roof extending over a porch that has been enclosed. A deep pent roof wraps around the facade and a cove hood on brackets crowns the entry. **53 Yale (1920)** is a Tudor Revival version, with entry on its side elevation and cross-gabled bays toward the rear of the main block. Its walls are stuccoed with half timbering in the gables, and banks of long windows across the facade, accented by a molded band supported by brackets and trimmed with shallow modillions. The ogee roof of the entry porch is supported by square posts. A brick Tudor with this orientation is located at **47 Yale (1916-1921)**, with an exterior chimney and entry hood on the side elevation, and a clipped gable, boxed bay window, and sunroom on the street front. **54 Yale (1916-1921)** is a brick Colonial Revival version, with a deeper footprint. Its facade includes an entry frontispiece composed of pilasters, a louvered fan, and an open pediment. Adjacent is a triple boxed bay window and in the gable end an arched window is flanked by two small, square fixed sash. **67 Oxford (1921-1929)** at the corner of Wildwood is a low and deep end-gabled core with a gabled projection on the façade which encloses the entry on its side elevation. The upper level of the house is lit by shed dormers on each elevation, with a shallow gabled bay on the side elevation.

A handful of smaller houses can also be found in the neighborhood. The early house **19 Warren (1906-1916)** is a small story-and-a-half cottage with a four square plan, shed dormer, and sunroom. The later cottage example at **55 Oxford (1922)** includes a wall dormer under a shed roof; its shallow Tuscan porch has an ogee pediment. A well-preserved bungalow cottage can be seen at **61 Yale (1916-1921)**, with an asymmetrical gable end, two stories in the rear and reading as one on the façade, where the roof extends to form the porch, topped by a shed dormer. The porch includes a parapet and clustered square columns. **44 Cabot (1921-1929)** is an expanded modern Cape, with a three-bay core and a slightly lower left wing, expanded by a shed dormer and including a pedimented Tuscan portico with a high entablature. **59 Oxford (1950-55)** a classic ranch with a U-shaped footprint formed by the gabled forward wing on the right and its single-bay end-gabled garage on the left. The wing is accented by stone veneer on the ground floor and vertical wood siding in the gable end, with a scalloped lower edge; a low glazed breezeway links the house to the garage.

After a long hiatus in new construction here, five houses were added in the years since 2000. **40 Cabot (2012)** is center-entry gambrel block with both a gambrel façade gable and a shed dormer, with trim of the Craftsman revival. The enduring popularity of the center-entry colonial can be seen at **76 Wildwood (2000)**, with dormers, a low wing echoing a sunroom, and classical entry porch, and in the dramatic remodeling at **57 Yale (2018)**, which created a similar house with dormers, wing, and classical portico. In **2012** two examples were added of a type sometimes called millennial mansion: **45 Oxford** is a large gabled block with façade gables, dormers, and full porch with oriel above; **21 Warren** is still larger with projecting gabled bays and an integral garage projecting from the façade.

This area is a well-preserved example of an interwar suburb, one of the iconic landscapes of the period. Many of the noted alterations are likely to have been accomplished early in its history and are largely sensitive to the scale and proportion of the streetscape. Recent repairs have mostly been in kind, often including true-muntin multi-pane sash.

HISTORICAL NARRATIVE

The Ayer Area comprises the northeast part of the Wedgemere Park subdivision, located south of Wildwood Street and including lots along Yale, Oxford, Cabot, and a small number on Warren. See figure 1. Part of the area known as Wyman Plains after its topography and the family who resided there, in the early 19th century farmsteads faced Cambridge and their fields extended east along the level terrain as well as west up the hills. The large section remained sparsely developed in 1854, when only three farmsteads were located in the entire area above Church Street and below Western Avenue (now known as Wildwood Street); twenty years later only a small number had been added. The area now laid out as lots along these three streets was part of three long narrow lots extending east from Cambridge in the third quarter of the 19th century. At the north end was the farmstead owned by David Fisher, Frederick Marsh and later by Joseph Purrington (see Cutter/Clark-Purrington House, 161 Cambridge Street, WNT.31), below that another longer strip was held by F.A. Patch, while the southern part was owned by Wyman family and later by their nephew D.W. Locke (see William Wyman House, 143-145 Cambridge Street, WNT.29).

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At the turn of the century, the open land to the west of Winchester Center was gradually taken out of agricultural production as town residents and newcomers alike saw opportunity in the town's shift from small town to ambitious suburb. Several investors went to work here in the 1880s and 90s in a series of development schemes that have left their mark in the various sections of the Old West Side including the subject area. William Boynton initiated one of the town's most ambitious subdivisions in the 1880s on land he had accumulated east of Cambridge and north of Church Street, most to the south of this area. Boynton's holdings extended as far as Fletcher and Laurel streets on the east but wrapped around long narrow parcels still held by W.A. Emerson and V.P. Locke. For reasons that are not yet known, Boynton then sold his holdings to William Forsyth, a local man who would go on to reorganize the plan for the subdivision known as Wedgemere Park in 1891. Both Joseph Purrington and his son George W. Purrington, who had acquired the Patch property, also sold their holdings to Forsyth in 1893.¹ Forsyth eventually accumulated most of the land between Wildwood on the north and Church on the south, Cambridge on the west, extending to Fletcher in the southeast and along more irregular bound on the northeast that included parts of the subject area. The prospective plan for Wedgemere Park prepared in June of 1891 included property beyond that purchased by Forsyth, in the subject area and to the east. In the subject area, it extended north-south streets, including Yale (then known as Harvard), Oxford, and Cabot, from Church in the south to Wildwood in the north, and added the east-west Lawrence Street from Cambridge to Wildwood. Forsyth devised a complex investment scheme for the Winchester Land Associates, issuing bonds and employing building restrictions to establish the neighborhood's character. His plan was short-lived, and after he defaulted on his mortgages in 1895, other investors took control of smaller sections of the large subdivision. For more details on the Boynton and Forsyth plans, see the addendum to Wedgemere Area (WNT.P).

In the 1880s, another investor purchased what was eventually an L-shaped parcel that covered most of the subject area. John L. Ayer (1860-1916) was born and raised in Winchester and his family lived at 120 and 122 Cambridge Street (WNT.25, ca. 1893; WNT.26, ca. 1865). His father John (ca.1823-1868) bought land in that area on the west side of Cambridge Street from his father-in-law Loring Emerson and from Varnum Locke, and after his death his wife Tryphenia lived there with her daughter and son. John L. later built his own house next door, where he lived with his wife Rebecca Amy Holbrook (b. ca. 1864) and his children Holbrook and Helen. The household included two female servants in 1900 and one African American servant in 1910. Ayer was part of the firm Carlisle, Ayer & Co. in the manufacture of doors and blinds with Frank H. Carlisle in Malden.² He also invested in real estate in this area, making purchases from Joseph and George Purrington in 1887 and 1889. Joseph had purchased the Marsh farm in 1880, and he sold a 5-acre section to the east to Ayer in 1887. In 1889, Ayer and George Purrington purchased the long narrow 11-acre Patch property from Sarah Patch, and in 1892 they divided it between them so that Purrington took possession of the west half and Ayer the east.³ See also Cutter/Clarke-Purrington House, 161 Cambridge Street (WNT.31). Together these lots created the L-shaped holding illustrated on the Engineering Department plan of 1907; see [figure 2](#). The 1891 plan for the larger neighborhood of Wedgemere included this land although Ayer had not entered into those schemes, just as the land to his east was shown on the plan but was developed by Eliza and Samuel Twombly in the 1880s and 90s (see Twombly Subdivision WNT.AR). Here, however, several of the streets planned by the Wedgemere investors were extended over Ayer's land and so determined the general if not the specific cadastral pattern. Ayer then held this land for two decades while land to his east, west, and south was subdivided for development as residential subdivisions. The current layout of streets does not follow the lines of early landownership, so the boundaries of this area were drawn to also take into account the street pattern in the area today and extend beyond Ayer's property.

Two men took over the southern section of Forsythe's Wedgemere holdings, Herbert Nash and Edmund K. Boynton, who thus controlled the south section of the subject area. Nash was a Boston tea merchant, and Boynton was the son of William Boynton, the earlier developer of much of the larger neighborhood. The Boyntons may have

¹ MCSRD: 2183:57-58 (1893), 2351: 82- 89 (multiple documents 1895).

² Ancestry.com: MA Census 1865; MA Vital Records; US Census 1870, 1880, 1900, 1910; US Directories Boston 1894, 99; Woburn 1897, Winchester 1901, 03. MCSRD 2133:82 (1892) references these purchases as 919:464 (1864) and 979:422 (1866); see also 2427:100, 101 (1895) and 2719:428 (1899).

³ MCSRD: 1791:28 (1887), 1907:531 (1889), 2112:388, 389 (1892).

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participated in Forsyth's scheme and likely had a personal interest in plans for their neighborhood. Nash & Boynton then established a trust to develop the large area, and imposed a number of restrictions for 25 years after 1895. Although Nash & Boynton sold much of this land briefly to the local architect E.K. Blaikie (and there may have been other such brief exchanges), it appears that they gradually sold lots to a variety of owners or developers. Within the subject area, they apparently sold a portion to George Whiteborne (see below), including 44, 45, 46 Yale and 50 Oxford, and to Edward F. Jones, including 45 and 47 Oxford, 19 and 21 Warren, and 25, 26, 27, and 30 Cabot. Jones was a manager employed in Boston who lived nearby at 49 Wildwood.⁴ The earliest of the subdivisions of Jones' property is included in the plan of 1902 attached here; see [figure 3](#). These lots have been included here to extend the streetscapes of lower Yale, Oxford, and Cabot, as well as on Warren. For more on Nash and Boynton, see the addendum to the Wedgemere Area (Area P).

The northern sections of Forsyth's land were sold to Henry White of Cambridge and George E. Cabot of Brookline, who thus controlled the west section of the subject area. Henry White's common name has precluded further identification, but George E. Cabot (ca. 1861-1946) was a prominent citizen of the period and a founder of the real estate firm Cabot Cabot & Forbes. When they took over the property, White & Cabot established the Winchester Land Trust, and shortly thereafter sold much of the block between Cambridge and Salisbury back to the Purringtons, but retained, for a time, the land that extended from Salisbury across Wedgemere and Yale to Oxford, where John Ayers retained his L-shaped parcel. White & Cabot mortgaged their property several times, defaulted, and lost the land, which was then sold to George B. Whiteborne, including three of the four blocks. George Batten Whiteborne (1856-1933) was a builder and real estate agent, who also seems to have acquired land in the south section of Wedgemere and in other sections of town. His obituary in the *Winchester Star* noted that he had "developed Wedgemere avenue and built many fine homes on Oxford Street and in other sections of the west side."⁵ He owned lots at the west side of the subject area, including 50 Oxford, 44, 45, 46, 54, 55, 56, 57, 58, 59, 60, 61 and 63 Yale, and 64, 72, and 76 Wildwood. New plans for the land in this area had been prepared in 1912 and 1916, including land owned by Whiteborne; land still held by Ayers; and a section formerly owned by Nash & Boynton. This plan removed Lawrence Street and the lots were reorganized as a result, with some owner names added on some lots. The subject area is shown most clearly in the attached 1916 plan; see [figure 4](#). For more on White & Cabot and on Whiteborne, see the Upper Wedgemere/ Foxcroft Area (WNT.AS).

But the core of the area was Ayer's L-shaped parcel, which he and members of his family divided between 1909 and 1923. Ayer's land along Cabot Street was subdivided in 1909, including eight lots on the west side and seven on the east; see [figure 5](#). His land on the west side of Oxford was divided in 1923 into eight lots, numbered 8 through 15; see [figure 6](#). Lots 1 through 7 were not illustrated there, but deed references suggest that land on the east side of Oxford was subdivided in 1922. The time line of these subdivisions, by Ayer and the adjacent owners, is tracked in the construction of houses on the lots. There was one house here in 1906 at 21 Warren, later demolished, that may have been designed by local architect Edwin K. Blaikie, noted as the parcel owner on the 1902 plan of Jones' land. Most of the houses built between 1906 and 1916 are located in the southeast section of the subject area on Warren and Cabot, the first sections to be subdivided. Most of the houses built between 1916 and 1921 were located on Cabot and especially on Yale, while those built between 1921 and 1929 were built on Oxford, as well as on Cabot and Yale.

This narrow period of development created the cohesive built environment that was the goal of ambitious developers and homeowners alike. But a number of other factors contributed to this pattern, including building restrictions in the deeds. A set of restrictions for a Cabot Street property required single-family houses of not less than \$5000, set backs of 30 feet from Cabot, 20 from Lawrence, and 10 from lots lines, prohibited "mechanical, manufacturing, or other noxious business," and would be in force for 20 years from 1911. Restrictions for a Yale Street property ten years later added restrictions for stables and garages (for no more than two horses or automobiles) with 25-foot setbacks. Oxford Street restrictions for 1922 increased the house value minimum to \$9000 and the setback to 50 feet; garages were to be 75 feet from the street and the restrictions would be in place for 25 years.⁶ Although it seems likely that architects and

⁴ Ancestry.com: US Census 1900; US Directories Winchester 1901. The census entries for the household are incomplete, so tracking Jones was a challenge.

⁵ *Winchester Star* 18 Aug 1933.

⁶ Based on sample deeds: MCSRD: 3670:258 (1912); 4263:263 (1919); 4584:545 (1923).

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builders contributed to this uniformity, available sources have not identified many of these for the subject area. But familiar developers, who were also at work in the Wedgemere/ Foxcroft Area (WNT.XX), developed parcels here as well, including Whitehorne and the firm Moore & Sperry. Also active here was John L. Ayer's son Henry F. Ayer, who lived at 53 Oxford Street and developed several parcels.

The occupations of the male heads of households (noted in the poll lists of 1918, 1922, and 1930 primarily) present a group of businessmen, professionals, and proprietors, generally uniform in class and status, but because of the number, representing many industries. The most common title was manager, held by six men (including advertising, soap factory, sales, and general); there was also a "tel." supervisor. Three categories employed five individuals each, merchant (one specifying coal), manufacturer (including cans, boxes, and screw machines), and proprietors (auto supplies, bakery, heating app, provisions, stone products, automobiles, and jewelry). Several held corporate offices, including a treasurer, a secretary/treasurer, and a provision company treasurer. Two each were employed in insurance, real estate, investments, clerks, and in the US Service. Sciences were represented by a chemist, an engineer, and an electrical engineer. The neighborhood also included a cashier, a tanner, a dentist, a broker, a food provision broker, a salesman, and one each in advertising and electrical repairs. Three woman reported work outside the home, two teachers and one in a bakery, though there may have been others in earlier years. Most women were recorded as housewives (32) or at home (8). Many households included live-in domestic servants including a chauffeur, a nursemaid, two housekeepers, and at least 14 housemaids; others might have been in households recorded before female suffrage added women to the poll lists.

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Additional streetscape: 36 and 38 Cabot Street.



Additional streetscape: 49 and 47 Oxford Street.

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Research protocol for expanded data sheets:

Map research began with the Walker Atlas of 1906 and Sanborn Atlases 1916, 1921, 1929, 1929/50. Winchester Annual Reports, Building Inspector Reports, were reviewed. The poll/voter/street lists were then consulted to locate initial owners, for 1918, 1922, and 1930; in selected cases additional lists were consulted to identify an occupant. The names of the heads of household were recorded, as well as their ages and occupations; other adult members of the household were noted as well as their occupations. Dates assigned to houses were either the building permit or the year of the first appearance on a map; poll lists sometimes refine these dates.

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See Research Protocol	Name, address, date Assessor's number MHC # Style type/form features Materials (roofs assume asphalt unless noted) Notes on alterations First map building appears. Poll lists for 1918, 1922, and 1930; name residents, age, occupation. Annual Report Building Inspectors Reports 1910-1930.
	<p>Phipps house, 25 Cabot Street, 1906 - 1916 18-169 WNT.1677</p> <p>Craftsman / center hall house two low wings, dormer Wall Material: Shingles</p> <p>Sanborn 1916 Poll list 1918: Edwin L Phipps, 46 manufacturer.</p>
	<p>Magill house, 26 Cabot Street, 1906 - 1916 18-202 WNT.1678</p> <p>Colonial Revival / center-entry Dutch colonial wing and projection entry bay Wall Material: Shingles</p> <p>Sanborn 1916 Poll list 1918 George A Magill, 34, advertising manager.</p>
	<p>Gilpatrick house, 27 Cabot Street, 1926 18-170 WNT.1679</p> <p>Tudor Revival gabled block w projecting bays, link to single-bay end gabled garage Wall Material: Brick with rough wood clapboards on upper level</p> <p>AR bldng inspector 1926 Dr. W & CD Gilpatrick 1930 poll list: William H Gilpatrick, dentist, 49, Carolyn D G, h, 44.</p>
	<p>Neill house, 30 Cabot Street, 1916 - 1921 18-201 WNT.1680</p> <p>Craftsman / center-entry colonial, sunroom, porch, dormers Wall Material: Wood other shiplap</p> <p>Sanborn 1921 Poll list 1922: Edward Y Neill, 33 merchant, Louise N 34 h, Elfreda Flight 28 housemaid.</p>

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	<p>Sawyer house, 34 Cabot Street, 1906 - 1916 18-199 WNT.1681</p>
	<p>Classical / center hall house rear ell, sunroom, dormer Wall Material: Stucco</p> <p>Sanborn 1916 Poll list 1918: Henry B Sawyer, 35 manager.</p>
	<p>Freeburn house, 35 Cabot Street, 1906 - 1916 18-187 WNT.1682</p>
	<p>Craftsman / center hall house full front porch, dormers Wall Material: Wood shiplap well preserved</p> <p>Sanborn 1916 Poll list 1918: Thomas Freeburn, 46 merchant.</p>
	<p>Edlefson house, 36 Cabot Street, 1921 - 1929 18-198 WNT.1683</p>
	<p>Colonial Revival / center-entry colonial two wings, dormers Wall Material: Brick</p> <p>Sanborn 1929 Poll list 1930: William Edlefson, 65 cashier, Anna M E 53 h.</p>
	<p>Proctor house, 37 Cabot Street, 1916 - 1918 18-187 WNT.1684</p>
	<p>Colonial Revival / center-entry colonial sunroom, dormers Wall Material: Stucco and slate roof</p> <p>Sanborn 1921 Poll list 1918: George W. Proctor, 35 broker.</p>
	<p>Moorehouse house, 38 Cabot Street, 1906 - 1916 18-197 WNT.1685</p>
	<p>Arts and Crafts / center hall house projecting gabled bay, rear extension, dormers Wall Material: Stucco</p> <p>Sanborn 1916 Poll list 1918: William R Moorehouse, 40 chemist.</p>

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	<p>house, 40 Cabot Street, 2012 18-196 WNT.1686</p> <p>Craftsman Revival / center entry Wall Material: Shingles</p> <p>assessor's date</p>
	<p>Sexton house, 42 Cabot Street, 1916 - 1921 18-195 WNT.1687</p> <p>Colonial Revival / center-entry colonial sunroom, dormers Wall Material: Clapboards replacement windows</p> <p>Sanborn 1921. Poll list 1922 not listed, 1930: George A. Sexton, 46 can manufacturer, Grace B S 45 h.</p>
	<p>Young house, 44 Cabot Street, 1921 - 1929 18-194 WNT.1688</p> <p>Colonial Revival / modern Cape three bay, wing, shed dormer Wall Material: Shingles</p> <p>Sanborn 1929 Poll list 1930: Frederick P Young, 59 prov. co. treas., Anna B Y 52 h.</p>
	<p>Bradlee house, 45 Cabot Street, 1916 - 1921 18-190 WNT.1689</p> <p>Colonial Revival / center-entry Dutch colonial enclosed porch, sunroom Wall Material: Clapboards</p> <p>Sanborn 1921. Poll list 1922: Abbott E Bradlee, 41 clerk, Margaret H B 32 h, Katherine A Burke, 25 housemaid.</p>
	<p>Howard house, 46 Cabot Street, 1921 - 1929 18-193 WNT.1690</p> <p>Colonial Revival / center-entry colonial sunroom, rear ell Wall Material: Shingles replacement windows</p> <p>Sunroom 1929 Poll list 1930: Emily J Howard, 77 at home, Gertrude B H 46 teacher.</p>

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	<p>Caldwell house, 48 Cabot Street, 1921 - 1929 18-192 WNT.1691</p> <p>Craftsman / center entry hipped roof, sunroom, rear ell, dormer Wall Material: Stucco Replacement windows</p> <p>Sanborn 1929 Poll list 1930: Emily J Howard, 77 at home, Gertrude B H 46 teacher.</p>
	<p>Gillett house, 49 Cabot Street, 1921 - 1929 18-191 WNT.1692</p> <p>Classical / center entry hipped roof, wings, sunroom, ell, dormer. Wall Material: Wood other shiplap</p> <p>Sanborn 1929 Poll list 1930: Hiram A Gillett, 62 manufacturer, Helen B G 58 h.</p>
	<p>house, 45 Oxford Street, 2012 18-308 WNT.1693</p> <p>Queen Anne revival gabled block with projecting bays and dormers Wall Material: Shingles</p> <p>assessors date</p>
	<p>White house, 47 Oxford Street, 1906 - 1916 18-205 WNT.1694</p> <p>Craftsman / center hall house hipped roof, sunroom Wall Material: Concrete block new entry porch</p> <p>Sanborn 1916 Poll list 1918: Everett A. White, 50 manager.</p>
	<p>Winship house, 49 Oxford Street, 1920 18-206 WNT.1695</p> <p>Arts and Crafts / four square end gabled roof extends over sunroom, bay window, dormer Wall Material: Shingles porch enclosed</p> <p>AR bldng inspect 1920: W W Winship. Poll list 1922 William W Winship, 39, manufacturer, Idabelle W 37 h, Jeanne Young 40 housekeeper.</p>

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	<p>Knight house, 50 Oxford Street, 1916 18-222 WNT.1696</p> <p>Craftsman revival?/ center entry porch Wall Material: Clapboards recent remodeling with telescoping wings and attached garage</p> <p>AR bldng insp 1916 George B Whitehorne. Poll list 1918: Robert M Knight, 30 US Service.</p>
	<p>Kelty house, 52 Oxford Street, 1921 - 1929 18-221 WNT.1697</p> <p>Craftsman / center entry sunroom and dormers Wall Material: Shingles</p> <p>Sanborn 1929 Poll list 1930: Henry M Kelty, 41 real estate, M Rena K 33 h.</p>
	<p>Ayer house, 53 Oxford Street, 1922 18-207 WNT.1698</p> <p>Colonial Revival / center-entry colonial side porch Wall Material: Wood other shiplap window replacement</p> <p>A R bldng insp 1922 H.E. Ayer. Poll list 1930: Holbrook E Ayer, 32 merchant, Mildred M A 32 h, Hannah Collins, 22 housemaid.</p>
	<p>Thumin house, 54 Oxford Street, 1928 18-220 WNT.1699</p> <p>Tudor Revival gabled block, projecting gabled bay, front chimney, wing Wall Material: Brick with slate roof</p> <p>AR bldng insp 1928 lot 10-12 Oxford Nathan Thumin. Poll list 1930: Nathan Thumin, 43 coal merchant, Laura A T 43 h.</p>
	<p>Haskins house, 55 Oxford Street, 1922 18-208 WNT.1700</p> <p>Colonial Revival / cottage shed wall dormer Wall Material: Shingles</p> <p>AR bldng insp 1922 Warren A Maynard. Poll list 1923: Herman H Haskins, 34 manager, Helen E H 39 h.</p>

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	<p>Maynard house, 57 Oxford Street, 1921 - 1929 18-209 WNT.1701</p> <p>Colonial Revival / center-entry Dutch colonial sunroom and rear corner wing Wall Material: Clapboards low wing added, porch may be addition</p> <p>Sanborn 1929 Poll list 1930: Warren A Maynard, 32 tel supervisor, Helen A M 31 h.</p>
	<p>Nason house, 58 Oxford Street, 1921 - 1929 18-219 WNT.1702</p> <p>Colonial Revival / center-entry colonial rear ell Wall Material: Clapboards porch may be an addition</p> <p>Sanborn 1929 Poll list 1930: John W Nason, 40 elec repairs, Ethel D N 38 h.</p>
	<p>Madge house, 59 Oxford Street, 1950 - 1955 18-210 WNT.1703</p> <p>Contemporary / ranch U-shaped with attached garage. Wall Material: Shingles with stone veneer accent</p> <p>Poll list 1955: Francis D Madge, 57 auto supplies, Doris E M 55n h.</p>
	<p>Dickson house, 60 Oxford Street, 1921 - 1929 18-218 WNT.1704</p> <p>Colonial Revival / center-entry Dutch colonial sun room, rear extension Wall Material: Shingles window replacement</p> <p>Sanborn 1929. Poll list 1930 Walter S Dickson, 31 food prod broker, Helen R D 33 h, Annie Rextrou, 68 at home.</p>
	<p>Kennedy house, 61 Oxford Street, 1929 - 1950 18-211 WNT.1705</p> <p>Tudor Revival / center entry shingled second story projecting bay, enclosed porch Material: Brock and wood shingle.</p> <p>Sanborn 1950 Poll list 1955: Mary D Kennedy, 71 at home.</p>

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	<p>Jennings house, 62 Oxford Street, 1928 18-217 WNT.1706</p> <p>Colonial Revival / center-entry colonial sunroom Wall Material: Clapboards sunroom raised, new full front porch</p> <p>AR bldng insp 1928: Elizabeth T Griffen (#62, lot 2). Poll list 1930: Irving E Jennings, 29 investments, Ellen C H 25 h, Nellie Daly 23 housemaid.</p>
	<p>Hall house, 63 Oxford Street, 1929 - 1950 18-212 WNT.1707</p> <p>Tudor Revival / center entry garrison colonial attached garage Wall Material: Brick and half timbering rear addition</p> <p>Sanborn 1950 Poll list 1955: Edwin P Hall, 54 provisions, Eleanor PH 45 h.</p>
	<p>Duffett house, 64 Oxford Street, 1921 - 1929 18-216 WNT.1708</p> <p>Colonial Revival / center-entry colonial sunroom, dormer, rear extension Wall Material: Shingles front porch extended</p> <p>Sanborn 1929 Poll list 1930: S Lester Duffett, 34 textile engineer, Esther E D 31 h.</p>
	<p>Doherty house, 66 Oxford Street, 1928 18-215 WNT.1709</p> <p>Classical Revival / center entry sunroom and dormers Wall Material: Clapboards porch may be an addition</p> <p>Sanborn 1929. AR bldng insp 1928 Elizabeth T. Griffin. Poll list 1930: James A Doherty, 33 real estate, Eugenia H D 33 h.</p>
	<p>Lees house, 67 Oxford Street, 1921 - 1929 18-213 WNT.1710</p> <p>Craftsman / gable end to the street and complex massing Wall Material: Shingles right side additions</p> <p>Sanborn 1929 Poll list 1930 as 62 Wildwood: Malcolm B Lees, 30 salesman, Cornelia NL 31 h.</p>

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	<p>Avery house, 19 Warren Street, 1906 - 1916 18-203 WNT.1711</p> <p>Colonial Revival / cottage sunroom, shed dormer Wall Material: Shingles raised at rear, window replacement</p> <p>Sanborn 1916 Poll list 1918: Paul F Avery, 25 clerk.</p>
	<p>house, 21 Warren Street, 2012 18-204 WNT.1712</p> <p>Queen Anne Revival / center hall house, projecting bay and garage on facade Wall Material: Shingles, clapboards on first</p> <p>assessor's date. Replaces building constructed by 1906, no name on map.</p>
	<p>Petrie house, 64 Wildwood Street, 1921 - 1929 18-214 WNT.1713</p> <p>Colonial Revival / center-entry colonial sunroom, enclosed entry porch, dormers Wall Material: Brick, slate roof, stone trim</p> <p>Sanborn 1929 Poll list 1931: Herbert J Petrie, 40 bakery, Gertrude E P, 41 bakery.</p>
	<p>Cloutman house, 72 Wildwood Street, 1929 18-236 WNT.1714</p> <p>Colonial Revival / center-entry colonial saltbox, encl entry porch, rear ell, porch Wall Material: Vinyl siding</p> <p>AR bldng insp 1929 Emma O. Wright Poll list 1930: Bessie E. Cloutman, 48 at home, Julia Sullivan, 54 housemaid.</p>
	<p>house, 76 Wildwood Street, 2000 18-306 WNT.1715</p> <p>/ center hall house low projecting bay to one side, dormers Wall Material: Clapboards</p> <p>assessor's date</p>

INVENTORY FORM A CONTINUATION SHEET

WINCHESTER

AYER AREA

MASSACHUSETTS HISTORICAL COMMISSION

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	<p>Parrot house, 44 Yale Street, 1921 - 1929 18-245 WNT.1716</p> <p>Colonial Revival / center-entry colonial hip roof, turned away from street Wall Material: Vinyl siding and window replacement</p> <p>Sanborn 1929 Poll list 1930: Ruth L Parrot, 36 h, Katherine Smith, 33 h, Lily Betts, 37 housemaid.</p>
	<p>Nelson house, 45 Yale Street, 1916 18-226 WNT.1717</p> <p>Colonial Revival / center-entry colonial sunroom, dormer Wall Material: Shingles</p> <p>AR bldng insp 1916 George B Whitehorne. Poll list 1918: Richard M Nelson, 28 general manager.</p>
	<p>Hersey house, 46 Yale Street, 1916 - 1921 18-244 WNT.1718</p> <p>Arts and Crafts hip block, side entry, slight H footprint, dormers Wall Material: Wood other shiplap</p> <p>Sanborn 1921 Poll list 1922: Luther M Hersey, 64 heating app, Marie A H 65 h, Ethel G H 26 at home.</p>
	<p>Wilkinson house, 47 Yale Street, 1916 - 1921 18-227 WNT.1719</p> <p>Tudor Revival end gable, entry on side, sunroom, projecting bays and wing Wall Material: Brick</p> <p>Sanborn 1921 Poll list 1922: Samuel Wilkinson, 34 engineer, Marion G W 33 h.</p>
	<p>Ladd house, 48 Yale Street, 1916 - 1921 18-243 WNT.1720</p> <p>Colonial Revival / center-entry colonial sunroom, rear ell, dormers Wall Material: Wood other shiplap rear ell expanded</p> <p>Sanborn 1916 Poll list 1922: Edward B Ladd, 52 treasurer, Susan M L 53 h.</p>

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	<p>Pringle house, 49 Yale Street, 1916 - 1921 18-228 WNT.1721</p> <p>Classical / center hall house hip roof, wing, dormers Wall Material: Wood other shiplap wing raised, porch may be an addition</p> <p>Sanborn 1921. Poll list 1922: Vendla Bolander, 58 nursemaid, John M Pringle, 35 stone products, Lillian C P 30 h, Ethel Cudmore 20 housemaid, Carl Franzen 37 chauffer, Cora Brice, 45 housemaid.</p>
	<p>Armes house, 50 Yale Street, 1916 - 1921 18-242 WNT.1722</p> <p>Classical / center hall house sunroom, rear ell, dormers Wall Material: Stucco porch may be added</p> <p>Sanborn 1921 Poll list 1922: H Lyman Armes, 32 advertising, Fritz T A 32 h.</p>
	<p>Teel house, 51 Yale Street, 1916 - 1921 18-229 WNT.1723</p> <p>Colonial Revival / center-entry colonial shiplap sunroom, dormer Wall Material: Wood other porch may be added</p> <p>Sanborn 1921. Poll list 1922: Norcross Teel, 24 automobiles, Charlotte R T, 21 h, Alice M Ramsey 45 at home.</p>
	<p>Cass house, 52 Yale Street, 1923 18-241 WNT.1724</p> <p>Classical / center entry hipped roof, two wings, dormer Wall Material: Clapboards recent remodeling, window replacement</p> <p>AR bldng insp 1923: Moore & Sperry Poll list 1930: Kingsman P Cass, 35 insurance, Mary F C 31 h.</p>
	<p>Clark house, 53 Yale Street, 1920 18-230 WNT.1725</p> <p>Tudor Revival end gable to street, entry on side, projecting bays, dormers Wall Material: Stucco</p> <p>AR bldng insp 1920 JM Pringle. Poll list 1922 no #, 1923: Harry W Clark, 42 tanner, Susan E C 38 h.</p>

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	<p>Ledyard house, 54 Yale Street, 1916 - 1921 18-240 WNT.1726</p> <p>Colonial Revival gable end to street Wall material: Brick</p> <p>Sanborn 1921 Poll list 1922: William Ledyard, 57 publisher, Emma R L 52 h.</p>
	<p>Snow house, 55 Yale Street, 1924 18-231 WNT.1727</p> <p>Colonial Revival / center-entry colonial sunroom, dormers Wall Material: Clapboards</p> <p>AR bldng insp 1924: H E Ayer. Poll lists 1930: Albert S Snow, 44 investments, Sally D S 41 h, Ella J Drayton 69 at home, Delia McDonough 22 housemaid.</p>
	<p>Sherman house, 56 Yale Street, 1923 18-239 WNT.1728</p> <p>Colonial Revival / center-entry colonial sunroom Wall Material: Clapboards rear shed dormer, extension.</p> <p>AR bldng insp 1923 Moore & Sperry. Poll list 1930: Alden W Sherman, 37 box mfr, beatrice M S 36 h, Bridie Roark, 20 housemaid.</p>
	<p>house, 57 Yale Street, 2018 18-232 WNT.1729</p> <p>Colonial Revival / center hall house sunroom, dormers Wall Material: Clapboards small component of earlier house may survive.</p> <p>House permitted in 1923 for HE Ayer. Poll list 1930: Marian D Bird, 50 at home, Frannie J Gamester, 53 housekeeper.</p>
	<p>Core house, 58 Yale Street, 1923 18-238 WNT.1730</p> <p>Classical / center entry sunroom, dormer Wall Material: Shingles</p> <p>AR bldng insp 1923 Moore & Sperry. Poll list 1930: James R Core, 45 soap fact mgr, Ivah C 43 h, Elizabeth Boyce 20 housemaid.</p>

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	<p>Nicholas house, 59 Yale Street, 1916 - 1921 18-233 WNT.1731</p> <p>Classical / center hall house two story wing, shed dormer with center gable Wall Material: Shingles added wings on left, porch may be an addition</p> <p>Sanborn 1921 Poll list 1922: Alonzo D Nicholas, 41 sect and treasurer, Nellie D N 40 h.</p>
	<p>Shaw house, 60 Yale Street, 1923 18-237 WNT.1732</p> <p>Colonial Revival / center-entry Dutch colonial sunroom Wall Material: Vinyl, brick veneer on ground floor siding</p> <p>AR bldng insp 1923: Moore & Sperry. Poll list 1930: Chauncy G Shaw, 36 jewelry, Frances A S 34 h, Catherine Sweeney 22 housemaid.</p>
	<p>Winship house, 61 Yale Street, 1916 - 1921 18-234 WNT.1733</p> <p>Craftsman / bungalow cottage gabled roof extends over porch, shed dormer Wall Material: Shingles</p> <p>Sanborn 1921 Poll list 1922: Charles F Winship, 33 sales manager, Pearl M W 32 h.</p>
	<p>Neilly house, 63 Yale Street, 1916 - 1921 18-235 WNT.1734</p> <p>Classical / center hall house sunroom, porch, dormers Wall Material: Clapboards added rear wing, entry porch may be an addition</p> <p>Sanborn 1921 Poll list 1922 no #, 1923: Geoffrey C Neilly, 35 insurance, Marion R N 27 h.</p>

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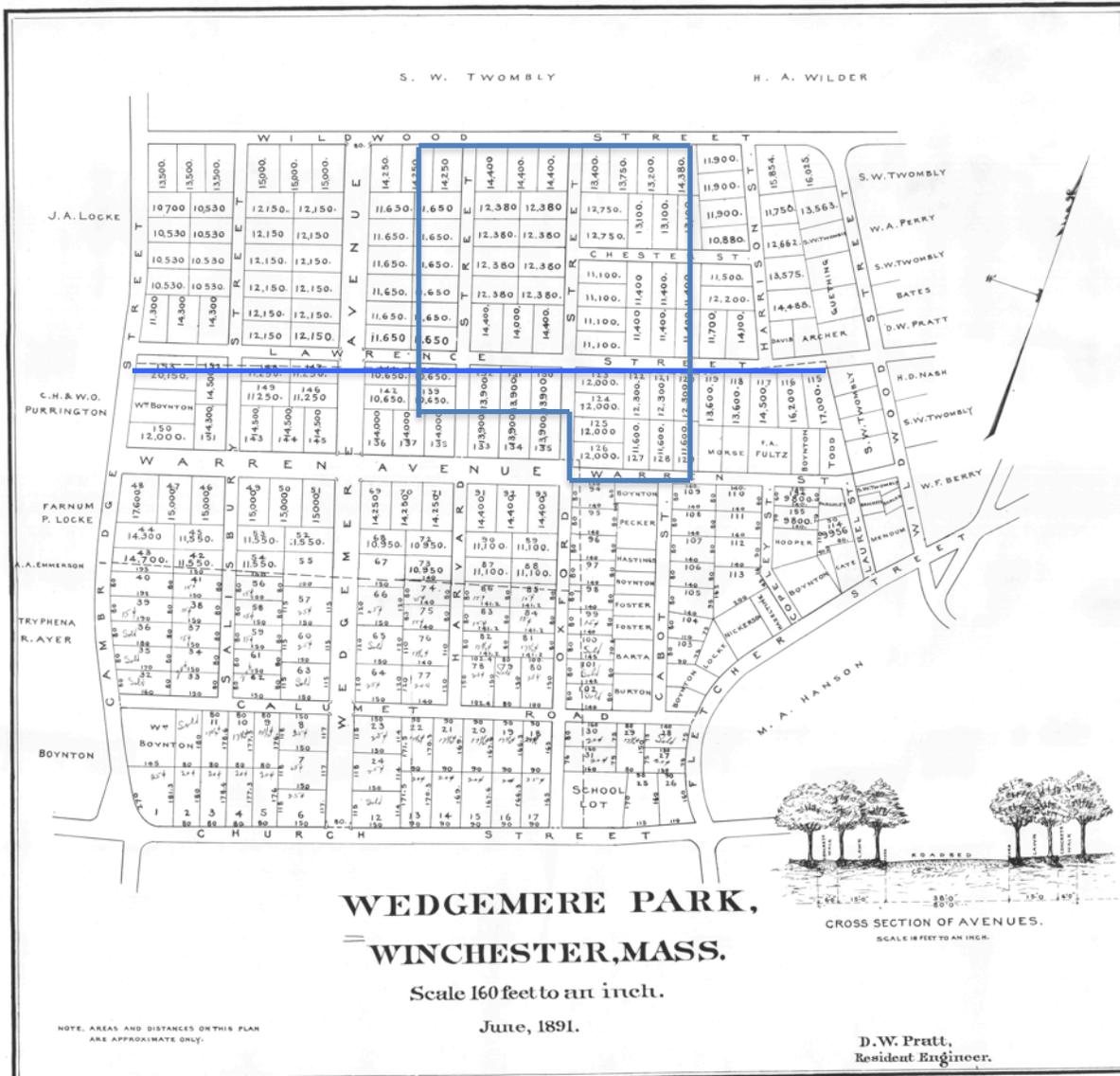


Figure 1. The 1891 plan for Wedgemere Park, showing the general bounds of the subject area in blue-gray and the line between the Nash & Boynton holdings on the south and the White & Cabot holdings on the north in bright blue. Winchester Archive Center (aquired from the Massachusetts Archives).

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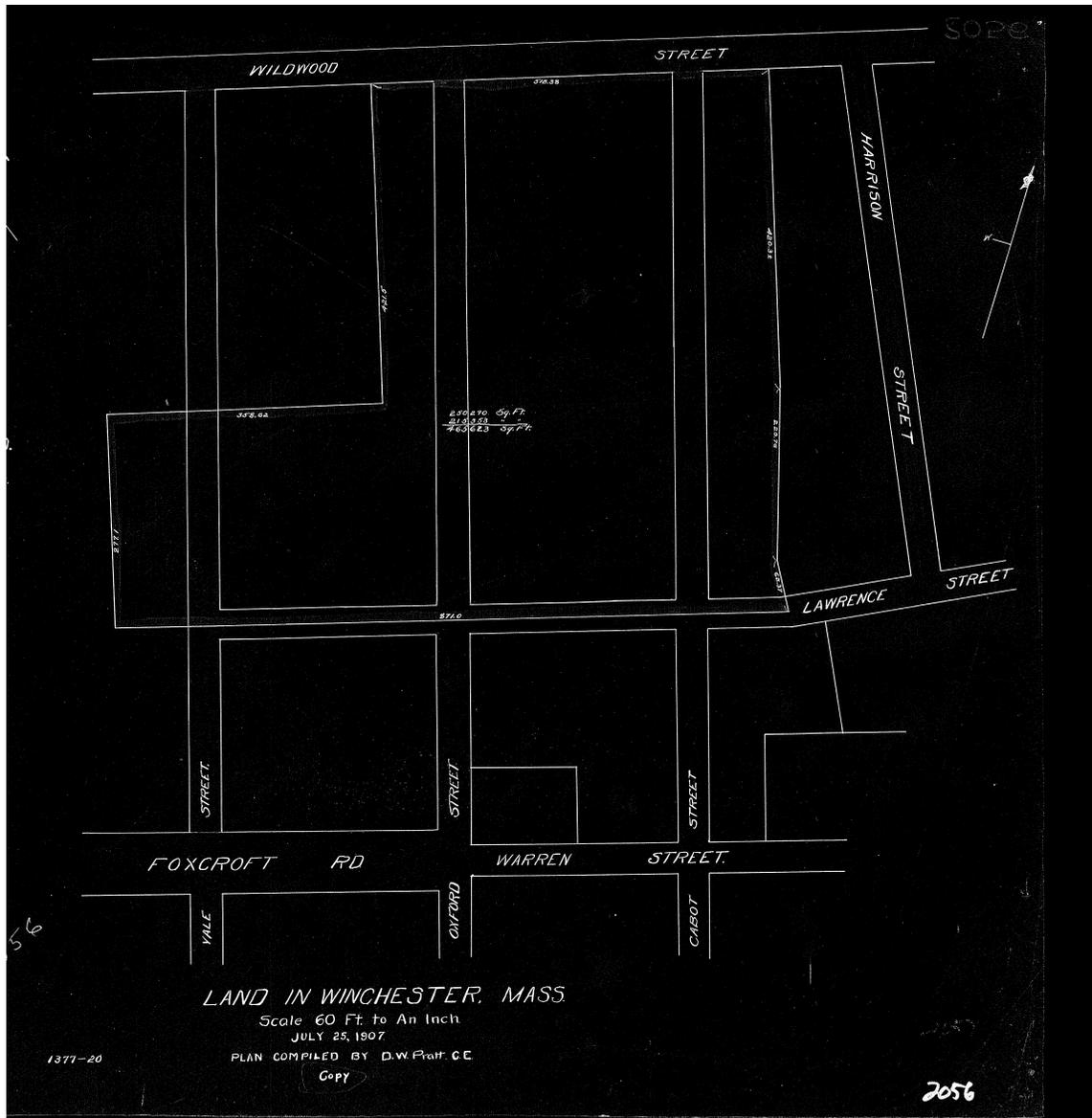


Figure 2. This plan of 1907 illustrated John L. Ayer's land, all included in this area. Portions that fill out the streetscapes here include the upper left (northwest) corner on Yale Street owned by White & Cabot and later by George Whitehorne and land on the lower (south) side owned by Nash & Boyden and later by Whitehorne and Edward F. Jones. The Twomblys' subdivision is to located to the right (east). Engineering Department plan # 2056.

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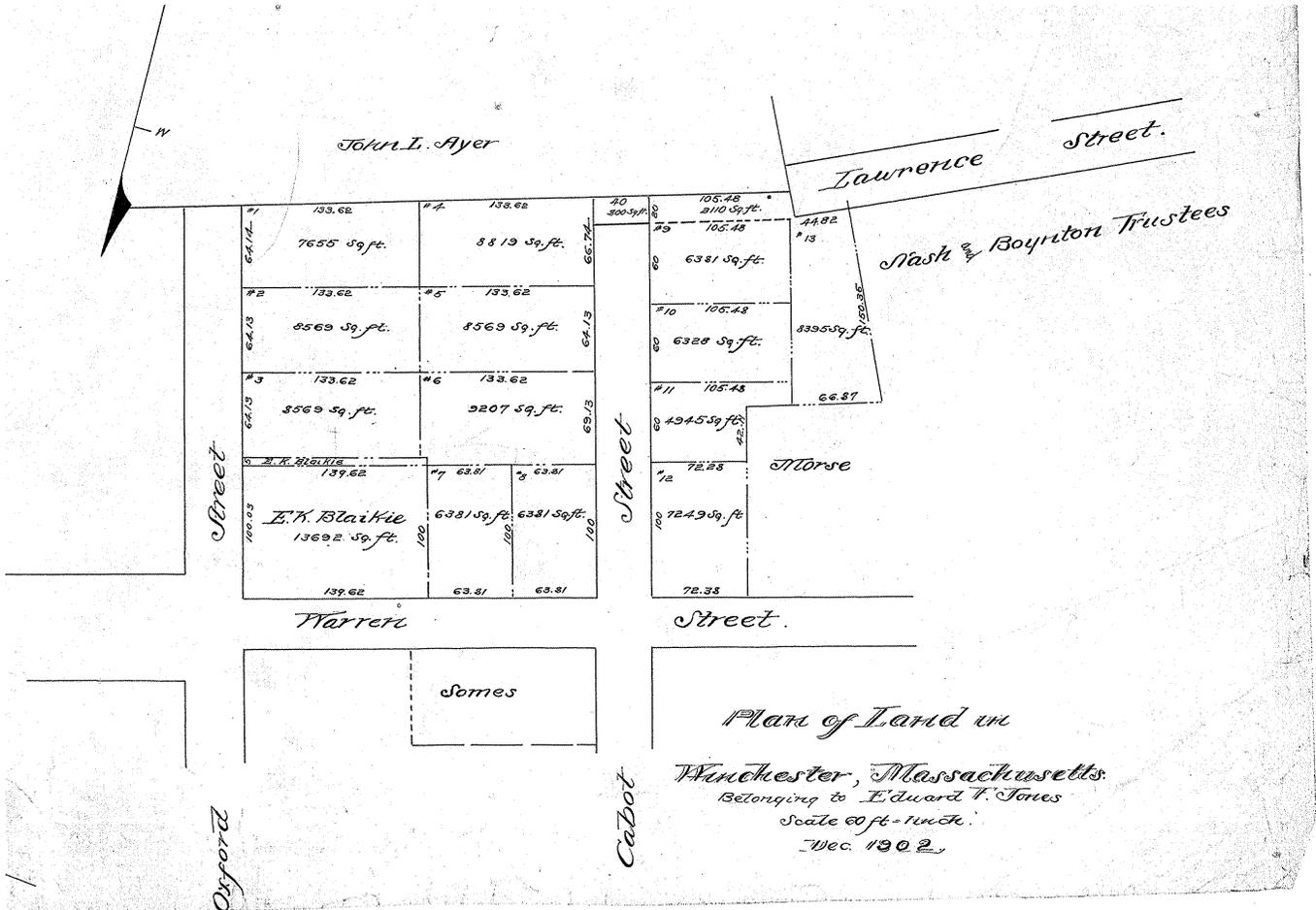


Figure 3. 1902 Plan of Land.... Edward F. Jones. Land formerly owned by Boynton, Forsyth, and Nash and Boyden. Note that the north arrow is for an adjacent plan, not this one. North is generally up.

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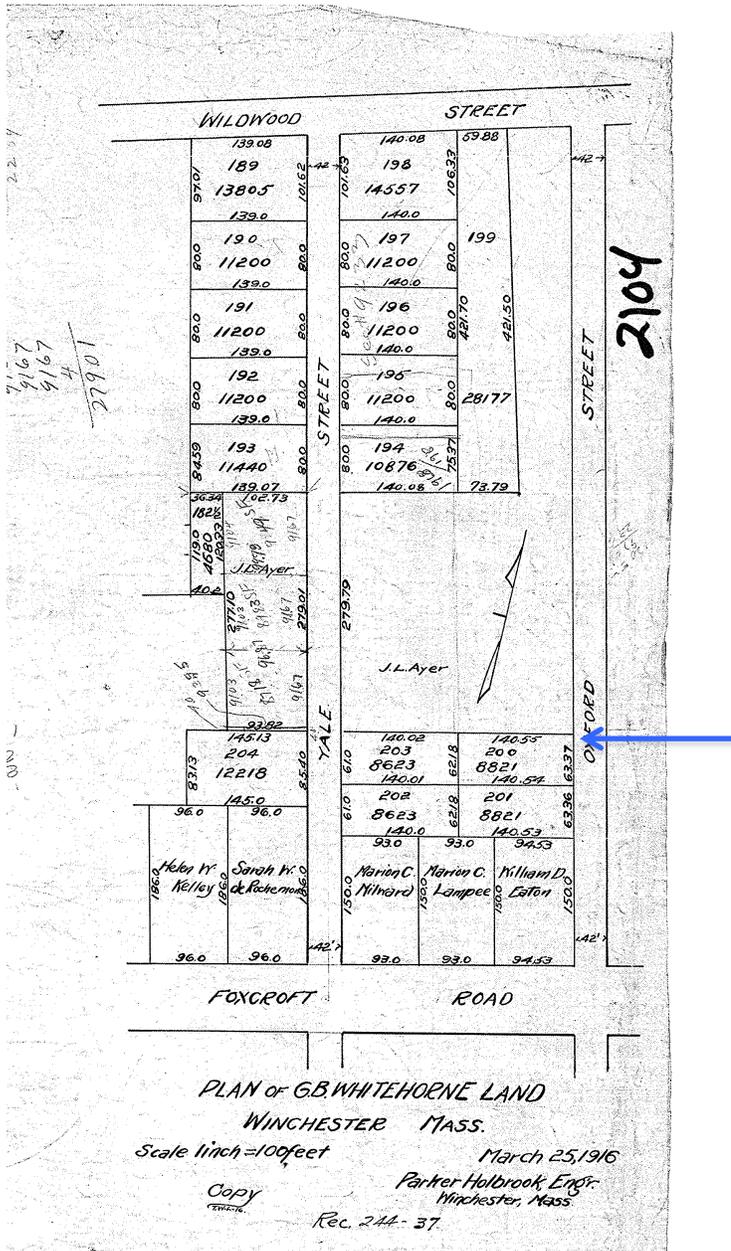


Figure 4. 1916 Plan of G.B. Whitehorne Land. The reorganization of the west part of the subject area, including land formerly owned by Forsyth and later by Nash and Boynton (below the line indicated by the blue arrow) and by Cabot and White (above). Part of John L. Ayer's land is also shown here. The properties facing Foxcroft are covered in the Upper Wedgemere/ Foxcroft Area (WNT.AS). Engineering Department Plan #2104.

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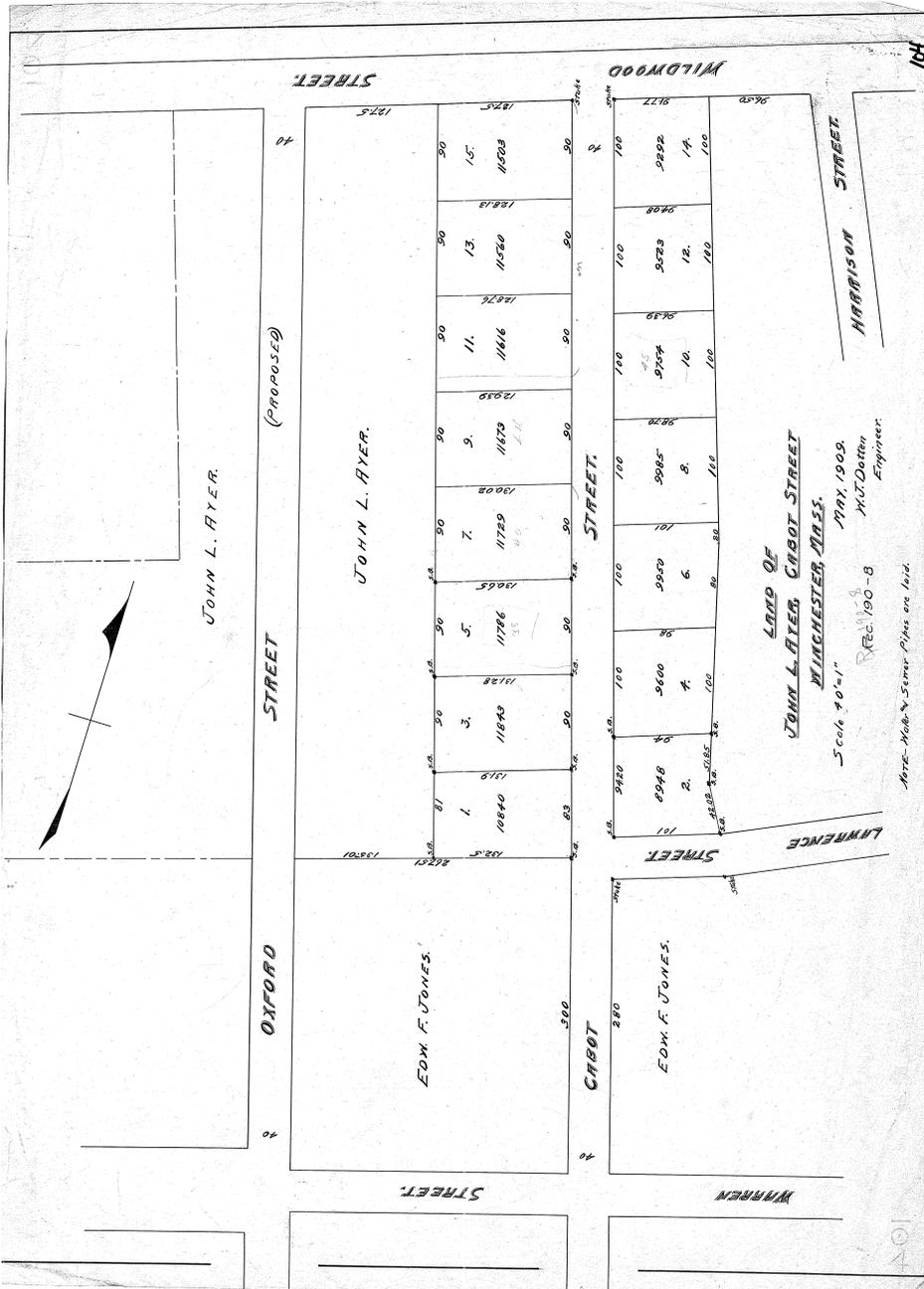


Figure 5: 1909 subdivision of land of John L. Ayer, Cabot Street.

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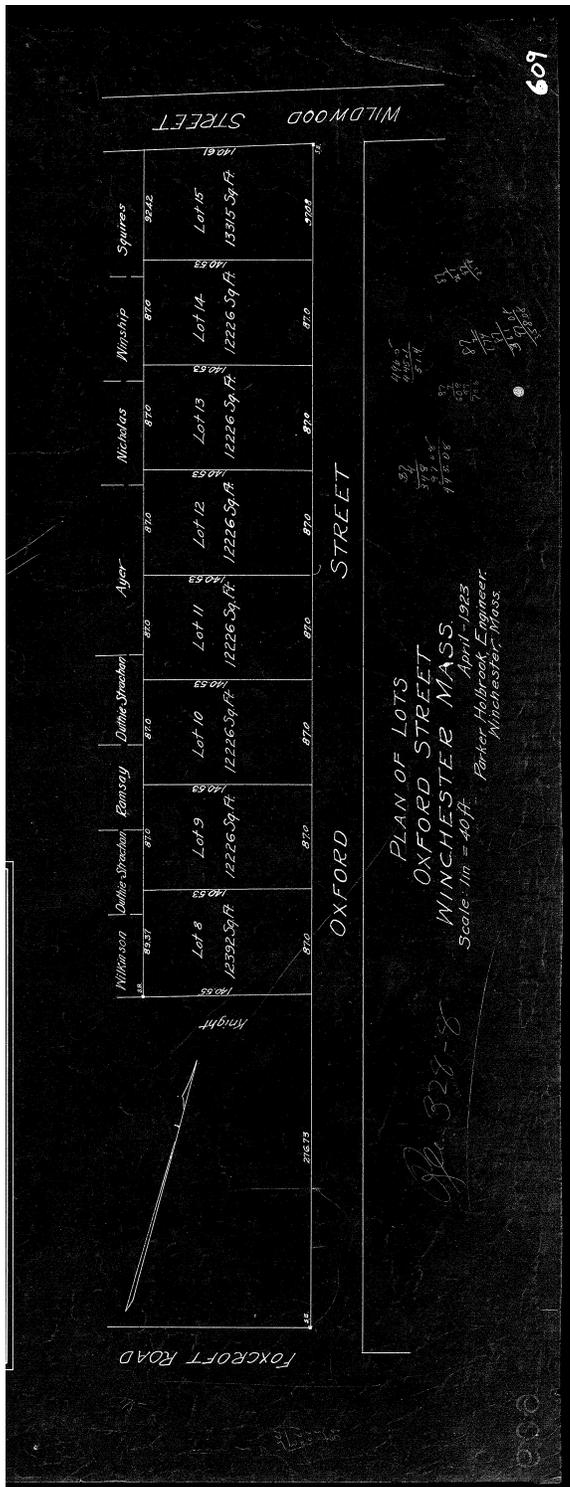


Figure 6: Subdivision of the west side of Oxford Street in 1923. Engineering Department Plan # 609.

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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

This area is recommended for listing in the National Register as part of an amended and expanded Wedgemere National Register Historic District (WNT.P).

The Wedgemere Historic District, listed as part of the Winchester Multiple Resource Area in 1989, describes a subdivision planned over the late 19th and early 20th century and built out in ample and stylish single-family residences over the first half of the 20th century. At the time of this listing, the district included only the southern half of the area as it was defined at the turn of the century. This is an artifact of the survey's focus on properties constructed before 1917, which led researchers to consider only this earliest section. Additional research has led to a better understanding of the entire subdivision, which suggests expansion of the district and a longer period of significance to cover the filling-out of the original plan between 1883/1891 and about 1960. At its broadest and most inclusive configuration, the district would be extended to the west and to the north, and the new boundaries of the area would be Church and Fletcher streets on the south, Cambridge Street on the west, and Wildwood Street on the north and east. An alternative would be to list separately the Boynton section of Wedgemere (a portion already included in the district, but extended north to Lawrence) and the Twombly Subdivision (WNT.AR) at the east side along Wildwood and Harrison. Either way, the larger area would meet criteria A and C at the local level, as a fine example of an iconic period landscape with exceptional individual examples and a full range of common regional house types. Areas of significance would include architecture, community development and planning, and social history. The properties are quite well preserved, and the area and its individual components retain integrity of location, setting, design, materials, workmanship, feeling, and association.

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

16	Lexington	AP	WNT.384, 385, 1741- 1750
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Photograph



Cottage Avenue, l-r, 9, 7, 3-5.

Town/City: Winchester

Place (neighborhood or village): Old West Side

Name of Area: Newman Area

Present Use: single and two-family residential

Construction Dates or Period: 1875-1937

Overall Condition: good

Major Intrusions and Alterations:
some additions

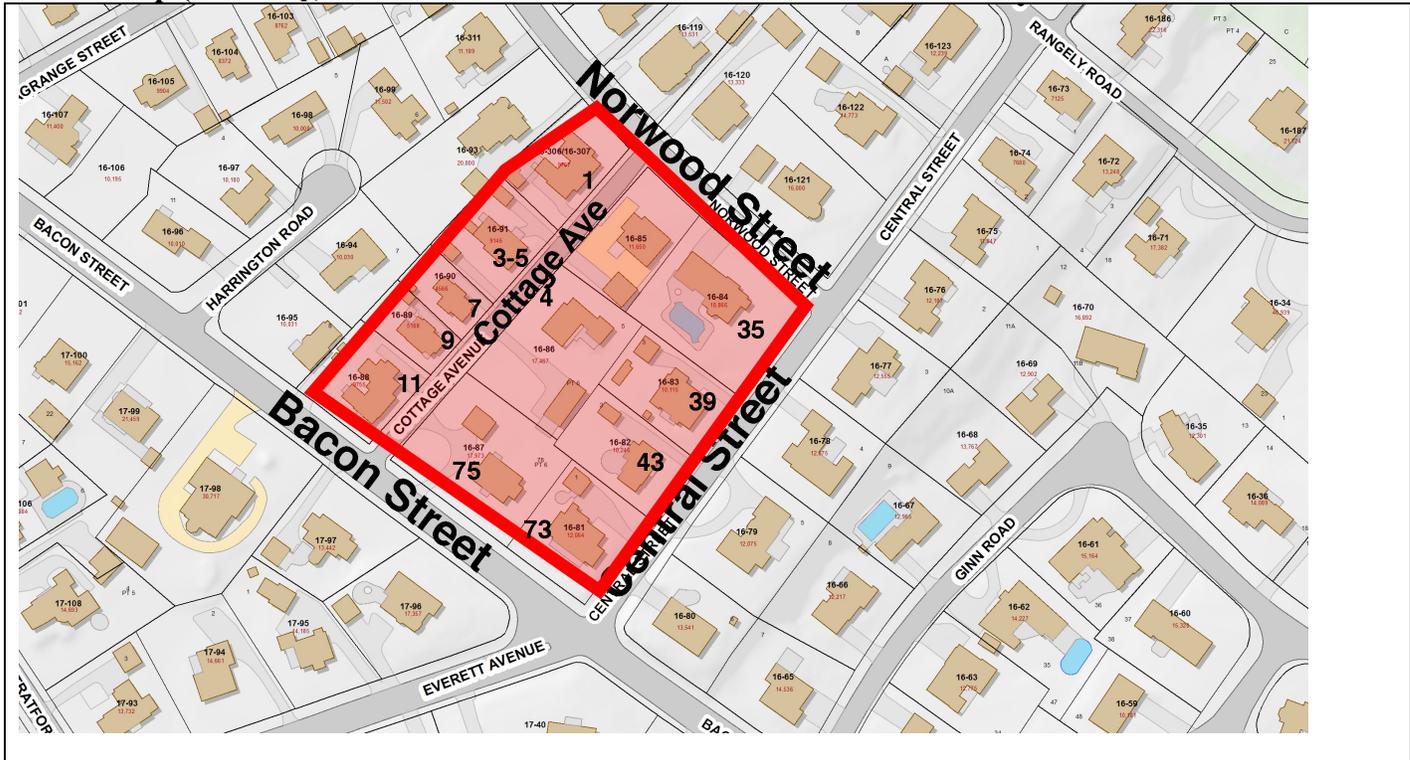
Acreage: About 3.2 acres

Recorded by: Zachary Violette with Claire Dempsey

Organization: Winchester Historical Commission

Date (month/year): June 2018

Locus Map (north is up)



see continuation sheet

INVENTORY FORM A CONTINUATION SHEET

WINCHESTER

NEWMAN AREA

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

The Newman Area is a collection of late nineteenth and early twentieth century single-family houses that demonstrates the patterns of small-scale, layered subdivision typical of suburban residential neighborhoods. The Area is bounded by Central Street to the (roughly) south, Bacon Street to the west, Cottage Avenue to the north – including the houses on the north side of that street -- and Norwood Street to the east and adjoins the Central Street Area (WNT.AD) to the east. Two distinct sections of the area represent two phases of development of what had been a single large tract. The five houses on the north side of Cottage Avenue, including those on the corners of Bacon and Norwood streets, respectively, are picturesquely-massed and ornamented houses of the 1880s, constructed as a development by the Newman family, with whom the area is most closely associated. The remaining seven parcels stand on what had been the core of the family's holdings in the area, including the site of their greenhouses. Sold to developers and individual homeowners in the 1910s and 1920s, they were developed with ambitiously scaled single-family houses in a variety of early twentieth century revival styles. Most of the houses in both sections of the Area retain a good deal of integrity to their period of development, and therefore illuminate the transition from the large tracts that had characterized the earlier landscape of Winchester to the commuter suburb it became in the late-nineteenth century and early twentieth century. The area contains twelve residential buildings and numerous garages.

Built as rental properties, the five Newman cottages on the north side of Cottage Avenue present a comparatively rare unified development, built under the hand of a single owner. While the houses display similarity in their massing, scale, and ornament, other than the pair of houses at 7 and 9 Cottage Street, the buildings are not identical to each other. The corner parcels, at **Newman Tenant Duplexes at 1 and 11 Cottage Avenue** are large Queen Anne-style duplexes, massed as large single-family houses and built **between 1875 and 1881**. The two-and-one-half story, wood-frame buildings are picturesquely-massed with compound rooflines. Entrances to the individual units are isolated from one another – one placed on Cottage Street, the other on the respective cross street. While both have suffered the addition of synthetic siding, and the alteration of porches and windows, the house at 1 Cottage retains its wooden stickwork in its prominent gable ends. The remaining cottages are set close to the narrow Cottage Avenue. The **Newman Tenant Houses at 7 Cottage Avenue and 9 Cottage Avenue** are two-and-one-half story, wood-frame, parlor-bypass houses built **between 1881 and 1886**. As identified by Hubka, unlike the more-common end house plan, with a three-bay façade and a main entry to one side facing the street, this type presents a narrower street elevation with the formal entry located to the side and well back from the plane of the main façade.¹ This form is comparatively common in middle class nineteenth century neighborhoods in eastern Massachusetts, although few were built in the Old West Side of Winchester. The houses are also notable for the relatively good state of preservation of their trim. They retain their clapboard siding, patterned shingle work in their gable end, pedimented first floor window caps, and Stick style porches. Nine Cottage Avenue also retains a prominent bargeboard in its front gable end. The final of the Newman cottages is the **Newman Tenant Duplex, 3-5 Cottage Street**, built **between 1886 and 1889**. Its back-to-back configuration is more conventional than the asymmetrically massed duplexes on the nearby corners. The house has a near-twin at 84-86 Church Street, suggesting the hand of a local builder. The two-and-one-half story building has a single canted bay window placed in each unit, and shed roof wall dormers on its long flanking sides. The house retains its bands of fish-scale shingles between the floors, and prominent corbels at the gable ends.

The remaining houses on the larger southern parcel are considerably more varied, built after the Newman property was fully subdivided after a 1912 bankruptcy. The oldest house on the southern parcel is the **Newman House**,

¹ Thomas C. Hubka, *Houses Without Names, Architectural Nomenclature and the Classification of America's Common Houses* (University of Tennessee Press, 2013) p. 55.

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NEWMAN AREA

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35 Central Street, but its current appearance also dates to this period. Built as a picturesquely-massed wood-frame house in the mid nineteenth century, little remains of its nineteenth century fabric; the Newman family retained this property until 1927. It received its distinctive Spanish Revival treatment after 1929, probably after it was purchased by John and Ruth Munro in 1934. The house is unusual in the area for its red tile roof, smooth stucco walls, and twisted columns on the front portico. The adjoining parcels were developed with more conventional, ambitious, eclectic houses of the period. The largest and earliest houses in this part of the development stand on Bacon Street, including the **Parsons House, 73 Bacon Street, c.1915-1918** and the **Reynolds House, 75 Bacon Street, c.1918-1925**. Both are large, stuccoed, center-passage houses. The hip-roof Parsons house is notable for its freely interpreted classical forms, while the Reynold house is more informally massed, with projecting square bays, a prominent gable dormer, and exposed rafter ends; they retain slate shingle roofs. The Parsons and Reynold houses are both expanded by sunroom additions, stacked two stories on the Central Street side of the Parsons house. The Reynolds house also has an elaborate openwork arbor on its left side. Smaller houses of the same period stand on adjoining parcels on Cottage, Norwood and Central streets. Both the **Whitehorne/Roberts House, 4 Cottage Street, 1922** and the **Kerr House, 39 Central Street, c.1918-1925** take a Dutch colonial form with broad, side-gambrel roofs. The Kerr house is notable for its deep, engaged porch supported on Tuscan columns, as well as its unusual side-hall configuration. The remaining two houses, the **Whitehorne/Goldwait House 17 Norwood Street, 1922** and the **Rounds House, 43 Central Street, c.1919-1925** are somewhat more modest, two-and-one-half story, center-passage, Colonial Revival houses. The Whitehorne/Goldwait house is expanded by a two-story sunroom wing on one side and has a finely detailed door piece of engaged Tuscan columns. The Rounds house has a symmetrical five-bay fenestration, a projecting Tuscan portico, and a modillion cornice. That house also retains its roof of patterned slate shingles.

While the nineteenth century Newman cottages stand close to their respective streets, with narrow asphalt driveways, some leading to newer garages, the houses on the southern parcel stand on larger lots with more generous setbacks. Most of these houses have contemporaneous garages mostly with two vehicle bays, most with rooflines, siding, and other articulation to match those of the main house. The hip-roof garage at 75 Bacon Street has an open rafter roofline. The property at 4 Cottage Street has a large, four-bay garage, with a gabled front pavilion. This structure was built after 1950 on the site of a smaller garage. A notable feature of 35 Central Street is its engaged two-bay garage, entered off Norwood Street.

HISTORICAL NARRATIVE

Encompassing two distinctive phases of development, one in the late nineteenth and the other in the early twentieth century, the Newman Area demonstrates the long-term pattern of subdivision the large agricultural parcels that had previously characterized this part of Winchester. The Area is located southwest of Winchester Center, in a portion of the town known as Symmes farm in the mid nineteenth century. Although today the Symmes family is associated with the intersection of Main, Grove, and Bacon streets, their holdings included much of what had been Medford and extended to the west to encompass mill privileges on the Aberjona; Chapman notes the western bound was near Church Street. In 1845, Josiah Symmes (1809-1846), yeoman of Medford, sold 28 acres of what he called Symmes farm to Susan G. Freeman, land that was located north of Bacon Street, east of Church, south of land of Thomas Collins (probably about where Center Street runs today), and east on land of the Boston & Lowell Rail Road. The widow of Col. (Marines) William Henry Freeman (1792-1845), Susan (1797-1854) was the daughter of Rufus G. and Ann Amory, members of the well-known Boston merchant family; her connection to Winchester is not now known. She retained the house on the east of the parcel, which would later be owned by William Kinsman and redeveloped by Edwin Ginn. She then subdivided a portion as Oak Vale in the vicinity of the lower stem of Central Street -- then called Oak Street -- and extending north to Church Street (Figure 1). She sold 15 lots in 1847, but little development occurred in the initial years in this part of the Oak Vale subdivision. Only one house stood on the land, facing Oak Street near the site of the present 35 Central Street,

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NEWMAN AREA

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by the time of the 1854 Walling map.² Several of the lots at the south end of the area on Bacon Street and facing onto Oak Street, probably lots 11 through 15, were developed by the Newman family.³

James R. Newman (1845-1890), who listed his occupation on early deeds as manufacturer, was born in London, England around 1845 and emigrated by 1870. By the time of the 1875 map (Figure 2) he had constructed a large greenhouse on the western portion of the land and his own residence on the eastern side, facing Central Street (**35 Central Street**). In 1880 James R. Newman transferred some of the property to his son James W. Newman for \$4000, subject to a \$1500 mortgage that continued to be held by Abbie Hunt.⁴ At the time of the 1880 census James R. Newman shared a house on the property with his wife Jane; their son James W., then a salesman in a hat store; and Patrick Dooley, an Irish-born gardener. James's older son John R. lived in a separate household next door. He also listed his occupation as florist, living with this wife Mary Ann; their two young daughters; John's brother Arthur H, also a florist; and a live-in Irish servant. By this period the family was operating a business under the name J. Newman and Sons, florist. The family used the Winchester property as their greenhouse facility and residence, while they operated a store in the Suffolk Bank Building at 7 Tremont Street in Boston. The company advertised heavily in Winchester directories. Winchester included a number of greenhouses, as enumerated in the 1885 Census of Agricultural Products and Property, and their products amounted to over \$19,000 for the town, second only to market garden products, valued at \$75,000.⁵

In the early and mid 1880s the family laid out Cottage Avenue, running from Bacon Street to Norwood Street, about 100 feet below the northern edge of their holdings. Along the new street they built three duplexes and two single-family houses, along the northern portion of their land. The corner building at **1 Cottage Ave (1875-1881)** seems to have been built first; it was standing by 1881. The duplex at **3-5 Cottage (1881-1886)**, as well as **7 Cottage (1881-1886)** were standing by 1886, and the final two buildings (**9 and 11 Cottage**) were standing by 1889. The buildings were used as rental housing. Around the same time Norwood Street was extended southward along the eastern portion of the Newman property, with the family house appearing on the corner of the new street. A number of the buildings appear to have been occupied by members of the Newman family at the time of the 1895 street directory. In 1890 the family divided the land under the cottages into five lots, ranging from 4500 to 9500 square feet. However, they retained ownership of these properties for another two decades⁶ (Figure 3).

Perhaps because of the success of the Cottage Avenue development, by 1893 it seems the family had determined that land development, not their floral business, would be the best use of their Winchester holdings. Initial plans for subdivision of the remaining land were drawn in 1893, three years after the elder Newman's death. In a plan (Figure 4) made by Aspinwall and Lincoln, Civil Engineers of Boston, the greenhouses were to be demolished, and eight lots, ranging from 8300 to 12,000 square feet, would take their place.⁷ The widowed Mary Newman would retain the 18,872 square foot house lot at the corner of Central and Norwood streets. Despite the frenzy of suburban real estate development going on in the immediate area in this period – including the construction of dozens of houses on Church, Lagrange, Norwood, and Central streets – no lots were sold as part of the 1893 plan. The greenhouse remained operational on the property through at least 1910 (Figure 5).

Attempts were again made to develop the land in the early 1910s. The J. Newman and Sons Corporation filed for bankruptcy in 1912, which seems to have been the impetus for the demolition of the greenhouses and the eventual sale of

² Some of the deeds covering the assembly of this parcel include: MCSRD: 633:494, 1852; 698:387, 1754; 879:34, 1862; 1077:158, 1869; 1160:149, 1870; 1201:658, 1872

³ Chapman, pp. 44-47, 116, 133, 155. Symmes was killed when the well he was digging collapsed. MCSRD: 463:368 (1845); 509: 525, 529; 514: 480, 544, 546; 515:66 (1847); 736-131 (1856). Ancestry.com: Frederick Freeman, *Freeman Genealogy in Three Parts* (1875); MA Death Records, Middlesex Probate 32228 1856. At the time of her death, Susan owned about 11 acres in Winchester; her son sold the house and land to L.S. Cunningham in 1856.

⁴ MCSRD 157:236, 1880.

⁵ Ancestry.com: 1880 US Census, Boston and Winchester Directories. 1885 MA Agricultural Census information from the Internet Archive, courtesy of Michael Steinitz.

⁶ Winchester Engineering Department Plot Plan #190 (July 1, 1890).

⁷ Winchester Engineering Department Plot Plan #2135 (November 3, 1893)

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the house lots that had been platted two decades earlier. The land was divided in 1912 by surveyor William J. Dotten, again into eight lots, in roughly the same configuration as the 1893 plan, with Mary Newman reserving the parcel on the corner of Central and Norwood street⁸ (Figure 6). The first lot sold was Numbered Lot 1 on the Dotten plan, a 12,064 square foot parcel on the corner of Bacon and Church Street purchased by dentist Harry S. Parsons and his wife Florence. The couple agreed to stipulations intended to establish the area as an elite residential enclave. They agreed to build no building closer than 40 feet to Bacon Street; that no stable or business use be conducted on that land; that they would not further subdivide their lot; and that the house they would build there would cost greater than \$6000 and be occupied by only one family.⁹ Indeed, the large stucco house (Figure 7) they built there in 1916 was designed by prominent Winchester architect Robert Coit (**73 Bacon St**).

While the Parsons house set a seemingly auspicious tone for the new development, no further house construction took place in the area over the next seven years. In 1919 the Winchester Trust Company, which held a \$10,000 mortgage on the Newman property, foreclosed on the land, selling it that year to Thomas Smith of Braintree. Smith retained the Newman subdivision plan. However, with the exception of the Reynolds house, which was developed on lots 7 and 8 at **79 Bacon Street** (which may also have been designed by Coit), most of the houses developed over the next years were somewhat more modest than Parsons'. Notably, Smith did not include any restrictive covenants on his deeds. At least two of the houses, **4 Cottage Street, 1922** and **17 Norwood Street, 1922**, were built on speculation by developer George Whitehorne (1856-1933), who purchased those lots from Smith.¹⁰ Active in Winchester real estate, George Whitehorne was one of a number of developers who took over portions of the Wedgemere Park area, to the north of the Newman estate, after the failure of William F. Forsyth (see the Upper Wedgemere/ Foxcroft Area WNT.AS). He frequently worked with Robert Coit for the design of the houses he built on speculation there, living in a house designed by the architect (29 Oxford Street, WNT.57).¹¹

Under Whitehorne's control the remaining lots filled in quickly in the first half of the 1920s. All of the present houses were standing by 1925, and the 1930 poll list shows all of the original occupants still in their houses (Figure 8). The neighborhood was occupied by white-collar professions. Occupations included a lumber dealer at **79 Bacon Street**, who had not only a live-in maid but a gardener as well; an advertising executive at **39 Central Street**; two dentists, including Parsons on Bacon Street and Frank Rounds at **43 Central Street**; a lawyer in the new house at **4 Cottage Street**; and a teacher at **17 Norwood Street**. Many of the residents of the new houses kept live-in housekeepers. In the older Newman cottages on Cottage Street, residents had more modest white-collar occupations. These included a traveling salesman, a sales manager, a construction engineer, and a treasurer. Only real estate agent Howard Cosgrove, who lived in the duplex at **11 Cottage Avenue**, had a live-in housekeeper. Only one of the new houses had changed hands by 1940. **39 Central Street** was then occupied by meat packer James Rose. The older Cottage Avenue houses were now home to an architect, two sales managers, an automobile manufacturer, a construction engineer, a mechanical engineer, and a proofreader.

Builders and Architects

Robert Coit

Architect Robert Coit (1861-1940), also a boating enthusiast who was instrumental in the founding of the Winchester Boat Club, was one of the best-known architects of Winchester's late nineteenth and early twentieth century suburban expansion. While the Boat Club building, along with the Winchester Public Library (WNT.151), are his most prominent commissions, he designed numerous large-scale houses throughout the town, including the Downes House on Myopia

⁸ Winchester Engineering Department Plot Plan #2133 (March, 1912)

⁹ MCSRD 3678:581, 1912.

¹⁰ MCSRD 3678:583, 1912; 4306:74, 1919; 4509:93, 1922; 4602:491, 1923.

¹¹ Ellen Spencer, "Robert Coit: Houses and Public Buildings in the Age of Suburban Growth" *The Architects of Winchester, Massachusetts* (Winchester Historical Society, 2007), 7.

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Hill (1 Arlington Street), according to historian Ellen Spencer.¹² Coit was educated at Harvard, and the MIT school of architecture. He later worked in the offices of Hartwell & Richardson and Longfellow, Aldrich & Harlow. He began independent practice around 1892. He is best known for his work in the Arts & Crafts and Tudor Revival styles. Based in Boston, he designed not only a large number of fashionable houses in Winchester (see, for example, WNT.356, WNT.408, WNT.410, WNT.248, WNT.403, WNT.372), but his work is well-represented in Brookline as well. (See BKL.59, BKL.347, BKL.161.) His work was frequently published in the *American Architect and Building News* and elsewhere.

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Winchester Assessors Records, 1929-1935.

Winchester Building Department records.

Research protocol for expanded data sheets:

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

For first appearance on 1875 Beers atlas, consult Ancestry.com for earliest available directory or census listing. Note name and occupation, address where additional information supplied, usually from 1881 directory.

For first appearance on 1886 Poole or 1889 Walker atlas, consult Ancestry.com for earliest available directory or census listing. Note name and occupation, address where additional information supplied. For tenant houses consult the street list of the 1895 Winchester directory

Early 20th century houses are dated with the Sanborn atlas plates for 1916, 1921, 1929, 1929/50 and with the 1901, 1918, 1930, or 1940 poll list and 1915, 1918 and 1925 Winchester directory street lists.

¹² Ellen Spencer, "Robert Coit: Houses and Public Buildings in an Age of Suburban Growth," Maureen Meister, Ed., *The Architects of Winchester, Massachusetts, No. 8* (Winchester Historical Society, 2007).

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See Research Protocol	<p>Name, address, date Assessor's number MHC #</p> <p>Style type/form Features Materials (roofs assume asphalt unless noted) Notes on alterations (where applicable).</p> <p>Construction sequence from maps, deeds or other sources (noted) First available directory of poll list: named residents, occupation</p>
	<p>Parsons House, 73 Bacon Street, 1915 - 1916 16-81-0 WNT.1741</p> <p>Colonial Revival / center entry hip roof, sunroom wings, large ell Wall Material: Stucco, slate roof Sunrooms expanded in early alteration; retains original cladding and trim</p> <p>1916 Sanborn. Not in 1915 directory. 1918 poll list: Harry S. Parsons, dentist.</p>
	<p>Reynolds House, 75 Bacon Street, 1918 - 1921 16-87-0 WNT.1742</p> <p>Arts and Crafts / center entry sunroom at right, pergola at left. Wall Material: Stucco, slate roof Retains original cladding and trim</p> <p>1921 Sanborn. Not in 1918 poll list. 1925 dir: Frederic Reynolds, lumber dealer.</p>
	<p>Newman house, 35 Central Street, 1872 - 1875 16-84-0 WNT.1743</p> <p>Spanish Eclectic / 19th century house remodeled and expanded c. 1934. Wall Material: Stucco Appears to be fairly intact to 1934 remodeling</p> <p>1875 map as residence, J. Newman. 1881 dir: John Newman, florist; J.R. Newman, florist</p>
	<p>Kerr House, 39 Central Street, 1921 - 1925 16-83-0 WNT.1744</p> <p>Colonial Revival / side entry Dutch colonial deep engaged porch, deep eaves Wall Material: Shingles Retains original cladding and trim</p> <p>Not on 1921 Sanborn. 1925 dir: Frederick Kerr. 1930 poll list: Frederick Kerr, advertising; wife Lillian.</p>

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	<p>Rounds house, 43 Central Street, 1921 - 1925 16-82-0 WNT.1745</p> <p>Colonial Revival / center entry sunroom at left. Wall Material: Vinyl Vinyl siding and windows, trim retained.</p> <p>Not on 1921 Sanborn. 1925 dir: Frank Rounds. 1930 poll list: Frank W. Rounds, dentist; wife Mildred; Ellen Egan, housekeeper.</p>
	<p>Newman Tenant Duplex, 1 Cottage Ave, 1875-1881 16-307-0 WNT.1746</p> <p>Queen Anne / duplex complex form, massed as single family. Wall Material: Vinyl and masonry veneer Reclad in vinyl and brick veneer</p> <p>On 1889 map as J. Newman. 1895 dir: Mr. and Mrs. A.C.A. Chamberlain (journalist); 1901 poll list William McKinnon, Harvard assistant.</p>
	<p>Newman Tenant Duplex, 3-5 Cottage Ave, 1886-1889 16-91-0 WNT.1747</p> <p>Queen Anne / duplex back-to-back; shed wall dormers Wall Material: Wood clapboard and shingle Retains original cladding and trim</p> <p>On 1889 map as J. Newman. 1895 dir: James W. Newman (florist); 1901 poll list: Leonard Passano, teacher.</p>
	<p>Whitehorne/Roberts House, 4 Cottage Ave, 1922 16-86-0 WNT.1748</p> <p>Colonial Revival / center-entry Dutch colonial Wall Material: Wood shingles Retains original cladding and trim</p> <p>Not on 1921 Sanborn. 1922 Town Report: George B. Whitehorne 1930 poll list: Paul Roberts, lawyer; wife Doris; Franklin Graham, housekeeper</p>
	<p>Newman Tenant House, 7 Cottage Ave, 1881-1886 16-90-0 WNT.384</p> <p>Stick Style / parlor bypass Wall Material: Wood clapboard and shingle Retains all trim</p> <p>On 1889 map as J. Newman. 1895 dir: Frank E. Rowe (insurance); 1901 poll list Elnathan Howes, teacher.</p>

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	<p>Newman Tenant House, 9 Cottage Avenue, 1881-1886 16-89-0 WNT.385</p> <p>Stick Style / parlor bypass Wall Material: Wood clapboard and shingle Retains trim</p> <p>On 1889 map as J. Newman. 1895 dir: Mrs. James Newman (wife of James. R. Newman); not in 1901 poll list.</p>
	<p>Newman Tenant Duplex, 11 Cottage Ave 1886 - 1889 16-88-0 WNT.1749</p> <p>Queen Anne / duplex complex form, massed as single family Wall Material: Aluminum Aluminum siding, gable end trim original?</p> <p>On 1889 map as J. Newman. 1895 dir: Mr. & Mrs. W.H.W. Bicknell (artist)</p>
	<p>Whitehorne/Goldwait House, 17 Norwood Street, 1922 16-85-0 WNT.1750</p> <p>Colonial Revival / center entry large wing at right Wall Material: Wood clapboards Retains original cladding and trim</p> <p>Not on 1921 Sanborn. 1922 Town Report: George B. Whitehorne. 1925 dir - Crawford Goldwait.</p>

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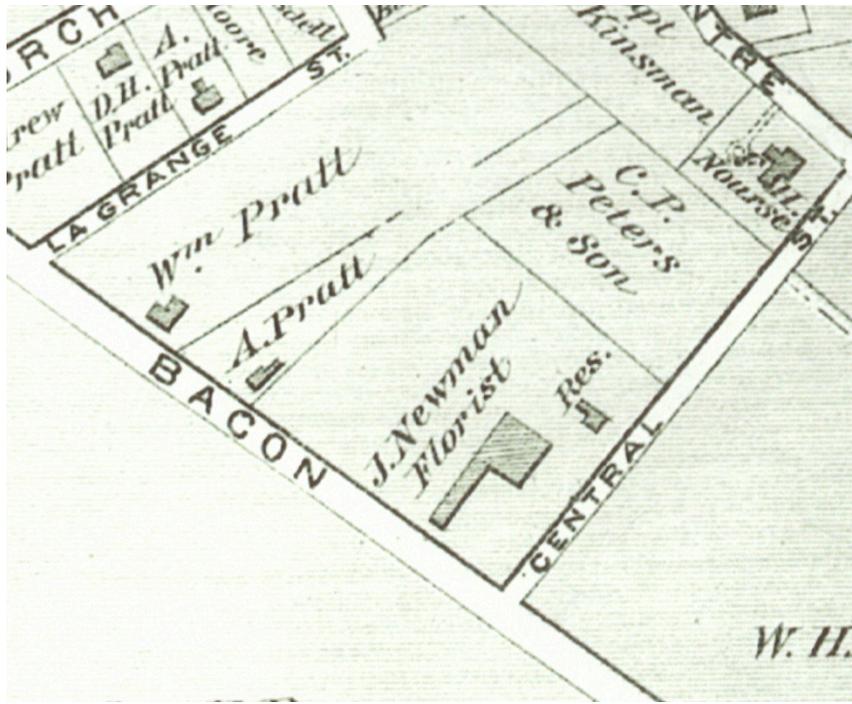


Figure 2: 1875 Beers Atlas, showing the early development of Newman Greenhouses.

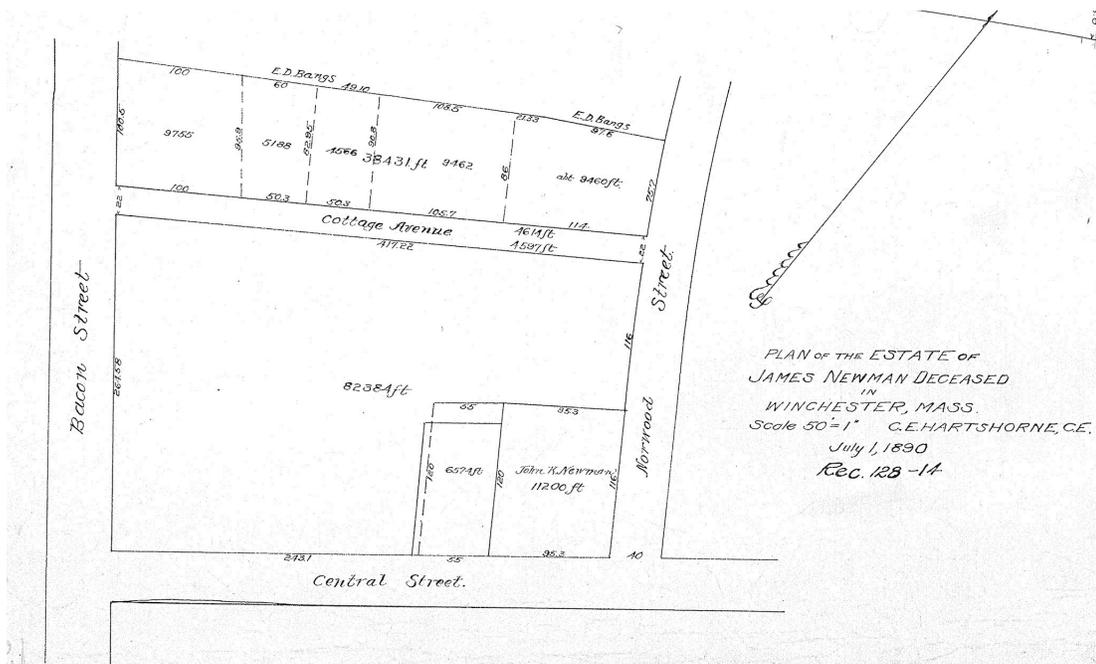


Figure 3: 1890 Subdivision of Cottage Avenue. Winchester Engineering Department Plot Plan #190 (July 1, 1890).

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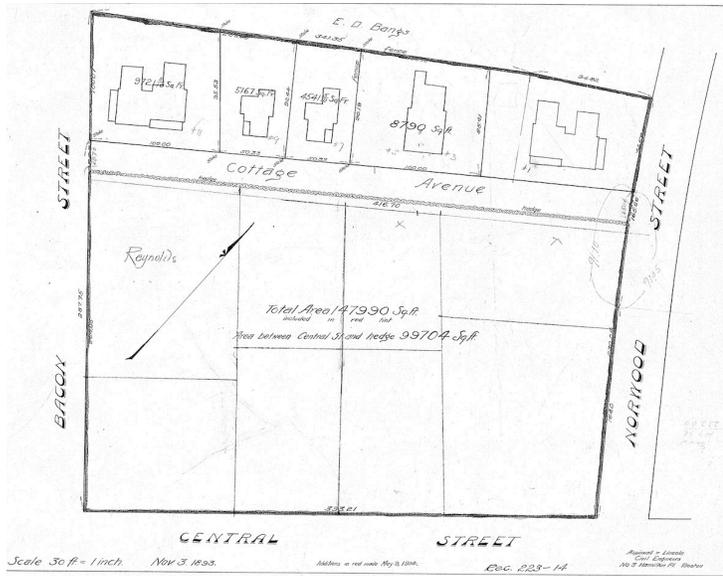


Figure 4: 1893 Subdivision plan of Greenhouse lot. Winchester Engineering Department Plot Plan #2135 (November 3, 1893).

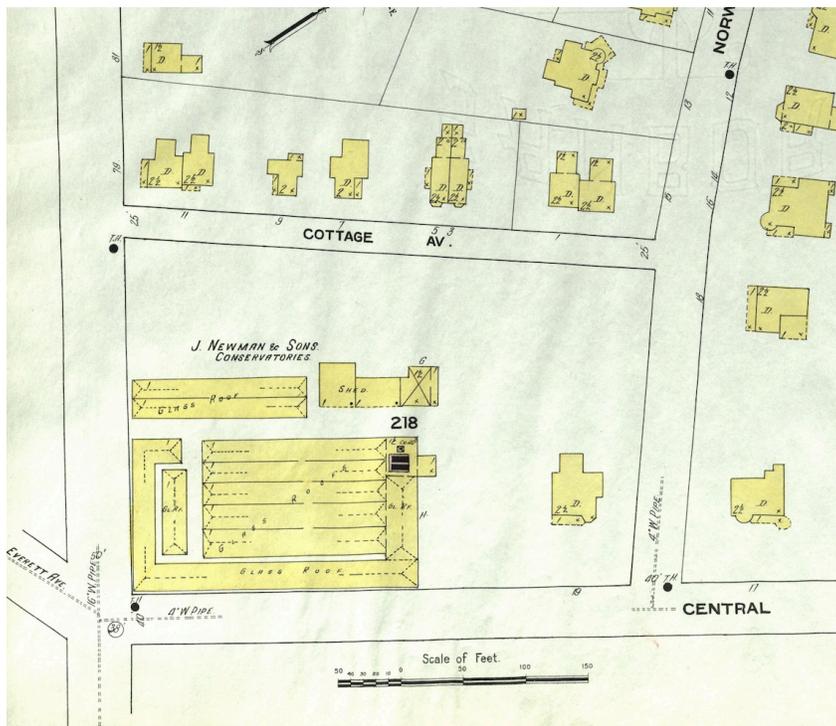


Figure 5: 1910 Sanborn before residential construction on greenhouse lot.

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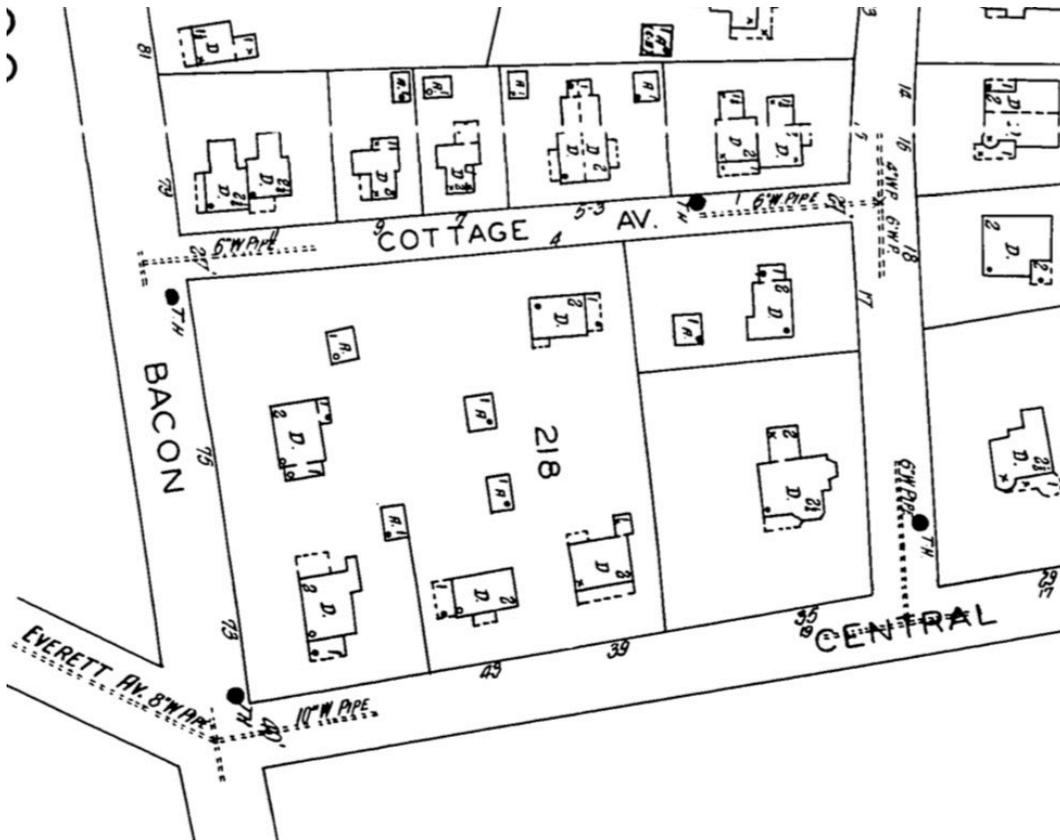


Fig. 7. 1929 Sanborn showing neighborhood fully developed.

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

18	Lexington	AQ	WNT.29, 31, 1668, 1751-1781
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Photograph



Salisbury Street, 56 left, 58 right

Town/City: Winchester

Place (neighborhood or village): Old West Side

Name of Area: Salisbury

Present Use: single-family residential

Construction Dates or Period: 1920-1950

Overall Condition: excellent

Major Intrusions and Alterations:
some additions and remodeling of houses

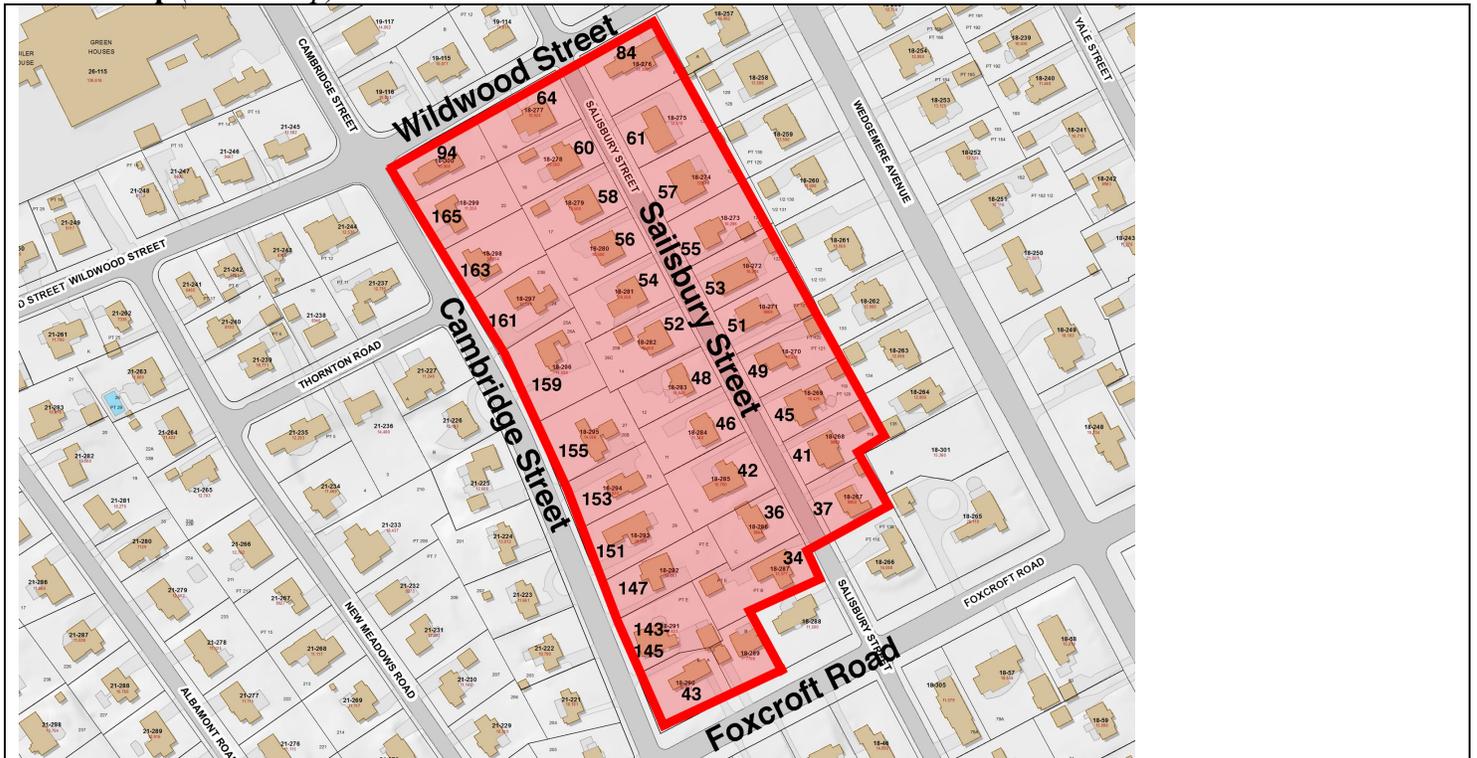
Acreage: about 9.75 acres

Recorded by: Claire W. Dempsey

Organization: Winchester Historical Commission

Date (month/year): August 2018

Locus Map (north is up)



see continuation sheet

INVENTORY FORM A CONTINUATION SHEET

WINCHESTER

SALISBURY

MASSACHUSETTS HISTORICAL COMMISSION

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AQ

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1781

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 Salisbury area is located in the northwest corner of a section of the Old West Side that was, for a time, known as Wedgemere Park. Consisting of a large grid laid over a uniformly level stretch of terrain, the area is sometimes known as the Flats. Part of that subdivision, located to the south of Foxcroft and extending south to Church Street was listed on the National Register in 1989 (WNT.P). Three later sections of the subdivision located north of Foxcroft and south of Wildwood were surveyed in 2017/18, including the T-shaped section along Upper Wedgemere and Foxcroft (WNT.AS) and the Ayer Area to the east on Yale, Oxford, and Cabot streets (WNT.AN). The subject area includes the block located between Cambridge and Salisbury streets and the west half of the block between Salisbury and Wedgemere Avenue, and it is bounded in part by Foxcroft on the south and Wildwood on the north; some of the properties along Foxcroft are included in the adjacent Upper Wedgemere/ Foxcroft Area. This was the last section developed in the large Wedgemere subdivision, perhaps because two older properties, associated with the agricultural history of the area, are located here, the **William Wyman House at 143-145 Cambridge Street (c. 1827, WNT.29)** and the **Cutter/Clark-Purrington House at 161 Cambridge (1854-58, WNT.31)**. The area consists of 29 more houses built between about 1920 and 1950. In contrast to the other sections of Wedgemere, this section includes a significant number of moderate-sized houses, including three bungalow cottages of the 1920s and at least eight modern Capes, most of the 1940s. Two houses were added more recently in 1986 and 2018; one house at 155 Cambridge Street was recently demolished (WNT.1668). The area now includes 33 residences.

Like most sections of the larger subdivision, the arrangement of lots within those blocks had been at least tentatively laid out in 1891, but was reorganized on several occasions in the early and mid- 20th century. The arrangement today is for similarly-sized lots along the parallel straight streets laid over the level ground, with some variation in the lot dimensions because of the phases of reorganization. Most houses sit near the center of their respective lots, somewhat closer to the street, but there is variation in this placement, especially along Cambridge Street, and the houses on the east side of Salisbury are set closer to the street than those on the west. The streets are flanked by mature trees and the grassy lawns include specimen trees and foundation plantings which in some instances obscure the buildings. Some of the properties have garages set back from the road and behind their respective houses.

The houses in this area are for the most part distinct designs, but they share some general characteristics that create a coherent atmosphere. Interest in historical revivals, and in New England the preference for local, Colonial models, brought the construction of some of the most familiar house types in the inter-war and immediate postwar period, and most of the variations on them can be seen here. Most of the houses are two or two-and-one-half stories in height, as is the case for other sections of Wedgemere, and most are variations of the form known colloquially as a center-entry colonial. But as seems to be the case in many neighborhoods of this period, a significant portion of houses are a story-and-a-half in height, variations of the bungalow cottage or the modern Cape. A handful of houses are brick or partially brick, but most are wood framed and covered in clapboards or shingles with shallow eaves and simple trim. Ornament is derived from colonial precedents and focused on the entry. Windows were typically multi-pane double-hung sash with flanking shutters.

The first houses constructed in this area were built on the east side of Salisbury, including a distinctive group of three bungalows built between **1919 and 1924**. All three have side-gabled roofs, with shed dormers providing additional headroom in their upper stories. **49 Salisbury** includes a hipped dormer over the deep porch that shelters its entry and a sunroom off its rear corner. **51 Salisbury**'s dormer is at the rear, and its porch seems to have been in a secondary mass adjacent to the core; now raised and enclosed, there is evidence of a pergola whose rafters had molded ends. **53 Salisbury** takes a familiar form with the front slope of the roof extended to create an inset full front porch with a shed

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dormer above. While these houses have some elements of trim that might link them to the Craftsman style associated with the form, these houses are comparatively simply finished.

A distinct group of five examples were loosely based on Georgian houses of the 18th century and are grouped today under the popular rubric of 'center-entry colonial'. These employ a three- or five-bay, center-entry façade, with hip or more commonly gable roofs and classical ornament focused at the main entry. The center-hall, double-pile plan had been adjusted to include a single large living room rather than paired parlors, reflecting the modern preference for an open arrangement of larger rooms rather than the cellular configuration of many small rooms that characterized colonial and Victorian planning. A group of three on Salisbury were **all designed by Jerome Bailey Foster in 1936** and feature brick walls or accents. The house at **56 Salisbury Street** is fully brick with tall chimneys on either side, topped by a hip roof, and including a gabled porch over its arched entry. The house at **54 Salisbury Street** features a brick three-bay front, while **52 Salisbury** includes brick ends and chimneys, with an exceptional broken scroll pediment at the entry on its five-bay frame facade. The earlier house at **41 Salisbury Street (1919-1924)** is a five-bay frame example under a hip roof and featuring a pedimented entry porch. The house at **41 Foxcroft Road (1931)** is also brick, here under a gable roof, with a belt course of soldier set bricks and projecting brick sills; its pedimented entry porch is supported by fluted Tuscan posts and pilasters.

Some builders choose a side-entry version of the colonial, choosing a corner vestibule rather than a center hall. One can be seen at **61 Salisbury Street (1934)**, a wide shingled example of the form with three bays on the ground floor and four above; it also includes a wing. Another at **34 Salisbury (1930)** had a side porch and an attached garage, which was recently been expanded to add living space, probably the same time as the dormers and porches were added.

By contrast to these neo-Georgian efforts, a handful of designs choose elements derived from the earlier Tudor era, including asymmetrical features that were often applied to the same center-entry core. Facades were extended forward by gabled bays in the brick houses at **48 Salisbury Street (1937)** and at **43 Foxcroft Road (1933)**. 43 Foxcroft resembles a center-entry houses, with a projecting gabled bay to the right side, screened by a lower gabled bay at the entry; its walls are a rough brick with casement windows and stone sills, except for the clapboard façade gable. 48 Salisbury is exceptionally broad, with simple Georgian trim and a bay window on the projecting bay. A smaller and later example employing this suite of ornament is located at **147 Cambridge Street (1948)**, a small L-shaped block of a single story constructed of concrete blocks with half timbering in the gable ends and its pedimented entry porch. The house at **46 Salisbury Street (1935)** is a Dutch Colonial at its core employing the economical illusion of a gambrel roof by applying stretches of pent roof to a house with a simple low gable and shed dormers; this example has brick on the first story, frame in the second, and an asymmetrical entry bay to echo Tudor styles. A more traditional Dutch Colonial is the house at **45 Salisbury Street (1919-1924)**, employing a true two-slope roof and shed dormers and expanded by a sunroom and square bay windows; it also employs a pedimented Tuscan entry porch.

Among the most common Colonial Revival forms here was the garrison colonial, where an overhanging upper story expands the center-entry core. Two large examples, with breezeways attaching to garages and ells on the opposite side, can be seen at **84 and 94 Wildwood (1949 and 1948 respectively)**. Both have brick on the first floor façade and each arrived at that configuration of expansions by a different path. More compact examples, without wings, include the house at **64 Salisbury Street (1936)**, with its attached garage at the rear and also featuring brick, and the house at **55 Salisbury (1935) Street**, a simple three-bay example with pendant drops at the overhang and a pilaster and entablature surround at the door. A side-entry version of the garrison can be seen at **37 Salisbury (1929)** including similar trim and a wing that has been raised to two stories.

Among small houses, a new type also drew inspiration from the colonial period, described here as the modern Cape Cod house. Very common in Massachusetts, modern versions of this regional favorite came in many different sizes and configurations. Some were very small, employing the single-story four-room plan of the 'minimum house' popularized by the Federal Housing Administration or the slightly larger five-room plan that added a small dining room. Others employed a side-entry plan in the ground floor, with bedrooms in an attic expanded by dormers. Larger houses with multiple masses partook of the regional preference for additive volumes to achieve large sprawling plans. Cape exteriors

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favored shingle or clapboard walls, with simple ornament usually restricted to the entry. The earliest example is found at **36 Salisbury Street (1930)**, a classic five-bay example with two dormers and a chimney above, built with a porch to the left, which has been enclosed, and an attached garage on the right; its entry is treated with pilasters and entablature. But most of the modern Capes were built in the postwar period and most were added to Cambridge Street. The house at **165 Cambridge Street (1945)** is a similar three-bay example, also with two dormers and a chimney, with an attached two-bay garage. A five-bay example was built in **1941, the Chase House at 155 Cambridge Street**, with a center chimney and a low right wing (**WNT.1668**). Several houses employ two masses at their core, one slightly smaller than the other. One of these is seen at **159 Cambridge Street (1940)**, where the larger section stretched three bays and includes the entry and the secondary section is a single bay; there is an attached porch on the opposite side and an attached rear breezeway and garage. A similar arrangement can be seen at **42 Salisbury Street (1950)** with the addition of a small wing. The example at **60 Salisbury Street (1950)** is wider, with a triple window adjacent to the entry, and has twice been expanded at the rear. More unusual is the house at **163 Cambridge (1945)**, where the high core is two bays in width with dormers, with a small entry bay to the left and a wing to the right. Gambrel roofs were often used on Capes, and a Royal Barry Wills example can be seen at **58 Salisbury Street (1946/47)**, with a five-bay façade with four dormers and two chimneys; part of this may be part of the large addition to the house in 1980, which may have replaced the attached garage and broadened the façade. Another side-entry gambrel-roofed house at **153 Cambridge (1940)** has recently been expanded on both sides and its dormers have probably been replaced.

After a hiatus in building during the 1960s and 70s, a handful of new buildings were added and a few others significantly expanded at the turn of the 21st century. A new house was added at **57 Salisbury Street** in 1986, a gabled block with a projecting bay, wall dormer, and porch on its façade and an attached two-bay garage. The house at **151 Cambridge Street (1950/2005)** may have been a Cape but has been raised and expanded; today it is a large hip-roofed block with a two-bay gabled garage added between the house and the street. The modern Cape at **155 Cambridge (1941, WNT.1668)** was recently demolished, replaced in **2018** by a hip-roofed center entry house with a high gabled wing with living space over the two-car garage.

This area is a well-preserved example of a suburb developed in the interwar and immediate postwar period, one of the iconic landscapes of the era. Many of the noted alterations are likely to have been accomplished early in its history and are largely sensitive to the scale and proportion of the streetscape. Recent repairs have mostly been in kind, often including true-muntin multi-pane sash.

HISTORICAL NARRATIVE

The Salisbury Area is located on the east side of Cambridge Street, one of Winchester's oldest roads and the main north-south route through the western part of the town. Part of the area known as Wyman Plain after its topography and the family who resided there, in the early 19th century farmsteads faced Cambridge and their fields extended east along the level terrain as well as west up the hills. The large section remained sparsely developed in 1854, when only three farmsteads were located in the entire area above Church Street and below Western Avenue (now known as Wildwood Street); twenty years later only a small number had been added. The area now laid out as lots along Cambridge and Salisbury was part of three long narrow lots extending east from Cambridge in the third quarter of the 19th century. At the north end was the farmstead owned by David Fisher, Frederick Marsh, and later by Joseph Purrington (see **Cutter/Clark-Purrington House, 161 Cambridge Street, WNT.31**), below that another longer strip was held by F.A. Patch, while the southern part was owned by Wyman family and later by their nephew D.W. Locke (see **William Wyman House, 143-145 Cambridge Street, WNT.29**).

At the turn of the century, the open land to the west of Winchester Center was gradually taken out of agricultural production as town residents and newcomers alike saw opportunity in the town's shift from small town to ambitious suburb. Several investors went to work here in the 1880s and 90s in a series of development schemes that have left their mark in the various sections of the Old West Side. In this vicinity, Locke's heir sold his parcel to William Boynton (1820-

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1901) in 1885, who initiated one of the town's most ambitious subdivisions on land he had accumulated east of Cambridge and north of Church Street, most to the south of this area. Boynton's holdings extended as far as Fletcher and Laurel streets on the east but wrapped around long narrow parcels still held by W.A. Emerson and V.P. Locke (see also Boynton House, 117 Cambridge Street, WNT.24). Boynton laid out 144 lots, and development had begun on those at the eastern edge nearest to the Center by 1889. For reasons that are not yet known, Boynton sold his holdings to William Forsyth in 1890, a local man who would go on to reorganize and expand Boynton's plan as Wedgemere Park. In 1893 both Joseph Purrington and his son George W. Purrington, who had acquired the Patch property, sold their holdings to Forsyth.¹ Forsyth eventually accumulated most of the land between Wildwood on the north and Church on the south, Cambridge on the west, and a more irregular bound on the east generally along Cabot in the north but extending to Fletcher in the south. A plan of the larger area was prepared in June of 1891, which extended north-south streets, including Salisbury, from Church in the south to Wildwood in the north, and added the east-west Lawrence Street from Cambridge to Wildwood. His plan was short-lived, and after he defaulted on his mortgages in 1895, other investors took control of smaller sections of the large subdivision. For more on the Boynton and Forsyth episodes, see the addendum to the Wedgemere Area (WNT.P). See Figure 1.

Two pairs of men took over Forsyth's holdings: Herbert Nash and Edmund K. Boynton the smaller southern section, Henry White and George E. Cabot the larger northern section. Nash (1849-1937) was a Boston tea merchant, and Boynton was the son of William Boynton, the earlier developer here who lived at 117 Cambridge Street (WNT.24). The Boyntons may have participated in Forsyth's scheme and likely had a personal interest in plans for their neighborhood. Nash & Boynton then established a trust to develop the large area, and imposed a number of restrictions for 25 years after 1895. William Boynton had retained the property at the south of this area, 143-145 Cambridge (WNT.29), and Nash and Boynton owned the lots surrounding it. Although Nash & Boynton sold much of this land briefly to the local architect E.K. Blaikie (and there may have been other such brief exchanges), it appears that they gradually sold lots to a variety of owners or developers. For more on Nash and Boynton, see the addition to the Wedgemere Area (Area P).

Little is now known about Henry White, but George E. Cabot (ca. 1861-1946) was at the beginning of a long and successful career in real estate development. When White & Cabot took over the northern property, they established the Winchester Land Trust, "for the purpose of selling and disposing of or improving the same for the benefit of the shareholders," with twenty investors in their scheme. Shortly thereafter, White & Cabot sold much of the block between Cambridge and Salisbury back to the Purringtons, but retained, for a time, the land to the north and east of this that extended from Salisbury across Wedgemere to Oxford, including the upper end of the Cambridge/Salisbury block and east side of Salisbury within this area. For more on White & Cabot see Upper Wedgemere/ Foxcroft Area WNT.AS. The line between these holdings ran across the lower end of the blocks that ran between Foxcroft (formerly Warren) and Wildwood.

The new landowners did not immediately develop their holdings, but the lots there were reorganized. The 1897 plan filed by the Winchester Land Trust retained Salisbury Street but eliminated Lawrence in a new configuration of lots. See Figure 2. No houses were constructed on these lots for the next 20 years. White & Cabot mortgaged their property several times, but eventually defaulted on their mortgage and lost the land. Arthur H. Brooks purchased the four blocks in 1904 and held them until 1912, when it was sold to the local builder George Whitehorne. For more on George Whitehorne see Upper Wedgemere/ Foxcroft Area WNT.AS. At this time, the plan for the lots on the east side of Salisbury, and extending to the west across Wedgemere to Oxford, was reorganized, again eliminating Lawrence Street. See Figure 4. The first houses in the Salisbury Area were built here, on the east side of Salisbury, including the colonials at **41 and 45 Salisbury Street** and the bungalows at **49, 51, and 53 Salisbury Street** built between 1919 and 1924. In 1929, the owners of 143-145 Cambridge subdivided their large lot, where another house had already been constructed on Foxcroft, into lettered lots A to F (see 143-145 Cambridge Street, WNT.29).

¹ MCSRD 2183:57-58 (1893).

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Shortly thereafter, perhaps reflecting a slight recovery in the Depression, building took off in earnest. In 1931 George Purrington had his tract re-divided by surveyor Parker Holbrook into 20 lots. See Figure 3. That same year, he applied for building permits for eight houses, to be designed by East Boston architect Ralph Testa (b.ca. 1889), but these houses were never built. But in spite of this false start, development in the neighborhood increased significantly in the 1930s. The division of lots on the Cambridge/Salisbury block was adjusted and renumbered in 1935 and 1936, and the Cambridge Street side of the parcel were again revised in December of 1945. Between 1929 and 1940 sixteen houses were built, and between 1945 and 1950 eight more were added. See Figure 5. A significant number of these houses were constructed on speculation by owners and architects or contractors. The largest number were properties owned by builder Alfred Elliott, and probably his wife Mary, and designed by Jerome Bailey Foster. The six houses designed by Foster for **Salisbury Street** during the 1930s constitute a distinct group of colonials featuring brick for the entire or most of the building (**#46, 48, and 56**) or as accent walls (**#52, 54, and 64**); another brick house designed by Foster was **43 Foxcroft**. The houses built by Elliott and Foster in 1940 on **Cambridge Street** were all variations of the modern cape (**#153, 155 {demolished}, and 159**). Other developers included owner Irving W. Dingwell and architect Earl Davis (**163 and 165 Cambridge**) and Bernard Eckberg (**34, 36, and 55 Salisbury**). Other architects who designed buildings here and who are known to have designed houses elsewhere in town include Royal Barry Wills (the gambrel cape at **58 Salisbury**, also a resident here), Robert L. Stevenson (the concrete block Tudor at **147 Cambridge**), and G.B. Northrup (**42 Salisbury, 84 Wildwood**). Other architects noted on building permits included Robert F. Peirce of Newtonville, F.S. Hanam, John E. Banber of Norwood, Burton P. Jenkes Jr., and R.J. Williams. Houses built from what building permits identified as "private plans" included **41 Foxcroft and 55 Salisbury**.

The residents within this area were engaged, for the most part, in white collar jobs of the middle and upper-middle classes. As in most neighborhoods like this, the most common reported occupation for men was salesman (six) and there was a sales engineer as well. Also common were managers of various sorts, including store, general, advertising, and auto regional managers; there was also a shop superintendent. Several men seem to have been proprietors of business and/or service establishments, described as lumber, paper manufacturer, plumbing and heating, restaurant, gas station, and taxi. Other employment included buyer, consulting engineer, investment counselor, bond clerk, director of research, physician, and painter. Two men were retired. Twenty-two women described themselves as housewife, nine as at home, one as a homekeeper. Other jobs, more likely to have been outside the home, included insurance agency, dental hygienist, assistant treasurer, artists, kindergartener (likely a teacher), clerk, and nurse; there was one student. Two households had a resident housemaid. Although most houses were occupied by married couples, there appears to have been an exceptional number occupied solely by women, sometimes alone (2 instances) but more commonly with other women (four instances). One woman lived with a maid, two with their sons.

Builders and architects:

Bernard B. Eckberg (1897-1982), builder, was born in Ostergotland, Sweden, arrived in New York in 1920, and was naturalized in 1930. He married Ruth Karolina Witholm, another Swede (1907-1989), and they lived in Medford in 1930 with Sophie Gustafson, a homeowner and department store sales lady. They then moved to 51 Woodside in Winchester and by 1940 lived with their son Robert at 17 Ardley Road. He was described first as a carpenter and later as a self-employed builder. Eckberg was also responsible for a number of houses in the Rangeley neighborhood (WNT.H) and at Lantern Lane (WNT.AO).²

Alfred Dykes Elliot (1901-1964) was a lifelong Winchester resident and prolific building contractor active between 1920 and his death. He was born at 13 Middlesex Road to George W. and Catherine (Nagle) Elliott and graduated from Winchester High School in 1919, after which he entered the carpentry trade. He was married to Mary Coss in 1931 with whom he raised two daughters, Audrey (Hammond) and Jean (Fitzgerald). In addition to developing numerous residential

² Ancestry.com: Massachusetts Death Index; Massachusetts Marriage Index; MA State and Federal Naturalization Records; US Census 1930, 1940; Social Security Death Index; US Census 1930, 1940; Woburn, Winchester Directories 1932, 1937; Wortelboer-Morrison Family Tree.

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subdivisions in Winchester, including those that surrounded his own residence at 5 Chesterford Road East on Woodside, Ardley, Norfolk, Parker and Brantwood roads, he constructed subsidized housing on Middlesex Street, Sylvester Avenue and Farrow Street. According to a local tribute and his obituary, he actively supported local high school athletic teams, served as a Town Meeting member, and on the town Assessor's Board from 1940 until his death. He served on the board of directors of both Winchester Hospital and Winning Farm, a facility for "lesser privileged" urban youth, and assisted in the construction of a cabin for the Girl Scouts in the Middlesex Fells (not extant).³

Jerome Baily Foster (1906-1967) was the oldest son of Francis Jerome Foster (1847-1914), a Haverhill patent leather merchant, and his second wife Malinda (born ca. 1874); Foster operated a boarding house in his home at 34 Grand where the family also lived. After Foster's death, Malinda married Fred O. Pittman, an automobile dealer, and her three children joined his two; Fred and Malinda were both naturalized citizens who had immigrated from Nova Scotia. Jerome Bailey Foster was resident in Worcester by 1924, attending Worcester Academy, and trained at the Boston Architecture Club between 1925 and 1931. Directories described him as an office manager in Cambridge in 1928 and a Boston draftsman in 1930 and 1931; he reported employment as a designer at C.H. Tenney and Co, 1929-1931, and then with his own firm; he was honored in competitions for *House Beautiful* magazine in 1938 and 1939. During World War II, he was a civilian doing "Navy work" at Monroe & Tompkins. After the war he worked with Lester A. Gustin & Sons and Cabot, Cabot & Forbes before reopening his own office in 1955. He lived at various addresses in Winchester from at least 1928 before settling at a house of his own design at 9 Ainsworth Road, where his office was also located. Foster was a Mason and a Rotarian, and assisted the town with planning; he was also a manufacturer of American OO scale model trains. He is best known in Winchester, where real estate ads regularly note his designs; recent examples include 60 Emerson Road, 27 Fells Road, 9 Mystic Avenue, and 2 Lincolnshire Way; he also worked on the Alfred D. Elliot Store at 43 Church Street (WNT.1011). In MACRIS he is credited with the design of the Campbell house in Milton (308 Hillside Street, MLT.415) and a remodeling of the William F. Cannon Block in Maynard (54-58 Main Street, MAY.46); he also designed an addition to the Armenian Cultural Center in Arlington.⁴

George D. Reynolds, Jr. was born in Arlington in 1930, graduated from Arlington High School in 1948 and from the architecture school at Wentworth Institute of Technology in 1950; his practice was recently located on Ridge Road in Arlington, but additional information surely associated with this common name has been difficult to secure.⁵

Robert L. Stevenson (1880-1974) was born in 1880 in Sweden, but few details of his early life have come to light. He and his wife lived in Lynn in the 1920s and thereafter in Medford in the Lawrence Estates. In the Jordan Marsh Company contest to design houses that would be built in Boston area suburbs to introduce the programs of the Federal Housing Administration in 1935, he earned two firsts, a second, and three honorable mentions, and his houses would be built in Winchester and Wellesley. In practice at 101 Tremont in Boston, Stevenson had specialized in residential work for the last 15 years and had been entering contests for 25 years. He was educated at the Rhode Island School of Design and the Beaux Art Institute of Design in New York, and he had worked in the office of Stanford White. Stevenson published two collections of his designs *Homes of Character* (1923) and *Portfolio of Homes* (1930). Seven houses, most in eastern Massachusetts, are credited to Stevenson in MACRIS.⁶

³ John D. Clemson B form for 155 Cambridge Street; Ancestry.com: Mason Membership Card, US Census 1940; Stone, *History of Winchester... Vol. II* (1975) 124; *Winchester Star*, Mar. 26, 1964, pp. 4 and 6.

⁴ American Institute of Architects, *American Architects Directory*, 1956 and 1962; AmericanOO.blogspot.com, 9 November 2012; Ancestry.com (US Directories: Boston: 1930, 1931, 1957, 1964, 1971, Cambridge 1928, Haverhill 1906, 1915; US School yearbooks; US Social Security Death Index; Massachusetts Mason Member Cards; Massachusetts Death Index; Massachusetts Marriage Index); Google search JBF; MACRIS search JBF.

⁵ Ancestry.com: MA vital records, US Census 1940, US Yearbooks; Google search GDR; he does not appear in the American Architects Directories.

⁶ Ancestry.com: Social Security Death Index; US Census 1920, 1940; US Directories, Medford, Lynn; WW II Draft Registrations. Boston Globe: New England Architects... 2 July 1935.

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Royal Barry Wills (1895 –1962) was one of the country’s best-known architects during the three decades before his death in 1962. Born in Melrose, Wills graduated from MIT in 1918 and his early experiences included service in the navy and work in a shipyard. His early success resulted in part from the National Better Homes Competition, where he earned the National Gold Medal in 1932, but he may be best known for the 1938 project of *Life* and *Architectural Forum*, when his offering was selected over his competitor Frank Lloyd Wright’s design. While Wills is most closely associated with the modern version of the Cape Cod house, his practice included a variety of traditional and modernist designs as well as floor plans incorporating many postwar innovations. Wills lived in Melrose and later in Winchester with his wife Marguerite and two sons, Charles and Richard. His firm was usually fairly small, just four or five members, and was known as Royal Barry Wills Associates after 1958; it included, among others, his son Richard and today his granddaughter Jessica Barry Wills-Lipscomb. Wills wrote eight books over his career including *Houses for Good Living* (1940), *Better Houses for Budgeteers* (1941), *This Business of Architecture* (1941), *Houses for Homemakers* (1945), *Planning Your Home Wisely* (1946), *Houses Have Funny Bones* (1951), *Living on the Level* (1955), and *Treehouses* (1957). He was elected Fellow of the American Institute of Architects in 1954. As of late July 2018, MACRIS lists 202 properties attributed to Wills, located in over 30 towns.⁷

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Research protocol for expanded data sheets:

Winchester building department records were consulted for each address in the neighborhood.

The poll/voter/street lists were then consulted to locate the first year in which an occupant was reported for the address; the names of the heads of household were recorded, as well as their ages and occupations; adult members of the household were noted as well as their occupations.

⁷ David Gebhard, “Royal Barry Wills and the American Colonial Revival,” *Winterthur Portfolio*, Vol. 27 (1992); “The Legacy of Royal Barry Wills,” in Richard Wills with Keith Orlesky, *At Home in New England: Royal Barry Wills Architects, 1925 to Present* (Lanham MD: Rowman & Littlefield, 2014); <http://royalbarrywills.com/>.

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Additional streetscape: Salisbury 61, 57, 55.



Additional streetscape: Salisbury 45, 41.

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See Research Protocol	Name, address, date Assessor's number MHC #
	<p>Style type/form features Materials (roofs assume asphalt unless noted) Notes on alterations</p> <p>Building permit dates and owner/architect First poll list address appears; name residents, age, occupation</p>
	<p>William Wyman House, 143-145 Cambridge St, ca. 1827 18-291 WNT.29</p> <p>Greek Revival / L-house</p> <p>See MHC B form WNT.29</p>
	<p>Kalaher House, 147 Cambridge Street, 1948 18-292 WNT.1751</p> <p>Tudor Revival / T-plan single story, half timbered gable ends Wall Material: Concrete block Well preserved</p> <p>BP: owner Stabile Construction Co Medford, arch R.L. Stevenson. Poll list 1950: J. Leaming Kalaher 44 buyer, Beatrice CK 41 h.</p>
	<p>DeLong House, 151 Cambridge Street, 1950 18-293 WNT.1752</p> <p>No style originally single story Wall Material: Vinyl 2005 new garage, addition to rear, raised to two stories.</p> <p>BP: owner Mrs. Charles E DeLong, arch Robert F. Pierce, Newtonville. Poll list 1951: Gladys DeLong 62 ins agency, Harriette M Arnold 66 at home.</p>
	<p>Elliott-Brackett House, 153 Cambridge Street, 1940 18-294 WNT.1753</p> <p>Colonial Revival / modern Cape 3 bay, gambrel, two low wings, one w garage Wall Material: Vinyl 2013 additions for street side and rear</p> <p>BP: o/m Alfred B Elliott, arch JB Foster. Poll list 1942: Adelaide F Brackett 41 dental hygt.</p>

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	<p>house, 155 Cambridge Street, 2018 18-295 WNT.1754</p> <p>No style / center-entry colonial hip roof, attached rear garage w living above</p> <p>replaced modern Cape of 1940, Elliott and Foster, WNT.1668.</p>
	<p>Elliott-Clark House, 159 Cambridge Street, 1940 18-296 WNT.1755</p> <p>Colonial Revival / modern Cape 4 bay with side porch, garage in rear Wall Material: Aluminum siding</p> <p>BP: o/m Alfred B Elliott, arch JB Foster. Poll list 1942: Charlotte J. Clark 72 at home.</p>
	<p>Cutter/Clark-Purrington House, 161 Cambridge St, 1854-1858 18-297 WNT.31</p> <p>Greek Revival / end house with wing</p> <p>See MHC B form WNT.31.</p>
	<p>Dingwell-Ober House, 163 Cambridge Street, 1945 18-298 WNT.1756</p> <p>Colonial Revival / modern Cape small, side entry wing, attached garage wing Wall Material: Vinyl siding</p> <p>BP: owner Irving W Dingwell, arch Earl Davis. Poll list 1947: Merton E Ober Jr 26 salesman, Charlotte EO 26 h.</p>
	<p>Dingwell-Lewis House, 165 Cambridge Street, 1945 18-299 WNT.1757</p> <p>Colonial Revival / modern Cape three bay center entry, dormers, attached garage Wall Material: Vinyl siding</p> <p>BP: owner Irving W Dingwell, arch Earl Davis. Poll list 1947: Robert C Lewis 35 consult eng, Eleanor HL 34 h.</p>

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	<p>March House, 41 Foxcroft Road, 1931 18-285 WNT.1758</p> <p>Colonial Revival / center-entry colonial classical porch Wall Material: Brick window replacement</p> <p>BP: owner Mildred M. March from 'private plans.' Poll list 1932: Jennie A Marden 76 at home, Mary T Ayer 63 artist, Helen M Hodges 21 kindergartener.</p>
	<p>Woodbridge House, 43 Foxcroft Road, 1933 18-290 WNT.1759</p> <p>Tudor Revival / center-entry colonial gabled bay to one side and lower gabled entry bay Wall Material: Brick 1982 added side bay, window replacement</p> <p>BP: owner William B Woodbridge, arch JB Foster. Poll list 1933: William B Woodbridge 38 invest counsel, Eleanor CW 36 h.</p>
	<p>Eckberg-Graves House, 34 Salisbury Street, 1930 18-287 WNT.1760</p> <p>No style / side-entry colonial expanded porch to room in 1975, additions 2000 to right and rear.</p> <p>BP: o/m Bernard Eckberg, Medford. Poll list 1931: Wallace K Graves 30 salesman, Ruth JG 26 h.</p>
	<p>Eckberg-Barnard House, 36 Salisbury Street, 1930 18-286 WNT.1761</p> <p>Colonial Revival / modern Cape 5 bay center entry with low wing, garage, dormers Wall Material: Clapboards 1977 enclose porch, window replacement</p> <p>BP: o/m Bernard Eckberg Medford. Poll list 1931: Ethel Barnard 52 at home, David F B 26 salesman, Richard B 23 bank clerk.</p>
	<p>Martin House, 37 Salisbury Street, 1929 18-267 WNT.1762</p> <p>Colonial Revival / side entry garrison colonial with porch originally Wall Material: Clapboards 1968, close porch for den; probably raised and rear addition, window replacement</p> <p>BP: owner Lawrence S Martin, arch FS Hanam (?). Poll list 1930: Lawrence S Martin 32 salesman, Marjorie OM 23 h.</p>

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	<p>Conway House, 41 Salisbury Street, 1919 - 1924 18-268 WNT.1763</p> <p>Colonial Revival / center-entry colonial hip roof, project bay to side, squ bay wins Wall Material: Clapboards 2009 rear addition</p> <p>Poll list 1924: William H Conway 50 insurance, Jessica CC 51 h, Anna Little 52 clerk.</p>
	<p>Dallen House, 42 Salisbury Street, 1950 18-285 WNT.1764</p> <p>Colonial Revival / modern Cape three bay with telescoping wings, att rear garage Wall Material: Shingles Well preserved</p> <p>BP: owner Lawrence Dallen, arch GB Northup. Poll list 1951: Lawrence Dallen 45 lumber, Mary SD homekeeper.</p>
	<p>Miller House, 45 Salisbury Street, 1919 - 1924 18-269 WNT.1765</p> <p>Colonial Revival / center-entry Dutch colonial true gambrel, sunrm, bay windows Wall Material: Shingles Well preserved</p> <p>Poll list 1924: Elizabeth A Miller 56 at home, John M 34 salesman, Louis JM 25 salesman</p>
	<p>Elliott-Holmes House, 46 Salisbury Street, 1935 18-284 WNT.1766</p> <p>Tudor Revival / center-entry Dutch colonial facade gable, asymmetrical vestibule Wall Material: Brick and stucco Some siding? Window replacement</p> <p>BP: o/m Alfred D Elliott, arch JB Foster. Poll list 1937: Arthur P Holmes 53 dir of research. Florence LH 47 h, Mary WH 22 student, Estelle Schulman 58 nurse.</p>
	<p>Elliott-Bryson House, 48 Salisbury Street, 1937 18-283 WNT.1767</p> <p>Tudor Revival / center-entry colonial projecting bay on facade Wall Material: Brick 2017 rear addition</p> <p>BP: o/m Alfred D Elliott, arch George Glover, 89 State St. Poll list 1939: Allen W Bryson 41 store mgr, Margaret EB 36 h.</p>

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220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

AQ	WNT.29, 31, 1668, 1751- 1781
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	<p>Moulton House, 49 Salisbury Street, 1919 - 1924 18-270 WNT.1768</p> <p>Craftsman / bungalow cottage shed roof dormer, front porch w/ hip dormer above Wall Material: Shingles rear addition</p> <p>Poll list 1924: Paul B Moulton 42 retired, Olive DM 38 h.</p>
	<p>Hudson House, 51 Salisbury Street, 1919 - 1923 18-271 WNT.1769</p> <p>Craftsman / bungalow cottage Wall Material: Clapboards 1989 addition, probably to right.</p> <p>BPs for gar and addn 1923, o Herbert G Gleason, Ethel Hudson. Poll list 1924: William S Hudson 36 shop supt, Ethel H 43 h.</p>
	<p>Elliott- Clark House, 52 Salisbury Street, 1936 18-282 WNT.1770</p> <p>Colonial Revival / center-entry colonial broken scroll pediment, end chimneys Wall Material: Clapboards, brick ends 1993 rear addition</p> <p>BP: o/m Alfred D Elliott, arch JB Foster. Poll list 1937: Richard J Clark 30 physician, Katherine NC 27 h.</p>
	<p>Hayden House, 53 Salisbury Street, ca 1924 18-272 WNT.1771</p> <p>Craftsman / bungalow cottage shed dormer, porch under roof Wall Material: Shingles</p> <p>BP for gar 1923, o Ashley Hayden. Poll list 1925: Bessie E Cloutman 42 at home, Mary McKay 46 housemaid.</p>
	<p>Elliott-Chase House, 54 Salisbury Street, 1936 18-281 WNT.1772</p> <p>Colonial Revival / center-entry colonial attached garage in rear, brick facade Wall Material: Clapboards, brick front wall rear additions 1988, 2016</p> <p>BP: o/m Alfred D Elliott, arch JB Foster. Poll list 1937: Francis G Chase 35 restaurant, Esther LC 35 h, Louise Anderson 20 housemaid.</p>

INVENTORY FORM A CONTINUATION SHEET

WINCHESTER

SALISBURY

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

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AQ	WNT.29, 31, 1668, 1751- 1781
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	<p>Eckberg-Bird House, 55 Salisbury Street, 1935 18-273 WNT.1773</p> <p>Colonial Revival / center entry garrison colonial pendant drops, pilasters, sidelights Wall Material: Clapboards window replacement</p> <p>BP: o/m Bernard Eckberg, 'private plans.' Poll list 1936: Addie J Bird 80 at home, Mary N Parsons 40 at home, Mary B Holmes 51 at home.</p>
	<p>Elliott-Bushell House, 56 Salisbury Street, 1936 18-260 WNT.1774</p> <p>Colonial Revival / center-entry colonial hip roof, fanlight, porch, att gar rear Wall Material: Brick window replacement, rear additions 1997, 2012, 2018.</p> <p>BP: o/m Alfred D. Elliott, arch JB Foster. Poll list 1937: John P Bushell 36 paper manuf, Beatrice MB 34 h.</p>
	<p>Puglisares House, 57 Salisbury Street, 1986 18-274 WNT.1775</p> <p>/ side-entry colonial attached garage Wall Material: Shingles 2014 expanded second story facade bay, add porch.</p> <p>BP: owner John Puglisares, arch Seaver Associates.</p>
	<p>Hopkins House, 58 Salisbury Street, 1946 - 1947 18-279 WNT.1776</p> <p>Colonial Revival / modern Cape gambrel roof, dormers Wall Material: Shingles 1980 side and rear addition</p> <p>BP: owners F Gardner and Dorothy B Hopkins, arch Royal Barry Wills. Poll list 1948: F Gardner Hopkins 34 taxi, Dorothy BH 35 h.</p>
	<p>Breen House, 60 Salisbury Street, 1950 18-278 WNT.1777</p> <p>Colonial Revival / modern Cape telescoping wings Wall Material: Shingles window replacement</p> <p>BP: owners Paul F and Mary N Breen, arch John E Banber, Norwood. Poll list 1952: Paul F Breen 49 gen'l mgr, Mary NB 49 h.</p>

INVENTORY FORM A CONTINUATION SHEET

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AQ	WNT.29, 31, 1668, 1751- 1781
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	<p>Underwood House, 61 Salisbury Street, 1934 18-275 WNT.1778</p> <p>Colonial Revival / side-entry colonial low wing, chimney, fan and sidelights Wall Material: Shingles window replacement</p> <p>BP: owner Charles A Underwood, arch Barton B Jenks Jr. Poll list 1936: Charles A Underwood 43 sales eng, Genevra U 43 h.</p>
	<p>Elliott- Thrift House, 64 Salisbury Street, 1936 18-277 WNT.1779</p> <p>Colonial Revival / center entry garrison colonial brick on first fl front, rear ell to gar Wall Material: Clapboards 2002 expanded rear ell, probably dormer as well, window replacement</p> <p>BP: o/m Alfred D Elliott, arch JB Foster. Poll list 1938: Timothy B Thrift 56 adv mgr, Amanda ET 53 h.</p>
	<p>Bosselmann House, 84 Wildwood Street, 1949 18-276 WNT.1780</p> <p>Colonial Revival / center entry garrison colonial brick on first fl, porch, wing to gar Wall Material: Clapboards 1989 porch to family room on right</p> <p>BP: owner Walter Bosselmann, arch G.B. Northrup. Poll list 1950: Walter Bosselmann, plumbing/heating, Harriet EB 39 h.</p>
	<p>Carson House, 94 Wildwood Street, 1948 18-300 WNT.1781</p> <p>Colonial Revival / center entry garrison colonial brick on first fl front, wing, porch Wall Material: Shingles garage added 1967?, porch to room?</p> <p>BP: owner William S Wolsey, arch RJ Williams. Poll list 1949: Harry A Carson 50 auto regnl mgr, Rosamond C 47 h.</p>

INVENTORY FORM A CONTINUATION SHEET

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Area Letter Form Nos.

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AQ	WNT.29, 31, 1668, 1751- 1781
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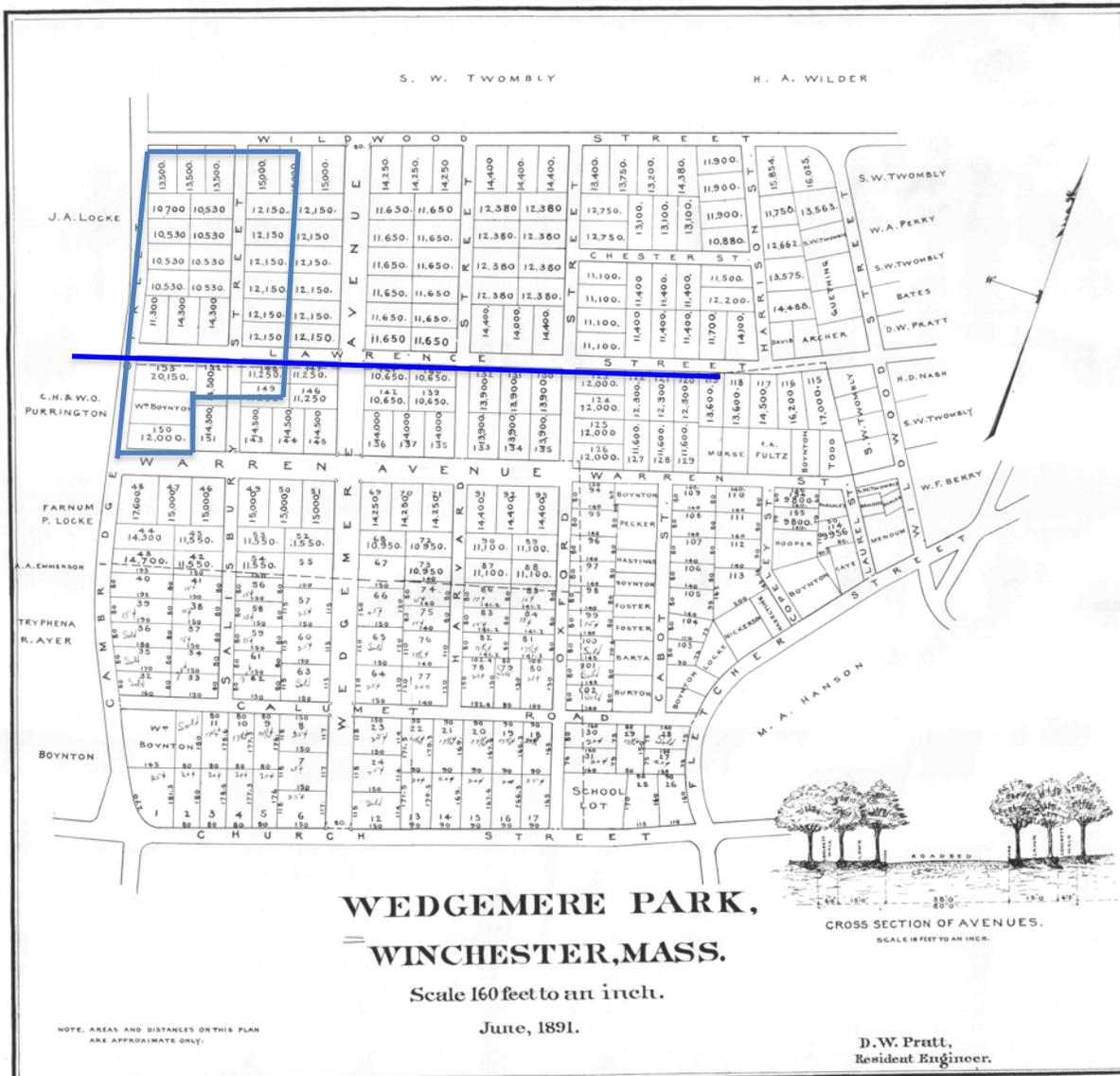


Figure 1: The 1891 plan for Wedgemere Park, showing the general bounds of the subject area in blue-gray and the line between the Nash & Bosytton holdings on the south and the White & Cabot holdings on the north in bright blue.

INVENTORY FORM A CONTINUATION SHEET

WINCHESTER

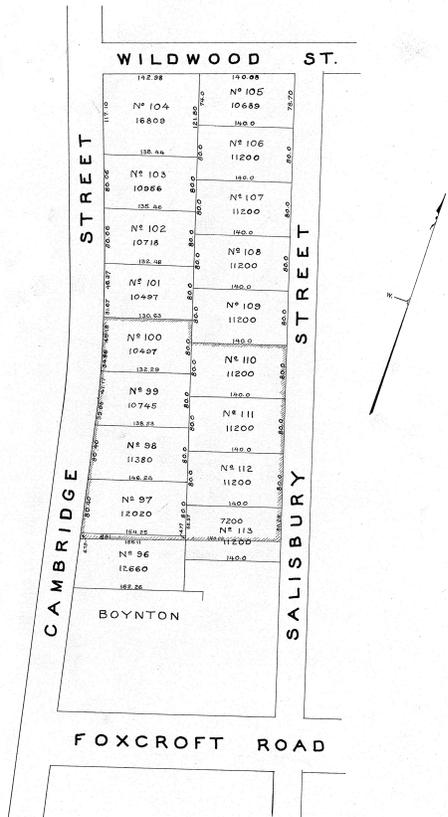
SALISBURY

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

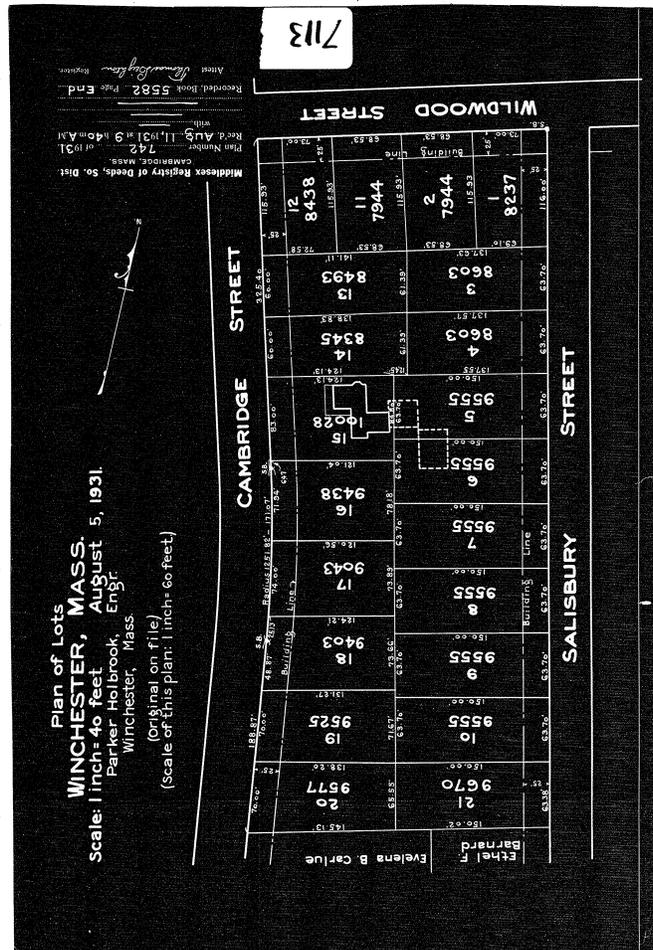
AQ	WNT.29, 31, 1668, 1751- 1781
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PORTION OF THE PROPERTY OF THE WINCHESTER LAND TRUST

SCALE 60 FT. TO AN INCH
MARCH, 1897.

ERNEST W. BOWDITCH
ENGINEER,
BOSTON & NEW YORK.



Figures 2 and 3: The reorganizations of the lots between Cambridge and Salisbury in 1897 (left) and 1931 (right). The Boynton and Nash & Boynton land is the south section of the block, shown on the left; it had been sold by the time of the plan on the right. Winchester Engineering Department plans # 564 and 7113.

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Area Letter Form Nos.

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AQ	WNT.29, 31, 1668, 1751- 1781
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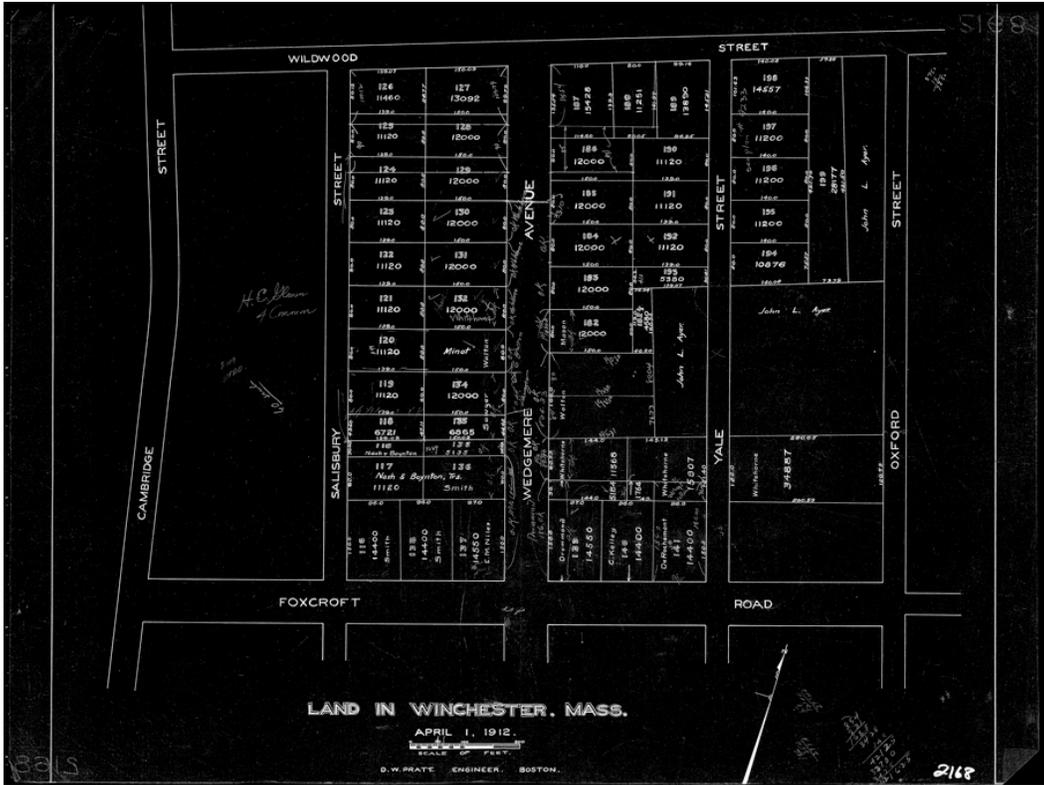


Figure 4: The 1912 reorganization of lots in the subject area and in immediately adjacent area to the east. Here again, the east-west line between the Nash & Boynton holdings, to the south, and the White & Cabot holdings to the north, can be traced on this plan. Winchester Engineering Department plan #2168.

INVENTORY FORM A CONTINUATION SHEET

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AQ	WNT.29, 31, 1668, 1751- 1781
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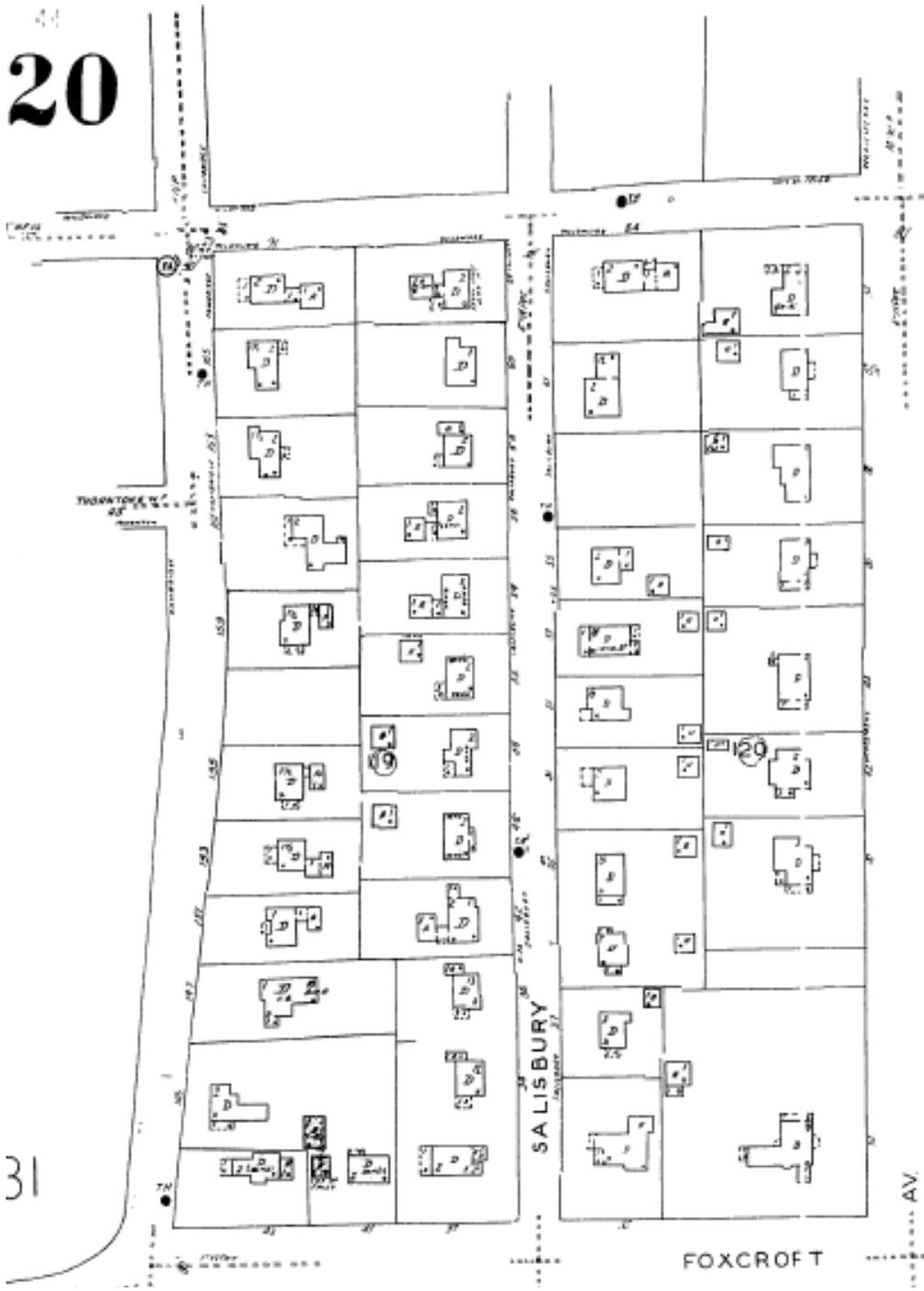


Figure 5: Sanborn Atlas of 1929 updated to 1950, detail of plate 20 showing the area with most lots built out.

INVENTORY FORM A CONTINUATION SHEET

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MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

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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

This area is recommended for listing in the National Register as part of an amended and expanded Wedgemere National Register District.

The Wedgemere Historic District (WNT.P), listed as part of the Winchester Multiple Resource Area in 1989, describes a subdivision planned over the late 19th and early 20th century and built out in ample and stylish single-family residences over the first half of the 20th century. At the time of this listing, the district included only the southern half of the area as it was defined at the turn of the century. This is an artifact of the survey's focus on properties constructed before 1917, which led researchers to consider only this earliest section. Additional research has led to a better understanding of the entire subdivision, which suggests expansion of the district and a longer period of significance to cover the filling-out of the original plan between 1883/1891 and about 1960. At its broadest and most inclusive configuration, the district would be extended to the west and to the north, and the new boundaries of the area would be Church and Fletcher streets on the south, Cambridge Street on the west, and Wildwood Street on the north and east. An alternative would be to list separately the Boynton section of Wedgemere (a portion already included in the district, but extended north to Lawrence) and the Twombly Subdivision (WNT.AR) at the east side along Wildwood and Harrison. Either way, the larger area would meet criteria A and C at the local level, as a fine example of an iconic period landscape with exceptional individual examples and a full range of common regional house types. Areas of significance would include architecture, community development and planning, and social history. The properties are quite well preserved, and the area and its individual components retain integrity of location, setting, design, materials, workmanship, feeling, and association.

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

18	Lexington	AR	WNT.80-83, 782, 1671, 1675, 1676, 1782-1810
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Photograph



Wildwood Street (l-r) 41, 39a, 39, 37.

Town/City: Winchester

Place (neighborhood or village): Old West Side

Name of Area: Twombly Subdivision

Present Use: single-family residential

Construction Dates or Period: 1885-1930 primarily

Overall Condition: excellent

Major Intrusions and Alterations:
 some additions and remodeling of houses

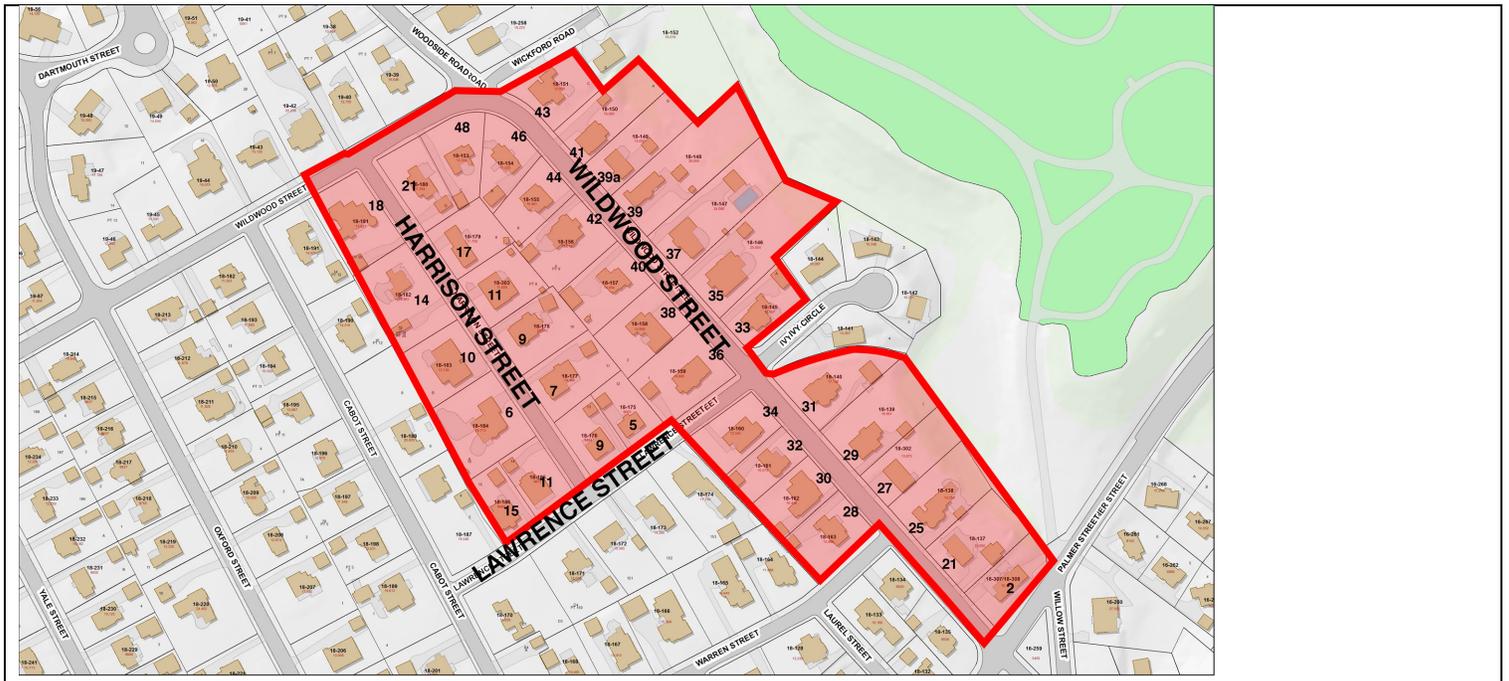
Acreage: about 13 acres

Recorded by: Claire W. Dempsey

Organization: Winchester Historical Commission

Date (month/year): August 2018

Locus Map (north is up)



see continuation sheet

INVENTORY FORM A CONTINUATION SHEET

WINCHESTER

TWOMBLY SUBDIVISION

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

AR

WNT.80-83, 782,
1671, 1675,
1676, 1782-1810

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 a recent MHC B form have that B form number included in this text.

ARCHITECTURAL DESCRIPTION

The Twombly Subdivision is located in the northeast corner of a section of the Old West Side that was, for a time, known as Wedgemere Park. Consisting of a large grid laid over a uniformly level stretch of terrain, the area is sometimes known as the Flats.¹ The subject area has a distinct history and was developed by members of the Dugan and Twombly families at the end of the 19th century. The area includes properties along Wildwood, from Palmer Street on the southeast corner, following its curved path to just past Harrison Street at its northwest corner; Harrison Street is also included in this subdivision, as are some parcels on the north side of Lawrence Street. There were two houses here by 1875, with at least one surviving, the **Dugan-Twombly House at 39 Wildwood (WNT.1676)**, and this section of the neighborhood, like the land to the south of it, was first developed in the late 1880s. The area today includes 37 houses, most built between 1885 and 1916. Ten were constructed immediately, in place by 1889; eight more houses were added by 1895. Development then slowed, with six houses built in the area between 1895 and 1916. Nine houses were added in the 1920s and one house during each of the decades between 1950 and 1990; a final house was added in 2007.

The arrangement of lots within the area had been at least tentatively laid out by about 1860, with 21 long narrow lots on Wildwood, and this arrangement was generally maintained when the area was developed with single-family houses in the late 1880s. The eastern sections of the Wildwood lots were sold to the town in 1886 for an expansion of Wildwood Cemetery, which reduced their depth. Later, at the turn of the century, the area along Harrison and on Woodside were subdivided; in the middle of the 20th century Ivy Circle was added. The arrangement today is for similarly-sized lots laid over the level ground, and most houses sit near the center of their respective lots, somewhat closer to the street. The streets are flanked by mature trees and the grassy lawns include specimen trees and foundation plantings which in some instances obscure the buildings. Some of the properties have garages set back from the road and behind their respective houses.

The houses in this area are of similar generous size and share general characteristics that create coherent streetscapes of turn-of-the-century suburban dwellings. For the most part distinct designs, they are unified by the comparatively narrow period of their construction, and a subset of the houses share enough general characteristics of form and ornament to suggest a common hand. The dwellings within the subdivision, with a handful of exceptions, were constructed between about 1885 and 1916, and therefore some share a taste for the picturesque that remained popular while others have adopted the newer more restrained look more influenced by classicism and eclecticism. The taste for the picturesque carried on in houses that continued to employ projections of various sorts to enlarge their plans, but later houses settled into simpler volumes. Shingle style houses relied on dominant roofs and uniform wall cover, while others enriched these large cubical volumes with ornament that was more generally Classical in derivation or echoing the Arts and crafts movement; some houses are Colonial Revival in style. Although these styles have often been considered as a sequence of architectural fashions, houses in each of them can be found within this comparatively narrow time period.

¹ Part of the Wedgemere subdivision, located to the south of Foxcroft and Warren extending south to Church Street was listed on the National Register in 1989 (WNT.P). Three later sections of the subdivision located north of Foxcroft and south of Wildwood were surveyed in 2017/18, including the houses along Cambridge and Salisbury streets (WNT.AQ), the T-shaped section along Wedgemere and Foxcroft (WNT.AS) and the Ayer Area to the east on Yale, Oxford, and Cabot streets (WNT.AN).

INVENTORY FORM A CONTINUATION SHEET

WINCHESTER

TWOMBLY SUBDIVISION

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

AR

WNT.80-83, 782,
1671, 1675,
1676, 1782-1810

In this subdivision, houses are all large in size, and most of the houses are two or two-and-one-half stories in height, as is the case for other sections of Wedgemere. There are examples of familiar house types that were enriched and expanded by these stylish treatments, including end houses and center hall houses. In these turn-of-the-century examples, more open plans were common, associated with the use of central heating that brought additional flexibility, and spaces often opened to one another through wide cased openings. Plans commonly included a generous entry space, a formal parlor, an everyday sitting room and/or a dedicated dining room; kitchens continued to be located toward the rear in most plan options and gradually inside bathrooms became more common. These houses resemble one another because they shared similar goals and because they were constructed from similar or identical plans, popularized by local builders and influenced by the increasingly available newspapers, magazines, and books that included architectural descriptions and images and domestic planning advice.

Probably the oldest house in the area, the **Dugan-Twombly House at 39 Wildwood Street (WNT.1676)** is an Italianate end house built between **1856 and 1875**. Several of the early houses are quite distinct and ambitious in their designs, including the Queen Anne **Twombly/ Berry House at 25 Wildwood Street (1886, WNT.80)** and the ambitious Shingle Style **Howard and Ellen Nash House at 31 Wildwood (1887-1889, WNT.81)**. Another Queen Anne here, the **Perry House at 41 Wildwood Street (1885-1889)**, is a hip-roofed end house with a wide gable-roofed pavilion on the facade, projecting bays, multiple shingle types, and an elaborate porch with turned posts and screen. It appears to retain 2/2 and cottage sash and much of its early trim.

The houses that probably establish the area's particular character are the large end houses which, though each is a distinct if not unique design, share elements of form and ornament that are more similar to one another than one might expect in buildings of similar date and scale. While they retain some characteristics of the Queen Anne style, many seem to be a version of the Shingle style applied to a familiar form. Most of these houses were built by the Twomblys, and except where noted in this paragraph, most were built **between 1886 and 1889**. At their core, these are tall, gable-ended blocks enclosing a side-passage plan, often with a wide stance that suggests a large entry space. Although some have a simple nearly-square footprint, some have wings or projecting bays, often covered by an extension of the main roof. Most have dormers and polygonal bay windows and/or oriels as well. They are sheathed with a uniform cover of shingles, which often curves to meet features like windows, while their gable ends are often marked off by a narrow pent roof, thick moldings, or flared shingles. Most have a wide porch, often wrapping around the sides, with a center gabled feature marking the front door that is also covered in shingles. Two of the larger examples, the **Twombly-Archer House at 36 Wildwood** and the **Twombly-Guething House at 40 Wildwood**, each have gabled wings, rear ells, large dormers, and porches; the latter includes a roof extension with oriel before its high wing. The **Twombly Tenant House at 28 Wildwood** includes a sloping-roofed wing topped by a hip-roofed dormer. The **Twomblys' own house at 43 Wildwood** included a projecting bay and a sunroom. The **May House at 18 Harrison (1889-1895)** adds a Palladian window in the upper story and its wrap-around porch includes an octagonal pavilion; recently a wing was added. The **Chamberlain House at 34 Wildwood (1895-1906)** is now screened by tall evergreens, but a view of 1978 shown many of these features. Other examples can also be seen at the **Twombly-Puffer House at 6 Harrison (ca. 1897, MHC.1671)** and the **Daniel and Alice Pratt House at 33 Wildwood (1889-1893, MHC.1675)**. Two houses that are now covered in stucco share many of the features of this group, including the **Twombly Tenant House at 32 Wildwood** that includes a wing, and the **Twombly Tenant House at 29 Wildwood**, with projecting bays and bay windows, with a sloping roof extension adjacent to the entry.

Another group of houses, similar or slightly later in date, are hip-roofed center-hall houses that present a large regular and cubical volume. The **Foltz House at 42 Wildwood (1889-95)**, though now covered in vinyl, includes characteristics that resemble the end house group, including a high hipped roof with kicked eaves, large hip-roofed dormers, and a high gabled entry pavilion supported by clustered columns. The shingled **Rand House at 37 Wildwood (1895-1906)** has a two-story wing, hip-roofed dormers and entry porch, rafter tails, and diamond-paned accent windows. A boldly classical example, the **Twombly Tenant House at 30 Wildwood (1906-1916)**, included a modillion cornices at the roof and on the broad Tuscan-columned porch. Two other examples were simpler but still ample, and favored generally classically-derived trim, including the **Stillman House at 11 Lawrence (1895-1906)** and the **Nelson House at 7 Harrison (1906-1916)**.

INVENTORY FORM A CONTINUATION SHEET

WINCHESTER

TWOMBLY SUBDIVISION

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

AR

WNT.80-83, 782,
1671, 1675,
1676, 1782-1810

Houses with a similar form but with simpler gable roofs and three-bay facades were also constructed here. The **Burns House at 35 Wildwood (1906-1916)** is covered in stucco with a slate roof, projecting side and entry bays, and a sunroom. A simple three-bay version is the **Enman House at 9 Harrison (1889-1895)**. Slightly smaller, because of their choice of a gambrel roof that precludes a high attic story, are the houses with gambrel roofs and dormers in their upper stories, including the **Edgett House at 9 Lawrence (1889-1906)**, with a recessed porch, and **Haines House at 14 Harrison (1889-1895)**, which appears to have had a small footprint before its recent high gambrel addition.

After a hiatus likely related to the first World War, building resumed in the 1920s, with nine houses constructed between **1921 and 1929**. Four of these were related to those in the last group, whose center-hall, double-pile plan had been adjusted to include a single large living room rather than paired parlors, a transition which may characterize some of the earlier group; these houses are grouped today under the popular rubric of 'center-entry colonial.' A five-bay example that was expanded by a two-story wing is located at **21 Harrison**, one with a salt-box ell is located at **48 Wildwood**. The example at **5 Lawrence** is a five-bay example with a side porch, while **15 Lawrence**, a three-bay example, had a side porch raised later to two stories. Contemporary with these are houses that share a similar core volume but embrace decorative features that link them to earlier or more regional colonial traditions. The faux-gambrel roof of the Dutch colonial can be seen at the five-bay example at **46 Wildwood**, while the house at **39a Wildwood** has this form at its core, but its sharp gabled entry porch and masonry accents evoke the Tudor Revival. Two distinctive houses were built next to one another at **2-4 Palmer** and **21 Wildwood** – large center entry volumes with wide pairs of façade gables creating a sort of M-shaped façade that extended down to cover sun porches, as found in some Tudoresque or Arts and Crafts designs. Another unusual design is the cross-gabled low house at **44 Wildwood**, which seems to represent a late appearance of the parlor-by-pass form.

A small number of houses were added later in the 20th century, on lots that remained empty or were subdivided on Harrison and Wildwood. These included a center-entry garrison colonial at **17 Harrison (1952)**, split entry houses at **27 and 38 Wildwood (1976 and 1960 respectively)**, and a side-entry colonial with attached garage at **11 Harrison (1983)**. A modern cape with attached garage was added at **10 Harrison in 2007**.

This area is a well-preserved example of a turn-of-the-century suburb, one of the iconic landscapes of the period. The noted alterations are largely sensitive to the scale and proportion of the streetscape. Recent repairs have mostly been in kind, often including true-muntin multi-pane sash.

HISTORICAL NARRATIVE

The Twombly Subdivision is located along Wildwood Street, formerly known as Western Avenue, in part of the area known as Wyman Plain after its topography and the family who resided there. Early in the 19th century farmsteads faced Cambridge and their fields extended east along the level terrain. Wildwood Cemetery had been laid out in the hilly terrain to the east in 1852, and Wildwood Road was laid out by its abutting landowners that same year, running from Cemetery Road to Cambridge Street; it was accepted by the town in 1870. The large section remained sparsely developed in 1854, when only three farmsteads were located in the entire area above Church Street and none along Western Avenue. As the century progressed, the open land to the west of Winchester Center was gradually taken out of agricultural production as town residents and newcomers alike saw opportunity in the town's shift from small town to ambitious suburb. Several investors went to work here in the 1880s and 90s in a series of development schemes that have left their mark in the various sections of the Old West Side. The best known of these were Rangeley (WNT.H) and Wedgemere Park (WNT.P), of which this area has sometimes been considered a part. This subdivision, however, has a distinct history and was developed independently by Elizabeth Dugan Twombly on land that had been owned by her father.

INVENTORY FORM A CONTINUATION SHEET

WINCHESTER

TWOMBLY SUBDIVISION

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

AR

WNT.80-83, 782,
1671, 1675,
1676, 1782-1810

A ca. 1860 plot plan of this land indicates the mid-19th-century owners were Gardner Symmes and “the late Tobias Lord of Woodbridge NJ”; see figure 1.² Symmes (b. 1816) was a member of the long-standing local family of that name and his mother Lydia was a Wyman. He was described in the family genealogy as having been “much occupied with buying and selling real estate, building houses, and constructing public roads” in Winchester; he described his occupation as trader and broker in the US Census. Symmes had acquired the land from Marshall Wyman in 1850, who had, in turn, acquired it from George Wyman and Asa Locke in 1832 and 1836 respectively. There were no houses in this vicinity in 1856, suggesting that it remained in agricultural production. Symmes mortgaged and soon defaulted on his half share of this property, which was then sold to John S. Richardson and by him to John Dugan in 1859. Dugan purchased the other half from the heirs of Tobias Lord at the same time, but it is not now known how Lord acquired his half. The plan may reflect Symmes plans for the area or might have been made in anticipation of one of these sales. At this time, the land along Wildwood was divided into 21 long narrow lots, while the other sections remained as larger, mostly square parcels, a total of 29. Two roads that have been eliminated are also shown, the upper path of the Cemetery Road and the extension to the east of the “new road to Cambridge Street.” Shortly after, Symmes and his family removed to Brooklyn, where “his business is with engines and machinery.”³

By 1875, only a small number of buildings had been added in this vicinity, including two likely located in this area, labeled W.E. Wentworth and J. Dugan. John Dugan (ca. 1799- 1885) of Somerville built a tenant house at **39 Wildwood (WNT.1676, 1856-1875)**; more on his life can be found on that form. Dugan reported himself as a farmer but invested in real estate, holding \$50,000 in real and \$40,000 in personal estate by 1870, and by the time of his death was called gentleman. He does not seem to have developed this land, though he sold some of it to William G. Wentworth. Wentworth (ca.1818-1897) was born in Maine and had lived in Lynn before arriving in Winchester by 1860, likely when he purchased land from Dugan. He eventually owned land on the north side of Wildwood labeled lots 1 through 6, and the land above it to the north known as the Island and illustrated on the plan described above. Wentworth reported several occupations over this period, carpenter, laborer, and shoe dealer, before becoming a farmer and florist. With his wife Emma, he had a daughter, who seems to have died young, and a son Gilbert. They are regularly reported in the vicinity of Cambridge Street farmers including the Wymans and Twomblys, eventually in a house apparently in the vicinity of 45 to 49 Wildwood Street. This land was later subdivided by Louville Niles as lots along Woodside Road.⁴

At his death, John Dugan made small gifts to his grandson John D. Twombly and his daughter Henrietta Cutler, but most of his estate was divided between his daughters Eliza Twombly and Mary Ann West and his son George, who by then was known as George D. Haven.⁵ Dugan’s daughter Eliza (1823-1907) and her husband Samuel (ca. 1822-1910) complemented his floral business with real estate development. See also Samuel and Eliza Dugan Twombly House, 93 Wildwood Street (WNT.86, not in this area). They acquired land in this area in 1885 when they bought out Eliza’s siblings’ shares in land that had belonged to their father.⁶ Totaling 42 acres, the property description follows that on the plot plan

² Two versions of this plan are available in the Engineering Department Records, # 2136 and #10020; the latter is also MCRD book 10 plan 26 and an annotation indicates that it was filed with two deeds of 1860. That date is confirmed by the identified abutters.

³ Ancestry.com: MA Census 1855, US Census 1850, 1860, NY Census 1865; John Adams Vinton, *The Symmes Memorial....* (Boston 1873), 78-79, 197-290. MCSR: 597:476, 477 (1850), 703:291 (1855), 788:195 (1858), 816:240 (1859), 818:7 (1859); see also 1626:137, 360 (1883).

⁴ Ancestry.com: MA Death Records, US Census, 1850, 1860, 1870, 1880. MCSR: 1750:509 (1887), 833:293 (1860), 1047:383 (1868). Dugan gave a mortgage apparently higher than the price paid for the property, to be paid in five years with 6% interest. Engineering Department Plan #2200 undated.

⁵ Ancestry.com: MA Census 1855; MA Death Records; Middlesex County Probate Records, John Dugan #18402 1882, George H Dugan (name change) #30936 1865; US Census 1850, 1860, 1870, 1880. George gave as his reason for the name change “there are many persons of Irish origin by the name of Dugan and your petitioner – being the only son of his parents – desires a more distinctly American name and in this desire his parents coincide.” Census records report the place of birth of all members of the family as Massachusetts; John’s death record reported his place of birth, and that of his parents, as Boston.

⁶ MCSR 1721:413 (1885) is the main deed; there is some confusion about the parcels described here, as the listings first, second, third, appear to include multiple parcels. The intention of the grantors was to transfer to Elizabeth “our interest in all the real estate situated is said Winchester of which John Dugan died seized.” Several other deeds were executed in 1886 with Lord heirs to clear the title: 1760:321, 1768:369, 1787:161.

of ca. 1860, excluding parcels already sold by Dugan and including other parcels in this vicinity. The atlas of 1889 (figure 2) shows the division of the land east and north of Wildwood into 21 lots, each measuring 100 feet along the street front and about 110 to 140 deep, paralleling the lots in the earlier plan but dividing them in two and adding ten lots behind. While they may have anticipated houses along what had been Cemetery Street and was then Emerson Street, they would sell 20 acres that likely included that land to the town in 1886 for an expansion of the adjacent Wildwood Cemetery.⁷ The land south and west of Wildwood had also be subdivided along new streets, Harrison and Lawrence, including 14 lots, but the plot plan is not dated (figure 3). The area seems to have been planned to complement and link to the design for the very large tracts to the south and west that was at the time under development by William Boynton (see addendum to Wedgemere Area WNT.P). The roads within his subdivision, Lawrence and Warren, were extended into this area, the latter leaving a small part of the Twombly land on the other side of that street. An extension of Lawrence Street across Wildwood, as a short curved spur, had apparently been planned in the 1910s but not executed. The land at the south end of the parcel at the intersection of Fletcher, Wildwood, Palmer, had been made into a triangle that was one of several taken over for improvement by the Village Improvement Association, of which Samuel Twombly was a member and driving force.

By 1889, there were 11 houses already built here. Samuel and Eliza lived at **43 Wildwood** and owned seven other houses labeled SWT (on the 1889 atlas plate), including the **Dugan house at 39 Wildwood (WNT.1676)**, then tenanted by William Berry who reported no occupation. It was by building the houses that the Twomblys set the character of their subdivision, and the similar form and trim of these buildings, as noted in the description, suggests these to have been the work of a single hand, but so far no architect or builder has been identified. These properties were then leased to their occupants, a sample indicating that the term was for five years at \$432 per year, payable monthly.⁸ Other tenants were businessmen employed in Boston, including William F Berry at **25 Wildwood (WNT.80)**, 2nd vice president at the Boston & Maine Railroad; Louis P Starkweather of **28 Wildwood**, a general agent at "US Ex Co"; Nicholas Apollonio of **29 Wildwood**, a clerk at Boston Edison (whose three sons were also clerks); Franklin L Hunt at **32 Wildwood**, a manager; Robert D Archer at **36 Wildwood**, in oils; and Theodore Guething at **40 Wildwood**, a commission merchant. The Twomblys also sold lots for others to build upon. **W.A. Perry**, a Boston real estate and insurance man, built an ambitious Queen Anne house at **41 Wildwood**, and **H.D. Nash**, a Boston lawyer, built an important Shingle style house at **31 Wildwood (WNT.81)**. All but one of the lots was also labeled SWT; that one was labeled D.W. Pratt who would soon build his house at **33 Wildwood (WNT.1675)**. Pratt had a close connection to the development process in Winchester's Old West Side as a civil engineer who drew many of the plans associated with subdivisions in this area. Pratt's deed also included deed restrictions, another tool for establishing neighborhood character. In this case, the deed required private dwellings valued at \$3000 or more, with stables for no more than four horses, and a 25' setback. In the 1890 valuation of their property, Samuel Twombly reported their farm and florist holdings, while Eliza reported six houses and a barn, 12 small lots (most well under an acre), and eight other parcels totaling about 45 acres in town, valued at \$36,240. In 1900, Eliza reported a house, barn and land, their house at 43 Wildwood Street (the most valuable), houses at **28, 29, 32, and 39 Wildwood**, lots nearby, as well as larger parcels, the value of her holdings totaling \$47,200; Samuel held three lots totaling 4¾ acres valued at \$3,650. Eliza still owned five houses in 1906.⁹

The lots along the east side of Wildwood were built out before those on the south side and on Harrison, and the development there was gradual (see figures 4 and 5). The plan of the lots along Harrison (figure 3) shows that most lots were then owned by residents, and in these blocks, the Twomblys owned only two lots. Edwin Ginn (1838-1914), the publisher whose estate was nearby on Bacon Street, owned six lots in those two blocks; see also Rangeley WNT.H. Eight houses were added between 1889 and 1895, and six more between 1895 and 1916. After a hiatus likely related to the World War, nine houses added in the 1920s. Occupations of these area residents were quite uniform, and many of these were Boston commuters. Of the turn-of-the-century group, there were five salesman, including one traveling, and two reported no occupation. Business proprietors include those described as a printer and lumber (Cambridge). Other

⁷ Winchester Annual Report, 1890, History of Wildwood Cemetery.

⁸ MCSRD 1792:1 (1887).

⁹ Winchester Assessors Valuations: 1890, 1893, 1896, 1898, 1900.

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1671, 1675,
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occupations included author, draftsman, and burser MIT. Those who arrived in the 1920s included three bond salesmen, a salesman, a banker, a clerk, a "ship co" manager, a social worker, and one employed at a circulating library.

Some of the lots were reconfigured by later owners, in particular at the turn of Wildwood where pie-shaped lots were added in 1924 (see figure 6). The short spur on the east side of Wildwood was eventually developed as the cul-de-sac of Ivy Circle, laid out as four lots in 1964.¹⁰ Five houses were added in the years after World War Two, one each decade in the 1950s, 60s, 70s, and 80s, and a final house was added in 2007.



Additional streetscape: Wildwood, 31, 29, 27.



Additional streetscape: Lawrence, 9, 5, rear 36 Wildwood.

¹⁰ Engineering Department Plan #1452 1964.

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WNT.80-83, 782,
1671, 1675,
1676, 1782-1810**BIBLIOGRAPHY and/or REFERENCES**Maps and atlases (chrono order):

1854 H.F. Walling *Map of the Town of Winchester*
1875 J.B. Beers & Co. *Atlas of Middlesex County, Massachusetts*
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1906 Geo. H. Walker *Atlas of Middlesex County, Massachusetts*
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Ancestry.com: see footnotes

Chapman, Henry Smith. *A History of Winchester. Volume One.* Winchester: Town of Winchester, 1936/1975.
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Winchester List of Residents (Poll), 1931, 1932.
Middlesex County South Registry of Deeds, see footnotes as MCSRD.
Winchester Assessors Records, 1929-1935.
Winchester Building Department records.

Research protocol for expanded data sheet entries:

Maps used to date most buildings included the Walker atlases of 1889 and 1906, as well as the Bailey bird's eye view of 1886. Names and occupations were located in the Winchester Blue Book and Woburn Directory of 1895 (street lists and the alphabetical listings) these listings also contributed to dating. Other buildings dated by Walker atlas of 1906 and Sanborn atlases of 1916, 1921, 1929, and 1929/50. Addresses then compared to poll lists of 1917 and 1929.
M/M = Mr. and Mrs.; h = housewife.

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See Research Protocol	Name, address, date Assessor's number MHC #
	<p>Style type/form features Materials (roofs assume asphalt unless noted) Notes on alterations</p> <p>First map building appears. Directories for 1895 and 1907, poll lists for 1917 and 1929; name residents, age, occupation</p>
	<p>Twombly-Puffer House, 6 Harrison Street, 1897 18-184 WNT.1671</p> <p>See MHC B form WNT.1671.</p>
	<p>Nelson house, 7 Harrison Street, 1906 - 1916 18-177 WNT.1782</p> <p>Classical / center hall house hip roof, rear ell, porches Wall Material: Shingles retains cladding and trim</p> <p>Sanborn 1916 Poll list 1917: Ernest E. Nelson, 28, salesman.</p>
	<p>Blaisdell house, 9 Harrison Street, 1889 - 1895 18-178 WNT.1783</p> <p>Classical / center entry rear ell, dormers, porch Wall Material: Clapboards window replacement, recent remodeling</p> <p>1906 atlas: John M L Enman 1895 dir: Dr/M Albert Blaisdell, author?; dir 1907 Enman carpenter.</p>
	<p>house, 10 Harrison Street, 2007 18-183 WNT.1784</p> <p>/ modern Cape porch extension of roof, attached garage, dormers Wall Material: Clapboards</p> <p>assessor's date</p>

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	<p>house, 11 Harrison Street, 1983 18-303 WNT.1785</p> <p>/ side-entry colonial attached garage, porch</p> <p>assessor's date</p>
	<p>Haines house, 14 Harrison Street, 1889 - 1895 18-182 WNT.1786</p> <p>Colonial Revival / side entry Dutch colonial Wall Material: Shingles recent expansion to left, high gambrel</p> <p>1906 atlas: Mabel Rolf 1895 Winch dir: M/M Arthur W Haines, no occ, B</p>
	<p>house, 17 Harrison Street, 1952 18-179 WNT.1787</p> <p>Colonial Revival / center entry garrison colonial large rear ell Wall Material: Shingles</p> <p>assessor's date</p>
	<p>Knight house, 18 Harrison Street, 1889 - 1895 18-181 WNT.1788</p> <p>/ end house wide, projecting bays, porch w pavilion and shingles Wall Material: Clapboards two wing additions</p> <p>1906 atlas: C C May 1895 Winch dir: M/M John C. Knight, printer B</p>
	<p>Perley house, 21 Harrison Street, 1921 - 1929 18-180 WNT.1789</p> <p>Classical Revival / center-entry colonial two-story wing Wall Material: Clapboards window replacement</p> <p>Sanborn 1929 Poll list 1929: George A Perley, 53, bond salesman, Jessie S P, 53, h.</p>

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	<p>Pray house, 5 Lawrence Street, 1921 - 1929 18-175 WNT.1790</p> <p>Colonial Revival / center-entry colonial screened porch Wall Material: Shingles retains cladding and trim</p> <p>Sanborn 1929 Poll list 1929: Wendell B Pray, 39, cir library, Arlie M P, h, Edith M Bourque, 22, housemaid.</p>
	<p>Edgett house, 9 Lawrence Street, 1889 - 1895 18-176 WNT.1791</p> <p>Colonial Revival / center-entry Dutch colonial recessed porch Wall Material: Clapboards window replacement</p> <p>1906 atlas: Geo F. Edgett 1895 dir: M/M George F Edgett, salesman, B</p>
	<p>Stillman house, 11 Lawrence Street, 1895 - 1906 18-185 WNT.1792</p> <p>Classical / center hall house hip roof, full porch, dormers Wall Material: Clapboards retains cladding and trim</p> <p>1906 atlas: H A Stillman 1895 dir: Charles A Stillman, no occ, Allyn A S, salesman, Allston A S, draughtsman.</p>
	<p>Fransworth house, 15 Lawrence Street, 1921 - 1929 18-186 WNT.1793</p> <p>Colonial Revival / center-entry colonial sunroom or porch Wall Material: Shingles porch raised to two-story wing</p> <p>Sanborn 1929 Poll list 1929: Vincent Farnsworth Jr, 27, clerk, Dorothy O F 24, h.</p>
	<p>duplex, 2 Palmer Street, 1921 - 1929 18-307, 308 WNT.1794</p> <p>Arts and Crafts / duplex complex roof, flanking sunrooms under roof extensions Wall Material: Shingles original or converted to duplex?</p> <p>Sanborn 1929 Florence E Gould, 70, at home, Ethel G Green, 55, at home, Irving E Jennings, 28, bond salesman, Ellen C J, 24, h.</p>

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	<p>Plumer house, 21 Wildwood Street, 1921 - 1929 18-137 WNT.1795</p> <p>Arts and Crafts / center hall house hip roof, facade gables, sunroom under roof extension Wall Material: Shingles window replacement</p> <p>Sanborn 1929 Poll list 1929: Remington G Plumer, 41, ship co mgr, Alice E R 42, h.</p>
	<p>Twombly/ Berry House, 25 Wildwood Street, 1886 18-138 WNT.80</p> <p>Queen Anne / end house</p> <p>See MHC B form WNT.80.</p>
	<p>house, 27 Wildwood Street, 1976 18-302 WNT.1796</p> <p>/ split entry overhanging upper story, garage under</p> <p>assessor's date</p>
	<p>Twombly tenant house, 28 Wildwood Street, 1886 - 1889 18-163 WNT.782</p> <p>Shingle Style / end house wide, wings, one under roof extension Wall material: clapboards and shingles high wing addition</p> <p>1889 atlas: SWT 1895 dir: M/M Louis P Starkweather, gen agent, U S Ex Co B.</p>
	<p>Twombly tenant house, 29 Wildwood Street, 1886 - 1889 18-139 WNT.1797</p> <p>Shingle Style / end house wide on first floor, multiple projecting bays, porch Wall Material: Shingles recent renovation</p> <p>1889 atlas: SWT 1895 dir: M/M Nicholas Apollonio, clerk, Edison Elec Light B, 3 sons, clerks.</p>

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	<p>Brown house, 30 Wildwood Street, 1906 - 1916 18-162 WNT.1798</p> <p>Classical / center hall house hip roof, wrap-around porch, dormers Wall Material: Shingles retinas cladding and trim</p> <p>Sanborn 1916 Poll list 1917: Chalres E Brown, 52</p>
	<p>H & E Nash Hse & Carriage Hse, 31 Wildwood St, 1887-1889 18-140 WNT.81</p> <p>Shingle Style</p> <p>See MHC B form for WNT.81.</p>
	<p>Twombly tenant house, 32 Wildwood Street, 1886 - 1889 18-161 WNT.1799</p> <p>Queen Anne / end house wide, projecting bays Wall Material: Stucco</p> <p>1889 atlas: SWT 1895 dir: M/M Franklin L. Hunt, manager, B</p>
	<p>Pratt house, 33 Wildwood Street, 1889 - 1895 18-145 WNT.1675</p> <p>Shingle Style / end house</p> <p>See MHC B form WNT.1675.</p>
	<p>Chamberlain house, 34 Wildwood Street, 1895 - 1906 18-160 WNT.1800</p> <p>Shingle Style / end house wide, dormers Wall Material: Shingles obscured by trees</p> <p>1906 atlas: Etta M Chamberlain Dir 1907: Walter E Chamberlain, lumber, Cambridge.</p>

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	<p>Burnes house, 35 Wildwood Street, 1906 - 1916 18-146 WNT.1801</p> <p>Arts and Crafts / center hall house sunroom, rear ell, dormers, slate roof Wall Material: Stucco well preserved</p> <p>Saborn 1916 Poll list 1917: Daniel D Burnes, 45, traveling salesman</p>
	<p>Twombly-Archer house, 36 Wildwood Street, 1886-1889 18-159 WNT.82</p> <p>Shingle Style / end house projecting bays, roof extended over porch Wall Material: Shingles retains cladding and trim</p> <p>1889 atlas: SWT 1895 dir: Robert D Archer, oils, B.</p>
	<p>Rand house, 37 Wildwood Street, 1895 - 1906 18-147 WNT.83</p> <p>Classical / center hall house hip roof, two-story wing, rear ell, dormers Wall Material: Shingles retains cladding and trim</p> <p>1906 atlas: Mary F Rand 1907 dir: Frank H Rand, burser MIT.</p>
	<p>house, 38 Wildwood Street, 1960 18-158 WNT.1802</p> <p>/ split entry overhanging upper story, garage under Wall Material: Shingles</p> <p>assessor's date</p>
	<p>Dugan-Twombly house, 39 Wildwood Street, 1854-1875 18-148 WNT.1676</p> <p>Italianate / end house</p> <p>See MHC B form WNT.1676.</p>

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	<p>Nichols house, 39a Wildwood Street, 1921 - 1929 18-149 WNT.1803</p> <p>Tudor Revival / center-entry Dutch colonial high gabled vestibule, sunroom Wall Material: Brick well preserved</p> <p>Sanborn 1929 Poll list 1932: Malcolm S Nichols, 42, social work, Ruth L N, 40, h.</p>
	<p>Twombly-Guething house, 40 Wildwood St, 1886-1889 18-157 WNT.1804</p> <p>Shingle Style / end house wide, wing, bays, dormers, porch Wall Material: Shingles retains cladding and trim</p> <p>1889 atlas: SWT 1895 dir: M/M Theodore Guething, com merchant.</p>
	<p>Perry house, 41 Wildwood Street, 1875 - 1889 18-150 WNT.1805</p> <p>Queen Anne / end house hip roof, projecting bays, porch Wall Material: Shingles retains cladding and trim</p> <p>1889 atlas: WA Perry 1895 dir: M/M W A Perry, real estate and insurance B.</p>
	<p>Foltz house, 42 Wildwood Street, 1889 - 1895 18-156 WNT.1806</p> <p>Shingle Style / center hall house high hip roof, projecting bays, large dormers Wall Material: Vinyl siding</p> <p>1906 atlas: Julius C Foltz 1906 dir: Julius C Foltz, salesman B</p>
	<p>Samuel and Eliza Twombly hse, 43 Wildwood St, 1886-1889 18-151 WNT.1807</p> <p>Shingle Style / end house projecting bays, dormers Wall Material: Shingles sunroom addition</p> <p>1889 atlas: SW Twombly Res. See text.</p>

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	<p>Walters house, 44 Wildwood Street, 1921 - 1929 18-155 WNT.1808</p> <p>Arts and Crafts / parlor bypass small version, extended roof on front gable Wall Material: Shingles secondary entry porch closed</p> <p>Sanborn 1929 Poll list 1929: Lawrence E Walters, 60, salesman, Jane E W, 56.</p>
	<p>Hill house, 46 Wildwood Street, 1921 - 1929 18-154 WNT.1809</p> <p>Colonial Revival / center-entry Dutch colonial flanking wings Wall Material: Shingles wings raised</p> <p>Sanborn 1929 Poll list 1931: Benjamin Hill, 43, banker, Jane R H, 33, h.</p>
	<p>Barton house, 48 Wildwood Street, 1921 - 1929 18-180 WNT.1810</p> <p>Colonial Revival / center-entry colonial saltbox rear ell Wall Material: Shingles wing addition</p> <p>Sanborn 1929 Poll list 1929: George L Barton, 28, bond salesman, Hilda F B, 25, h.</p>

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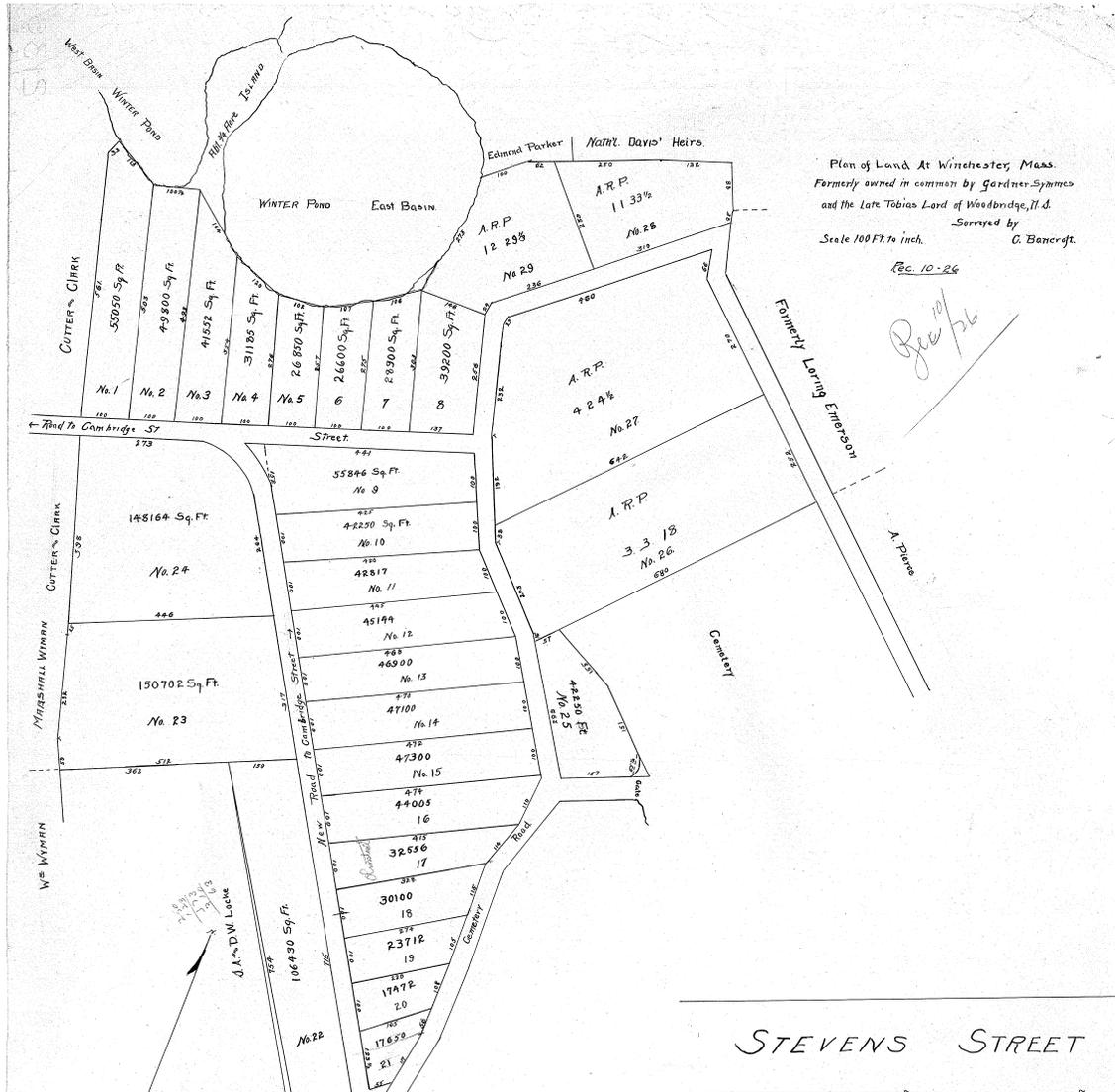


Figure 1: Engineering Department Plan #2136, ca. 1860. Land of Gardner Symmes and the late Tobias Lord of Woodbridge NJ.

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Figure 2: Atlas of 1889 showing the Twombly Subdivision south of the Cemetery and east of Winter Pond. The land sold to William Wentworth is now labeled H A Wilder. The Dugan house is labeled S W Twombly Res at the curve of Wildwood; the Twomblys owned seven other houses here. Two other owners are had built houses, one owned a lot.

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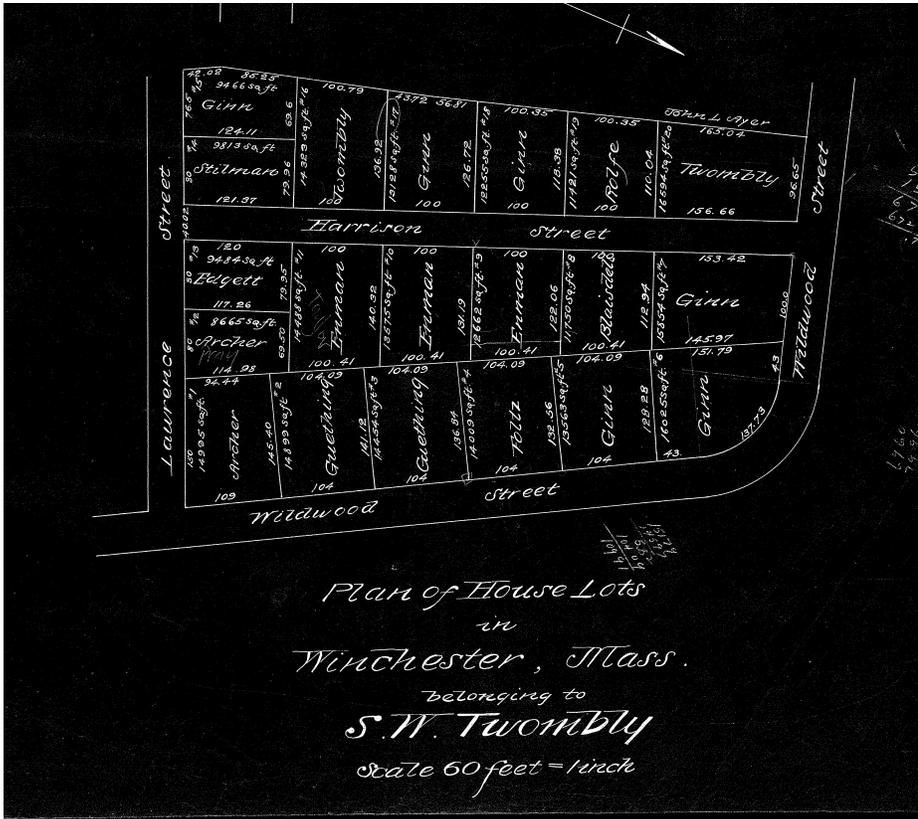


Figure 3: Engineering Department Plan # 2179, no date.

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220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

AR	WNT.80-83, 782, 1671, 1675, 1676, 1782-1810
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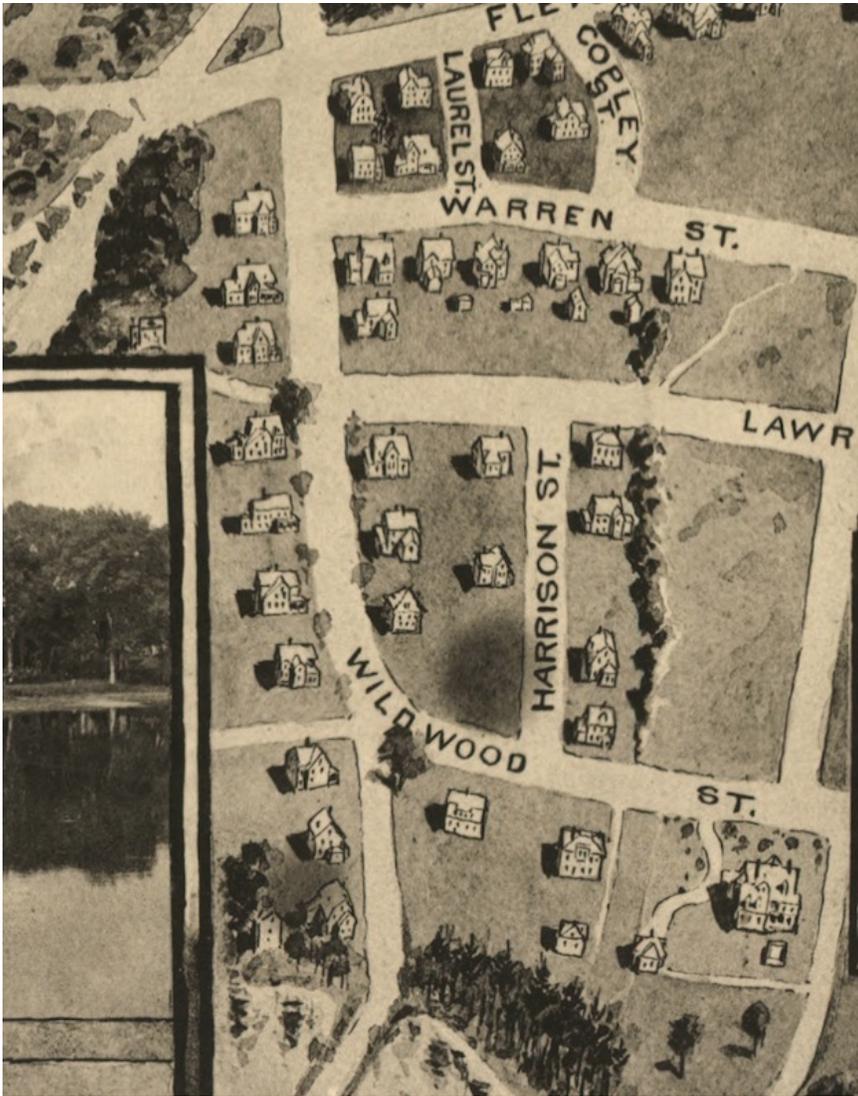


Figure 4: Detail of Robbins and Enrich bird's eye view of 1898. North is down.

INVENTORY FORM A CONTINUATION SHEET

WINCHESTER

TWOMBLY SUBDIVISION

MASSACHUSETTS HISTORICAL COMMISSION

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AR	WNT.80-83, 782, 1671, 1675, 1676, 1782-1810
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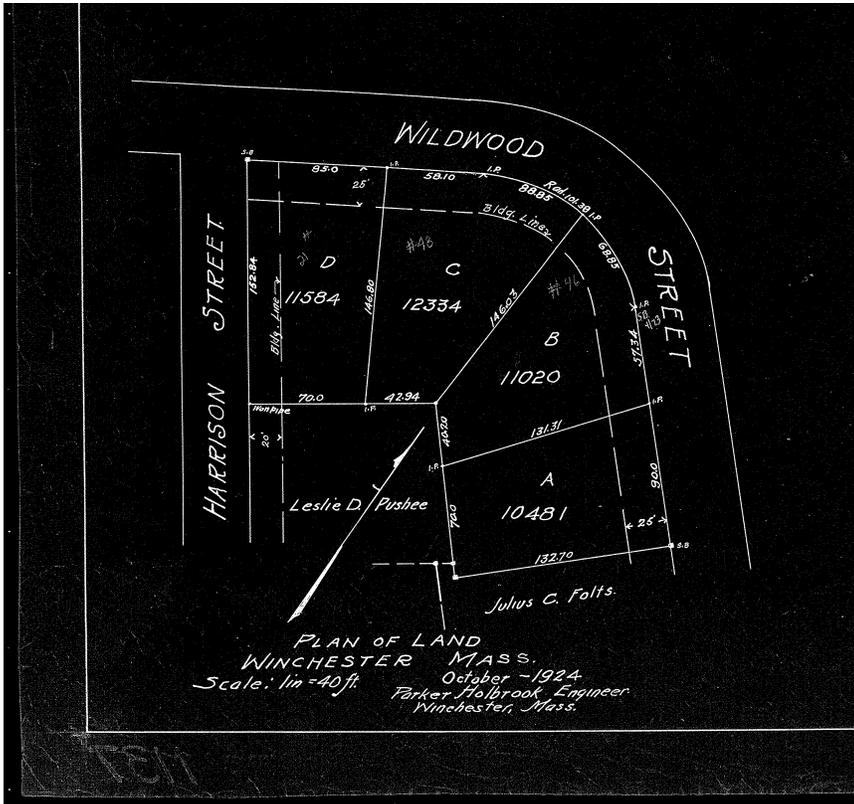


Figure 6: Reorganization of lots at the curve of Wildwood in 1924. Engineering Department plan #1137.

AR	WNT.80-83, 782, 1671, 1675, 1676, 1782-1810
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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

This area is recommended for listing in the National Register as part of an amended and expanded the Wedgemere National Register District or as a separate Twombly Subdivision District.

The Wedgemere Historic District (WNT.P), listed as part of the Winchester Multiple Resource Area in 1989, describes a subdivision planned over the late 19th and early 20th century and built out in ample and stylish single-family residences over the first half of the 20th century. At the time of this listing, the district included only the southern half of the area as it was defined at the turn of the century. This is an artifact of the survey's focus on properties constructed before 1917, which led researchers to consider only this earliest section. Additional research has led to a better understanding of the entire subdivision, which suggests expansion of the district and a longer period of significance to cover the filling-out of the original plan between 1883/1891 and about 1960. At its broadest and most inclusive configuration, the district would be extended to the west and to the north, and the new boundaries of the area would be Church and Fletcher streets on the south, Cambridge Street on the west, and Wildwood Street on the north and east. An alternative would be to list separately the Boynton section of Wedgemere (a portion already included in the district, but extended north to Lawrence) and the Twombly Subdivision (WNT.AR) at the east side along Wildwood and Harrison. Either way, the larger area would meet criteria A and C at the local level, as a fine example of an iconic period landscape with exceptional individual examples and a full range of common regional house types. Areas of significance would include architecture, community development and planning, and social history. The properties are quite well preserved, and the area and its individual components retain integrity of location, setting, design, materials, workmanship, feeling, and association.

FORM A - AREA

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

18	Lexington	AS	WNT.1811-1835
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Photograph



34 Wedgemere Avenue at the corner of Foxcroft, with deep verges and setbacks, shade trees

Town/City: Winchester

Place (neighborhood or village): Old West Side

Name of Area: Upper Wedgemere/ Foxcroft

Present Use: single-family residential

Construction Dates or Period: primarily 1910-1920

Overall Condition: excellent

Major Intrusions and Alterations:
some additions and remodeling of houses

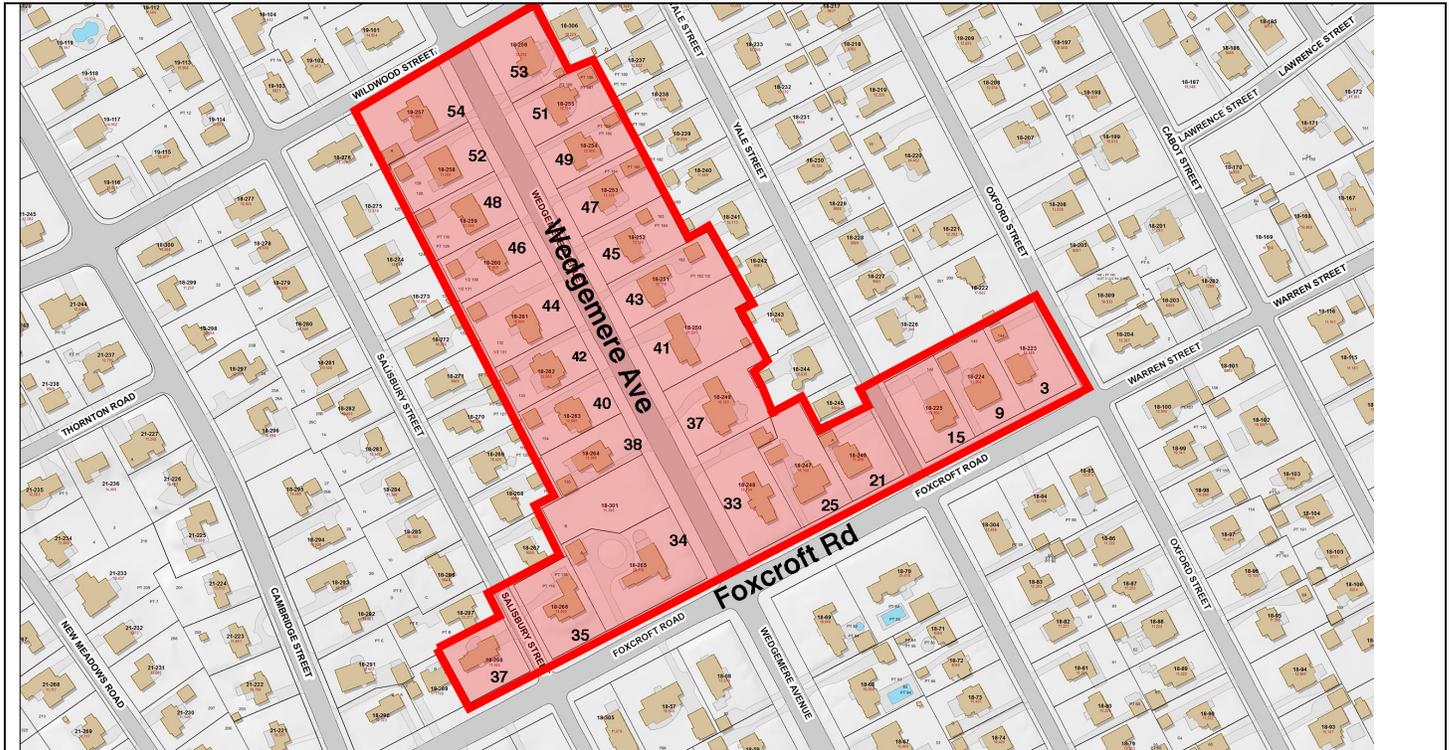
Acreage: about 11.8 acres

Recorded by: Claire W. Dempsey

Organization: Winchester Historical Commission

Date (month/year): August 2018

Locus Map (north is up)



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.

ARCHITECTURAL DESCRIPTION

The Upper Wedgemere/ Foxcroft Area is a T-shaped tract, constituting the upper end of the intersecting avenues that serve as axes for the section of the Old West Side that was, for a time, known as Wedgemere Park. Consisting of a large grid laid over a uniformly level stretch of terrain, the area is sometimes known as the Flats. Part of that subdivision, located to the south of Foxcroft and extending south to Church Street was listed on the National Register in 1989 (WNT.P); an addendum to Area P clarifies its complex development process. Three later sections of the subdivision located north of Foxcroft and south of Wildwood were surveyed in 2017/18, including the subject area; the Ayer Area to the east on Yale, Oxford, and Cabot streets (WNT.AN); and the Salisbury Area (WNT.AQ) to the west, including the block between Cambridge and Salisbury streets and the west half of the block between Salisbury and Wedgemere. The subject area is bounded by Foxcroft on the south and Wildwood on the north, and includes houses on ample lots facing Wedgemere and Foxcroft. This was the first section developed in the north part of the Wedgemere subdivision, no doubt because of the generous width of the avenues. The area consists of 25 houses built between 1910 and 1920. Three houses were added in the late 1920s, one in the late 1930s, and one after 1950.

Like most sections of the larger subdivision, the arrangement of lots within those blocks had been at least tentatively laid out in 1891, but was reorganized on several occasions in the early 20th century. The arrangement today is for similarly-sized lots laid over the level ground, with some variation in the lots' dimensions because of the phases of reorganization. Most houses sit near the center of their respective lots, somewhat closer to the street, but with very deep setbacks. The area is also notable for the deep verges between the sidewalks and the streets. The streets are flanked by mature trees and the lawns include specimen trees and foundation plantings which in some instances obscure the buildings. Some of the properties have garages set back from the road and behind their respective houses.

The Upper Wedgemere/ Foxcroft area was built out within a comparatively narrow period, so it is no surprise that the buildings present a cohesive streetscape. Much of this is due to these wide avenues, deep verges, and setbacks, but the scale and general form of the houses are indicative of the timing and goals of development here. Most are two stories in height with a high habitable attic, and usually present as large, cubical volumes with calm profiles, examples of the town's quite large, often architect designed, suburban houses. This reflects a shift in taste away from houses that seemed overwrought and cluttered and toward more open and regular volumes through the simplification of wall covers, massing, silhouettes, and plans. Towers were rare, as were multiple projecting bays, though simple square bay windows and dormers remained, as did entry and full or wrap-around porches. Simpler ornament was derived from the Arts and Crafts or the Craftsman movement or employed the order-driven trim long popular in Classical and Renaissance revivals. These houses might be covered in stucco, clapboards or shingles, with deeply overhanging roofs supported by brackets or exposed rafter tails, large multi-pane windows often grouped, rich and various entry treatments. Some houses are Colonial Revival in style, clapboard or single covered with symmetrically deployed apertures, shallow eaves, shutters, and restrained ornament.

The larger houses found here included eight, nine, ten or more rooms, and they continued to rely on the common center-hall or center-entry plan, but expanded it with a handful of predictable features. One key method was to simply increase the scale of the building, creating larger, more spacious rooms; most houses here measure 38 to 42 feet across, some are wider. Most commonly, the familiar core is augmented by a sunroom to one side, often with a balancing wing opposite, adding a den, study, or other specialized room; some wings rose to two stories. In larger houses, service spaces might be pushed into large ells and wings, providing more commodious work zones, bedrooms for servants, and leaving more room in the core for added rooms beyond the common suite of living room and dining room. Attic spaces were commonly quite generous, made more comfortably habitable with gables and dormers improving headroom. Central heat

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made truly open plans more feasible, and as a result, wider cased openings between rooms, increasingly without doors, allowed spaces to flow together.

It is, however, important to note that three of the earliest houses built here are examples of the more moderate-sized house type known as the four square, or something like it, with narrower facades and more compact plans than the later houses. Two demonstrate the key attributes of the type, a cubical hip-roofed volume, with dormers, a side-entry façade, and wrap-around porches. The best preserved of these, **21 Foxcroft (1914)**, includes canted bay windows, a uniform shingle cover, and a porch of Tuscan columns set on a parapet. Recently significantly expanded, **15 Foxcroft (1911)** retains its core volume with sympathetic finishes including wide and narrow siding, shingled and square porch columns also set on a parapet. At **3 Foxcroft (1910)**, the volume is wider and deeper, with its four-bay facade including a glazed Tuscan entry porch, modillions at the eaves, paired windows, and a broad side porch with wide supports and arched soffits.

Most of the larger houses are frame with clapboard or shingle wall cover, their high hip roofs have dormers matching their overhanging roofs, and a generally Classical or Craftsman aesthetic. The house at **33 Wedgemere (1913)**, at the corner of Foxcroft, is very wide and asymmetrical under its hip roof, with a right sunroom and square bay windows on the façade; there was a small rear ell as well, but the building appears to have been a single pile in depth. The entry porch is a pergola with molded rafter ends and supported by Tuscan columns. Another hip-roofed example, not quite so wide but double pile in plan and including a rear ell, is the house at **9 Foxcroft (1911)**. Here too there is a smaller square bay and clustered windows and a broad porch with Tuscan columns set on a parapet. The house at **49 Wedgemere (1915)** has a gable-on-hip roof, with a wing and a sunroom set forward from the façade plan and a Tuscan portico over an arched entry, with an unusually deep entablature. Gable roofs were also deeply overhanging, as can be seen at **43 Wedgemere (1914)**, where it is supported by paired brackets. This example also includes a sunroom, a rear ell, clustered windows, and at its entry, an arched porch supported by robust Tuscan columns. A slightly later example at **54 Wedgemere (1916)** is brick on the ground floor, with a broad central bay that projects slightly. Brackets support the roof and the door hood, with Tuscan pilasters flanking the door. Large stuccoed examples with hip roofs constitute a significant sub group of these houses and two can be found here. The most elaborate is **37 Wedgemere (1914)**, with an original sunroom to the right and bowed bay windows on the facade; an added hyphen or breezeway connects to a two-bay garage. Its main roof has long molded rafter tails (as do the other roofs), with a central arch over a four-part window and a glazed entry porch below; thick columns and brackets support that roof. The house at **25 Foxcroft (1912)** is partially obscured by evergreens, but presents a broad stance with a slight kick at the overhanging eaves, triple and cottage windows, and a wrap-around Tuscan porch.

Evidence of the continuing influence of the English Arts and Crafts movement can be seen in houses that add one or more broad façade gable, a treatment associated with C.F.A. Voysey (1857-1941). The stuccoed house at **48 Wedgemere (1915)** has a hip-roofed core, with a façade gable to the right and a slightly projecting asymmetrical gable on the left of its façade whose roof extends over its sunroom. Its entry porch has a clipped-gable roof and arched soffit, with an adjacent arched window and brackets at the roofs' eaves. The example at **51 Wedgemere (1916)** is stuccoed on the ground floor and clapboard above, with a façade gable to the left and an extension of its hip roof that shelters its right-side sunroom. An arched door hood with brackets resembles the Baroque treatment, and there are rafter tails at the eaves. Covered in shingles, the house at **35 Foxcroft (1928)** has a hip roof with a hip-roofed entry porch and a small façade gable to its right; it is expanded to both the left and right by low wings. The design focuses on its frontispiece, where the door is flanked by thick pilasters supporting a shallow balcony at the upper center window, with swept casings. At **42 Wedgemere (1915)** a slightly projecting gabled element covers most of the façade of the gabled block; it is expanded to each side by low wings. It is covered in shingles with extended rafters supporting the deep eaves. At **53 Wedgemere (1915)**, a gambrel-roofed block forms the core, with an asymmetrical bay to the left and an extension of the front roof slope forming the entry porch. Large Tuscan columns support that porch, with a shed dormer above screened by a simple balustrade. Another gambrel-roofed house, at **44 Wedgemere (1915)**, has features reflecting the lingering influence of the Shingle style, including its large main mass, presenting its gambrel end to the street and a perpendicular gambrel wing with a sunroom. Its entry porch is supported by thick Tuscan columns and flanked by a small oriel.

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Other houses in the area resemble the others in scale, form, and plan, but reflect the rising interest in the Colonial Revival. The largest of these is the brick house at **34 Wedgemere (1928)** on the corner of Foxcroft, where the ample core is augmented by wings as well as a rear ell. Its trim echoes treatments of the Federal era, with an arched entry screened by a half-round porch supported by attenuated columns and trimmed with dentils. The ground floor windows are set in arched reveals with contrasting keystones, and its cornice employs a gothic-arch entablature. Here the roof is slate, and its shallow eaves provide a key contrast to the buildings described above. Most examples, however, are frame and bear a close resemblance to one another in their symmetrical facades, pedimented entries, exterior chimneys, and sunrooms, now routinely painted white with black shutters. At **37 Foxcroft (1928)** there are two wings but no dormers, and the porch soffit is arched, while **45 Wedgemere (1916)** includes only a sunroom, adds dormers, and employs paired columns. The house at **40 Wedgemere (1913)** resembles these, but demonstrates the blurring of the Colonial Revival and the enduring popularity of Classical motifs. Its roof has a deeper overhang, though the core is the same, with unusual trim on its wing and entry that includes bold modillion blocks and triglyphs on its entablature. **46 Wedgemere (1915)** now includes a front porch and a raised sunroom.

Contemporary with these are houses that share a similar core volume but embrace decorative features that link them to earlier or more regional colonial traditions, including the gambrel roof of the Dutch colonial and the overhanging upper story of the garrison colonial. Both of the Dutch colonials here employ true gambrel roofs, with shed dormers to allow a full second story, the addition of a sunroom, and clustered windows. At **47 Wedgemere (1917)**, there is a new porch and shed dormers in the attic; at **52 Wedgemere (1915)**, the wing has been raised to the height of the main block, and the gabled dormers may be additions to the main mass. A later garrison house at **41 Wedgemere (1939)** includes a brock ground floor under its deeply overhanging upper story, with a wing on one side and a hyphen and two-bay garage opposite. The last house added to the area, **38 Wedgemere (after 1950)**, is a three-bay brick colonial under a hip roof, with a high brick frontispiece with arched glazing that appears to be an addition.

This area is a well-preserved example of an early 20th-century suburb, one of the iconic landscapes of the period. Many of the noted alterations are largely sensitive to the scale and proportion of the streetscape. Recent repairs have mostly been in kind, often including true-muntin multi-pane sash.

HISTORICAL NARRATIVE

The Upper Wedgemere/ Foxcroft Area is the north central part of the Wedgemere Park subdivision, located south of Wildwood Street and including lots along Wedgemere and the perpendicular Foxcroft. Part of the area known as Wyman Plains after its topography and the family who resided there, in the early 19th century farmsteads faced Cambridge and their fields extended east along the level terrain as well as west up the hills. The large section remained sparsely developed in 1854, when only three farmsteads were located in the entire area above Church Street and below Western Avenue (now known as Wildwood Street); twenty years later only a small number had been added. The area now laid out as lots along Wedgemere and Foxcroft was part of three long narrow lots extending east from Cambridge in the third quarter of the 19th century. At the north end was the farmstead owned by David Fisher, Frederick Marsh and later by Joseph Purrington (see Cutter/Clark-Purrington House, 161 Cambridge Street, WNT.31), below that another longer strip was held by F.A. Patch, while the southern part was owned by Wyman family and later by their nephew D.W. Locke (see William Wyman House, 143-145 Cambridge Street, WNT.29).

At the turn of the century, the open land to the west of Winchester Center was gradually taken out of agricultural production as town residents and newcomers alike saw opportunity in the town's shift from small town to ambitious suburb. Several investors went to work here in the 1880s and 90s in a series of development schemes that have left their mark in the various sections of the Old West Side. In this vicinity, Locke's heir sold his parcel to William Boynton, who initiated one of the town's most ambitious subdivisions in the 1880s on land he had accumulated east of Cambridge and north of Church Street, most to the south of this area. Boynton's holdings extended as far as Fletcher and Laurel streets on the east but wrapped around long narrow parcels still held by W.A. Emerson and V.P. Locke (see also Boynton House,

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117 Cambridge Street, WNT.24). Boynton laid out 144 lots, and development had begun on those at the eastern edge nearest to the Center by 1889. For reasons that are not yet known, Boynton then sold his holdings to William Forsyth, a local man who would go on to reorganize the plan for the subdivision known as Wedgemere Park in 1891. In 1893 Forsyth purchased property to the north from Joseph Purrington and his son George W. Purrington, who had acquired the Patch property.¹ Forsyth eventually accumulated most of the land between Wildwood on the north and Church on the south, Cambridge on the west, and a more irregular bound on the east generally along Cabot in the north but extending to Fletcher in the south. A plan of the larger area was prepared in June of 1891, which extended north-south streets, including Wedgemere, from Church in the south to Wildwood in the north, and added the east-west Lawrence Street from Cambridge to Wildwood. He devised a complex investment scheme for the Winchester Land Associates, issuing bonds and employing building restrictions to establish the neighborhood's character. His plan was short-lived, and after he defaulted on his mortgages in 1895, other investors took control of smaller sections of the large subdivision. For more details on the Boynton and Forsyth plans, see the addendum to Wedgemere Area (WNT.P).

Two pairs of men took over Forsythe's holdings in this area, Herbert Nash and Edmund K. Boynton the small southern section, Henry White and George E. Cabot the larger northern section. Nash (1849-1937) was a Boston tea merchant, and Boynton was the son of William Boynton, the earlier developer here who lived at 117 Cambridge Street (WNT.24). The Boyntons may have participated in Forsyth's scheme and likely had a personal interest in plans for their neighborhood. Nash & Boynton then established a trust to develop the large area, and imposed a number of restrictions for 25 years after 1895. Although Nash & Boynton sold much of this land briefly to the local architect E.K. Blaikie (and there may have been other such brief exchanges), it appears that they gradually sold lots to a variety of owners or developers. Within this area, they owned the lower section, primarily the lots facing Foxcroft. For more on Nash and Boynton, see the addendum to the Wedgemere Area (Area P). See Figure 1.

The three parcels to the north were sold to Henry White of Cambridge and George E. (sometimes erroneously described in the deeds as Henry B.) Cabot of Brookline for \$38,000. Henry White's common name has precluded further identification, but George E. Cabot (ca. 1861-1946) was a prominent citizen of the period. Son of Edward Clark Cabot, architect and head of MIT's School of Architecture, Cabot was educated at Mr. Noble's School and MIT, and was an electrical engineer. He is better known, however, as a member of the real estate firm Cabot Cabot & Forbes, still operating in Boston. Founded at the turn of the century, the other principals included his brother Norman W. Cabot, Paul Hamlen, and F. Murray Forbes. Cabot was president of the firm, director of the Boyleston Market Association, vice-president of the Massachusetts Hospital Life Association, and served on a number of real estate trusts as well as cultural institutions; he was also president of the Boston Athenaeum. Other affiliations included the Massachusetts Historical Society, The Country Club, and the Essex County Club.²

When they took over the property, White & Cabot established the Winchester Land Trust, "for the purpose of selling and disposing of or improving the same for the benefit of the shareholders." Perhaps like Forsyth they sought to share their debt, for when they established the trust, 20 individuals or partnerships held a total of 59,212 shares in the trust. Holdings ranged from 45 to 11,240 shares held by George Cabot. Other owners of large numbers of shares included Spencer W. Richardson (8992 shares) and William H. Hill (7306 shares); other notable share holders were Joseph and George Purrington and there were at least four women investors.

Name of shareholder, followed by the number of shares; some hold two groups of shares.

Dulcina D. Hitchcock	562	Lucy R. Albee	1124
George E. Cabot	1686, 9554	Joseph Purrington	5820
John B. Newhall	2188	S.S. Bartlett	1124, 1124
Frances A. Boyd	1124	S.W. Richardson	8892
J.J. Myers	3372	W.H. Hill	7306

¹ MCSRD: 2183:57-58 (1893), 2351: 82- 89 (multiple documents 1895).

² Boston Globe: "George E. Cabot: President of Real Estate Firm, Prominent Trustee," 19 April 1946; "George E. Cabot," 20 April 1946; "Norman W. Cabot, Realty Man Dead," 13 April 1928. Cabot Cabot & Forbes website ccfne.com.

INVENTORY FORM A CONTINUATION SHEET WINCHESTER UPPER WEDGEMERE/ FOXCROFT

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E.A. Coffin	?	W.H. Wade	562
Steadman & Kellogg	1124, 45	J.C. Labaree	1124
Lucy F. Clapp	2248	George O. Smith	2248
Henry A. Young	2810	Geo. W. Purrington	2248
Henry O. Cushman	562	Barnabas D. Capen	2765

Shortly thereafter, White & Cabot sold much of the block between Cambridge and Salisbury back to the Purringtons, but retained, for a time, the land to the east of this that extended from Salisbury across Wedgemere and Yale to Oxford, where John Ayer retained an L-shaped parcel across Yale, Oxford, and Cabot. White & Cabot mortgaged their property several times, but finally to Ellen L. Hemenway in 1901, who then assigned the mortgage to James J. O'Brian of Cambridge in 1904. They then defaulted on their mortgage and lost the land. At that time, the land was described as portions of four blocks that reflected the north-south streets planned for the area, between Cambridge and Salisbury, Salisbury and Wedgemere, Wedgemere and Harvard (now Yale), and Harvard to the land of John L. Ayer. Arthur H. Brooks purchased the four blocks in 1904 and held them until 1912.³

In 1912 Brooks sold much of the land to George B. Whitehorne, including three of the four blocks (excluding that between Cambridge and Salisbury). A new plan for the area had been prepared by the well-known engineer and landscape architect Ernest Bowditch and by Daniel Pratt, a local engineer who worked on several of the area's plot plans (see Pratt House, 33 Wildwood Street, WNT.1675). That plan included land which had been part of the three-parcel north section of Wedgemere owned by Forsyth and later by White & Cabot; land still held by Ayer; and a section of the five-parcel south section later owned by Nash & Boynton. This plan removed Lawrence Street and the lots were reorganized as a result, with some owner names added on some lots. It appears from this document that Nash & Boynton had already sold most of their lots here. Whitehorne also purchased from Nash & Boynton a long narrow lot that included 37 Wedgemere in this area and extended east all the way to Oxford.⁴ See Figure 2.

George Batten Whitehorne (1856-1933) was a builder and real estate agent, who also seems to have acquired land in the south section of Wedgemere and in other sections of town. Born in New York of English and Welsh extraction, Whitehorne and his parents and his wife Martha were living in St Paul, Minnesota, in the 1880s and 90s, where he sold men's furnishings before turning to real estate sales; in 1900s they were living in Malden. They moved to Winchester in 1908 and lived on Eaton Street and later on Glen Road. His obituary in the *Winchester Star* noted that he had "developed Wedgemere avenue and built many fine homes on Oxford Street and in other sections of the west side." Winchester Town Reports, which list building permits between 1912 and 1930, report Whitehorne as developer of six properties in this area (46, 48, 49, 52, 53 and 54 Wedgemere; two others on Wedgemere (with no street number); and others on Wedgemere north of Wildwood. Henry Symmond's research associates Whitehorne with seven more properties, 3, 9, and 15 Foxcroft and 33, 37, 44, and 51 Wedgemere.⁵

These records also identified the firm Moore & Sperry as developers in this area, which seems to have been an operation of Herbert L. Moore of Belmont and William E. Sperry of Somerville. They had purchased the lot with buildings at 47 Wedgemere from the Hadmoor Company in 1918, which involved Moore and Thomas Hadley of Cambridge; they in turn acquired the property from Whitehorne. This may be the Hadley who later lived at 45 Wedgemere.⁶

Building on these two streets moved forward quite quickly: The east end of Foxcroft was built out first, the first house there occupied in 1910, and 20 houses were built by 1917. Three houses were added at the southwest corner of the area in the late 1920s, and one more Wedgemere lot was filled in the late 1930s, another after 1950. This narrow

³ MCSRD: 2356:163 (1895), 2357:227 (1895), 2547-141 (1897), 2932:425 (1901), 3092:386, 389 (1904).

⁴ MCSRD: 3682:34 (1912), 3704:306 (1912).

⁵ Ancestry.com: Mason Membership Cards; US Census: 1900, 1910, 1920, 1930; US Directories, St Paul 1883-1898, Malden 1904-1911, Winchester 1907-08. *Winchester Star* 18 Aug 1933. "Henry's List," Winchester Archival Center; his source for these attributions is not clear, though some duplicate the information in the Building Inspector Reports.

⁶ MCSRD: 4253:45 (1919), 4183:439 (1918), 4018:594 (1915), 3972:251 (1915).

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period of development created the cohesive built environment that was the goal of ambitious developers and homeowners alike.

The occupations of the male heads of households present a uniform group of businessmen, professionals, and proprietors. The most common occupation was manufacturer, for seven individuals including paint, paper, wrench, and rubber concerns. Two each were lawyers, merchants, clerks, engineers, or in real estate. Single individuals reported their occupation as grocer, provision dealer, insurance, naval officer, buyer, superintendent, and chemist. One male was a chauffeur in residence, and looking to the 1921 list, when women were listed, fourteen households reported live-in help, including housemaids (10), housekeeper, cook, governess, and nurse. One household included a single female head. Previous place of residence is available for most of these households, as they have been captured in their first year of residence in Winchester. Eight moved from other locations in town, some elsewhere in Wedgemere. But 13 came from other towns in the Boston metropolitan area including two each from Brookline, Chelsea, and Boston, and others from Somerville, Lowell, Medford, Everett, Cambridge, and Malden; one came from Canada.

This area is a well-preserved example of an early 20th-century suburb, one of the iconic landscapes of the period. Many of the noted alterations are likely to have been accomplished early in its history and are largely sensitive to the scale and proportion of the streetscape. Recent repairs have mostly been in kind, often including true-muntin multi-pane sash.

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Research protocol for expanded data sheets:

Map research with Walker Atlas of 1906 and Sanborn Atlases 1916, 1921, 1929, 1929/50.
Winchester Annual Reports, Building Inspector Reports.

The poll/voter/street lists were then consulted to locate the first year in which an occupant was reported for the address; the names of the heads of household were recorded, as well as their ages and occupations; adult members of the household were noted as well as their occupations.

Dates assigned to houses were either the building permit or the year of the first appearance on a poll list. Lists are not available for every year, so some buildings may have been slightly earlier.

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See Research Protocol	Name, address, date Assessor's number MHC #
	<p>Style type/form features Materials (roofs assume asphalt unless noted) Notes on alterations</p> <p>First map building appears. Notes from Building Inspector Reports where available. First poll list address appears; name residents, age, occupation</p>
	<p>Eaton house, 3 Foxcroft Rd, 1910 18-223 WNT.1811</p> <p>Classical / four square hip roof, four bay, encl entry and arcaded side porches Wall Material: Stucco</p> <p>Sanborn 1916 Poll list 1910: William D. Eaton, 31, grocer.</p>
	<p>Lampee house, 9 Foxcroft Rd, 1911 18-224 WNT.1812</p> <p>Classical / center hall house hip roof, wide, Tuscan porch, rear ell Wall Material: Shingles and shiplap</p> <p>Sanborn 1916 Poll list 1911: Charles J Lampee, 30, clerk; Thomas L, 21, student.</p>
	<p>Bugbee house, 15 Foxcroft Rd, 1911 18-225 WNT.1813</p> <p>Classical / four square wrap-around porch Wall Material: Clapboards large rear addition along Wedgemere</p> <p>Sanborn 1916 Poll its 1911: James M Bugbee, 74, retired.</p>
	<p>deRochemont house, 21 Foxcroft Rd, 1914 18-246 WNT.1814</p> <p>Classical / four square wrap around Tuscan porch, part enclosed, bay wins Wall Material: Shingles</p> <p>Sanborn 1916 Poll list 1914: Louis L G deRochemont, 41, lawyer.</p>

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	<p>Kelley house, 25 Foxcroft Rd, 1912 18-247 WNT.1815</p> <p>Classical / center hall house wide, wrap-around porch, rear projecting bays Wall Material: Stucco</p> <p>Sanborn 1916 Poll list 1912: Chester B Kelley, 28, manufacturer.</p>
	<p>Eaton house, 35 Foxcroft Rd, 1928 18-266 WNT.1816</p> <p>Arts & Crafts / center hall house wings, facade gable, ell and attached garage rear Wall Material: Shingles</p> <p>Sanborn 1929 Poll list 1928: as 33 F, Charles N. Eaton, 43, paint manufacturer, Agnes S E, 33, h.</p>
	<p>Stone house, 37 Foxcroft Rd, 1928 18-288 WNT.1817</p> <p>Colonial Revival / center hall house shed-roofed wings and gar, portico Wall Material: Clapboards</p> <p>Sanborn 1929 Robert M Stone, 41, merchant, Dorothy D S, 38, h.</p>
	<p>Drummond house, 33 Wedgmere Avenue, 1913 18-248 WNT.1818</p> <p>Craftsman / center hall house very wide, rear ell, sunroom, pergola at entry Wall Material: Clapboards expanded to left</p> <p>Sanborn 1916 Poll list 1913: Frank L. Drummond, 34, provisions dealer.</p>
	<p>Ripley house, 34 Wedgmere Avenue, 1928 18-265 WNT.1819</p> <p>Colonial Revival / center hall house wings, rear ell, half-round portico, slate roof Wall Material: Brick</p> <p>Sanborn 1929 Poll list 1928: Ida Ripley, 71, at home, Louise Hermann, 30, housemaid.</p>

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	<p>Gleason house, 37 Wedgmere Avenue, 1914 18-249 WNT.1820</p> <p>Craftsman / center hall house hip roof, sunroom, protecting entry and hood Wall Material: Stucco addition of wing and two-car garage</p> <p>Sanborn 1916 Poll list 1914: Charles A Gleason, 47, real estate.</p>
	<p>, 38 Wedgmere Avenue, after 1950 18-264 WNT.1821</p> <p>No style / center-entry colonial hip roof with deep eaves, three bay Wall Material: Brick addition of two-story entry with arched glazing</p> <p>Assessor 1938 but not on 1929/50 Sanborn.</p>
	<p>Sawyer house, 40 Wedgmere Avenue, 1913 18-263 WNT.1822</p> <p>Classical / center hall house sunroom and wing, high side bay, portico Wall Material: Clapboards exceptional entablatures</p> <p>Sanborn 1916 Poll list 1913: Ralph U Sawyer, 31, manufacturer.</p>
	<p>Thayer house, 41 Wedgmere Avenue, 1939 18-250 WNT.1823</p> <p>Colonial Revival / center entry garrison colonial sunroom, hyphen to garage Wall Material: Clapboards brick on ground floor</p> <p>Sanborn 1929/50 Poll list: F Hersey Thayer, 45, paper mfr, Sylvia R T, 41, h.</p>
	<p>Corthell house, 42 Wedgmere Avenue, 1915 18-262 WNT.1824</p> <p>Arts and Crafts / center hall house wings, projecting gable on facade Wall Material: Shingles</p> <p>Sanborn 1916. Poll list 1915: Arthur B Corthell, 54, civil engineer, Mark A C, 24, mechanical engineer.</p>

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	<p>Mason house, 43 Wedgmere Avenue, 1914 18-251 WNT.1825</p> <p>Classical / center-entry colonial sunroom, portico, rear ell Wall Material: Clapboards</p> <p>Sanborn 1916 Poll list 1914: Charles H Mason, 36, insurance.</p>
	<p>Wallace house, 44 Wedgmere Avenue, 1915 18-261 WNT.1826</p> <p>Shingle Style / center hall house large cross gambrels, shed dormers, wing Wall Material: Shingles added hyphen to high gambrel garage</p> <p>Sanborn 1916 Poll list 1915: Samuel A Wallace, 46, merchant.</p>
	<p>Hadley house, 45 Wedgmere Avenue, 1916 18-252 WNT.1827</p> <p>Colonial Revival / center hall house sunroom, portico Wall Material: Clapboards</p> <p>Sanborn 1916 Poll list 1916: Thomas A Hadley, 36, real estate.</p>
	<p>Whitehorne-Barnard house, 46 Wedgmere Avenue, 1915 18-260 WNT.1828</p> <p>No style / center-entry colonial sunroom Wall Material: Clapboards recent remodel new porch, sunroom raised</p> <p>Sanborn 1916 WAR bldng permit 1915 George B Whitehorne. Poll list 1916: Thomas A Barnard, 34, wrench manufacturer.</p>
	<p>Simpson house, 47 Wedgmere Avenue, 1921 18-253 WNT.1829</p> <p>Colonial Revival / center-entry Dutch colonial sunroom Wall Material: Clapboards new portico, upper shed dormers</p> <p>Sanborn 1921. WAR bldng permit 1917 Moore & Sperry. See text. Poll list 1921: Eugene P A Simpson, 32, naval officer, Nellie P S, 31, h.</p>

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	<p>Laubham house, 48 Wedgmere Avenue, 1915 18-259 WNT.1830</p> <p>Arts and Crafts / center hall house facade gables, enclosed porch Wall Material: Stucco</p> <p>Sanborn 1916. WAR bldng permit 1915 George B Whitehorne. Poll list 1916: Clarence A. Laubham, 55, buyer, James Savory, 39, chauffer.</p>
	<p>Eaton house, 49 Wedgmere Avenue, 1915 18-254 WNT.1831</p> <p>Classical / center hall house gable on hip roof, sunroom, wing behind, portico Wall Material: Shingles</p> <p>Sanborn 1916. WAR bldng permit 1915 George B Whitehorne. Poll list 1916: Charles N Eaton, clerk.</p>
	<p>Warner house, 51 Wedgmere Avenue, 1916 18-255 WNT.1832</p> <p>Arts and Crafts / center hall house hip roof, facade gable, roof ext over sunroom Wall Material: Clapboards stucco on grd fl,</p> <p>Sanborn 1916 Poll list 1916: Clarence M Warner, 42, lawyer.</p>
	<p>Whitehorne-Moran house, 52 Wedgmere Avenue, 1916 18-258 WNT.1833</p> <p>Colonial Revival / center-entry Dutch colonial plus gabled dormers, portico, sunrm Wall Material: Clapboards sunroom raised</p> <p>Sanborn 1916. WAR bldng permit 1915 George B Whitehorne. Poll list 1917: James W Moran, 41, manufacturer.</p>
	<p>Whitehorne-Cox house, 53 Wedgmere Avenue, 1915 18-256 WNT.1834</p> <p>Arts and Crafts / center hall house facade gable, roof ext over porch, dormer above Wall Material: Clapboards</p> <p>Sanborn 1916. WAR bldng permit 1915 George B Whitehorne. Poll list 1918: Harry Cox, 46, superintendent.</p>

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Paul-Whitehorne house, 54 Wedgmere Avenue, 1916 18-257 WNT.1835

Arts and Crafts / center hall house, wing, slightly projecting entry
Wall Material: Clapboards, brick on ground floor
wing expanded

Sanborn 1916. WAF bldng permit 1916 George B Whitehorne.
Poll list 1919: no name; 1921: Alexander M. Paul, 51, rubber manufacturer, Lucile P
42, h, Fanny Lucy, 27, housemaid.

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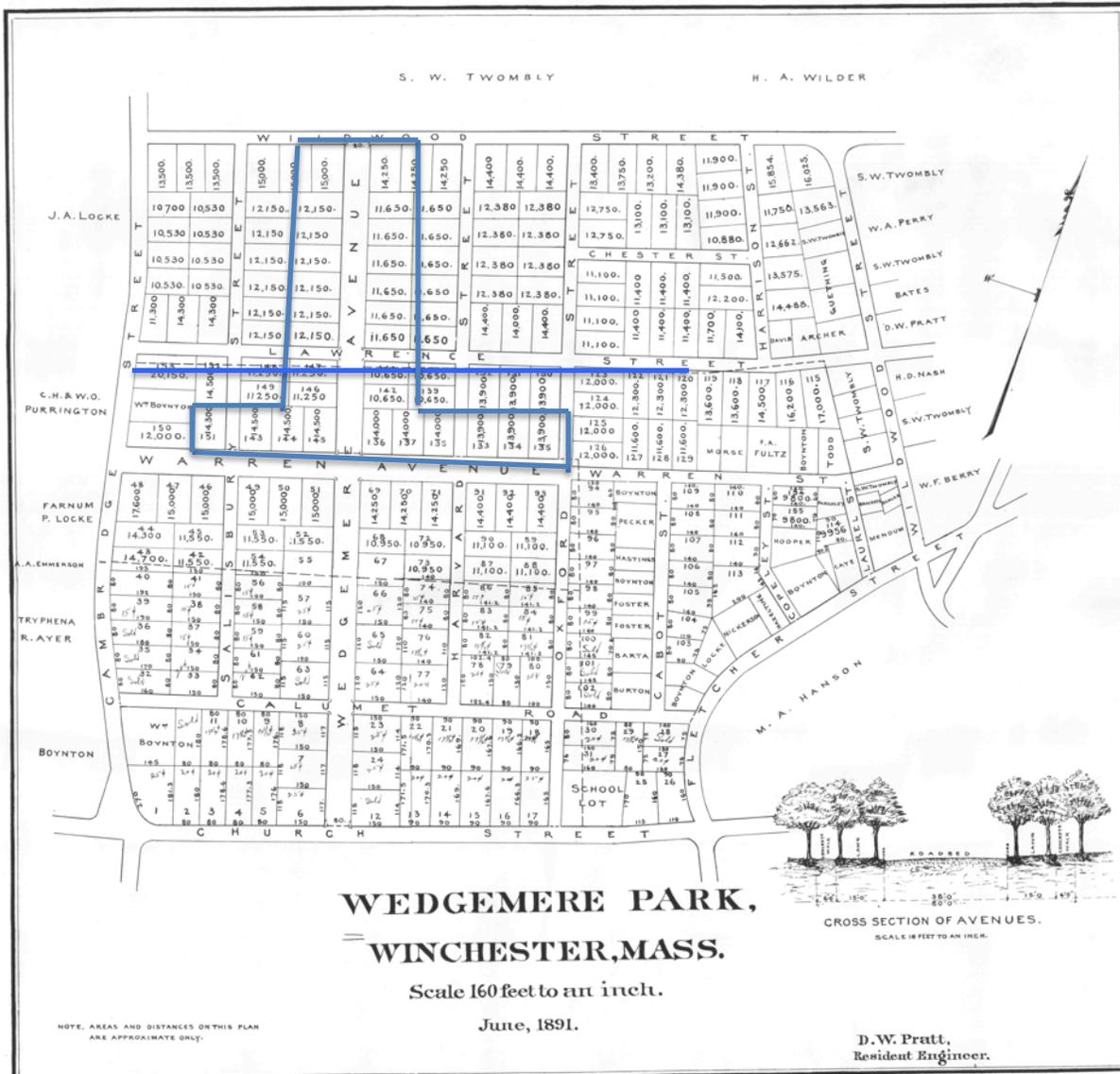


Figure 1: The 1891 plan for Wedgemere Park, showing the general bounds of the subject area in blue-gray and the line between the Nash & Boynton holdings on the south and the White & Cabot holdings on the north in bright blue. Winchester Archive Center (acquired from the Massachusetts Archives).

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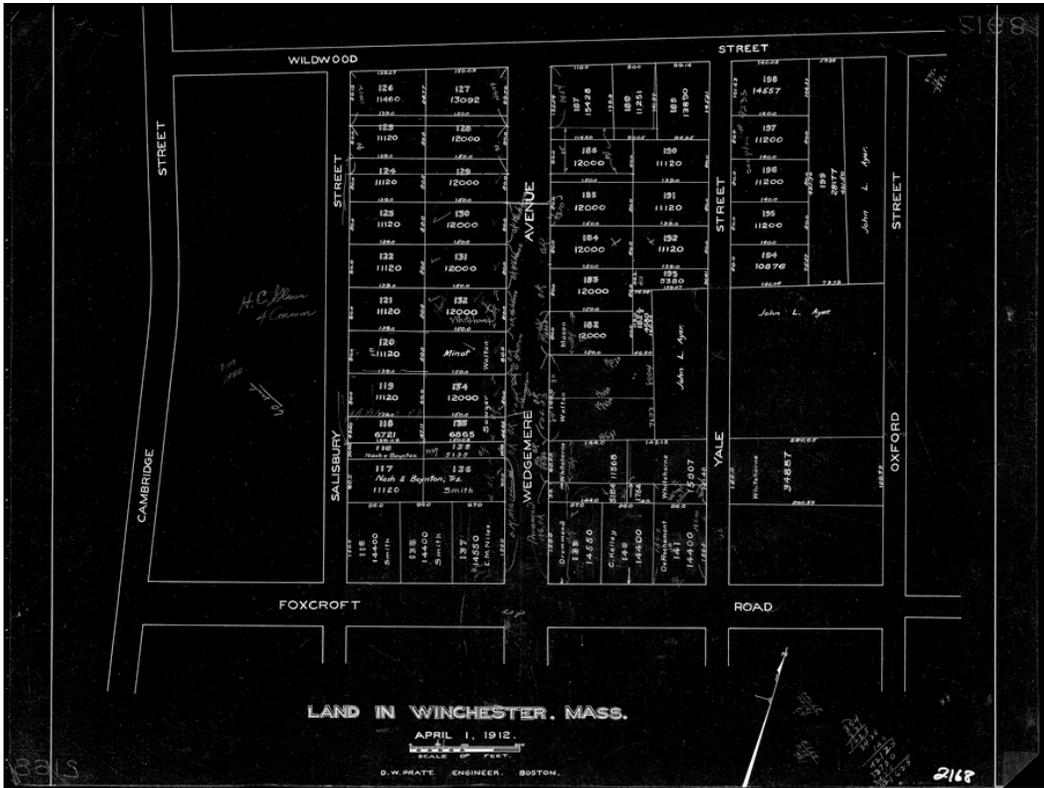


Figure 2: The 1912 reorganization of lots in the subject area and in immediately adjacent area to the east and west. Here again, the east-west line between the Nash & Boynton holdings, to the south, and the White & Cabot holdings to the north, at the time they were purchased by George B. Whitehorne. Winchester Engineering Department plan # 2168.

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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

This area is recommended for listing in the National Register as part of an amended and expanded Wedgemere National Register District.

The Wedgemere Historic District (WNT.P), listed as part of the Winchester Multiple Resource Area in 1989, describes a subdivision planned over the late 19th and early 20th century and built out in ample and stylish single-family residences over the first half of the 20th century. At the time of this listing, the district included only the southern half of the area as it was defined at the turn of the century. This is an artifact of the survey's focus on properties constructed before 1917, which led researchers to consider only this earliest section. Additional research has led to a better understanding of the entire subdivision, which suggests expansion of the district and a longer period of significance to cover the filling-out of the original plan between 1883/1891 and about 1960. At its broadest and most inclusive configuration, the district would be extended to the west and to the north, and the new boundaries of the area would be Church and Fletcher streets on the south, Cambridge Street on the west, and Wildwood Street on the north and east. An alternative would be to list separately the Boynton section of Wedgemere (a portion already included in the district, but extended north to Lawrence) and the Twombly Subdivision (WNT.AR) at the east side along Wildwood and Harrison. Either way, the larger area would still meet criteria A and C at the local level, as a fine example of an iconic period landscape with exceptional individual examples and a full range of common regional house types. Areas of significance would include architecture, community development and planning, and social history. The properties are quite well preserved, and the area and its individual components retain integrity of location, setting, design, materials, workmanship, feeling, and association.

FORM A - AREA

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

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Photograph



34 Wedgemere Avenue at the corner of Foxcroft, with deep verges and setbacks, shade trees

Town/City: Winchester

Place (neighborhood or village): Old West Side

Name of Area: Upper Wedgemere/ Foxcroft

Present Use: single-family residential

Construction Dates or Period: primarily 1910-1920

Overall Condition: excellent

Major Intrusions and Alterations:
some additions and remodeling of houses

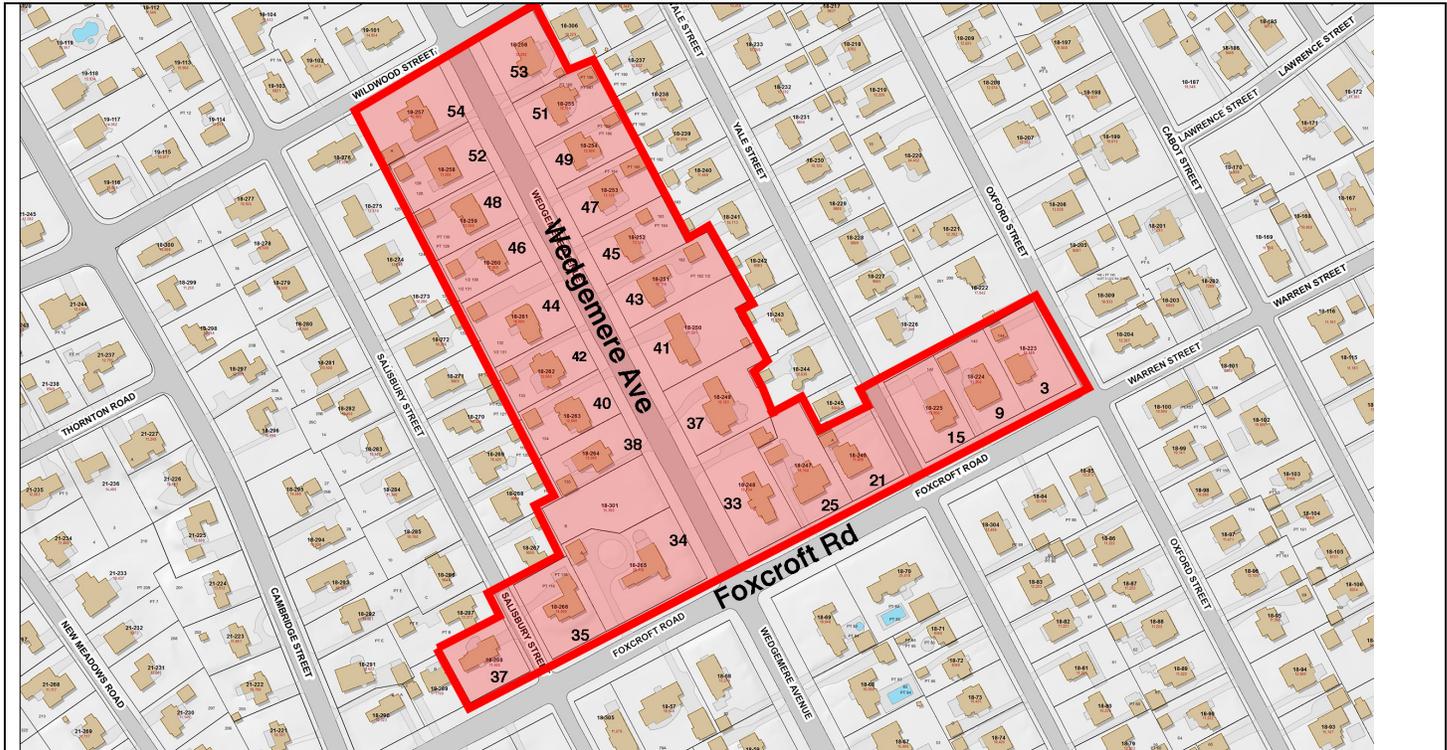
Acreage: about 11.8 acres

Recorded by: Claire W. Dempsey

Organization: Winchester Historical Commission

Date (month/year): August 2018

Locus Map (north is up)



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.

ARCHITECTURAL DESCRIPTION

The Upper Wedgemere/ Foxcroft Area is a T-shaped tract, constituting the upper end of the intersecting avenues that serve as axes for the section of the Old West Side that was, for a time, known as Wedgemere Park. Consisting of a large grid laid over a uniformly level stretch of terrain, the area is sometimes known as the Flats. Part of that subdivision, located to the south of Foxcroft and extending south to Church Street was listed on the National Register in 1989 (WNT.P); an addendum to Area P clarifies its complex development process. Three later sections of the subdivision located north of Foxcroft and south of Wildwood were surveyed in 2017/18, including the subject area; the Ayer Area to the east on Yale, Oxford, and Cabot streets (WNT.AN); and the Salisbury Area (WNT.AQ) to the west, including the block between Cambridge and Salisbury streets and the west half of the block between Salisbury and Wedgemere. The subject area is bounded by Foxcroft on the south and Wildwood on the north, and includes houses on ample lots facing Wedgemere and Foxcroft. This was the first section developed in the north part of the Wedgemere subdivision, no doubt because of the generous width of the avenues. The area consists of 25 houses built between 1910 and 1920. Three houses were added in the late 1920s, one in the late 1930s, and one after 1950.

Like most sections of the larger subdivision, the arrangement of lots within those blocks had been at least tentatively laid out in 1891, but was reorganized on several occasions in the early 20th century. The arrangement today is for similarly-sized lots laid over the level ground, with some variation in the lots' dimensions because of the phases of reorganization. Most houses sit near the center of their respective lots, somewhat closer to the street, but with very deep setbacks. The area is also notable for the deep verges between the sidewalks and the streets. The streets are flanked by mature trees and the lawns include specimen trees and foundation plantings which in some instances obscure the buildings. Some of the properties have garages set back from the road and behind their respective houses.

The Upper Wedgemere/ Foxcroft area was built out within a comparatively narrow period, so it is no surprise that the buildings present a cohesive streetscape. Much of this is due to these wide avenues, deep verges, and setbacks, but the scale and general form of the houses are indicative of the timing and goals of development here. Most are two stories in height with a high habitable attic, and usually present as large, cubical volumes with calm profiles, examples of the town's quite large, often architect designed, suburban houses. This reflects a shift in taste away from houses that seemed overwrought and cluttered and toward more open and regular volumes through the simplification of wall covers, massing, silhouettes, and plans. Towers were rare, as were multiple projecting bays, though simple square bay windows and dormers remained, as did entry and full or wrap-around porches. Simpler ornament was derived from the Arts and Crafts or the Craftsman movement or employed the order-driven trim long popular in Classical and Renaissance revivals. These houses might be covered in stucco, clapboards or shingles, with deeply overhanging roofs supported by brackets or exposed rafter tails, large multi-pane windows often grouped, rich and various entry treatments. Some houses are Colonial Revival in style, clapboard or single covered with symmetrically deployed apertures, shallow eaves, shutters, and restrained ornament.

The larger houses found here included eight, nine, ten or more rooms, and they continued to rely on the common center-hall or center-entry plan, but expanded it with a handful of predictable features. One key method was to simply increase the scale of the building, creating larger, more spacious rooms; most houses here measure 38 to 42 feet across, some are wider. Most commonly, the familiar core is augmented by a sunroom to one side, often with a balancing wing opposite, adding a den, study, or other specialized room; some wings rose to two stories. In larger houses, service spaces might be pushed into large ells and wings, providing more commodious work zones, bedrooms for servants, and leaving more room in the core for added rooms beyond the common suite of living room and dining room. Attic spaces were commonly quite generous, made more comfortably habitable with gables and dormers improving headroom. Central heat

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made truly open plans more feasible, and as a result, wider cased openings between rooms, increasingly without doors, allowed spaces to flow together.

It is, however, important to note that three of the earliest houses built here are examples of the more moderate-sized house type known as the four square, or something like it, with narrower facades and more compact plans than the later houses. Two demonstrate the key attributes of the type, a cubical hip-roofed volume, with dormers, a side-entry façade, and wrap-around porches. The best preserved of these, **21 Foxcroft (1914)**, includes canted bay windows, a uniform shingle cover, and a porch of Tuscan columns set on a parapet. Recently significantly expanded, **15 Foxcroft (1911)** retains its core volume with sympathetic finishes including wide and narrow siding, shingled and square porch columns also set on a parapet. At **3 Foxcroft (1910)**, the volume is wider and deeper, with its four-bay facade including a glazed Tuscan entry porch, modillions at the eaves, paired windows, and a broad side porch with wide supports and arched soffits.

Most of the larger houses are frame with clapboard or shingle wall cover, their high hip roofs have dormers matching their overhanging roofs, and a generally Classical or Craftsman aesthetic. The house at **33 Wedgemere (1913)**, at the corner of Foxcroft, is very wide and asymmetrical under its hip roof, with a right sunroom and square bay windows on the façade; there was a small rear ell as well, but the building appears to have been a single pile in depth. The entry porch is a pergola with molded rafter ends and supported by Tuscan columns. Another hip-roofed example, not quite so wide but double pile in plan and including a rear ell, is the house at **9 Foxcroft (1911)**. Here too there is a smaller square bay and clustered windows and a broad porch with Tuscan columns set on a parapet. The house at **49 Wedgemere (1915)** has a gable-on-hip roof, with a wing and a sunroom set forward from the façade plan and a Tuscan portico over an arched entry, with an unusually deep entablature. Gable roofs were also deeply overhanging, as can be seen at **43 Wedgemere (1914)**, where it is supported by paired brackets. This example also includes a sunroom, a rear ell, clustered windows, and at its entry, an arched porch supported by robust Tuscan columns. A slightly later example at **54 Wedgemere (1916)** is brick on the ground floor, with a broad central bay that projects slightly. Brackets support the roof and the door hood, with Tuscan pilasters flanking the door. Large stuccoed examples with hip roofs constitute a significant sub group of these houses and two can be found here. The most elaborate is **37 Wedgemere (1914)**, with an original sunroom to the right and bowed bay windows on the facade; an added hyphen or breezeway connects to a two-bay garage. Its main roof has long molded rafter tails (as do the other roofs), with a central arch over a four-part window and a glazed entry porch below; thick columns and brackets support that roof. The house at **25 Foxcroft (1912)** is partially obscured by evergreens, but presents a broad stance with a slight kick at the overhanging eaves, triple and cottage windows, and a wrap-around Tuscan porch.

Evidence of the continuing influence of the English Arts and Crafts movement can be seen in houses that add one or more broad façade gable, a treatment associated with C.F.A. Voysey (1857-1941). The stuccoed house at **48 Wedgemere (1915)** has a hip-roofed core, with a façade gable to the right and a slightly projecting asymmetrical gable on the left of its façade whose roof extends over its sunroom. Its entry porch has a clipped-gable roof and arched soffit, with an adjacent arched window and brackets at the roofs' eaves. The example at **51 Wedgemere (1916)** is stuccoed on the ground floor and clapboard above, with a façade gable to the left and an extension of its hip roof that shelters its right-side sunroom. An arched door hood with brackets resembles the Baroque treatment, and there are rafter tails at the eaves. Covered in shingles, the house at **35 Foxcroft (1928)** has a hip roof with a hip-roofed entry porch and a small façade gable to its right; it is expanded to both the left and right by low wings. The design focuses on its frontispiece, where the door is flanked by thick pilasters supporting a shallow balcony at the upper center window, with swept casings. At **42 Wedgemere (1915)** a slightly projecting gabled element covers most of the façade of the gabled block; it is expanded to each side by low wings. It is covered in shingles with extended rafters supporting the deep eaves. At **53 Wedgemere (1915)**, a gambrel-roofed block forms the core, with an asymmetrical bay to the left and an extension of the front roof slope forming the entry porch. Large Tuscan columns support that porch, with a shed dormer above screened by a simple balustrade. Another gambrel-roofed house, at **44 Wedgemere (1915)**, has features reflecting the lingering influence of the Shingle style, including its large main mass, presenting its gambrel end to the street and a perpendicular gambrel wing with a sunroom. Its entry porch is supported by thick Tuscan columns and flanked by a small oriel.

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Other houses in the area resemble the others in scale, form, and plan, but reflect the rising interest in the Colonial Revival. The largest of these is the brick house at **34 Wedgemere (1928)** on the corner of Foxcroft, where the ample core is augmented by wings as well as a rear ell. Its trim echoes treatments of the Federal era, with an arched entry screened by a half-round porch supported by attenuated columns and trimmed with dentils. The ground floor windows are set in arched reveals with contrasting keystones, and its cornice employs a gothic-arch entablature. Here the roof is slate, and its shallow eaves provide a key contrast to the buildings described above. Most examples, however, are frame and bear a close resemblance to one another in their symmetrical facades, pedimented entries, exterior chimneys, and sunrooms, now routinely painted white with black shutters. At **37 Foxcroft (1928)** there are two wings but no dormers, and the porch soffit is arched, while **45 Wedgemere (1916)** includes only a sunroom, adds dormers, and employs paired columns. The house at **40 Wedgemere (1913)** resembles these, but demonstrates the blurring of the Colonial Revival and the enduring popularity of Classical motifs. Its roof has a deeper overhang, though the core is the same, with unusual trim on its wing and entry that includes bold modillion blocks and triglyphs on its entablature. **46 Wedgemere (1915)** now includes a front porch and a raised sunroom.

Contemporary with these are houses that share a similar core volume but embrace decorative features that link them to earlier or more regional colonial traditions, including the gambrel roof of the Dutch colonial and the overhanging upper story of the garrison colonial. Both of the Dutch colonials here employ true gambrel roofs, with shed dormers to allow a full second story, the addition of a sunroom, and clustered windows. At **47 Wedgemere (1917)**, there is a new porch and shed dormers in the attic; at **52 Wedgemere (1915)**, the wing has been raised to the height of the main block, and the gabled dormers may be additions to the main mass. A later garrison house at **41 Wedgemere (1939)** includes a brock ground floor under its deeply overhanging upper story, with a wing on one side and a hyphen and two-bay garage opposite. The last house added to the area, **38 Wedgemere (after 1950)**, is a three-bay brick colonial under a hip roof, with a high brick frontispiece with arched glazing that appears to be an addition.

This area is a well-preserved example of an early 20th-century suburb, one of the iconic landscapes of the period. Many of the noted alterations are largely sensitive to the scale and proportion of the streetscape. Recent repairs have mostly been in kind, often including true-muntin multi-pane sash.

HISTORICAL NARRATIVE

The Upper Wedgemere/ Foxcroft Area is the north central part of the Wedgemere Park subdivision, located south of Wildwood Street and including lots along Wedgemere and the perpendicular Foxcroft. Part of the area known as Wyman Plains after its topography and the family who resided there, in the early 19th century farmsteads faced Cambridge and their fields extended east along the level terrain as well as west up the hills. The large section remained sparsely developed in 1854, when only three farmsteads were located in the entire area above Church Street and below Western Avenue (now known as Wildwood Street); twenty years later only a small number had been added. The area now laid out as lots along Wedgemere and Foxcroft was part of three long narrow lots extending east from Cambridge in the third quarter of the 19th century. At the north end was the farmstead owned by David Fisher, Frederick Marsh and later by Joseph Purrington (see Cutter/Clark-Purrington House, 161 Cambridge Street, WNT.31), below that another longer strip was held by F.A. Patch, while the southern part was owned by Wyman family and later by their nephew D.W. Locke (see William Wyman House, 143-145 Cambridge Street, WNT.29).

At the turn of the century, the open land to the west of Winchester Center was gradually taken out of agricultural production as town residents and newcomers alike saw opportunity in the town's shift from small town to ambitious suburb. Several investors went to work here in the 1880s and 90s in a series of development schemes that have left their mark in the various sections of the Old West Side. In this vicinity, Locke's heir sold his parcel to William Boynton, who initiated one of the town's most ambitious subdivisions in the 1880s on land he had accumulated east of Cambridge and north of Church Street, most to the south of this area. Boynton's holdings extended as far as Fletcher and Laurel streets on the east but wrapped around long narrow parcels still held by W.A. Emerson and V.P. Locke (see also Boynton House,

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117 Cambridge Street, WNT.24). Boynton laid out 144 lots, and development had begun on those at the eastern edge nearest to the Center by 1889. For reasons that are not yet known, Boynton then sold his holdings to William Forsyth, a local man who would go on to reorganize the plan for the subdivision known as Wedgemere Park in 1891. In 1893 Forsyth purchased property to the north from Joseph Purrington and his son George W. Purrington, who had acquired the Patch property.¹ Forsyth eventually accumulated most of the land between Wildwood on the north and Church on the south, Cambridge on the west, and a more irregular bound on the east generally along Cabot in the north but extending to Fletcher in the south. A plan of the larger area was prepared in June of 1891, which extended north-south streets, including Wedgemere, from Church in the south to Wildwood in the north, and added the east-west Lawrence Street from Cambridge to Wildwood. He devised a complex investment scheme for the Winchester Land Associates, issuing bonds and employing building restrictions to establish the neighborhood's character. His plan was short-lived, and after he defaulted on his mortgages in 1895, other investors took control of smaller sections of the large subdivision. For more details on the Boynton and Forsyth plans, see the addendum to Wedgemere Area (WNT.P).

Two pairs of men took over Forsythe's holdings in this area, Herbert Nash and Edmund K. Boynton the small southern section, Henry White and George E. Cabot the larger northern section. Nash (1849-1937) was a Boston tea merchant, and Boynton was the son of William Boynton, the earlier developer here who lived at 117 Cambridge Street (WNT.24). The Boyntons may have participated in Forsyth's scheme and likely had a personal interest in plans for their neighborhood. Nash & Boynton then established a trust to develop the large area, and imposed a number of restrictions for 25 years after 1895. Although Nash & Boynton sold much of this land briefly to the local architect E.K. Blaikie (and there may have been other such brief exchanges), it appears that they gradually sold lots to a variety of owners or developers. Within this area, they owned the lower section, primarily the lots facing Foxcroft. For more on Nash and Boynton, see the addendum to the Wedgemere Area (Area P). See Figure 1.

The three parcels to the north were sold to Henry White of Cambridge and George E. (sometimes erroneously described in the deeds as Henry B.) Cabot of Brookline for \$38,000. Henry White's common name has precluded further identification, but George E. Cabot (ca. 1861-1946) was a prominent citizen of the period. Son of Edward Clark Cabot, architect and head of MIT's School of Architecture, Cabot was educated at Mr. Noble's School and MIT, and was an electrical engineer. He is better known, however, as a member of the real estate firm Cabot Cabot & Forbes, still operating in Boston. Founded at the turn of the century, the other principals included his brother Norman W. Cabot, Paul Hamlen, and F. Murray Forbes. Cabot was president of the firm, director of the Boyleston Market Association, vice-president of the Massachusetts Hospital Life Association, and served on a number of real estate trusts as well as cultural institutions; he was also president of the Boston Athenaeum. Other affiliations included the Massachusetts Historical Society, The Country Club, and the Essex County Club.²

When they took over the property, White & Cabot established the Winchester Land Trust, "for the purpose of selling and disposing of or improving the same for the benefit of the shareholders." Perhaps like Forsyth they sought to share their debt, for when they established the trust, 20 individuals or partnerships held a total of 59,212 shares in the trust. Holdings ranged from 45 to 11,240 shares held by George Cabot. Other owners of large numbers of shares included Spencer W. Richardson (8992 shares) and William H. Hill (7306 shares); other notable share holders were Joseph and George Purrington and there were at least four women investors.

Name of shareholder, followed by the number of shares; some hold two groups of shares.

Dulcina D. Hitchcock	562	Lucy R. Albee	1124
George E. Cabot	1686, 9554	Joseph Purrington	5820
John B. Newhall	2188	S.S. Bartlett	1124, 1124
Frances A. Boyd	1124	S.W. Richardson	8892
J.J. Myers	3372	W.H. Hill	7306

¹ MCSRD: 2183:57-58 (1893), 2351: 82- 89 (multiple documents 1895).

² Boston Globe: "George E. Cabot: President of Real Estate Firm, Prominent Trustee," 19 April 1946; "George E. Cabot," 20 April 1946; "Norman W. Cabot, Realty Man Dead," 13 April 1928. Cabot Cabot & Forbes website ccfne.com.

INVENTORY FORM A CONTINUATION SHEET WINCHESTER UPPER WEDGEMERE/ FOXCROFT

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E.A. Coffin	?	W.H. Wade	562
Steadman & Kellogg	1124, 45	J.C. Labaree	1124
Lucy F. Clapp	2248	George O. Smith	2248
Henry A. Young	2810	Geo. W. Purrington	2248
Henry O. Cushman	562	Barnabas D. Capen	2765

Shortly thereafter, White & Cabot sold much of the block between Cambridge and Salisbury back to the Purringtons, but retained, for a time, the land to the east of this that extended from Salisbury across Wedgemere and Yale to Oxford, where John Ayer retained an L-shaped parcel across Yale, Oxford, and Cabot. White & Cabot mortgaged their property several times, but finally to Ellen L. Hemenway in 1901, who then assigned the mortgage to James J. O'Brian of Cambridge in 1904. They then defaulted on their mortgage and lost the land. At that time, the land was described as portions of four blocks that reflected the north-south streets planned for the area, between Cambridge and Salisbury, Salisbury and Wedgemere, Wedgemere and Harvard (now Yale), and Harvard to the land of John L. Ayer. Arthur H. Brooks purchased the four blocks in 1904 and held them until 1912.³

In 1912 Brooks sold much of the land to George B. Whitehorne, including three of the four blocks (excluding that between Cambridge and Salisbury). A new plan for the area had been prepared by the well-known engineer and landscape architect Ernest Bowditch and by Daniel Pratt, a local engineer who worked on several of the area's plot plans (see Pratt House, 33 Wildwood Street, WNT.1675). That plan included land which had been part of the three-parcel north section of Wedgemere owned by Forsyth and later by White & Cabot; land still held by Ayer; and a section of the five-parcel south section later owned by Nash & Boynton. This plan removed Lawrence Street and the lots were reorganized as a result, with some owner names added on some lots. It appears from this document that Nash & Boynton had already sold most of their lots here. Whitehorne also purchased from Nash & Boynton a long narrow lot that included 37 Wedgemere in this area and extended east all the way to Oxford.⁴ See Figure 2.

George Batten Whitehorne (1856-1933) was a builder and real estate agent, who also seems to have acquired land in the south section of Wedgemere and in other sections of town. Born in New York of English and Welsh extraction, Whitehorne and his parents and his wife Martha were living in St Paul, Minnesota, in the 1880s and 90s, where he sold men's furnishings before turning to real estate sales; in 1900s they were living in Malden. They moved to Winchester in 1908 and lived on Eaton Street and later on Glen Road. His obituary in the *Winchester Star* noted that he had "developed Wedgemere avenue and built many fine homes on Oxford Street and in other sections of the west side." Winchester Town Reports, which list building permits between 1912 and 1930, report Whitehorne as developer of six properties in this area (46, 48, 49, 52, 53 and 54 Wedgemere; two others on Wedgemere (with no street number); and others on Wedgemere north of Wildwood. Henry Symmond's research associates Whitehorne with seven more properties, 3, 9, and 15 Foxcroft and 33, 37, 44, and 51 Wedgemere.⁵

These records also identified the firm Moore & Sperry as developers in this area, which seems to have been an operation of Herbert L. Moore of Belmont and William E. Sperry of Somerville. They had purchased the lot with buildings at 47 Wedgemere from the Hadmoor Company in 1918, which involved Moore and Thomas Hadley of Cambridge; they in turn acquired the property from Whitehorne. This may be the Hadley who later lived at 45 Wedgemere.⁶

Building on these two streets moved forward quite quickly: The east end of Foxcroft was built out first, the first house there occupied in 1910, and 20 houses were built by 1917. Three houses were added at the southwest corner of the area in the late 1920s, and one more Wedgemere lot was filled in the late 1930s, another after 1950. This narrow

³ MCSRD: 2356:163 (1895), 2357:227 (1895), 2547-141 (1897), 2932:425 (1901), 3092:386, 389 (1904).

⁴ MCSRD: 3682:34 (1912), 3704:306 (1912).

⁵ Ancestry.com: Mason Membership Cards; US Census: 1900, 1910, 1920, 1930; US Directories, St Paul 1883-1898, Malden 1904-1911, Winchester 1907-08. *Winchester Star* 18 Aug 1933. "Henry's List," Winchester Archival Center; his source for these attributions is not clear, though some duplicate the information in the Building Inspector Reports.

⁶ MCSRD: 4253:45 (1919), 4183:439 (1918), 4018:594 (1915), 3972:251 (1915).

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period of development created the cohesive built environment that was the goal of ambitious developers and homeowners alike.

The occupations of the male heads of households present a uniform group of businessmen, professionals, and proprietors. The most common occupation was manufacturer, for seven individuals including paint, paper, wrench, and rubber concerns. Two each were lawyers, merchants, clerks, engineers, or in real estate. Single individuals reported their occupation as grocer, provision dealer, insurance, naval officer, buyer, superintendent, and chemist. One male was a chauffeur in residence, and looking to the 1921 list, when women were listed, fourteen households reported live-in help, including housemaids (10), housekeeper, cook, governess, and nurse. One household included a single female head. Previous place of residence is available for most of these households, as they have been captured in their first year of residence in Winchester. Eight moved from other locations in town, some elsewhere in Wedgemere. But 13 came from other towns in the Boston metropolitan area including two each from Brookline, Chelsea, and Boston, and others from Somerville, Lowell, Medford, Everett, Cambridge, and Malden; one came from Canada.

This area is a well-preserved example of an early 20th-century suburb, one of the iconic landscapes of the period. Many of the noted alterations are likely to have been accomplished early in its history and are largely sensitive to the scale and proportion of the streetscape. Recent repairs have mostly been in kind, often including true-muntin multi-pane sash.

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- Winchester List of Residents (Poll), 1910-1939.

Research protocol for expanded data sheets:

Map research with Walker Atlas of 1906 and Sanborn Atlases 1916, 1921, 1929, 1929/50.
Winchester Annual Reports, Building Inspector Reports.

The poll/voter/street lists were then consulted to locate the first year in which an occupant was reported for the address; the names of the heads of household were recorded, as well as their ages and occupations; adult members of the household were noted as well as their occupations.

Dates assigned to houses were either the building permit or the year of the first appearance on a poll list. Lists are not available for every year, so some buildings may have been slightly earlier.

INVENTORY FORM A CONTINUATION SHEET WINCHESTER UPPER WEDGEMERE/ FOXCROFT

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See Research Protocol	Name, address, date Assessor's number MHC #
	<p>Style type/form features Materials (roofs assume asphalt unless noted) Notes on alterations</p> <p>First map building appears. Notes from Building Inspector Reports where available. First poll list address appears; name residents, age, occupation</p>
	<p>Eaton house, 3 Foxcroft Rd, 1910 18-223 WNT.1811</p> <p>Classical / four square hip roof, four bay, encl entry and arcaded side porches Wall Material: Stucco</p> <p>Sanborn 1916 Poll list 1910: William D. Eaton, 31, grocer.</p>
	<p>Lampee house, 9 Foxcroft Rd, 1911 18-224 WNT.1812</p> <p>Classical / center hall house hip roof, wide, Tuscan porch, rear ell Wall Material: Shingles and shiplap</p> <p>Sanborn 1916 Poll list 1911: Charles J Lampee, 30, clerk; Thomas L, 21, student.</p>
	<p>Bugbee house, 15 Foxcroft Rd, 1911 18-225 WNT.1813</p> <p>Classical / four square wrap-around porch Wall Material: Clapboards large rear addition along Wedgemere</p> <p>Sanborn 1916 Poll its 1911: James M Bugbee, 74, retired.</p>
	<p>deRochemont house, 21 Foxcroft Rd, 1914 18-246 WNT.1814</p> <p>Classical / four square wrap around Tuscan porch, part enclosed, bay wins Wall Material: Shingles</p> <p>Sanborn 1916 Poll list 1914: Louis L G deRochemont, 41, lawyer.</p>

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	<p>Kelley house, 25 Foxcroft Rd, 1912 18-247 WNT.1815</p> <p>Classical / center hall house wide, wrap-around porch, rear projecting bays Wall Material: Stucco</p> <p>Sanborn 1916 Poll list 1912: Chester B Kelley, 28, manufacturer.</p>
	<p>Eaton house, 35 Foxcroft Rd, 1928 18-266 WNT.1816</p> <p>Arts & Crafts / center hall house wings, facade gable, ell and attached garage rear Wall Material: Shingles</p> <p>Sanborn 1929 Poll list 1928: as 33 F, Charles N. Eaton, 43, paint manufacturer, Agnes S E, 33, h.</p>
	<p>Stone house, 37 Foxcroft Rd, 1928 18-288 WNT.1817</p> <p>Colonial Revival / center hall house shed-roofed wings and gar, portico Wall Material: Clapboards</p> <p>Sanborn 1929 Robert M Stone, 41, merchant, Dorothy D S, 38, h.</p>
	<p>Drummond house, 33 Wedgmere Avenue, 1913 18-248 WNT.1818</p> <p>Craftsman / center hall house very wide, rear ell, sunroom, pergola at entry Wall Material: Clapboards expanded to left</p> <p>Sanborn 1916 Poll list 1913: Frank L. Drummond, 34, provisions dealer.</p>
	<p>Ripley house, 34 Wedgmere Avenue, 1928 18-265 WNT.1819</p> <p>Colonial Revival / center hall house wings, rear ell, half-round portico, slate roof Wall Material: Brick</p> <p>Sanborn 1929 Poll list 1928: Ida Ripley, 71, at home, Louise Hermann, 30, housemaid.</p>

INVENTORY FORM A CONTINUATION SHEET WINCHESTER UPPER WEDGEMERE/ FOXCROFT

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	<p>Gleason house, 37 Wedgmere Avenue, 1914 18-249 WNT.1820</p> <p>Craftsman / center hall house hip roof, sunroom, protecting entry and hood Wall Material: Stucco addition of wing and two-car garage</p> <p>Sanborn 1916 Poll list 1914: Charles A Gleason, 47, real estate.</p>
	<p>, 38 Wedgmere Avenue, after 1950 18-264 WNT.1821</p> <p>No style / center-entry colonial hip roof with deep eaves, three bay Wall Material: Brick addition of two-story entry with arched glazing</p> <p>Assessor 1938 but not on 1929/50 Sanborn.</p>
	<p>Sawyer house, 40 Wedgmere Avenue, 1913 18-263 WNT.1822</p> <p>Classical / center hall house sunroom and wing, high side bay, portico Wall Material: Clapboards exceptional entablatures</p> <p>Sanborn 1916 Poll list 1913: Ralph U Sawyer, 31, manufacturer.</p>
	<p>Thayer house, 41 Wedgmere Avenue, 1939 18-250 WNT.1823</p> <p>Colonial Revival / center entry garrison colonial sunroom, hyphen to garage Wall Material: Clapboards brick on ground floor</p> <p>Sanborn 1929/50 Poll list: F Hersey Thayer, 45, paper mfr, Sylvia R T, 41, h.</p>
	<p>Corthell house, 42 Wedgmere Avenue, 1915 18-262 WNT.1824</p> <p>Arts and Crafts / center hall house wings, projecting gable on facade Wall Material: Shingles</p> <p>Sanborn 1916. Poll list 1915: Arthur B Corthell, 54, civil engineer, Mark A C, 24, mechanical engineer.</p>

INVENTORY FORM A CONTINUATION SHEET WINCHESTER UPPER WEDGEMERE/ FOXCROFT

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	<p>Mason house, 43 Wedgmere Avenue, 1914 18-251 WNT.1825</p> <p>Classical / center-entry colonial sunroom, portico, rear ell Wall Material: Clapboards</p> <p>Sanborn 1916 Poll list 1914: Charles H Mason, 36, insurance.</p>
	<p>Wallace house, 44 Wedgmere Avenue, 1915 18-261 WNT.1826</p> <p>Shingle Style / center hall house large cross gambrels, shed dormers, wing Wall Material: Shingles added hyphen to high gambrel garage</p> <p>Sanborn 1916 Poll list 1915: Samuel A Wallace, 46, merchant.</p>
	<p>Hadley house, 45 Wedgmere Avenue, 1916 18-252 WNT.1827</p> <p>Colonial Revival / center hall house sunroom, portico Wall Material: Clapboards</p> <p>Sanborn 1916 Poll list 1916: Thomas A Hadley, 36, real estate.</p>
	<p>Whitehorne-Barnard house, 46 Wedgmere Avenue, 1915 18-260 WNT.1828</p> <p>No style / center-entry colonial sunroom Wall Material: Clapboards recent remodel new porch, sunroom raised</p> <p>Sanborn 1916 WAR bldng permit 1915 George B Whitehorne. Poll list 1916: Thomas A Barnard, 34, wrench manufacturer.</p>
	<p>Simpson house, 47 Wedgmere Avenue, 1921 18-253 WNT.1829</p> <p>Colonial Revival / center-entry Dutch colonial sunroom Wall Material: Clapboards new portico, upper shed dormers</p> <p>Sanborn 1921. WAR bldng permit 1917 Moore & Sperry. See text. Poll list 1921: Eugene P A Simpson, 32, naval officer, Nellie P S, 31, h.</p>

INVENTORY FORM A CONTINUATION SHEET WINCHESTER UPPER WEDGEMERE/ FOXCROFT

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	<p>Laubham house, 48 Wedgmere Avenue, 1915 18-259 WNT.1830</p> <p>Arts and Crafts / center hall house facade gables, enclosed porch Wall Material: Stucco</p> <p>Sanborn 1916. WAR bldng permit 1915 George B Whitehorne. Poll list 1916: Clarence A. Laubham, 55, buyer, James Savory, 39, chauffer.</p>
	<p>Eaton house, 49 Wedgmere Avenue, 1915 18-254 WNT.1831</p> <p>Classical / center hall house gable on hip roof, sunroom, wing behind, portico Wall Material: Shingles</p> <p>Sanborn 1916. WAR bldng permit 1915 George B Whitehorne. Poll list 1916: Charles N Eaton, clerk.</p>
	<p>Warner house, 51 Wedgmere Avenue, 1916 18-255 WNT.1832</p> <p>Arts and Crafts / center hall house hip roof, facade gable, roof ext over sunroom Wall Material: Clapboards stucco on grnd fl,</p> <p>Sanborn 1916 Poll list 1916: Clarence M Warner, 42, lawyer.</p>
	<p>Whitehorne-Moran house, 52 Wedgmere Avenue, 1916 18-258 WNT.1833</p> <p>Colonial Revival / center-entry Dutch colonial plus gabled dormers, portico, sunrm Wall Material: Clapboards sunroom raised</p> <p>Sanborn 1916. WAR bldng permit 1915 George B Whitehorne. Poll list 1917: James W Moran, 41, manufacturer.</p>
	<p>Whitehorne-Cox house, 53 Wedgmere Avenue, 1915 18-256 WNT.1834</p> <p>Arts and Crafts / center hall house facade gable, roof ext over porch, dormer above Wall Material: Clapboards</p> <p>Sanborn 1916. WAR bldng permit 1915 George B Whitehorne. Poll list 1918: Harry Cox, 46, superintendent.</p>

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Paul-Whitehorne house, 54 Wedgmere Avenue, 1916 18-257 WNT.1835

Arts and Crafts / center hall house, wing, slightly projecting entry
Wall Material: Clapboards, brick on ground floor
wing expanded

Sanborn 1916. WAF bldng permit 1916 George B Whitehorne.
Poll list 1919: no name; 1921: Alexander M. Paul, 51, rubber manufacturer, Lucile P
42, h, Fanny Lucy, 27, housemaid.

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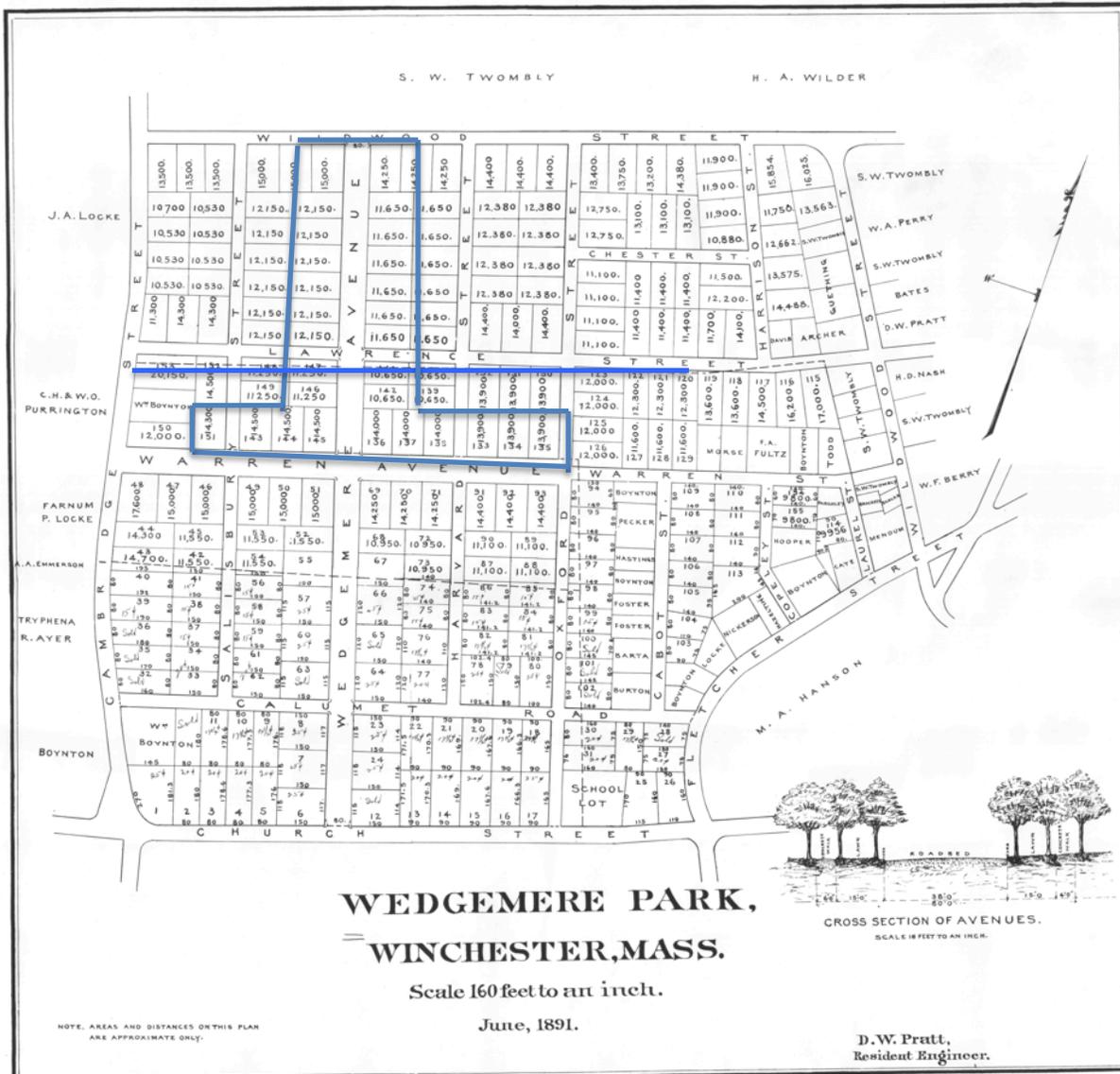


Figure 1: The 1891 plan for Wedgemere Park, showing the general bounds of the subject area in blue-gray and the line between the Nash & Boynton holdings on the south and the White & Cabot holdings on the north in bright blue. Winchester Archive Center (acquired from the Massachusetts Archives).

INVENTORY FORM A CONTINUATION SHEET WINCHESTER UPPER WEDGEMERE/ FOXCROFT

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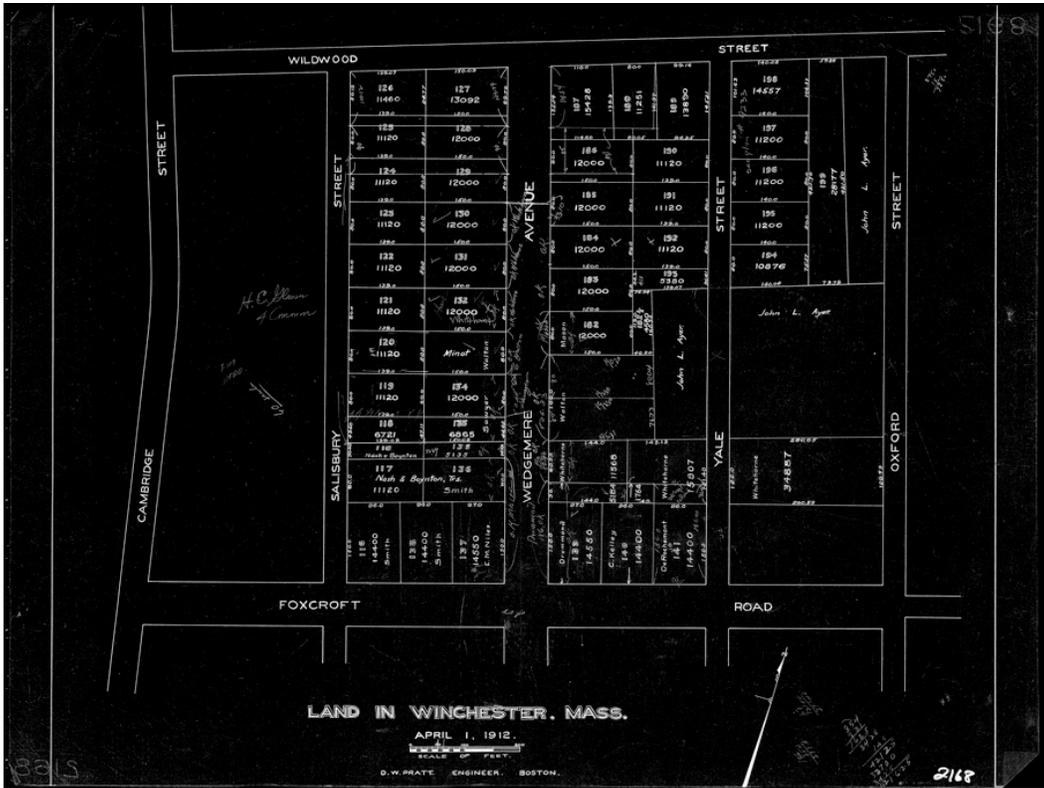


Figure 2: The 1912 reorganization of lots in the subject area and in immediately adjacent area to the east and west. Here again, the east-west line between the Nash & Boynton holdings, to the south, and the White & Cabot holdings to the north, at the time they were purchased by George B. Whitehorne. Winchester Engineering Department plan # 2168.

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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

This area is recommended for listing in the National Register as part of an amended and expanded Wedgemere National Register District.

The Wedgemere Historic District (WNT.P), listed as part of the Winchester Multiple Resource Area in 1989, describes a subdivision planned over the late 19th and early 20th century and built out in ample and stylish single-family residences over the first half of the 20th century. At the time of this listing, the district included only the southern half of the area as it was defined at the turn of the century. This is an artifact of the survey's focus on properties constructed before 1917, which led researchers to consider only this earliest section. Additional research has led to a better understanding of the entire subdivision, which suggests expansion of the district and a longer period of significance to cover the filling-out of the original plan between 1883/1891 and about 1960. At its broadest and most inclusive configuration, the district would be extended to the west and to the north, and the new boundaries of the area would be Church and Fletcher streets on the south, Cambridge Street on the west, and Wildwood Street on the north and east. An alternative would be to list separately the Boynton section of Wedgemere (a portion already included in the district, but extended north to Lawrence) and the Twombly Subdivision (WNT.AR) at the east side along Wildwood and Harrison. Either way, the larger area would still meet criteria A and C at the local level, as a fine example of an iconic period landscape with exceptional individual examples and a full range of common regional house types. Areas of significance would include architecture, community development and planning, and social history. The properties are quite well preserved, and the area and its individual components retain integrity of location, setting, design, materials, workmanship, feeling, and association.

FORM B – BUILDING

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

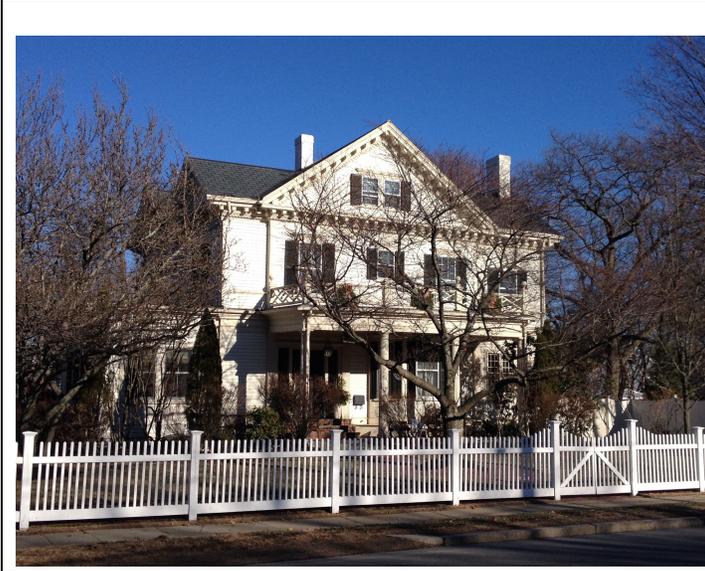
MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

16-107-0	Boston North		WNT.377
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Town/City: Winchester

Place: (*neighborhood or village*): Old West Side

Photograph



Address: 89 Bacon Street

Historic Name: Bradford/Harrington House

Uses: Present: single-family residential

Original: single-family residential

Date of Construction: c.1877-1880

Source: Deeds, Maps

Style/Form: Colonial Revival/ Expanded End House

Architect/Builder: unknown

Exterior Material:

Foundation: Not visible

Wall/Trim: Wood/Wood

Roof: Slate

Outbuildings/Secondary Structures:

None

Major Alterations (*with dates*):

Colonial Revival alterations (c.1897)

Condition: Good

Moved: no yes **Date:**

Acreage: 11,400 sq. ft.

Setting: Located within a densely settled neighborhood of moderate and large houses

Locus Map *north is up*



Recorded by: Zachary Violette

Organization: Winchester Historical Commission

Date (*month / year*): June 2018

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

89 BACON STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WNT.377

 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 Bradford/Harrington House is a two-and-one half story, wood-frame house now in the Colonial Revival style. The house's complex form is the result of a campaign of expansion undertaken around 1897 that demonstrates the transition from the common, side-hall, end house format of the second and third quarter of the nineteenth century to the more spacious and open planning of the late nineteenth and early twentieth century. At its core is side-hall end house, recognizable by a slightly projecting front-gabled roof section, and the building was expanded by shallow side-gabled roof wings on both its left (Lagrange Street) and right elevation. On the Lagrange Street side this addition extends the entire width of the original main block. The wing on the right side extends only half of it, and takes the form of a sunroom on the first floor. A two-story, stacked canted bay is placed in the rear pile behind this wing, likely original to the first phase of the house. A second bay is set next to the original front entrance. The Lagrange Street wing is notable for its paired gables. A second one-story, flat-roofed sunporch, an enclosure of a former open porch, further extends from the Lagrange Street elevation. The narrow side passage of the original was expanded to create a spacious entry hall, a feature popular in large houses of the early twentieth century. This resulted in four large primary living spaces (including the hall) on the first floor of the main block, with a large living room with sunroom and fireplace inglenook. The main block is extended by a two-story, hip-roof ell with a one-story extension. Both of these are likely original. The one-story portion of the ell, as well as a section of the two-story part, have been converted to an engaged two-car garage.

Nearly all the surviving trim on the building dates from its 1897 century remodeling and is executed in a refined, neo-Federal Colonial Revival style. Entrance is through a six-panel wooden door with leaded glass sidelights. This is flanked by a frontispiece of Roman Doric pilasters with heavy entablature. The door is reached through a set of brick steps, likely of later twentieth century vintage. A flat-roof porch extends across the width of the original main block. This feature does not have a raised wooden deck, instead columns are set directly on stone piers at grade level, with the space under the porch roof paved as a patio. Columns are Roman Doric, rising to a heavy entablature. The porch roof is elaborated with a balustrade of Chinese Chippendale pattern; its newels have prominent ball finials. A secondary entrance off Lagrange Street is reached by a wooden door sheltered by a small flat-roof portico supported on slender Tuscan columns. The house is clad in wooden clapboards with wide corner boards and water table. The roof is clad in slate shingles. The main block and its wings have a modillion cornice and a meander pattern molding. This feature runs up the raking cornice of the main front gable. Windows on the front elevation have heavily molded caps. Those on the stacked bay on the right elevation, as well as in the rear ell retain stepped Italianate label moldings, perhaps the only surviving original trim on the exterior. Openings in the main block have double hung wood windows with a variety of muntin patterns, 9/1 being the most common. These are protected by modern aluminum storms and most retain their original wooden louvered shutters. Windows in the rear bay and ell have 2/2 windows, likely original. A modern oriel window has been placed on the first floor of the Lagrange Street elevation, indicative of the conversion of a former living room to a kitchen after the construction of the engaged garage in the ell. Recent real estate photographs show a good deal of surviving trim from the house's ambitious Colonial Revival alterations. These include plaster moldings, paired Tuscan columns in the front hall, and a broad living room fireplace with built-in benches in the inglenook. Little trim appears to remain from the earlier phase.

The house, once part of extensive holdings, is set on a generous lot on the corner of Bacon and Lagrange streets. The property is surrounded by a wooden rail fence. The generous front and side yards are extensively planted. The engaged garage at rear is reached from a narrow asphalt driveway. A circular drive seen in earlier survey photographs of the building has since been removed.

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

89 BACON STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WNT.377

HISTORICAL NARRATIVE

In 1877 William Pratt (1815-1897), settling the estate of his late mother Lucy Pratt, sold a 16,467 sq. ft. parcel of land – the core of this property – to John Bradford (1823-1893).¹ In the mid nineteenth century the Pratts owned much of the land in the area, including a large tract of land just to the east of this. Bradford built this house over the course of the next three years. By the time of the 1880 census Bradford was living here with his wife Jane and their adult daughter Ellen. Bradford listed his occupation as warden of the Port of Boston. His daughter Ellen worked as an assistant librarian in Boston. John Bradford died in 1893. His widow Jane remained in the house until 1897 when she sold the property to wool merchant George Harrington.²

This property is most closely associated with the Harrington family, who would own the house for the next four decades. It is likely that George Harrington (1855-1936) initiated the Colonial Revival expansion and remodeling campaign shortly after his purchase of the house. The house seems to be shown in its present form on the 1898 Bird's Eye View (the two cross gables are rendered on the Lagrange Street elevation), and was definitely in this form by 1906. At the time of the 1900 census the head of the household here was listed as Frank Harrington, George's brother. They shared the house with their widowed mother Sophia and their two sisters. All the siblings were unmarried. They kept a young, Irish-born, live-in servant. Born in Alabama, George Harrington had been engaged in the wool trade in Boston since the 1870s, operating out of 155 Federal Street. He was described in a business publication as controlling "a large and first-class business."³ He was involved in the Businessmen's Merger League, a group of prominent businessmen, mostly in the textile industry, that called for the consolidation of major industrial concerns, particularly of the region's railroads.⁴ Between 1898 and 1902 the Harrington family acquired much of the land to the east of their house lot, including a deep, nearly 60,000 square foot tract that held a barn formerly associated with the Pratt family, and a mid-nineteenth century house further east of that (1 Harrington Road, demolished 2016, see B Form, not in MACRIS). By 1906 the family controlled all of the land on this side of Bacon Street between Cottage Avenue and Lagrange Street (except 79 Bacon Street). The various properties were all sold to George Harrington by 1916.⁵ At the time of the 1920 census George remained in the Bacon Street house, joined only by his cousin Clara Bangs and an Irish-born servant. Harrington was living in St. Augustine, Florida at the time of the 1930 census, although he remained at this address in the Winchester poll list of that year.

Harrington died unmarried around 1936. His large estate was controlled by executors from the Boston Safety Deposit and Trust Company. In June of 1936 executor Adoniram Archibald filed plans to subdivide Harrington's holdings into an 8-lot subdivision. The Pratt barns were demolished, and a cul-du-sac named Harrington Road was built in the deepest portion of the property. The size of the house lot was reduced to 11,400 square feet.⁶ The house and lot were sold to Abbott E. Bradlee, a stockbroker. He lived here with his wife Margaret and their daughter Jane, a secretary, at the time of the 1940 poll list. They owned the house until 1941 when it was sold to Burton Grove.⁷

The house had a number of owners throughout the second half of the twentieth century. It was purchased by its present owner in 2009.

¹ Middlesex South Registry of Deeds (Hereafter MSRD Book:page, year) 1457:486, 1877.

² MSRD 277:275, 1897. Ancestry.com: 1880 US Census, 1874, 1881 Winchester (Woburn) Directories.

³ *Illustrated Boston: The Metropolis of New England* (Boston: American Publishing and Engraving Co, 1889), 223.

⁴ "Favor B&M Merger" *Fibre and Fabric* Vol. XLVII, No. 1208 (April 25, 1908), 1.

⁵ MSRD 2704:75, 1898; 3415:166, 1908; 2957:177, 1902; 3904:241, 1914; 4050:26, 1916.

⁶ MSRD 6032:578, 1936. Plan of Harrington Road, Winchester Town Engineering Office Plan #7211.

⁷ MSRD 6526:188, 1941.

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

89 BACON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNT.377

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- 1886 A.F. Poole Co., [Bird's Eye View].
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- 1898 Robbins & Enrich, [Bird's Eye View].
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Winchester Town Directories, see footnotes.

Winchester List of Residents (Poll), see footnotes.

Middlesex County South Registry of Deeds (MCSR), see footnotes.

Winchester Historical Commission inventory form, 1 Harrington Road (not MACRIS).



Rear (Lagrange Street) elevation.

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

89 BACON STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WNT.377
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Front hall (redfin.com).



Living room (redfin.com).

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

89 BACON STREET

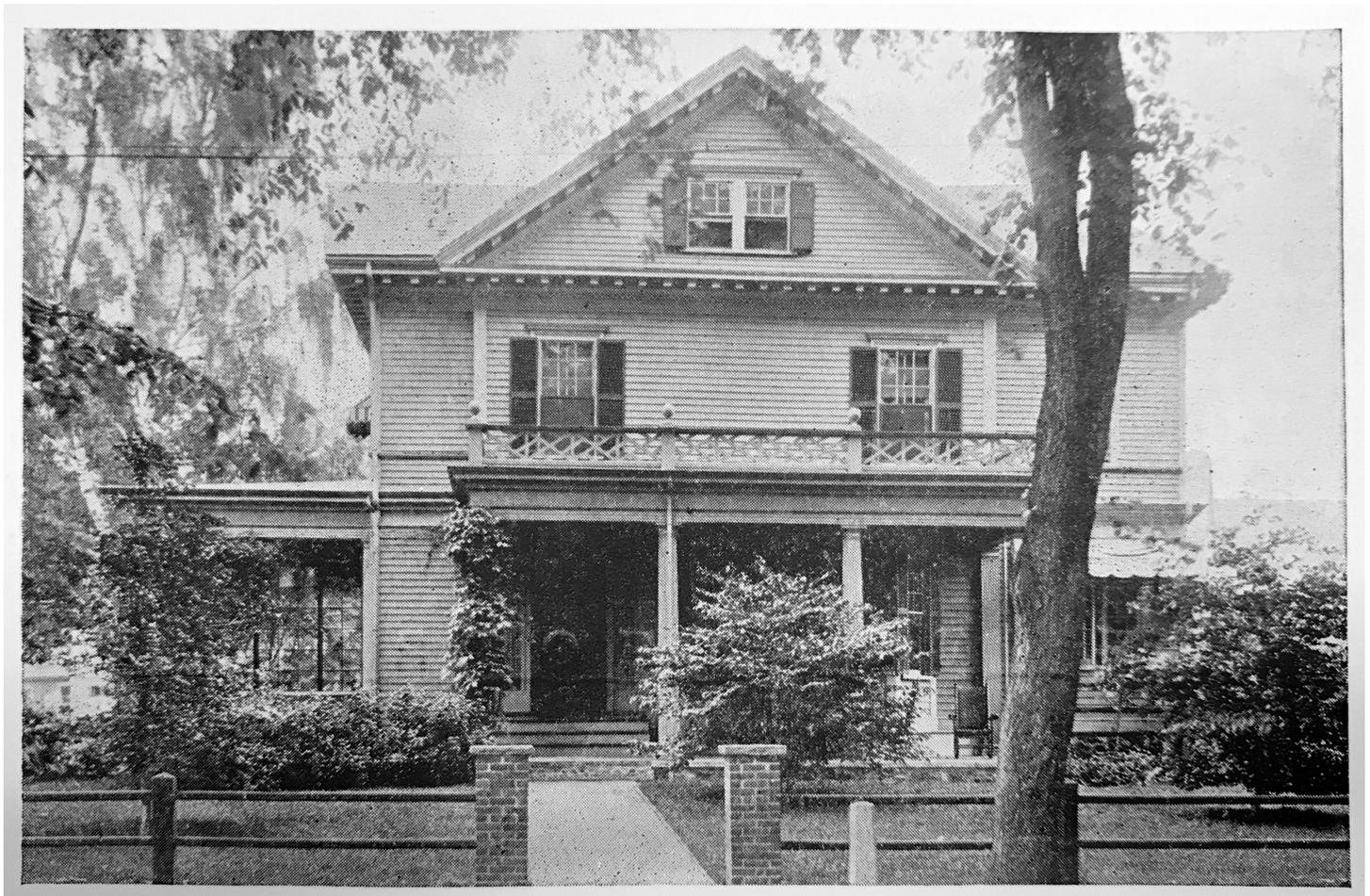
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220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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1898 Bird's eye view, building with twin gables at the corner of Bacon (at right) and Lagrange (center) streets.



1915 photograph, before enclosure of side porch (Pictorial History of Winchester).



Plot plan of Harrington Road subdivision. This house is on lot 1. The former Pratt house is at lot 8. Winchester Engineering Department Plan #7211

FORM B – BUILDING

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

17-75-0

Lexington

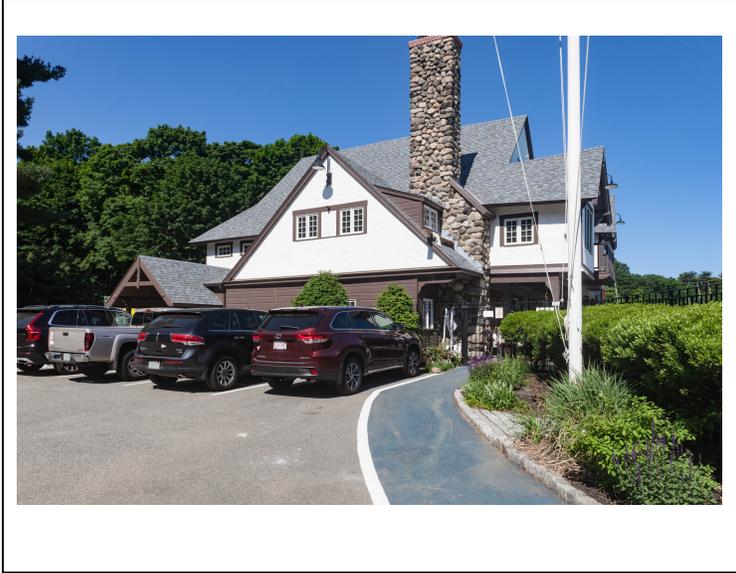
WNT.20

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

Town/City: Winchester

Place: (*neighborhood or village*): Old West Side

Photograph



Address: 65 Cambridge Street

Historic Name: Winchester Boat Club

Uses: Present: Private Club

Original: Private Club

Date of Construction: 1901

Source: Mass. Department of Public Safety Archives

Style/Form: Arts and Crafts

Architect/Builder: Robert Coit

Exterior Material:

Foundation: Not visible

Wall/Trim: Wood & stucco/Wood

Roof: Asphalt shingle

Outbuildings/Secondary Structures:

Gangway, docks, pool, and tent along west side; storage shed at rear;

Major Alterations (*with dates*):

Second floor roof garden enclosed (late 20th century)

Small addition and minor remodeling (2016)

Condition: Good

Moved: no yes **Date:**

Acreage: 2.1 acres

Setting: Located within a densely settled neighborhood of moderate and large houses

Locus Map *north is up*



Recorded by: Zachary Violette

Organization: Winchester Historical Commission

Date (*month / year*): June 2018

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

65 CAMBRIDGE STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WNT.20

 Recommended for listing in the National Register of Historic Places.*If checked, you must attach a completed National Register Criteria Statement form.***ARCHITECTURAL DESCRIPTION:**

Designed by prominent Winchester architect Robert Coit, the Winchester Boat Club is an irregularly-massed, wood-frame clubhouse, a highly-developed example of the Arts and Crafts style for which the architect was known. The building has a basically rectangular footprint of approximately 38 feet wide by 57 feet deep. Standing on a lot below Cambridge Street, on the shores of the Upper Mystic Lake, the building rises two stories from a low foundation. It has a complex gable-on-hip roof roofline. The building presents two formal elevations: one facing west onto the street, the other south onto the lake. Both of these are well preserved, while the more informal north and east elevations have had a series of utilitarian additions and alterations. In the original plan the second floor covered about half the depth of the first, with the flat roof of the remaining one-story portion forming a large rooftop garden. This was sheltered with what appears to have been an open gabled or hipped pavilion roof. This has since been enclosed to form a full second story, covered with a low hip roof. A recently-added open deck, supported on an extension of the gangway, now extends from the second floor of this addition. The rear elevation of the addition has an irregular roofline, broken by cross gables.

The front (Cambridge Street) elevation has a broad front gabled bump-out that stands in front of the slope of the main roofline. A tall, prominent chimney is set in the angle between the bump-out and the plane of the main block. The main entrance is aligned on the left side of this elevation. It is sheltered by a porch with a broad gable roof, set on irregularly-cut wooden posts. The porch has an open gable roof with chamfered trusses and exposed, shaped-end rafters. The lakefront elevation is more formal. Here the building rises to a full two-and-one-half stories with a broad front gable and two symmetrically arranged gable-front pavilions which overhang the first floor, forming oriels. The pavilions have bands of three double-hung sash, with 9/1 lights. These appendages have a deeply overhanging open rafter roofline with wide, flat bargeboards and drop finials. The upper part of these finials, seen in the original plans, have been removed. A finial has also been removed from the main gable. The balcony is reached by a single-leaf door flanked by two 9-light panels. The broad gable end on this elevation has a strip of three windows. These pavilions, along with a balcony set between them, shelter a covered gangway. They are supported on thick chamfered columns with rounded corbels. The slightly projecting balcony is also supported on corbels. Broad, tall doors are set behind the gangway.

The first floor of the building is clad in wooden beaded matchboard siding with a broad exposure, while the second floor of most of the building is covered in stucco. Openings in the stuccoed section are trimmed in wide, flat boards. Windows throughout are a mix of multi-light fixed sash and paired casements. The gable-end windows on the north elevation have been replaced with a large louvre. The entrance is a wooden double door, a recent replacement of a modern steel slab unit

According to original plans, the front of the building contained the building's main circulation space and ancillary functions such as the steward's office and galley for adjoining clubrooms. The broad doors on the first floor of the lakefront elevation provided access to the open storage area for canoes and small craft that originally occupied the entirety of the first floor of the main block. The second floor contained a large clubroom across the width of the lakefront elevation. Dressing, locker, and coat rooms as well as water closets occupied the spaces behind this.

The building sits low on its lakeside parcel. The large area between Cambridge Street and the front of the building is paved for a parking lot. A low stone wall runs across the Cambridge Street side of the property, broken by two driveways giving access to the parking lot. A raised concrete patio runs along the lakefront elevation. Surrounded by a high metal fence, this provides access to a large, in-ground swimming pool. A concrete drive to the east of the pool area provides access to a boat ramp. Wood and aluminum wharves extend into the lake to the east of this. A service drive runs along the north side of the building. Blocked off by a fence and gate of chain link, this drive provides access to a loading area at rear. A wooded rear yard contains a number of small, wooden storage outbuildings.

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

65 CAMBRIDGE STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WNT.20

HISTORICAL NARRATIVE

As Winchester town historian Henry Smith Chapman noted, "Boating has always been a popular pastime in Winchester," a town marked by numerous ponds. A number of boat and canoe clubs were formed in the town in the nineteenth century, including one which built a small boat house on the Aberjona near the Wedgemere station. The largest and most enduring of these was the Winchester Boat Club, founded in the summer of 1900. Original members included George Adams Woods, J. Murray Marshall, Robert Coit, Herman Dudley Murphy, Sumner T. McCall, and T. Prince Wilson. D. Nelson Skillings was the founding president of the club, and Carl Siedhoff was its secretary. The club limited its original membership to 175. The group purchased this tract of land, then numbering about 20,000 square feet on the shores of upper Mystic Lake, in 1901 from Dexter P. Blaikie. Blaikie was a prominent local builder who worked frequently with Coit. The group agreed not to build any buildings within 40 feet of Cambridge Street, that no building there would cost less than \$4000, and that no stables be built on the land, except a private stable for less than four horses. The organization mortgaged the property with Blaikie for \$2000, according to deeds filed at the time.¹

Founding member Coit, a prominent architect, filed plans for the new club house in February of 1901. Contract for the building was awarded to D.H. Kitcey.² It was to contain a canoe storage room and lockers on the first floor, an assembly room, locker rooms, dressing rooms, and restrooms on the second. A roof garden was also on the second floor. The attic was used for storage of standards. The second-level club room had a capacity of 200. A concrete runway connected the building directly to the lake along its front elevation. The building was finished and dedicated by May 30, 1901, when a regatta of canoes was held here. The club flag was also designed by Coit.³ Four hundred people attended the dedication ceremonies, despite a cold and rainy day. The *Winchester Star* noted the new building was "handsome."⁴

The club expanded its land holdings with purchases in 1922 and 1989.⁵ The building remains occupied by the Winchester Boat Club. In 2016 the building was renovated with the construction of an ADA accessible elevator and restrooms. A 32-seat rear deck was also expanded as part of this campaign. That addition required a zoning variance that was the source of contention. A proposal to build a pavilion on an adjoining lot, whose use had been subject to dispute since the 1990s, was denied.⁶

Robert Coit

Architect Robert Coit (1861-1940), also a boating enthusiast who was instrumental in the founding of the Winchester Boat Club, was one of the best-known architects of Winchester's late nineteenth and early twentieth century suburban expansion. While the Boat Club building, along with the Winchester Public Library (WNT.151), are his most prominent commissions, he designed numerous large-scale houses throughout the town, including the Downes House on Myopia Hill (1 Arlington Street), according to historian Ellen Spencer.⁷ Coit was educated at Harvard and the MIT school of architecture. He later worked in the offices of Hartwell & Richardson and Longfellow, Aldrich & Harlow. He began independent practice around 1892. He is best known for his work in the Arts & Crafts and Tudor Revival styles. Based in Boston, he designed a large number of fashionable houses in Winchester (see, for example, WNT.356, WNT.408, WNT.410, WNT.248, WNT.403, WNT.372), and his work is well-represented in Brookline as well (see BKL.59, BKL.347, BKL.161). His work was frequently published in the *American Architect and Building News* and elsewhere.

¹ MCSRD 2876:448-449, 1901.

² *Winchester Star* (February 22, 1901), 2.

³ "Boat Club" *Winchester Star* (April 5, 1901), 1.

⁴ "Dedication of New Winchester Boat Club House" *Winchester Star* (May 31, 1901), 3.

⁵ MCSRD 4489:263, 1922; 20323:221, 1989.

⁶ Bram Berkowitz, "Zoning Board Approves Winchester Boat Club Renovations, Denies Pavilions" *Wicked Local News* (July 14, 2016), <http://winchester.wickedlocal.com/news/20160714/zoning-board-approves-winchester-boat-club-renovations-denies-pavilion>. Accessed 26 June 2018.

⁷ Ellen Spencer, "Robert Coit: Houses and Public Buildings in an Age of Suburban Growth," Maureen Meister, ed., *The Architects of Winchester, Massachusetts, No. 8* (Winchester Historical Society, 2007).

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

65 CAMBRIDGE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNT.20

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Middlesex County South Registry of Deeds (MCSR), see footnotes.



Lakefront Elevation.

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

65 CAMBRIDGE STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WNT.20
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Rear elevation showing recent additions and open deck.



Early 20th century photograph (Historic New England, General Photograph Collection # PC001).

INVENTORY FORM B CONTINUATION SHEET

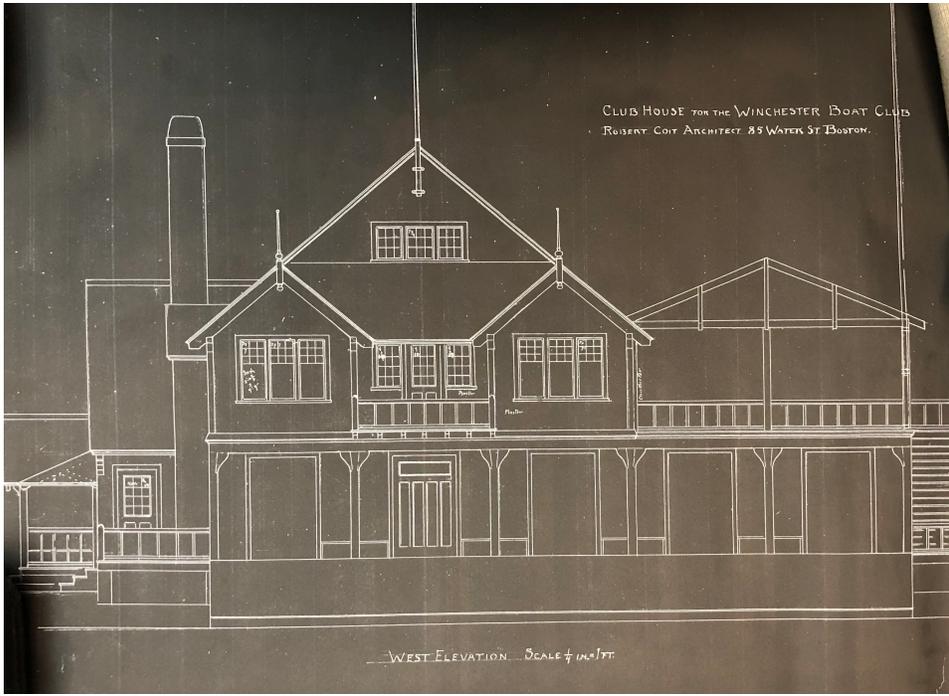
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65 CAMBRIDGE STREET

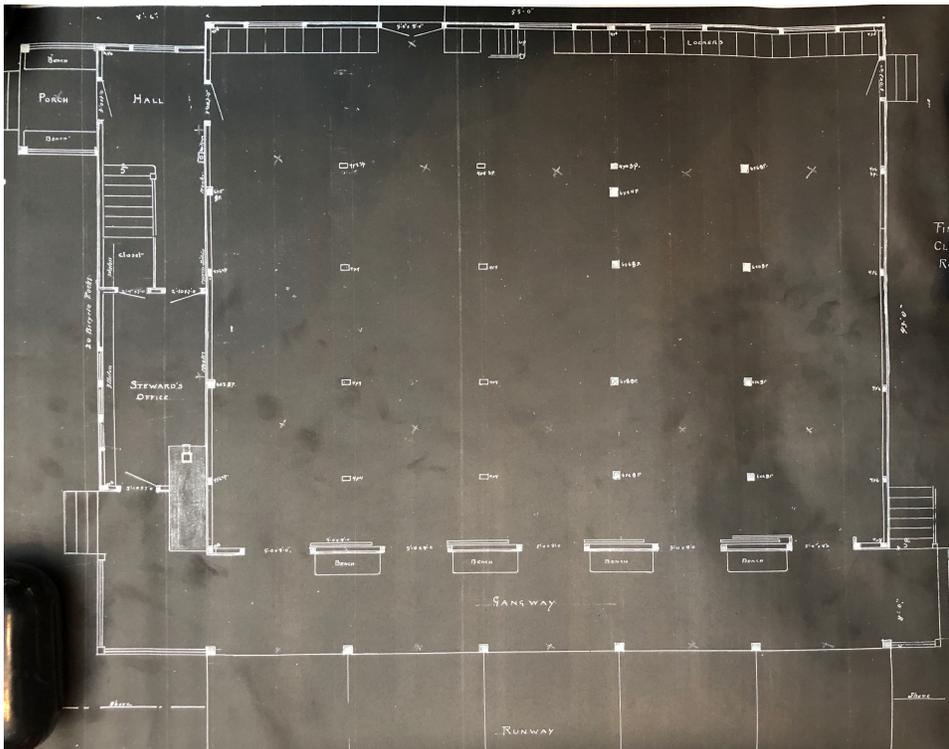
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220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNT.20



Lake elevation (Mass. Dept. of Public Safety Records, #02945).



First Floor Plan (Mass. Dept. of Public Safety Records, #02945).

INVENTORY FORM B CONTINUATION SHEET

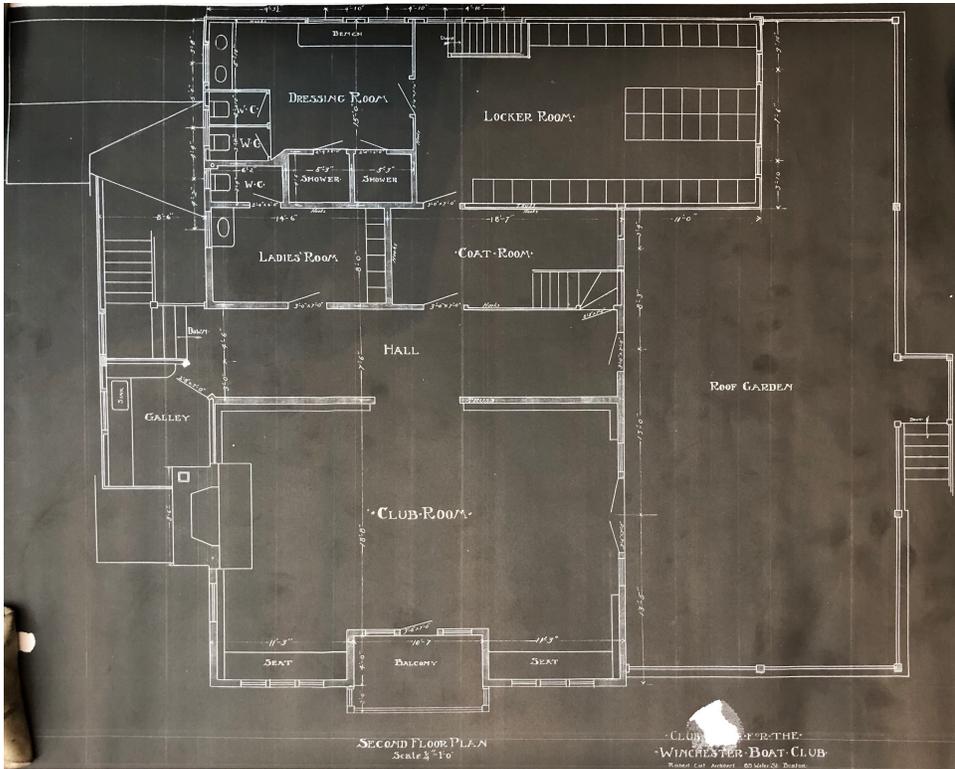
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65 CAMBRIDGE STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNT.20



Second Floor Plan (Mass. Dept. of Public Safety Records, #02945).



Sketch of exterior when new (*Winchester Star* May 30, 1901).

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 Winchester Boat Club, built in 1901 for the organization founded the year before, is a well-preserved example of a private boating club, one of several that formerly occupied the shores of the Mystic Lakes. The building is the work of the prominent local architect Robert Coit, who was also a founder of the club. It is of a style and type that reflects the town's emergence as a picturesque retreat for the wealthy at the turn of the century. Areas of significance would include architecture, community development and planning, and social history. The building retains integrity of workmanship, design, materials, association, location, setting, and feeling. Therefore, it is eligible for the National Register of Historic Places under Criteria A and C.

FORM B – BUILDING

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

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

18-1-0	Boston North		WNT.24
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Town/City: Winchester

Place: (*neighborhood or village*): Old West Side

Photograph



Address: 117 Cambridge Street

Historic Name: Kimball/Boynton House

Uses: Present: single-family residential

Original: single-family residential

Date of Construction: c.1847-1854

Source: deeds

Style/Form: Second Empire/Center Hall

Architect/Builder: unknown

Exterior Material:

Foundation: Brick

Wall/Trim: Wood/Wood

Roof: Asphalt

Outbuildings/Secondary Structures:

Shed at rear of lot

Major Alterations (*with dates*):

Possible Victorian remodeling (before 1886)

Mansard roof and some trim removed (1973)

Condition: Fair

Moved: no yes **Date:**

Acreeage: 17,060 sq. feet.

Setting: Located within a densely settled neighborhood of moderate and large houses

Locus Map north is up



Recorded by: Zachary Violette

Organization: Winchester Historical Commission

Date (*month / year*): June 2018

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER 117 CAMBRIDGE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNT.24

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 Kimball/Boynton House is an ambitious, two-story, wood-frame house, originally in the Second Empire style, that has suffered the loss of its Victorian-era roof and some trim. Rising from a brick foundation, the double-pile main block is 40 feet wide by 32 feet deep with a slightly projecting front pavilion. It is now topped with a low hip roof. This configuration suggests four principal rooms arranged around a wide center hall running the depth of the main block. The Cambridge Street elevation has a symmetrical five-bay fenestration. Stacked, canted bay windows are placed in the front pile on the left side and in both main rooms on the right. The main block is augmented by a lower one-and-one half story ell, with a straight-slope mansard roof. This appendage is 19 feet wide by 28 feet deep and extends from the center of the main block. A tall brick chimney of parged brick is placed between the front and rear pile on the left side of the main block. A similar chimney was likely also on the right side originally.

Entrance is through a wooden, multi-panel door with light above. It is flanked by wooden sidelights with a paneled base. The house retains a wooden porch across its Cambridge Street elevation. Set on a lattice skirt, the porch has chamfered columns, with arched spandrels set on corbels. The porch has a cornice of wide dentils and a rail of closely-spaced wooden balusters. While some trim was lost with the removal of the original roof, the house retains a good deal of early detailing. The building is clad in wooden clapboards; asbestos shingles that had previously covered the house have been removed. Corners are enlivened with cornerboards, paneled with arch tops and multi-part caps. Windows are surrounded by heavily molded, cross-topped architraves with molded caps. The centered window has a more elaborate ogee-shaped cap. The dormers on the rear ell have pedimented rooflines with heavily corbeled surrounds. That appendage has a denticular cornice. Most openings retain their original 2/2 wooden sash, with modern aluminum storms. Photographs depicting the house's original configuration show a high Mansard roof in the main block, pierced by dormers like those in the ell. The bump-out at the center of the Cambridge Street elevation was topped by a pavilion roof with bargeboard trim. That element had a round central window. This distinctive roofline was similar to the work of popular nineteenth century pattern book author Calvert Vaux, and resembled the roof configuration of design 6 of his 1857 *Villas and Cottages*. While it is possible, given the house's mid-nineteenth century date, that some of these features resulted from a later Victorian-era remodeling campaign, the house appeared in this form as early as 1886.

Once set on much larger holdings, the house is now aligned to the right side of its still generous parcel at the corner of Cambridge Street and Calumet Road. A high hedgerow runs along Cambridge Street. An asphalt driveway connects from Calumet Road to a shed at the rear corner of the lot. A concrete walkway, set off by granite posts, runs from the Cambridge Street sidewalk to the front door.

HISTORICAL NARRATIVE

The Kimball/Boynton House is located on the east side of Cambridge Street, one of Winchester's oldest roads and the main north-south route through the western part of the town. Part of the area known as Wyman Plain after its topography and the family who resided there, in the early 19th century farmsteads faced Cambridge and their fields extended east along the level terrain as well as west up the hills. The large section remained sparsely developed in 1854, when only three farmsteads were located in the entire area above Church Street and below Western Avenue (now known as Wildwood Street), including this one. This house once stood on a long, narrow parcel that extending east from Cambridge Street, a common configuration for agricultural properties along that street. At the turn of the century, the open land to the west of Winchester Center was gradually taken out of agricultural production as town residents and newcomers alike saw opportunity in the town's shift from small town to ambitious suburb. Several investors went to work here in the 1880s and 90s in a series of development schemes that have left their mark in the various sections of the Old West Side. This parcel was one of several purchased by William Boynton, who in the 1880s initiated one of the town's most ambitious subdivisions on land he had accumulated east of Cambridge and north of Church Street; this was later known for a time as Wedgemere Park. The lot's present size was the result of that large-scale

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development in the 1890s, and the further subdivision of the lot in the 1960s. The house represents the remnants of a significant country estate that was associated with families prominent in the development of the area.

Although the current house seems to date from the mid nineteenth century, the suggestion on the previous MHC B-Form that this house, or parts of it, was built in the late eighteenth or early nineteenth century cannot be borne out by current research. The Russell/Emerson house mentioned in that document appears to have stood just north of this property, on the other side of present-day Calumet Road. Instead Loring Emerson, whose house was shown to the north in 1854, sold a 20-acre parcel including the property on which this house stands for \$4250 to James Tolman of Boston in 1847.¹ Tolman sold it later that year for \$4500 to Charles Kimball, who seems to have improved the property substantially, likely building this house sometime before 1854.² At the time of the 1850 census, Charles Kimball appears to be living here (Loring Emerson is listed as his neighbor). Kimball, whose occupation was reported as school teacher, lived with this wife Caroline and two young children. Three young men, all of whom listed their occupation as laborer, lived in the house with them. These were likely live-in agricultural workers, a common practice in the area. Three young women also lived in the household, but reported no occupation. Kimball reported owning \$5200 in real estate that year. In the agricultural census of the same year Kimball reported owning \$100 worth of farm implements for his 20 improved acres, on which he produced 40 bushels of corn.³ Kimball was sheriff of Middlesex County in this period, a Winchester school committee member, and founder of the South Woburn Library Association. He seems to have further improved the property in the late 1850s or early 1860s, likely building or remodeling this house to its ambitious Victorian-era appearance. In 1863 he sold the property for \$10,000 to Daniel Hazelboone (also Hazelborn) (1829-1873), then of Boston.⁴ He owned the property, still known as the Kimball Farm, for four years before selling it to Isaac S. Morse, who owned it for less than one year.⁵

The house is most significant as the residence of William H. Boynton (1820-1901), who was crucial in assembling much of the land that was to become the Wedgemere neighborhood. Boynton's wife Sarah Augusta purchased the Kimball Farm from Morse in 1868, paying \$10,000 and agreeing to assume a mortgage still held by Hazelboone.⁶ A major real estate owner and dealer in Middlesex county, with extensive holdings in Medford and Malden, Boynton would use the Kimball Farm as his residence. Indeed, the 1874 directory listed Boynton as living on Cambridge Street, corner Church. The 1889 map also indicates this was his residence among his extensive holdings in the area. At the time of the 1880 census Boynton lived here. He shared the house with his wife Sarah Augusta, his sons William E. and Edward K; widowed daughter Katherine Sawtelle, and her son Paul.⁷ The house was held in the name of Sarah Augusta, perhaps as a way to shield the family residence from Williams's real estate dealings in the neighborhood.

As early as 1883, deeds indicate, Boynton had intended to subdivide his holdings in the area into house lots, at least a decade before the more ambitious subdivision that was to follow. The 1889 map illustrated the outline of an earlier subdivision that was for the most part, not carried out. Boynton's development included subdivision of a large part of the Old West Side, extending from Cambridge Street on the west to the curving Fletcher Street to the east, north of Church Street and just north of today's Foxcroft Avenue and wrapping around large parcels still held by H. A. Emerson and V.P. Locke. In this area the plan called for the construction of two new east-west streets through the land – to be called Lawrence and Warren – ending at about present-day Oxford Street. A new park was to be built south of Warren Street at its intersection with Oxford. These long streets, without the present north-south cross streets, would provide access to nearly 86 house lots, likely 50 by 100 feet in size, that were to be constructed on the land.. Boynton's plan may have been in part been the inspiration for William Forsyth's more ambitious plan for Wedgmere Park. In 1891 Forsyth formed a syndicate of Boston investor. Lawyer James J. Myers, whose name appears on a number of mortgages, to develop the area.⁸ Forsyth eventually purchased 75 acres of land, including an irregular, 450,278 square foot parcel which he bought from Sarah Augusta Boynton for \$36,498.⁹ The tract included most of the southern portion of the eventual Wedgmere development, running between Church and Calumet Streets, between Cambridge and Fletcher Street. Boynton sold other parcels to Forsyth separately. Forsyth carved out the 40,000 square foot lot on which

¹ Middlesex South Registry of Deeds (Hereafter MSRD book:page, year) 503:559, 1847.

² MSRD 509:415, 1847.

³ Ancestry.com: 1850, 1860 US Census, 1850 Agricultural census.

⁴ MSRD 909:39, 1863.

⁵ MSRD 1023:195-196, 1867.

⁶ MSRD 1043:394, 1868.

⁷ Ancestry.com: 1880 US Census

⁸ Myers is listed as a lawyer, seemingly with the firm of Myers and Warner, in the 1884 and 1890 Boston directory. Their office was at 39 Court Street in that city.

⁹ MSRD 2021:363, 1891.

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this house stands, and transferred it back to William Boynton the next year, subject to a mortgage held by Meyers.¹⁰ Boynton also purchased two adjoining parcels of the new subdivision, reserving as his house lot all of the land on the east side of Cambridge Street between Church and Calumet Street. When Forsyth defaulted on his Wedgemere mortgages in 1895, Boynton's son Edward and Herbert Nash bought back the land his parents had accumulated in this area. For more on these Boynton and Forsyth development episodes, see the addition to Wedgemere Area (WNT.P)

While the Boynton family was involved in the construction of a number of houses in the Wedgemere area, the family remained in this house. The family was here at the time of the 1897 city directory and 1900 census. In the late 1890s Boynton subdivided the house parcel by building the adjoining house on Calumet Street. In 1901 the *Winchester Star* noted that Boynton was in ill health and that he had "sold the homestead on Cambridge Street." By 1905 the house was listed as vacant; the address does not appear in the 1911 city directory.

In 1904 Edward K. Boynton, son on the late William Boynton, took out a \$2700 mortgage on the property with James J. Myers. Myers may have been an investor in the Wedgemere subdivision and held many mortgages in the area. At the time the property was already subject to a mortgage, issued to Sarah Augusta Boynton, that Myers continued to hold. Myers foreclosed on the property in 1909, selling it to Arthur G. Smith. Smith transferred it back to Myers the next year.¹¹ In 1913 Myers sold the property to Angelo Ghirardini (1852-1933), whose family would own the property for the next four decades.¹² Born in Italy in 1852, Ghirardini immigrated via New York with his wife Mary in 1875. At the time of the 1920 census he and Mary were living here with their daughters Julia and Rose. Ghirardini listed his occupation as wholesale fruit dealer. The family remained in the house in 1930 and 1940.¹³

In February of 1963 Rose Ghirardini, who had inherited the house and land from her parents, hired surveyor Frederick Ewell to subdivide the parcel into four lots. The house lot was reduced to its present 17,963 square feet. The former carriage house, which had stood to the south, became lot 3. That building was later demolished for the construction of a modern house on that lot. New houses were constructed on the other two lots over the course of the decade. Later in 1963 Ghirardini sold the property to Alfred and Mary Elliott, a prolific contractor who built a number of properties in the neighborhood. They sold it a year later to Edward and Mary Livingstone.¹⁴ The Livingstones owned the property until 1999. It was sold to its present owner in 2016.

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- 1886 A.F. Poole Co., [Bird's Eye View].
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Winchester Town Directories, see footnotes.

Winchester List of Residents (Poll), see footnotes.

¹⁰ MSRD 2151:317, 1892. MRSD 2245:124, 1893.

¹¹ MSRD 3096:583; 1904; 3455:290, 1909; 3459:436, 1910; 3652:391, 1911.

¹² MSRD 3823:515, 1913.

¹³ Ancestry.com: 1920, 1930, 1940 US Census; 1918, 1930, 1940 Winchester Poll List

¹⁴ MSRD 10245:30, 196, 1963; 10297:590, 1964.

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Middlesex County South Registry of Deeds (MCSR), see footnotes.
Winchester, Town of, Assessors records, see footnotes.
_____, Engineering Department plot plans, Cambridge Street.

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1886 Bird's eye view, showing south elevation. Note now-demolished carriage house at right.

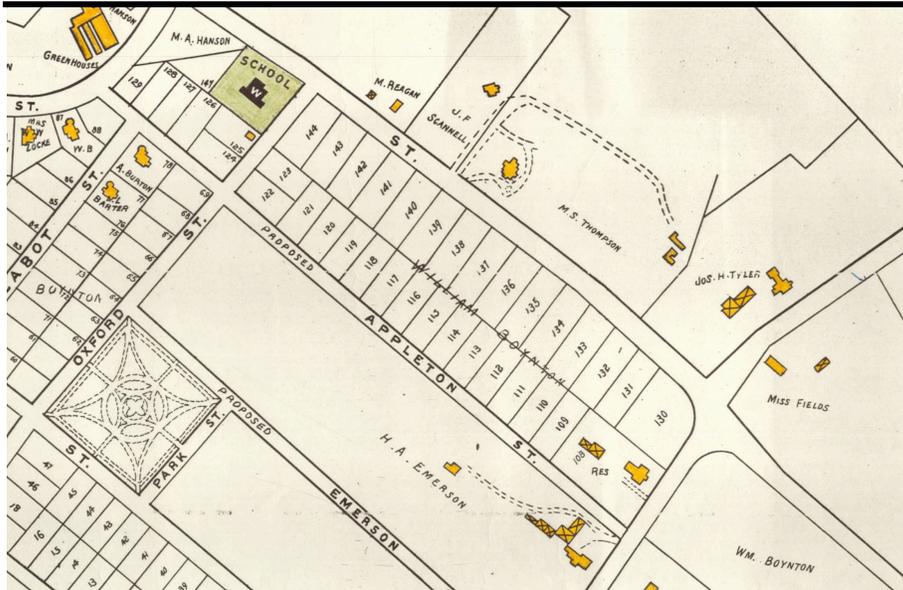
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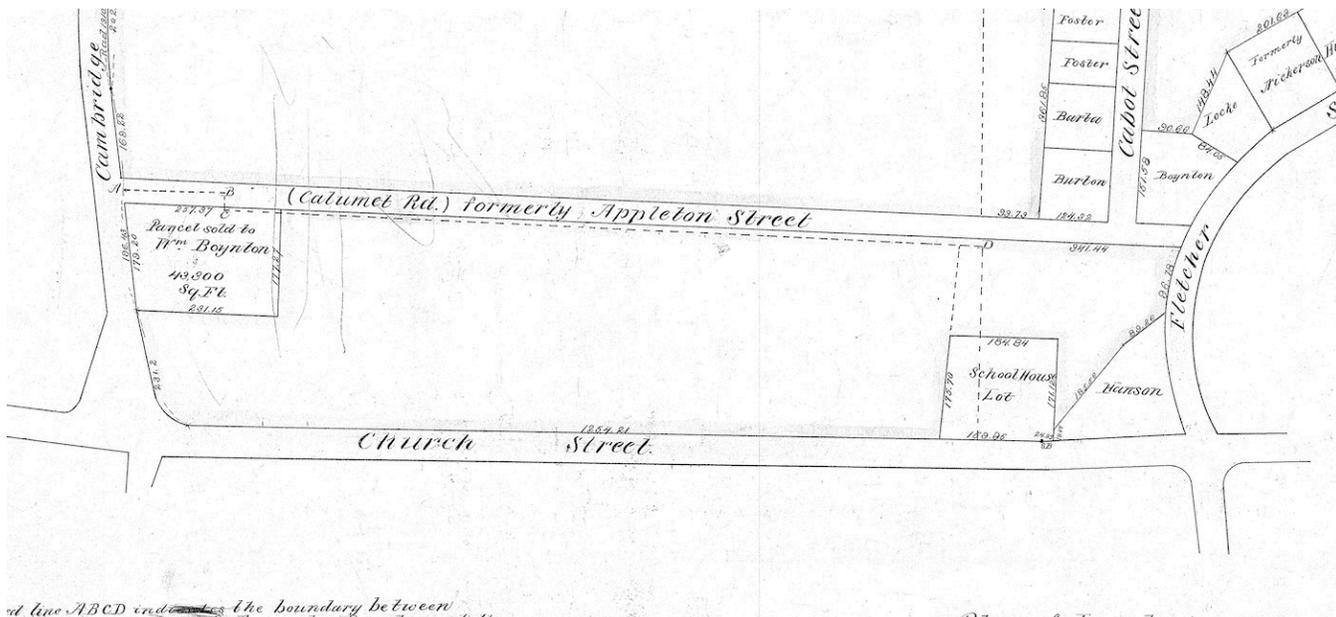
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1889 Map showing house marked Boynton, residence, and some of the surrounding area he was planning to develop.



Detail of 1890 plot plan showing land reserved for Boynton house lot. Winchester Engineering Department Plan #2247

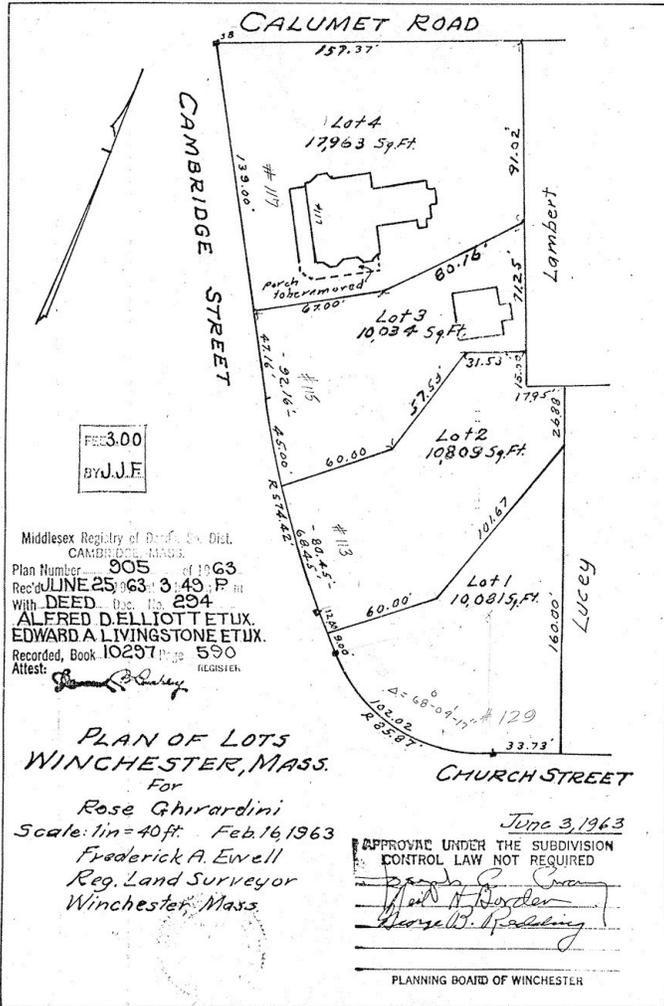
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1963 subdivision plan. Winchester Engineering Department Plan #9181

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1973, showing demolition of mansard roof (Previous MHC B form).

FORM B – BUILDING

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

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

18-291-01	Boston North		WNT.29
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Town/City: Winchester

Place: (*neighborhood or village*): Old West Side

Photograph



Address: 143-145 Cambridge Street

Historic Name: William Wyman House

Uses: Present: single-family residential

Original: single-family residential

Date of Construction: c.1827

Source: Deeds

Style/Form: Greek Revival/ell house

Architect/Builder: unknown

Exterior Material:

Foundation: Granite slab

Wall/Trim: Wood/wood

Roof: Asphalt

Outbuildings/Secondary Structures:
Two-bay garage at rear (early 20th century)

Major Alterations (*with dates*):

- Addition to ell (late 20th century)
- Sash on side altered (in recent decades)
- Portico added (early 20th century)
- Side porch removed (since 1978)

Condition: Good

Moved: no yes **Date:**

Acreage: 12,063 sq. ft.

Setting: Located within a densely settled neighborhood of moderate and large houses

Locus Map north is up



Recorded by: Zachary Violette

Organization: Winchester Historical Commission

Date (*month / year*): June 2018

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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:

The William Wyman House is a two-story, wood-frame, ell house. The single-pile main block is 36 feet by 18 feet with a gable roof with a ridge set parallel to Cambridge Street. The main block is augmented by a lower two-story ell, about 22 feet deep, offset to the right. This is extended on the left side by a single-story, shed-roof addition. The main block and two-story ell are both set on a granite slab foundation. The building has a symmetrical, five-bay fenestration along its Cambridge street elevation, with a single window on each side elevation of the main block. Canted bay windows flank the main entrance on the first floor of the front elevation. A secondary entrance is placed on the right elevation of the rear ell. A chimney rises from the rear wall of the main block on the left side.

Entrance is through a six panel, steel embossed door of modern vintage. It is flanked by wooden sidelights. This is sheltered by a gable-roofed portico, supported on square columns set on a concrete podium. The porch is reached through brick and concrete steps set into this podium. The gable end of the portico roof is enlivened with wooden fish scale shingles. A porch along the building's south elevation, likely added in the early 20th century, has been removed since 1978. The house retains a good deal of period wooden trim. The main elevation is clad in wooden clapboards, with wide corner pilasters with ogee caps, indicative of the Greek Revival style. These rise to a wide wooden entablature. Clapboards continue on the right elevation and ell; the left side is clad in wood shingles. The front elevation retains wooden 2/2 sash windows with molded architraves. The sash are protected by modern aluminum storm windows and are flanked by modern paneled shutters. Openings on the side elevation have modern vinyl 1/1 windows and no shutters.

The house is separated from Cambridge Street by a wide grassy strip. A concrete walk runs from the sidewalk to the front porch. A high stockade fence encloses the left side yard. On the right side of the property an asphalt drive connects to a two-bay garage at the rear of the lot. Built of rough-face concrete blocks, this structure has a high pyramidal hip roof and modern paneled garage doors of a composite material. A low stone retaining wall runs along one side of the drive. A high PVC fence separates this property from the neighbors on the left.

HISTORICAL NARRATIVE

The William Wyman House is located on the east side of Cambridge Street, one of Winchester's oldest roads and the main north-south route through the western part of the town. Part of the area known as Wyman Plain after its topography and the family who resided there, in the early 19th century farmsteads faced Cambridge and their fields extended east along the level terrain as well as west up the hills. The large section remained sparsely developed in 1854, when only three farmsteads were located in the entire area above Church Street and below Western Avenue (now known as Wildwood Street), including this one. This house once stood on a long, narrow parcel that extending east from Cambridge Street, a common configuration for agricultural properties along that street. At the turn of the century, the open land to the west of Winchester Center was gradually taken out of agricultural production as town residents and newcomers alike saw opportunity in the town's shift from small town to ambitious suburb. Several investors went to work here in the 1880s and 90s in a series of development schemes that have left their mark in the various sections of the Old West Side. The lot's present size was the result of that large-scale development in the 1890s, and the further subdivision of the lot in the 1930s. The house represents the remnants of a significant country estate that was associated with families prominent in the development of the area.

The house appears to be one of the oldest in the area. The land was apparently purchased in 1827 by William Wyman (1804-1868), who purchased pasture land from Luke Reed (see WNT.35). The family purchased other parcels in the area, which soon became known as Wyman's Plain for the broad, flat nature of the land. In 1850 Wyman lived here with his wife Martha and three women, aged 78, 50, and 22, none of whom shared his last name. At the time of the 1860 agricultural census Wyman valued his 14½ acres, three of which were unimproved, at \$5000, with \$150 worth of farm equipment on the land. The house passed to Martha Wyman after her husband's death in 1868. Later that year she sold the homestead to her nephew Daniel

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MASSACHUSETTS HISTORICAL COMMISSION

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Wyman Locke (1819-1884) for \$6000, subject to a \$3200 mortgage she continued to hold.¹ Locke already had a larger farm in the area. He transferred a portion of the land to the south of this homestead to his son Varnum Prescott Locke (shown on attached 1889 Atlas as V.P. Locke).²

In 1885, a year after his father Daniel's death, Walter Locke sold a 12-acre parcel, including the house lot, to local real estate magnate William Boynton. (1820-1901)³ Boynton lived nearby at 117 Cambridge Street (see WNT.24) and was at that point acquiring parcels for a large-scale real estate development. The homestead parcel was to occupy the entirety of the block between Warren and Lawrence Street on Cambridge Street. Few elements of Boynton's plan appear to have been carried out, and the house seems to have been used as a rental property in this period. See 1889 Atlas, attached. Boynton's plan may have been the inspiration for William Forsyth's more ambitious plan for the Wedgemere subdivision. Forsyth purchased the land in 1890, and the next year formed a syndicate of Boston investors to develop the area. Forsyth eventually purchased 75 acres of land, much of it from Boynton. This parcel was included in that transaction. As with his purchase of the Boynton Homestead at 117 Cambridge Street, Boynton reserved the plot of land on which the house stands, selling land both north, south, and east of the house to Forsyth for development, as indicated by an 1890 plot plan, attached.⁴ Most of the initial development took place south of Calumet Road, on a parcel also previously owned by Boynton; while the syndicate projected the present-day Salisbury, Wedgemere, and Yale streets, development in this portion of the land was initially hampered by Varnum P. Locke's continued ownership of the tract just to the south of this. While the initial Wedgemere subdivision failed and was in the hands of receivers by 1895, the lands to the east of this house that were formerly part of the Wyman farm would be developed over the succeeding decades. For more on the Boynton and Forsyth development episodes, see the addition to Wedgemere Area (WNT.P); see also Salisbury Area (WNT.X).

Boynton would continue to own this property until 1902, when his son Edward K. Boynton sold the parcel to Duane and Martha White, then of Boston, for \$4025.⁵ The Whites seem to have used this as an income property; they do not appear in Winchester in the 1903 directory. After being briefly owned by Thomas K. Ruth, by 1918 the property had been sold to David Carlue. Born in New York, Carlue listed his occupation as painter at the time of the 1920 census. He lived here with his wife Evelina. The building appears to have been used as a two-family house in this period. A second household, headed by Josiah Banks, also occupied the building, renting his unit. An automotive mechanic, he lived here with his wife Grace and their young son.⁶

After Carlue's death in 1930, Evelina subdivided the large parcel into six house lots (attached).⁷ The house retained a 20,000-square foot parcel, with lots being sold on Foxcroft, Salisbury, and Cambridge street ranging in size from 9644 to 16040 square feet. Single-family houses were built on those parcels in the succeeding years.⁸ The outbuildings that formerly stood on the parcel appear to have been demolished in this period, and the present concrete-block garage built. Evelina Carlue retained the house lot until 1956, when her heirs sold it to Harry Cefalo.⁹ It has had a number of owners since then.

¹ MCSRD: 1034:445, 1868.

² Ancestry.com: 1850 US Census, 1860 Agricultural Census

³ MCSRD 1708:141, 1885

⁴ Winchester Engineering Department Plot Plan #2247

⁵ MCSRD 2949:471, 1902.

⁶ Ancestry.com: 1920 US Census.

⁷ Winchester Engineering Department Plot Plan #1016

⁸ MCSRD 6372:163, 1936.

⁹ MCSRD 8814:425, 1956.

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Area(s) Form No.

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- 1886 A.F. Poole Co., [Bird's Eye View].
- 1889 Geo. H. Walker *Atlas of Middlesex County, Massachusetts*
- 1898 Robbins & Enrich, [Bird's Eye View].
- 1906 Geo. H. Walker *Atlas of Middlesex County, Massachusetts*
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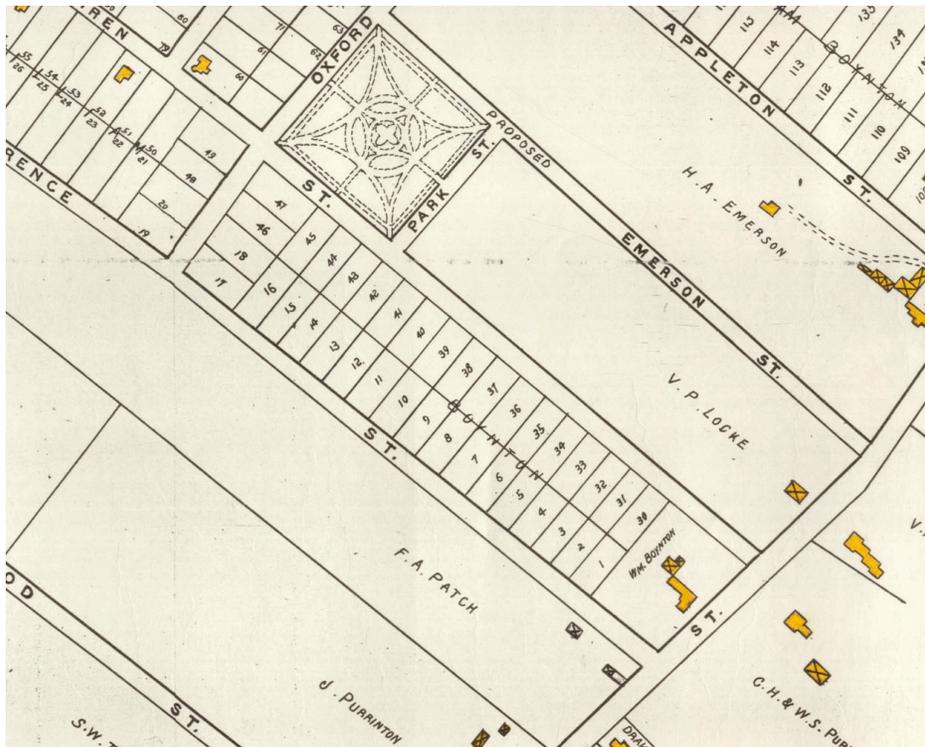
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Winchester List of Residents (Poll), see footnotes.

Middlesex County South Registry of Deeds (MCSR), see footnotes.

Winchester, Town of, Assessors records, see footnotes.

_____, Engineering Department plot plans, Cambridge Street.



1889 Atlas showing the subject property and Boynton's proposed subdivision.

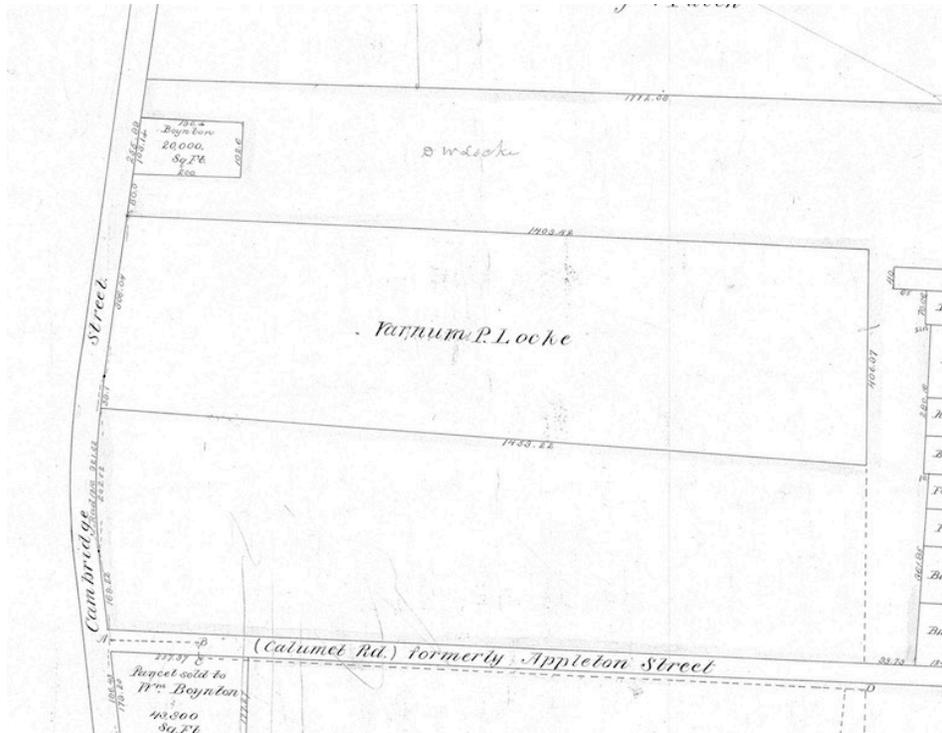
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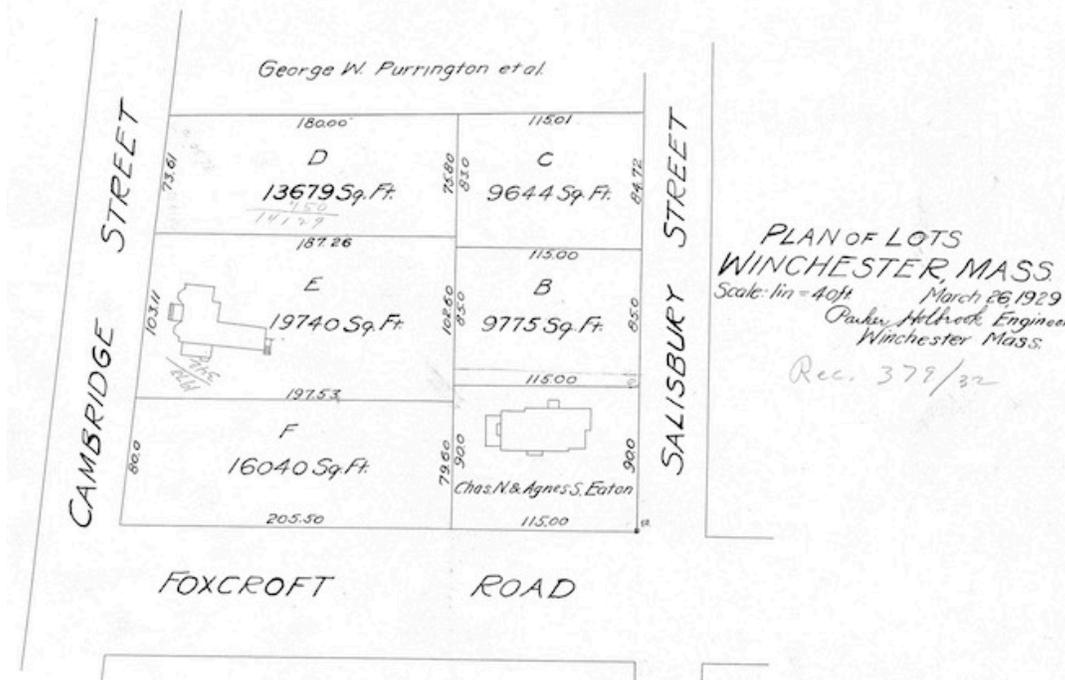
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1890 Plot plan showing house lot, upper left, retained by Boynton. Note parcel of Varnum P. Locke to the south. Winchester Engineering Department Plan #2247.



1929 Subdivision plan. Winchester Engineering Department Plan #1016.

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Daniel Wyman Locke (Winchester Archival Center)



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FORM B – BUILDING

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

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

18 295 0

Lexington

AQ

WNT.1668

DEMOLISHED

Town/City: Winchester

Place: (*neighborhood or village*): Old West Side

Photograph



Address: 155 Cambridge Street

Historic Name: W. Raymond Chase House

Uses: Present: single-family residential

Original: single-family residential

Date of Construction: 1941

Source: Building Department

Style/Form: Colonial Revival/ modern cape

Architect/Builder: Jerome Bailey Foster / Alfred D. Elliott

Exterior Material:

Foundation: poured concrete

Wall/Trim: wood shingle/wood

Roof: asphalt shingle

Outbuildings/Secondary Structures: attached garage, tool shed

Major Alterations (*with dates*): Garage and connecting tool shed, 1953; wing addition, 1955

Condition: excellent

Moved: no yes **Date:**

Acreage: 14,568 square feet

Setting: Neighborhood of interwar single-family housing lining Cambridge Street; interspersed with earlier, early 19th-century farm houses.

Locus Map (*north is up*)



Recorded by: John D. Clemson

Organization: Winchester Historical Commission

Date (*month / year*): September, 2017

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

155 CAMBRIDGE STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

AQ

WNT.1668

 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 W. Raymond Chase House, constructed in 1941, is a representative example of a full, five-bay, center-entry modern Cape Cod house. This house type was widely revived and popularized during the 1920s through 1950s throughout New England and the U.S. as a simple, rational and traditional alternative for small and mid-sized housing. This example is a well-executed design carefully modelled on the 18th and 19th century prototypes that inspired it. Character defining features include a symmetrical five-bay façade with a double-pile plan measuring 36 feet wide by 25 feet deep under a steeply pitched gable roof. Unlike many period and revival examples, this house does not have gabled dormers. On-line aerial views, although of poor quality, confirm that the rear slope of the roof has a nearly full-width shed dormer, providing adequate livable space on the second story. The Colonial-era effect is completed by a large center chimney stack that emerges from the center of the roof just before the ridge. The simple massing of the house is relieved by an open side porch on the right (south) side with a gable roof that matches the pitch of the main gable. Fifteen years after the original build a 20 by 14 foot wing was added against the left (north) elevation of the main body, again with a parallel gable.

Like its historical inspiration the house is simply finished with back-band casings and molded rake boards. The wood shingles are woven at the corners. The house retains all of its original wood six-over-six sash and six-panel door with small lights near the top. The sash is protected by hanging wood two-light storms and flanked by operative louvered shutters. Behind the house, not visible from the street, is a wood-frame garage that was part of the original build but was enlarged from one to two bays and connected to the house with a tool shed in 1953. The house is sited at a deep setback on the northeast side of Cambridge Street and is part of a unified streetscape of similar contemporary capes that were likely designed and constructed by the same architect and builder. Landscaping includes lawn, mature border hedgerows and mature trees. A shared asphalt driveway (with number 153) skirts the south lot line and leads straight back to the attached garage.

HISTORICAL NARRATIVE

The W. Raymond Chase House is located on the east side of Cambridge Street, one of Winchester's oldest roads and the main north-south route through the western part of the town. Part of the area known as Wyman Plain after its topography and the family who resided there, in the early 19th century farmsteads faced Cambridge and their fields extended east along the level terrain as well as west up the hills. At the turn of the century, the open land to the west of Winchester Center was gradually taken out of agricultural production as town residents and newcomers alike saw opportunity in the town's shift from small town to ambitious suburb. Several investors went to work here in the 1880s and 90s in a series of development schemes that have left their mark in the various sections of the Old West Side. For more on the development in this vicinity, see research in the addendum to Wedgemere (WNT.P) and the Salisbury Area (WNT.AQ).

The Chase House was designed by Jerome Baily Foster, a prominent and prolific local architect, and built by Alfred D. Elliott in 1941 (the original permit application is dated Dec. 2, 1940). Jerome Bailey Foster (Oct. 5, 1906 - Jun. 8, 1967) was a local Winchester architect best known for his Colonial Revival designs. Foster was the oldest son of Francis Jerome Foster (1847-1914), a Haverhill patent leather merchant, and his second wife Malinda (born ca. 1874); Foster operated a boarding house in his home at 34 Grand where the family also lived. After Foster's death, Malinda married Fred O. Pittman, an automobile dealer, and her three children joined his two; Fred and Malinda were both naturalized citizens who had immigrated from Nova Scotia. Jerome Bailey Foster was resident in Worcester by 1924, attending Worcester Academy, and trained at the Boston Architecture Club between 1925 and 1931. Directories described him as an office manager in Cambridge in 1928 and a Boston draftsman in 1930 and 1931; he reported employment as a designer at C.H. Tenney and Co, 1929-1931, and then with his own firm; he was honored in competitions for *House Beautiful* magazine in 1938 and 1939. During World War II, he was a civilian doing "Navy work" at Monroe & Tompkins. After the war he worked with Lester A. Gustin & Sons and Cabot, Cabot & Forbes before reopening his own office in 1955. He lived at various addresses in Winchester from at least 1928 before settling at a house of his own design at 9 Ainsworth Road, where his office was also located. Foster was a Mason and a Rotarian, and

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

155 CAMBRIDGE STREET

MASSACHUSETTS HISTORICAL COMMISSION

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AQ

WNT.1668

assisted the town with planning; he was also a manufacturer of American OO scale model trains. He is best known in Winchester, where real estate ads regularly note his designs; recent examples include 60 Emerson Road, 27 Fells Road, 9 Mystic Avenue, and 2 Lincolnshire Way; he also worked on the Alfred D. Elliot Store at 43 Church Street (WNT.1011). In MACRIS he is credited with the design of the Campbell house in Milton (308 Hillside Street, MLT.415) and a remodeling of the William F. Cannon Block in Maynard (54-58 Main Street, MAY.46); he also designed an addition to the Armenian Cultural Center in Arlington.

Builder Alfred Dykes Elliot (Aug. 15, 1901 – Mar. 21, 1964) was a lifelong Winchester resident and prolific building contractor active between the 1920 and his death. He was born at 13 Middlesex Road to George W. and Catherine (Nagle) Elliott and graduated from Winchester High School in 1919, after which he entered the carpentry trade. He was married to Mary Coss in 1931 with whom he raised two daughters, Audrey (Hammond) and Jean (Fitzgerald). In addition to developing numerous residential subdivisions in Winchester, including those that surrounded his own residence at 5 Chesterford Road East on Woodside, Ardley, Norfolk, Parker and Brantwood roads, he constructed subsidized housing on Middlesex Street, Sylvester Avenue and Farrow Street.¹

Local Builder Alfred D. Elliott and bankers such as Mr. Scott and E. Deane Duncan of the Winchester Co-operative Bank constituted the committee's advisory group [Veteran's Housing Committee]. It sold land on Middlesex Street, Sylvester Avenue, and Farrow Street to the veterans for \$1 a lot. Thirty-four homes were built there by Mr. Elliott and other local contractors based on plans drawn up by him or a local architect, Frank W. Horne, hired for the purpose.²

According to a local tribute and his obituary, he actively supported local high school athletic teams, served as a Town Meeting member, and on the town Assessor's Board from 1940 until his death. He served on the board of directors of both Winchester Hospital and Winning Farm, a facility for "lesser privileged" urban youth, and assisted in the construction of a cabin for the Girl Scouts in the Middlesex Fells (not extant).³

In 1943 the newly completed house was purchased by W. Raymond Chase (born ca. 1920), a graduate of Northeastern University. According to assessor's records he remains the property's current owner.

¹ Ancestry.com: 1940 Federal Census; Mason Membership Card.

² Bruce Winchester Stone, *History of Winchester, Massachusetts, Vol. II* (Town of Winchester, 1975), 124.

³ *Winchester Star*, Mar. 26, 1964, p. 4 and 6.

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

155 CAMBRIDGE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AQ

WNT.1668

BIBLIOGRAPHY and/or REFERENCES

Maps and atlases (chrono order):

- 1854 H.F. Walling *Map of the Town of Winchester*
- 1875 J.B. Beers & Co. *Atlas of Middlesex County, Massachusetts*
- 1886 A.F. Poole Co., [Bird's Eye View].
- 1889 Geo. H. Walker *Atlas of Middlesex County, Massachusetts*
- 1898 Robbins & Enrich, [Bird's Eye View].
- 1906 Geo. H. Walker *Atlas of Middlesex County, Massachusetts*
- 1916, 1921, 1929, 1929/50, Sanborn Fire Insurance Atlases.

Ancestry.com: see footnotes

Chapman, Henry Smith. *A History of Winchester. Volume One.* Winchester: Town of Winchester, 1936/1975.

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Winchester Historical Society. *Winchester, Massachusetts: The Architectural Heritage of a Victorian Town.* Winchester: Winchester Historical Society, 1988.

Winchester Town Directories, see footnotes.

Winchester List of Residents (Poll), see footnotes.

Middlesex County South Registry of Deeds (MCSR), see footnotes.

Winchester, Town of, Assessors records, see footnotes.

_____, Building Inspector records, 155 Cambridge.

_____, Engineering Department plot plans, Cambridge Street.



Full façade, view from WSW.

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

155 CAMBRIDGE STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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Detail view of front door, windows, storms and shutters, view from SW.



View of the house shortly after it was completed. Building Inspector's Records.

FORM B – BUILDING

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

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

18-297-01	Boston North		WNT.31
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Town/City: Winchester

Place: (*neighborhood or village*): Old West Side

Photograph



Address: 161 Cambridge Street

Historic Name: Cutter/Clark – Purrington House

Uses: Present: single-family residential

Original: single-family residential

Date of Construction: c.1854-58

Source: Maps, deeds

Style/Form: Greek Revival/End House

Architect/Builder: Unknown

Exterior Material:

Foundation: Not visible

Wall/Trim: Wood/Wood

Roof: Asphalt

Outbuildings/Secondary Structures:
None

Major Alterations (*with dates*):
- Porch added (late 19th century)

Condition: Good

Moved: no yes **Date:**

Acreage: 12, 139 sq. ft.

Setting: Located within a densely settle neighborhood of moderate and large houses

Locus Map north is up



Recorded by: Zachary Violette

Organization: Winchester Historical Commission

Date (*month / year*): June 2018

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

161 CAMBRIDGE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNT.31

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 Cutter/Clark – Purrington House is a large, well-preserved two-and-one half story, wood-frame end house in the Greek Revival style. The main block of 23 feet by 35 feet has a low-pitched front-gabled roof. It is augmented by a lower side-gabled roof wing, 28 feet wide by 15 feet deep, extending from the right side of the house. The wing is expanded to the rear by a somewhat lower rear ell of 10 feet by 17 feet, extending from its center. This ell has a small, shed-roof, bump-out on its left side. The main block has a side-hall configuration with entrance on the left side and a three-bay front elevation. Fenestration of the side elevations suggests a two-room deep plan with service space in the side wing. A square bay extends from the rear pile on the left side. A tall brick chimney is placed in the center of the right slope of the main block. Another chimney that formerly rose from the center of the side wing has since been removed.

Entrance is through a wooden four-panel door, likely original, with sidelights and prominent transom. A hip roof porch of late nineteenth century vintage wraps around the front and right side elevation of the main block. Set on a lattice skirt the porch has turned posts. A railing of simple wooden balusters has recently been removed. The porch is reached through a set of wooden steps. The house retains a good deal of original surface material. It is clad in wooden clapboards, with prominent wide, paneled pilasters at the corners. These rise to a wide, molded entablature that runs under the roofline of the main block. The side wing has narrower cornerboards and entablature. Windows throughout have wooden 2/2 sash, sheltered by aluminum storms. These are flanked by louvered shutters: the first floor of the main block retains its original wooden shutters, while openings on the second floor are flanked by vinyl mock shutters set on the outside of the window frames. Recent real estate photographs depict a well-preserved interior with post-and-lintel trim, four panel doors, and a turned newel post.¹

The house has a deeper setback from Cambridge Street than its more recent neighbors. The generous front yard is heavily planted, with high hedgerows and mature trees. A tall wooden stockade fence separates the main house from the street. A long asphalt driveway at the right side of the property leads to a parking area at rear.

HISTORICAL NARRATIVE

The Cutter/Clark – Purrington House is located on the east side of Cambridge Street, one of Winchester's oldest roads and the main north-south route through the western part of the town. Part of the area known as Wyman Plain after its topography and the family who resided there, in the early 19th century farmsteads faced Cambridge and their fields extended east along the level terrain as well as west up the hills. The large section remained sparsely developed in 1854, when only three farmsteads were located in the entire area above Church Street and below Western Avenue (now known as Wildwood Street), including this one. This house once stood on a long, narrow parcel that extending east from Cambridge Street, a common configuration for agricultural properties along that street. At the turn of the century, the open land to the west of Winchester Center was gradually taken out of agricultural production as town residents and newcomers alike saw opportunity in the town's shift from small town to ambitious suburb. Several investors went to work here in the 1880s and 90s in a series of development schemes that have left their mark in the various sections of the Old West Side. This parcel was one of several purchased by William Forsyth, who was involved with the development of Wedgemere Park. The lot's present size was the result of that large-scale development in the 1890s, and the further subdivision of the lot in the 1930s. The house represents the remnants of a significant country estate that was associated with families prominent in the development of the area.

Once standing at the head of a large farm tract, numbering twenty acres and stretching east from Cambridge Street nearly to present-day Cabot Street, this house seems to have been built between 1854 and 1858 by Stephen Cutter and Oliver Clark. Cutter and Clark purchased the land, a 17-acre plot and a three-acre plot, from Thaddeus Parker, who lived on outer Cambridge Street (WNT.38), in 1853 for \$4000.² The pair listed their occupation on the 1853 deed as mahogany dealers and

¹ https://www.zillow.com/homedetails/161-Cambridge-St-Winchester-MA-01890/56380551_zpid/

² MCSRD: 658:450, 1853.

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

161 CAMBRIDGE STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

	WNT.31
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carpenters, operating under the name Cutters [sic] and Clark. The house does not appear on the 1854 Walling map. Four years later the pair, who seem to have improved the property, sold the land to David Fisher for \$5000.³ Fisher appears here in the 1860 agricultural census. He valued his farm of 20 improved acres at \$5800, and reported \$350 in farm equipment. He kept two horses, one cow, and produced 75 bushels of corn. In 1866 he sold the property to Frederick Marsh (1832-1879) for \$10,000.⁴ Marsh lived here at the time of the 1870 census with his wife Ellen and their daughter Clara. As was a common practice, the family shared the house with four live-in farm laborers, all men aged 14 to 25, one of whom was born in Ireland, the other three in Nova Scotia. The family also kept a young, female, live-in servant, also born in Nova Scotia. Marsh valued his real estate holdings at \$10,000, and reported another \$1000 in personal property.⁵

After Marsh's death in 1879, the property was sold at auction to Joseph Purrington (1833-1915, sometimes Purington). Purrington was the highest bidder for the property, paying \$8600.⁶ Born in New Hampshire, Purrington had come to Winchester by 1855 when he was living near here as a farm laborer in the household of Daniel and Adeline Locke; he was also in this area in 1865 and 1870, living with his wife Eliza and his sons Walter, Charles, and George, and farm laborers. His family would own and occupy the house through the mid twentieth century and would be responsible for gradually subdividing the agricultural tract into suburban house lots. At the time of the 1880 census Purrington listed his occupation as farmer. As in previous decades the family shared the house with farm laborers -- three young men and one older man -- as well as a live-in female servant. In 1884 The family continued an agricultural operation on this property even after the surrounding land started being developed for suburban house lots. In 1893, J. Purrington & Sons employed his three sons, two in residence here and one across Cambridge Street. However, their operation appears to have reduced in size. By the time of the 1910 census Purrington listed his occupation as 'market gardener,' and shared the house only with his wife Eliza and their son Charles. No farm laborers lived with them that year.⁷

While they continued to farm the land, the Purrington family actively worked to subdivide their property for residential development. As early as 1889 Joseph Purrington had sold a large portion of the eastern part of the land to John L. Ayer (this is marked J.E. Ayer on the 1889 Atlas). His son George W. Purrington (b. ca. 1862) had purchased a tract of land to the south of this farm from Sarah Patch in 1884, and sold the eastern portion of the Patch tract to Ayer in 1892 (see Ayer Area MDF.XX). In 1893 both George W. and Joseph Purrington sold their remaining holdings to William Forsyth.⁸ Two years earlier Forsyth, with a group of Boston investors, had formed a syndicate to develop the former Wyman Plain, so named for the owner of the farm to the south of this, into large residential lots. The group planned to extend streets through the eastern portion of the Purrington farm, although most development in this period occurred on parcels south of Foxcroft Avenue. While the syndicate also laid out lots over the Cambridge street portion of this parcel, Purrington seems to have remained in the house. Forsyth lost this portion of his Wedgmere holdings to foreclosure in 1895, and the northern section was purchased by Henry White and George E. Cabot.⁹ In 1897 they sold a portion of the land back to Joseph and George W. Purrington. The family's reduced holdings included lots on the west side of the newly-laid out Salisbury Street. These included part of lots 96 and 113, and lots 97-100 and 110-112 of an 1897 plan that the Winchester Land Trust had platted for the holdings. The new lot was 86,333 square feet in size. The family agreed to covenants included in other deeds in the new suburb: that only single dwelling houses for private families, and relevant outbuildings including greenhouses, be constructed on the land; that all dwellings erected cost not less than \$4000; that all buildings be set back at least 25 feet from the street; and that no manufacturing or other industrial uses be allowed on the property. They purchased the upper portion of the block between Cambridge and Salisbury, lots 101 through 109, from a later owner of the former Forsyth land in 1904.¹⁰

The Purrington family held the land for the next three decades and continued to live in this house. Liza Purrington lived here with her widowed son George and grandsons Walter E. and Ralph L. Purrington in 1920, and George remained here probably in 1930 and in 1940. George consolidated the shares in the land held by his brother Walter's heirs in 1926.¹¹

³ MCSRD 806:173, 1858.

⁴ MCSRD 983:195, 1866.

⁵ Ancestry.com: 1870 US Agricultural Census

⁶ MCSRD 1535:10, 1880; 1536:126, 1880.

⁷ Ancestry.com: MA State Census 1855, 1865; US Census 1850, 1870, 1880, 1900, 1910; US Directories Woburn 1874, 1893.

⁸ MCSRD 1907:531, 1884; 2112:389, 1892; 2183:57-58, 1893.

⁹ MCSRD 2357:228, 1895.

¹⁰ MCSRD 2547:141, 1897; 3093:247, 1904. Exchanges within the family have not been traced.

¹¹ Ancestry.com: 1920, 1930, 1940 US Census. George is called John in 1930 and the identity of Mabel Purrington and Mabel Edwards, also in residence, is unknown at present. The relationship of George's son George Forsythe Purrington to William Forsyth, if any, is unknown. MSRD 4951:519, 1926.

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

161 CAMBRIDGE STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

	WNT.31
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Beginning in 1931 Purrington began to subdivide the parcel. Discarding the 1897 plan, he had the tract re-divided by surveyor Parker Holbrook. Holbrook's plan called for 20 lots, with the old house remaining on lot 15. The plan required the demolition of the large barn and other outbuildings on the property. (The previous MHC B form notes these buildings were destroyed by fire in 1935). A number of parcels were sold over the next decade, which saw the development of the single-family houses behind this property on Salisbury Street.¹²

The division of lots on the Cambridge Street side of the parcel were again revised in December of 1945. The final house lot, consisting of 12,139 square feet, was numbered lots 23B and 24 on that plan. That year, Ralph L. Purrington finally sold the house of his late father to Francis Kaefe.¹³ Kaefe only owned the property for two years. It would have a number of owners through the twentieth century, before being sold to its present owner in 2014.¹⁴

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- 1854 H.F. Walling *Map of the Town of Winchester*
- 1875 J.B. Beers & Co. *Atlas of Middlesex County, Massachusetts*
- 1886 A.F. Poole Co., [Bird's Eye View].
- 1889 Geo. H. Walker *Atlas of Middlesex County, Massachusetts*
- 1898 Robbins & Enrich, [Bird's Eye View].
- 1906 Geo. H. Walker *Atlas of Middlesex County, Massachusetts*
- 1916, 1921, 1929, 1929/50, Sanborn Fire Insurance Atlases.

Ancestry.com: see footnotes

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Winchester Town Directories, see footnotes.

Middlesex County South Registry of Deeds (MCSR), see footnotes.

Winchester, Town of, Assessors records, see footnotes.

_____, Building Department records, Cambridge Street.

¹² MSRD 6150:29, 1937 the sale of lot 12 on Salisbury.

¹³ MSRD 7151:275, 1947.

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

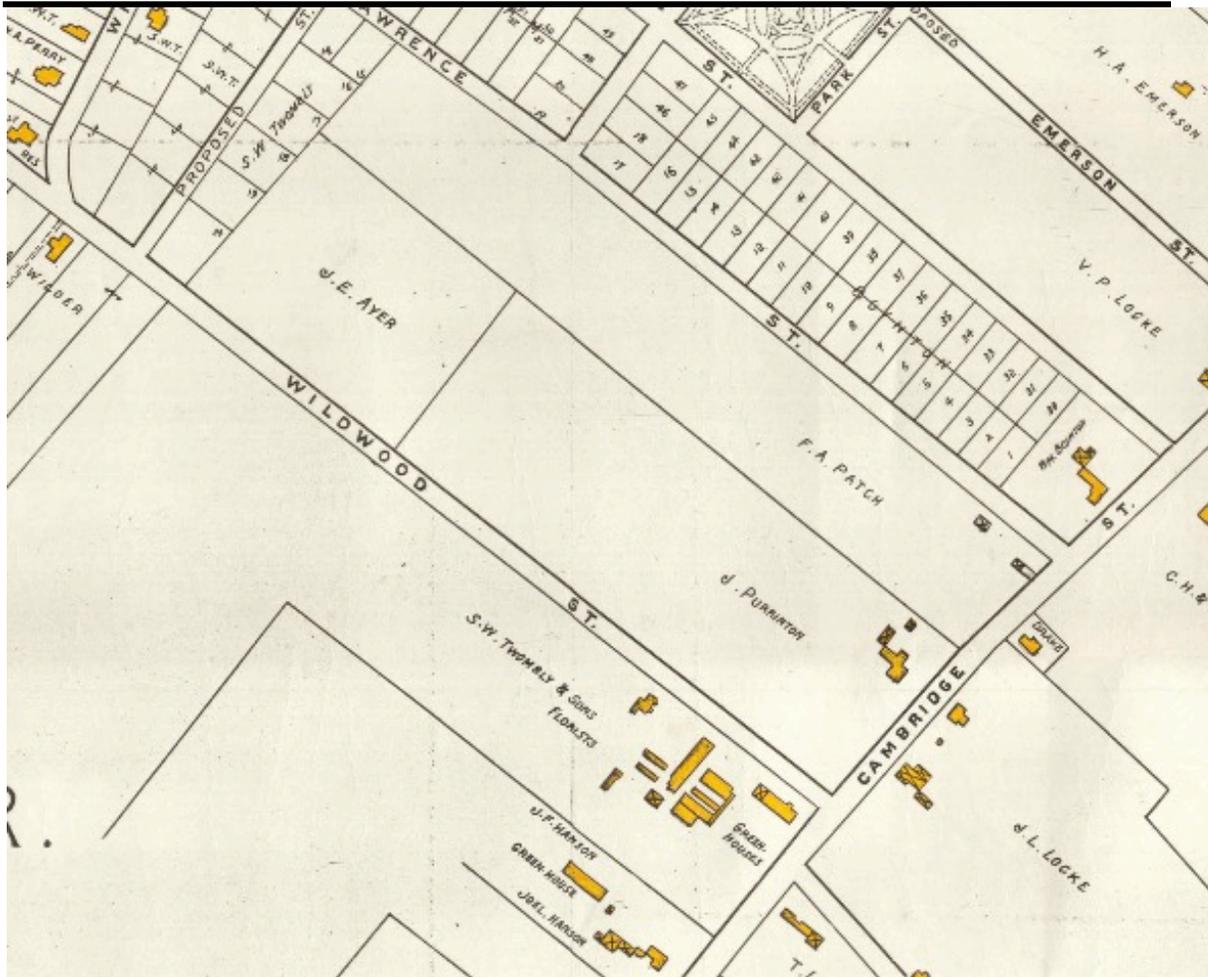
161 CAMBRIDGE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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	WNT.31
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Purrington Holdings, 1889 Atlas. Property is marked J. Purrington and the Patch and Ayer properties are adjacent.

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

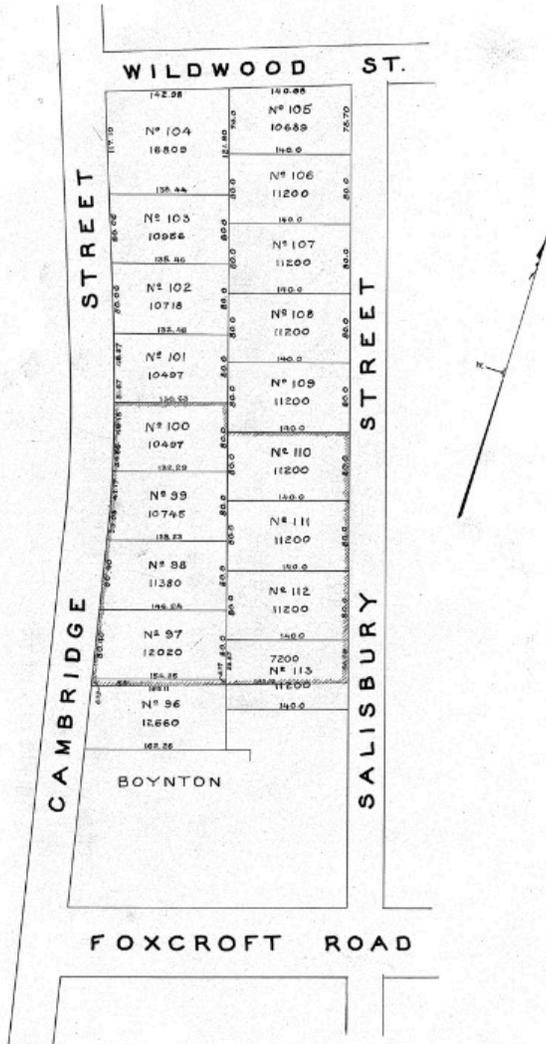
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MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNT.31



PORTION OF THE PROPERTY OF THE
WINCHESTER LAND TRUST

SCALE 60 FT. TO AN INCH
MARCH, 1897.

ERNEST W. BOWDITCH
ENGINEER,
BOSTON & NEW YORK.

1897 Subdivision plan. House stands approximately on lots 101 and 102, the outline of the lots is shaded. Winchester Engineering Department #564.

INVENTORY FORM B CONTINUATION SHEET

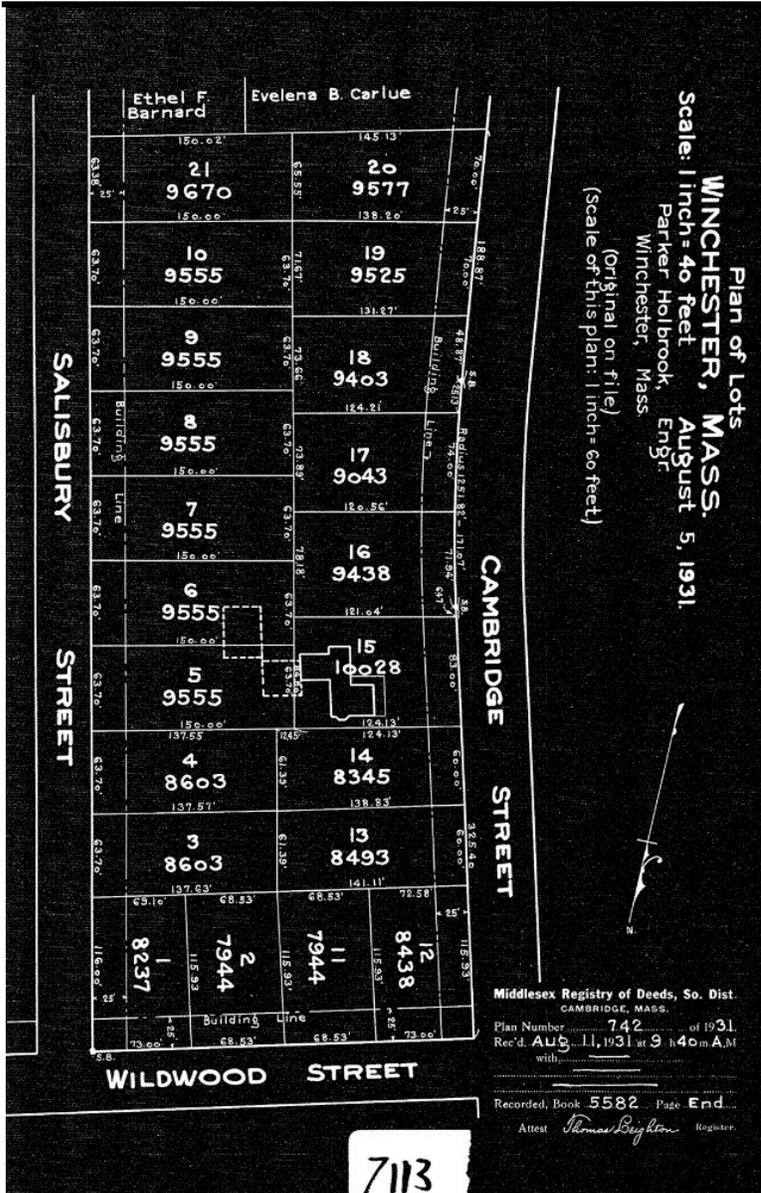
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161 CAMBRIDGE STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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1931 Subdivision plan, showing house on lot 15 and outline of former outbuildings. Note north is down. Winchester Engineering Department Plan #7113.

FORM B – BUILDING

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

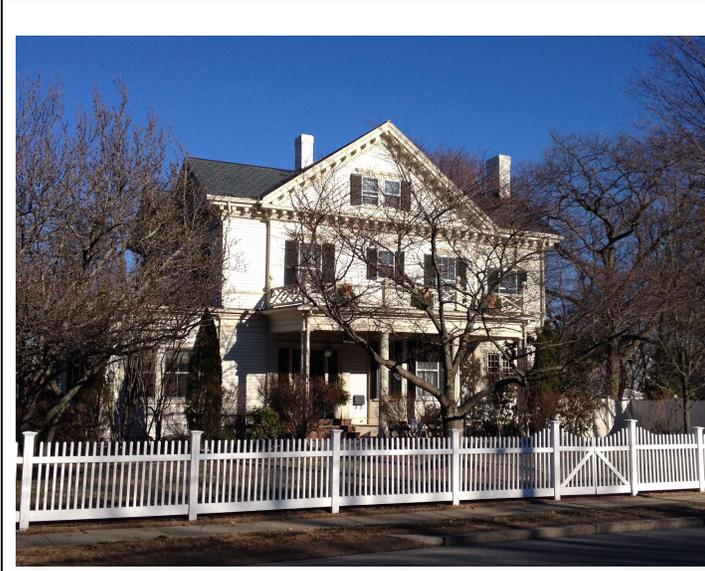
MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

16-107-0	Boston North		WNT.377
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Town/City: Winchester

Place: (*neighborhood or village*): Old West Side

Photograph



Address: 89 Bacon Street

Historic Name: Bradford/Harrington House

Uses: Present: single-family residential

Original: single-family residential

Date of Construction: c.1877-1880

Source: Deeds, Maps

Style/Form: Colonial Revival/ Expanded End House

Architect/Builder: unknown

Exterior Material:

Foundation: Not visible

Wall/Trim: Wood/Wood

Roof: Slate

Outbuildings/Secondary Structures:

None

Major Alterations (*with dates*):

Colonial Revival alterations (c.1897)

Condition: Good

Moved: no yes **Date:**

Acreage: 11,400 sq. ft.

Setting: Located within a densely settled neighborhood of moderate and large houses

Locus Map *north is up*



Recorded by: Zachary Violette

Organization: Winchester Historical Commission

Date (*month / year*): June 2018

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

89 BACON STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WNT.377

 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 Bradford/Harrington House is a two-and-one half story, wood-frame house now in the Colonial Revival style. The house's complex form is the result of a campaign of expansion undertaken around 1897 that demonstrates the transition from the common, side-hall, end house format of the second and third quarter of the nineteenth century to the more spacious and open planning of the late nineteenth and early twentieth century. At its core is side-hall end house, recognizable by a slightly projecting front-gabled roof section, and the building was expanded by shallow side-gabled roof wings on both its left (Lagrange Street) and right elevation. On the Lagrange Street side this addition extends the entire width of the original main block. The wing on the right side extends only half of it, and takes the form of a sunroom on the first floor. A two-story, stacked canted bay is placed in the rear pile behind this wing, likely original to the first phase of the house. A second bay is set next to the original front entrance. The Lagrange Street wing is notable for its paired gables. A second one-story, flat-roofed sunporch, an enclosure of a former open porch, further extends from the Lagrange Street elevation. The narrow side passage of the original was expanded to create a spacious entry hall, a feature popular in large houses of the early twentieth century. This resulted in four large primary living spaces (including the hall) on the first floor of the main block, with a large living room with sunroom and fireplace inglenook. The main block is extended by a two-story, hip-roof ell with a one-story extension. Both of these are likely original. The one-story portion of the ell, as well as a section of the two-story part, have been converted to an engaged two-car garage.

Nearly all the surviving trim on the building dates from its 1897 century remodeling and is executed in a refined, neo-Federal Colonial Revival style. Entrance is through a six-panel wooden door with leaded glass sidelights. This is flanked by a frontispiece of Roman Doric pilasters with heavy entablature. The door is reached through a set of brick steps, likely of later twentieth century vintage. A flat-roof porch extends across the width of the original main block. This feature does not have a raised wooden deck, instead columns are set directly on stone piers at grade level, with the space under the porch roof paved as a patio. Columns are Roman Doric, rising to a heavy entablature. The porch roof is elaborated with a balustrade of Chinese Chippendale pattern; its newels have prominent ball finials. A secondary entrance off Lagrange Street is reached by a wooden door sheltered by a small flat-roof portico supported on slender Tuscan columns. The house is clad in wooden clapboards with wide corner boards and water table. The roof is clad in slate shingles. The main block and its wings have a modillion cornice and a meander pattern molding. This feature runs up the raking cornice of the main front gable. Windows on the front elevation have heavily molded caps. Those on the stacked bay on the right elevation, as well as in the rear ell retain stepped Italianate label moldings, perhaps the only surviving original trim on the exterior. Openings in the main block have double hung wood windows with a variety of muntin patterns, 9/1 being the most common. These are protected by modern aluminum storms and most retain their original wooden louvered shutters. Windows in the rear bay and ell have 2/2 windows, likely original. A modern oriel window has been placed on the first floor of the Lagrange Street elevation, indicative of the conversion of a former living room to a kitchen after the construction of the engaged garage in the ell. Recent real estate photographs show a good deal of surviving trim from the house's ambitious Colonial Revival alterations. These include plaster moldings, paired Tuscan columns in the front hall, and a broad living room fireplace with built-in benches in the inglenook. Little trim appears to remain from the earlier phase.

The house, once part of extensive holdings, is set on a generous lot on the corner of Bacon and Lagrange streets. The property is surrounded by a wooden rail fence. The generous front and side yards are extensively planted. The engaged garage at rear is reached from a narrow asphalt driveway. A circular drive seen in earlier survey photographs of the building has since been removed.

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

89 BACON STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WNT.377

HISTORICAL NARRATIVE

In 1877 William Pratt (1815-1897), settling the estate of his late mother Lucy Pratt, sold a 16,467 sq. ft. parcel of land – the core of this property – to John Bradford (1823-1893).¹ In the mid nineteenth century the Pratts owned much of the land in the area, including a large tract of land just to the east of this. Bradford built this house over the course of the next three years. By the time of the 1880 census Bradford was living here with his wife Jane and their adult daughter Ellen. Bradford listed his occupation as warden of the Port of Boston. His daughter Ellen worked as an assistant librarian in Boston. John Bradford died in 1893. His widow Jane remained in the house until 1897 when she sold the property to wool merchant George Harrington.²

This property is most closely associated with the Harrington family, who would own the house for the next four decades. It is likely that George Harrington (1855-1936) initiated the Colonial Revival expansion and remodeling campaign shortly after his purchase of the house. The house seems to be shown in its present form on the 1898 Bird's Eye View (the two cross gables are rendered on the Lagrange Street elevation), and was definitely in this form by 1906. At the time of the 1900 census the head of the household here was listed as Frank Harrington, George's brother. They shared the house with their widowed mother Sophia and their two sisters. All the siblings were unmarried. They kept a young, Irish-born, live-in servant. Born in Alabama, George Harrington had been engaged in the wool trade in Boston since the 1870s, operating out of 155 Federal Street. He was described in a business publication as controlling "a large and first-class business."³ He was involved in the Businessmen's Merger League, a group of prominent businessmen, mostly in the textile industry, that called for the consolidation of major industrial concerns, particularly of the region's railroads.⁴ Between 1898 and 1902 the Harrington family acquired much of the land to the east of their house lot, including a deep, nearly 60,000 square foot tract that held a barn formerly associated with the Pratt family, and a mid-nineteenth century house further east of that (1 Harrington Road, demolished 2016, see B Form, not in MACRIS). By 1906 the family controlled all of the land on this side of Bacon Street between Cottage Avenue and Lagrange Street (except 79 Bacon Street). The various properties were all sold to George Harrington by 1916.⁵ At the time of the 1920 census George remained in the Bacon Street house, joined only by his cousin Clara Bangs and an Irish-born servant. Harrington was living in St. Augustine, Florida at the time of the 1930 census, although he remained at this address in the Winchester poll list of that year.

Harrington died unmarried around 1936. His large estate was controlled by executors from the Boston Safety Deposit and Trust Company. In June of 1936 executor Adoniram Archibald filed plans to subdivide Harrington's holdings into an 8-lot subdivision. The Pratt barns were demolished, and a cul-du-sac named Harrington Road was built in the deepest portion of the property. The size of the house lot was reduced to 11,400 square feet.⁶ The house and lot were sold to Abbott E. Bradlee, a stockbroker. He lived here with his wife Margaret and their daughter Jane, a secretary, at the time of the 1940 poll list. They owned the house until 1941 when it was sold to Burton Grove.⁷

The house had a number of owners throughout the second half of the twentieth century. It was purchased by its present owner in 2009.

¹ Middlesex South Registry of Deeds (Hereafter MSRD Book:page, year) 1457:486, 1877.

² MSRD 277:275, 1897. Ancestry.com: 1880 US Census, 1874, 1881 Winchester (Woburn) Directories.

³ *Illustrated Boston: The Metropolis of New England* (Boston: American Publishing and Engraving Co, 1889), 223.

⁴ "Favor B&M Merger" *Fibre and Fabric* Vol. XLVII, No. 1208 (April 25, 1908), 1.

⁵ MSRD 2704:75, 1898; 3415:166, 1908; 2957:177, 1902; 3904:241, 1914; 4050:26, 1916.

⁶ MSRD 6032:578, 1936. Plan of Harrington Road, Winchester Town Engineering Office Plan #7211.

⁷ MSRD 6526:188, 1941.

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

89 BACON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WNT.377
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Maps and atlases (chrono order):

- 1854 H.F. Walling *Map of the Town of Winchester*
- 1875 J.B. Beers & Co. *Atlas of Middlesex County, Massachusetts*
- 1886 A.F. Poole Co., [Bird's Eye View].
- 1889 Geo. H. Walker *Atlas of Middlesex County, Massachusetts*
- 1898 Robbins & Enrich, [Bird's Eye View].
- 1906 Geo. H. Walker *Atlas of Middlesex County, Massachusetts*
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Ancestry.com: see footnotes

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Winchester Historical Society. *Winchester, Massachusetts: The Architectural Heritage of a Victorian Town.* Winchester: Winchester Historical Society, 1988.

Winchester Town Directories, see footnotes.

Winchester List of Residents (Poll), see footnotes.

Middlesex County South Registry of Deeds (MCSR), see footnotes.

Winchester Historical Commission inventory form, 1 Harrington Road (not MACRIS).



Rear (Lagrange Street) elevation.

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

89 BACON STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WNT.377
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Front hall (redfin.com).



Living room (redfin.com).

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

89 BACON STREET

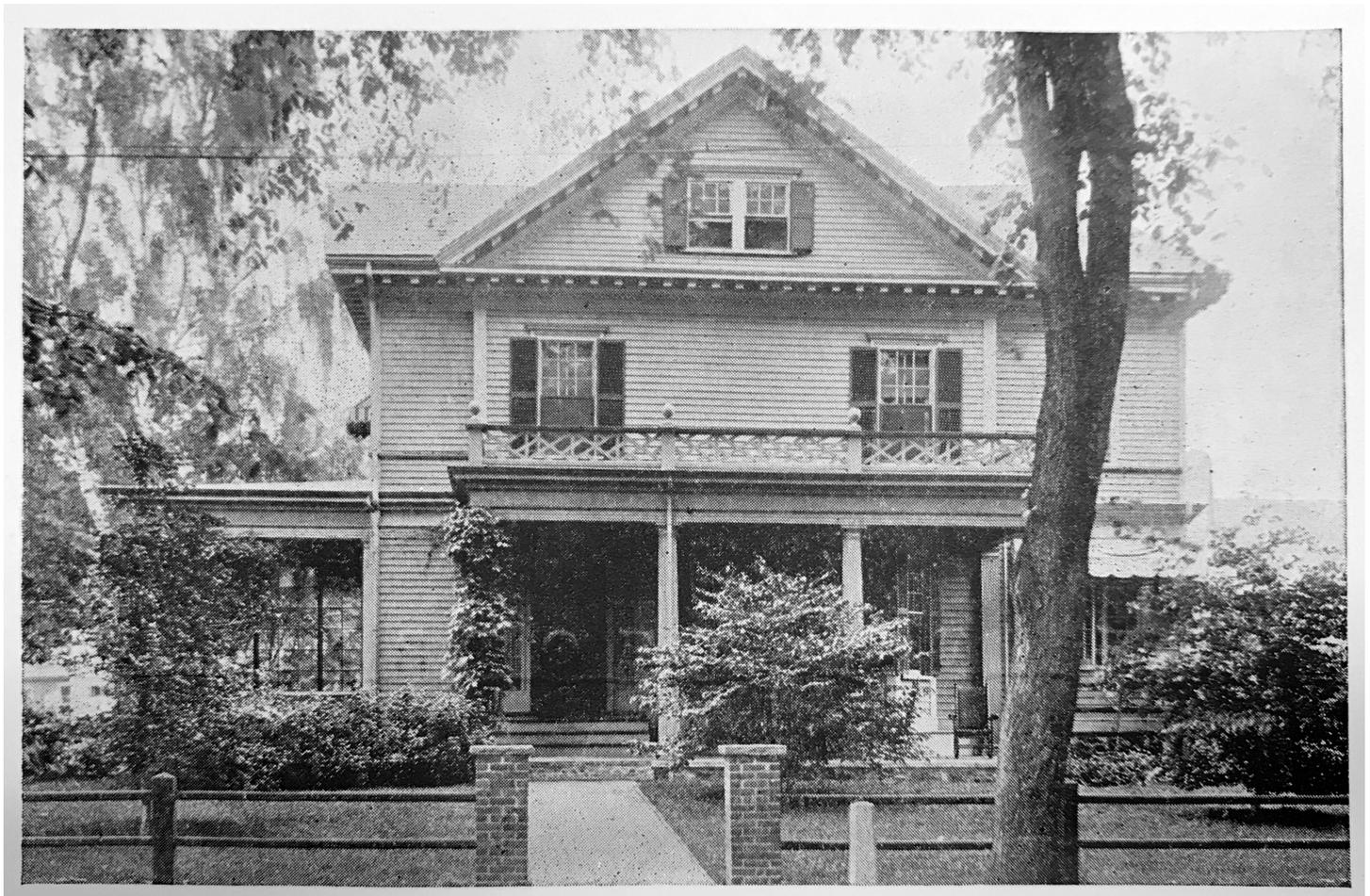
MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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1898 Bird's eye view, building with twin gables at the corner of Bacon (at right) and Lorange (center) streets.



1915 photograph, before enclosure of side porch (Pictorial History of Winchester).



Plot plan of Harrington Road subdivision. This house is on lot 1. The former Pratt house is at lot 8. Winchester Engineering Department Plan #7211

FORM B – BUILDING

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

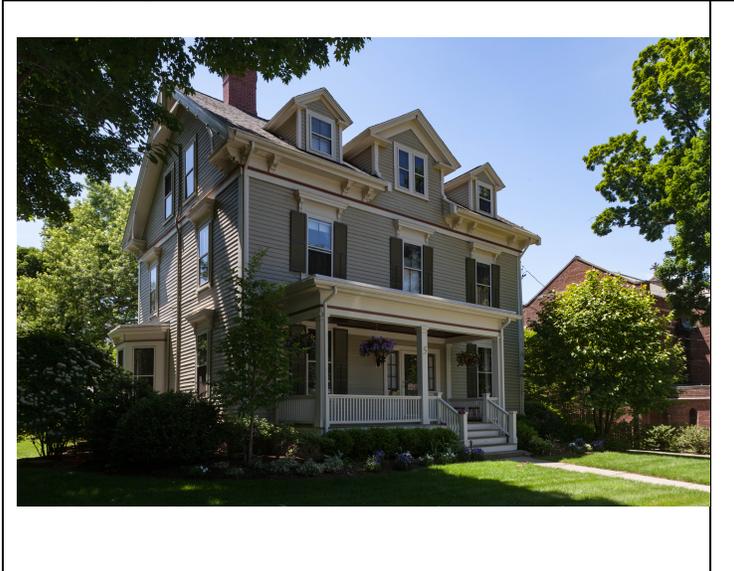
Assessor's Number USGS Quad Area(s) Form Number

16-127-0	Lexington	AD	WNT.379
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Town/City: Winchester

Place: (*neighborhood or village*): Old West Side

Photograph



Address: 3-5 Central Street

Historic Name: Brine House

Uses: Present: single-family residential

Original: single-family residential

Date of Construction: c.1880

Source: Deeds, Maps

Style/Form: Italianate/Central Hall

Architect/Builder: unknown

Exterior Material:

Foundation: Brick

Wall/Trim: Wood clapboard/Wood

Roof: Asphalt shingle

Outbuildings/Secondary Structures:

Modern 2-car garage at rear

Major Alterations (*with dates*):

Porch added (early 20th century)

Condition: Good

Moved: no yes **Date:**

Acreage: 22,011 sq. ft.

Setting: Located within a densely settled neighborhood of moderate and large houses

Locus Map north is up



Recorded by: Zachary Violette

Organization: Winchester Historical Commission

Date (*month / year*): June 2018

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

3-5 CENTRAL ST.

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AD

WNT.379

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 Brine House is a generously-proportioned, two-and-one half story, wood-frame house in the Italianate style. The house is similar in form and ornament, although more modest, to the Elisha Dillingham House that had stood across the street, on the site of the present Central Green (see WNT.AG). The main block, roughly 35 feet wide by 30 feet deep has a center-hall plan, with a symmetrically-arranged three-bay façade facing Central Street. The front pile on the right side and rear pile on the left sides of the main block are augmented by a canted bay window, indicative of two rooms arranged on either side of a central hall. The right bay is stacked two stories high, with a secondary entrance and porch in the rear pile on that side. This provides access to a secondary staircase and hall. A two-story ell of approximately 15 feet by 17 feet and a one-story ell of 14 by 17 feet extend the footprint of the main block. The main block has a side gabled roof, augmented by three dormers on the front elevation. A broad gabled wall dormer is flanked by two smaller gabled dormers, each aligned with the window of the second story below. Two wide brick chimneys pierce the roofline at the ridge, centered on either side of the main hall.

Entrance is through a wooden panel and light door, likely of early twentieth century vintage, covered by a modern aluminum storm door and flanked by six-pane sidelights. The entrance is reached through a hip-roofed porch that runs across the entry and left bay. Set on a lattice skirt and reached through a set of wooden steps, the porch roof is supported on thick square columns. The porch roof has a wide entablature, and railings are supported on closely-spaced square balusters; the porch on the left elevation is trimmed in a similar manner. While these porches are likely an early twentieth century addition, the house retains much of its nineteenth century cladding and trim. Walls are covered in wooden clapboards with wide cornerboards. A wide entablature runs around the cornice, elaborated with widely-spaced scroll-sawn brackets. The broad gable ends each have a simple bargeboard made up of a cross-truss at the apex of the gable with curved elements at the eaves joined by prominent roundels. Window hoods supported on scroll sawn brackets elaborate openings throughout. These retain their original 2/2 wood double-hung sash, now with modern aluminum storm. Windows on the front elevation also retain wooden louvered shutters. Recent real estate photographs depict an interior that retains marble mantels and plaster moldings in the front rooms, as well as an original stair newel and other trim.

The house is set on a generous lot, with a wide setback from Central Street. Specimen plants elaborate the manicured front lawn, while a concrete walk runs between the street and front porch. An asphalt drive along the right side of the property gives access to a two-bay garage at the rear of the lot. Of recent vintage, this structure has clapboard siding, a side-gabled roof, and wooden garage doors, and appears to have additional space above, behind a façade gable and accessed from a door on the left side of the facade.

HISTORICAL NARRATIVE

This house was built around 1880 on land that had been subdivided from the estate of William H. Kinsman. A Boston-based commission merchant, Kinsman lived in a large house on the east side of Bacon Street, later site of the Ginn estate. He owned the strip of land that became the west side of Central Street, then contiguous with his house lot. Perhaps as a result of a bankruptcy, control of the land passed in 1878 to trustees Edward H. Tead and Francis Peabody of Boston. They were charged with subdividing the Central Street parcels and selling them at private sale, to settle with creditors to Kinsman's estate for obligations related to the Continental Sugar Refinery.¹ This lot, the first of the group to be developed, was sold in 1880 to George (1840-1928) and Dorothy Brine, the first long-term owner. As the 1880 deed references buildings on the lot it is unclear if the house was developed on speculation by Tead & Peabody or built by the Brine family after their purchase, which was made for \$5750.² The Brine family was clearly living in the neighborhood at the time of the 1880 census. Brine listed his occupation

¹ MCSRD 1481:311-312, 1878. Subsequent deeds describe transfers of other parcels to Tead and Peabody. See declaration of trust and agreement MCSRD1528:92-94, 1879.

² MCSRD 1542:303, 1880.

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

3-5 CENTRAL ST.

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

AD	WNT.379
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that year as manager of a clothing store. He lived here with Dorothy, five school-age children, and a live-in, Irish-born servant. The 1881 directory indicates he ran the Old South Clothing House, at 315-317 Washington Street in Boston.³

The Brine family had moved to Washington Street in Winchester by the time of the 1900 census. The Winchester poll list of the next year suggests the house was unoccupied. In 1903 Brine sold the house to Henry McGrath, then of Quincy, and James W. Brine, whose relationship to George and Dorothy Brine is unclear. The pair owned it for four years, selling the property in 1907 to J. Edson and Mathilda Young. The Young family would live here for the next 20 years. A dentist by trade, with an office at 572 Main Street in Winchester, Young lived here at the time of the 1910 census with Mathilda, his widowed mother Mary, his sister Lucy, and an Irish-born servant. A decade later J. Edson and Mathilda lived in the house alone.⁴

In 1928 the Young family sold the house to Herbert and Gertrude Gleason, who do not appear to have lived here, but used the house as an income property. At the time of the 1930 poll list the house seems to have been rented to Maurice Bird, an assistant sales manager, who lived here with his wife Florence. A decade later Paul Forester, a lumber salesman, rented the house, living here with his wife Helen and maid Valma Ala. The property was transferred between various members of the Gleason family through the 1930s and was lost to foreclosure in 1940.⁵

The house was sold thirteen different times between Theodore Freeman's purchase of the property from the Homeowner's Loan Association in 1940 and its purchase by the present owner in 2016.⁶

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Maps and atlases (chrono order):

- 1854 H.F. Walling *Map of the Town of Winchester*
- 1875 J.B. Beers & Co. *Atlas of Middlesex County, Massachusetts*
- 1886 A.F. Poole Co., [Bird's Eye View].
- 1889 Geo. H. Walker *Atlas of Middlesex County, Massachusetts*
- 1898 Robbins & Enrich, [Bird's Eye View].
- 1906 Geo. H. Walker *Atlas of Middlesex County, Massachusetts*
- 1916, 1921, 1929, 1929/50, Sanborn Fire Insurance Atlases.

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Winchester Historical Society. *Winchester, Massachusetts: The Architectural Heritage of a Victorian Town.* Winchester: Winchester Historical Society, 1988.

Winchester Town Directories, see footnotes.

Winchester List of Residents (Poll), see footnotes.

Middlesex County South Registry of Deeds (MCSRDR), see footnotes.

Winchester, Town of, Assessors records, see footnotes.

_____, Engineering Department plot plans, Central Street.

³ Ancestry.com: 1880 US Census, 1881 Winchester (Woburn) directory.

⁴ MCSRDR 3046:86, 1903; 3288:319, 1907; Ancestry.com: 1900, 1910, 1920 US Census, 1907 Winchester Directory. 1901 Winchester Poll list.

⁵ MCSRDR 5237:331, 1928; 5617:293, 1931; 5653:5, 1932; 5799:497, 1934; 5905:276, 1935, 6434:210, 1940. 1930, 1940 Winchester poll list.

⁶ MCSRDR 67648:196, 2016; 36266:90, 2002; and indexes

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

3-5 CENTRAL ST.

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AD	WNT.379
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AD	WNT.379
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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

This property, an Italianate center-hall house constructed in about 1880, is likely eligible to the National Register as part of a potential Central/Church/Bacon NR District. The district would include both arms of Central, and extend to Church Street on the northwest and Bacon Street in the southwest; interior roads Lagrange, Norwood, Harrington, and Cottage would be included as well. Research on individual properties and an area in this vicinity revealed that much of it was one of the Symmes family farms that was subdivided as Oak Vale in 1847 and gradually developed over the late 19th and early 20th century as a residential subdivision. A group of nearby properties were surveyed as the Central Street Area (WNT.AD) and NR listing was attempted in 1989, but the number of 20th century buildings, mostly garages, precluded listing. An expansion of that district would include a number of buildings constructed before 1875 and 1889, high priorities for survey and protection, as well as turn-of-the-century and interwar buildings. The larger area would meet criteria A and C at the local level, as a fine example of an iconic period landscape with exceptional individual examples and a full range of common regional house types. Areas of significance would include architecture, community development and planning, and social history. The properties are quite well preserved, and the area and its individual components retain integrity of location, setting, design, materials, workmanship, feeling, and association.

FORM B – BUILDING

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

16-182-0	Lexington	AD	WNT.381
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MASSACHUSETTS HISTORICAL COMMISSION
 MASSACHUSETTS ARCHIVES BUILDING
 220 MORRISSEY BOULEVARD
 BOSTON, MASSACHUSETTS 02125

Town/City: Winchester

Place: (*neighborhood or village*): Old West Side

Photograph



Address: 10 Central Street

Historic Name: Boone House

Uses: Present: single-family residential

Original: single-family residential

Date of Construction: c.1873-1875

Source: Deeds

Style/Form: Italianate / end house

Architect/Builder: unknown

Exterior Material:

Foundation: granite

Wall/Trim: wood clapboard/wood

Roof: slate

Outbuildings/Secondary Structures:

Garage at rear

Major Alterations (*with dates*):

Entrance altered, small addition (early twentieth century)

Condition: Good

Moved: no yes **Date:**

Acreage: 11,068 Sq. Feet

Setting: Located within a densely settled neighborhood of moderate and large houses

Locus Map north is up



Recorded by: Zachary Violette

Organization: Winchester Historical Commission

Date (*month / year*): June 2018

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

10 CENTRAL STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

AD	WNT.381
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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 Boone house is a two-and-one-half story, wood-frame, Italianate end house with prominent side wing and altered circulation but well-preserved trim. Set on a granite foundation, the main block, 27 feet wide by 30 feet deep, has a front gabled roof. The wing, aligned to the left side of the main block, is 20 by 14 feet. A small square window has been placed in the likely original location of the front door. Entrance is now through a door in the left side of the main block, entered through a porch on the side wing. Stacked, canted bay windows are set on the right side of the front elevation. The side elevation has a single window in the front pile, two in the rear. A one-story ell with a low hip roof, 20 feet wide by 5 feet deep, extends from the rear of the main block. A secondary entrance with wooden steps is placed in the ell. The left side of the second floor of the main block appears to have been expanded slightly, possibly for the construction of a bathroom; this appendage sits on the roof of the porch. The wing has a single window on each floor of the front elevation. A brick chimney breaks the roofline of the main block, in the center of the right side; another chimney rises from the wing.

The house retains a host of original wooden trim. The porch of the wing, set on a lattice skirt and reached through a set of wooden stairs, has square wooden balusters and chamfered posts set on paneled bases. Its cornice is bracketed and has a run of dentil molding. The cornice of the main block and wing is also bracketed. The house retains its wooden clapboard siding, with wide cornerboards with molded caps. Windows on the second floor of the front elevation, and both floors of the right side elevation, are capped by pediment window hoods. An arch-top window is set in the gable end. Most openings retain their original 2/2 wood sash, most with aluminum storm windows. Most openings also have wooden louvered shutters. The house retains a slate shingle roof.

The Boone house is centered on its generous lot, with an extensively-planted front yard along Central Street. A wooden fence runs across the front of the property, while a brick walkway connects the sidewalk to the front porch. An asphalt driveway at the right side of the lot leads to a two-car garage. That wood-frame structure has a front gabled roof and wooden clapboard siding.

HISTORICAL NARRATIVE

This house stands on a parcel that David N. Skillings sold to Allan (sometimes Allen) Foster Boone (1838-1915) of Winchester in 1873.¹ It was one of the first parcels that Skillings sold of his large estate, Rangeley (Area WNT.H), which adjoined this property to the east. Skillings would later sell carefully-landscaped house lots to selected acquaintances in the upper portion of his estate; his sale to Boone was not part of that subdivision. Instead, Skillings sold Boone an 80,000 square foot trapezoidal parcel, with frontage of 236 feet along Church Street, adjoining the estate of J.T. Manny, which Skillings had also sold. The sale included most of the frontage of the north side of Central Street, then a private way, up to the angle of that street. Boone paid \$10,000 for the property. Shortly after his purchase Boone built this house, subdividing the southern edge of the parcel into a 11,070 square foot lot. He divided the remaining land into four additional parcels, two on Central and two on Church, which he sold off over the next decade.

In 1875 Boone, who was listed in the census of 1870 as a commission merchant, transferred this house to his widowed mother Louisa Hanks Boone (1806-1890).² The 1880 census finds her the head of a household, seemingly in this house, that included her adult sons Dewitt and Allan. Dewitt listed no occupation (the census lists him as "defective"), while Allan listed his occupation as merchant. The household also included Louisa's daughter-in-law Fannie Boone, her grandsons Allan E. and Robert, and daughter Julia Gage. Louisa transferred the house to Gage four years later.³ Julia Gage owned the house until

¹ MCSRD 1254:589, 1873; <https://www.findagrave.com/memorial/81068940/allan-foster-boone> courtesy of Peter Stott.

² MCSRD 1345:78, 1875. Ancestry.com: 1870 US Census.

³ MCSRD 1662:37, 1884. Ancestry.com: 1880 US Census.

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

10 CENTRAL STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

AD	WNT.381
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1897, when she sold it to her nephew Allan E. Boone (1866-1937).⁴ The younger Boone was a draftsman and architect in Boston. He built, and potentially designed, a three-story apartment house at 31 Church Street in Winchester Center (WNT.105) in 1903. The family seems to have held the Central Street house as an income property in this period; Gage lived on Main Street, and Allan Boone, who listed his occupation as capitalist, lived in a house on Gage Street. The 1901 poll list shows the Central Street house occupied by David Fullman, a salesman, and George Fullman, retired. The address is not found in the 1918 poll list.

The house remained in the Boone family until 1919, when Allan E. Boone sold it to Olin and Leah Hill. The Hills only owned the house for a year, before selling it to William and Estelle Little. Three years later they sold it to Kenneth and Marion Young, who owned it for a decade.⁵ They seem to have also used it as an income property; in 1930, the house was rented to Frank and Hazel Belden. In 1933, after briefly losing the property in a foreclosure of their mortgage with the Atlantic National Bank, the couple sold the house to Albert and Margery Crockett.⁶ At the time of the 1940 census Crockett, the production supervisor at a machinery plant, lived here with Margery, the couple's daughter Carol; Albert Crockett's step-son George McQuinn, born in Haiti; and a live-in domestic servant.

The Crockett family would own the house for thirty years, selling it in 1963 to Leonard and Mindelle Smollen.⁷ It was purchased by its present owner in 2005.⁸

BIBLIOGRAPHY and/or REFERENCES

Maps and atlases (chrono order):

1854 H.F. Walling *Map of the Town of Winchester*
1875 J.B. Beers & Co. *Atlas of Middlesex County, Massachusetts*
1886 A.F. Poole Co., [Bird's Eye View].
1889 Geo. H. Walker *Atlas of Middlesex County, Massachusetts*
1898 Robbins & Enrich, [Bird's Eye View].
1906 Geo. H. Walker *Atlas of Middlesex County, Massachusetts*
1916, 1921, 1929, 1929/50, Sanborn Fire Insurance Atlases.

Ancestry.com: see footnotes

Chapman, Henry Smith. *A History of Winchester. Volume One*. Winchester: Town of Winchester, 1936/1975.

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Stone, Bruce Winchester. *A History of Winchester. Volume Two*. Winchester: Town of Winchester, 1975.

Winchester Historical Society. *Winchester, Massachusetts: The Architectural Heritage of a Victorian Town*. Winchester: Winchester Historical Society, 1988.

Winchester Town Directories, see footnotes.

Winchester List of Residents (Poll), see footnotes.

Middlesex County South Registry of Deeds (MCSRDR), see footnotes.

Winchester, Town of, Assessors records, see footnotes.

_____, Engineering Department plot plans, Central Street.

⁴ MCSRDR 2591:376, 1897

⁵ MCSRDR 4277:303, 1919; 4400:94, 1920; 4595:36, 1923; 5662:186, 1928.

⁶ MCSRDR 5727:503.

⁷ MCSRDR 10290:41, 1963.

⁸ MCSRDR 45353:227, 2005.

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

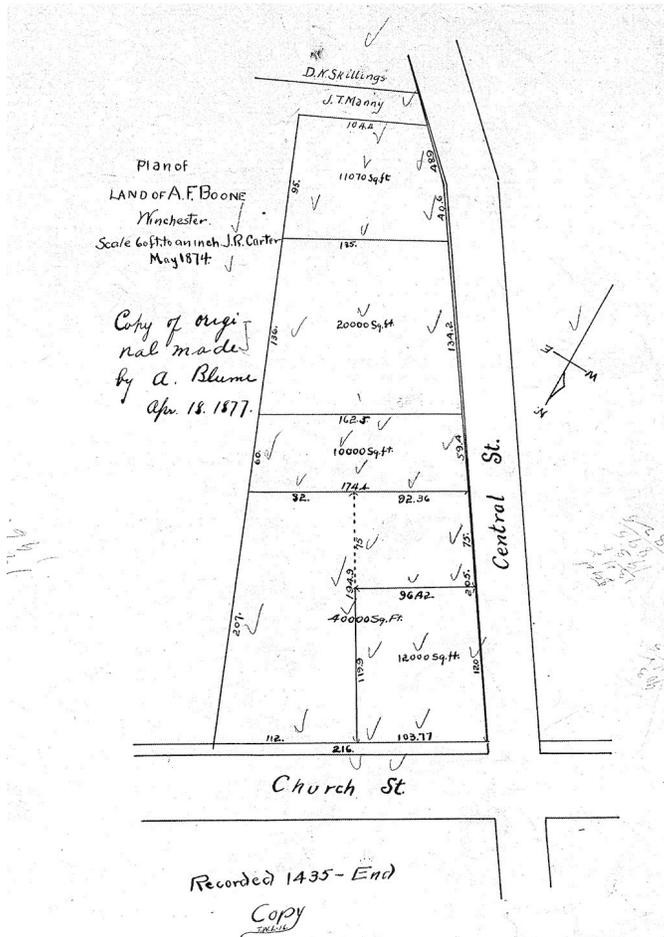
10 CENTRAL STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

AD	WNT.381
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1874 subdivision plan. Winchester Engineering Department Plan #2150.

AD	WNT.381
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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

This property, a Italianate end house constructed between 1873 and 75, is likely eligible to the National Register as part of a potential Central/Church/Bacon NR District. The district would include both arms of Central, and extend to Church Street on the northwest and Bacon Street in the southwest; interior roads Lagrange, Norwood, Harrington, and Cottage would be included as well. Research on individual properties and an area in this vicinity revealed that much of it was one of the Symmes family farms that was subdivided as Oak Vale in 1847 and gradually developed over the late 19th and early 20th century as a residential subdivision. A group of nearby properties were surveyed as the Central Street Area (WNT.AD) and NR listing was attempted in 1989, but the number of 20th century buildings, mostly garages, precluded listing. An expansion of that district would include a number of buildings constructed before 1875 and 1889, high priorities for survey and protection, as well as turn-of-the-century and interwar buildings. The larger area would meet criteria A and C at the local level, as a fine example of an iconic period landscape with exceptional individual examples and a full range of common regional house types. Areas of significance would include architecture, community development and planning, and social history. The properties are quite well preserved, and the area and its individual components retain integrity of location, setting, design, materials, workmanship, feeling, and association.

FORM B – BUILDING

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

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

16-171-0	Boston North		WNT.
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Town/City: Winchester

Place: (*neighborhood or village*): Old West Side

Photograph



Address: 75 Church Street, 1, 3, 5, 7, 9 Lewis Street

Historic Name: Winchester Chambers

Uses: Present: apartment house

Original: apartment house

Date of Construction: 1914

Source: Sanborn atlas, directories and poll lists

Style/Form: Classical Revival/ apartment house

Architect/Builder: unknown

Exterior Material:

Foundation: concrete

Wall/Trim: stucco/

Roof: tar and gravel

Outbuildings/Secondary Structures: none

Major Alterations (*with dates*):

- Expansion of front units on south side of 75 Church

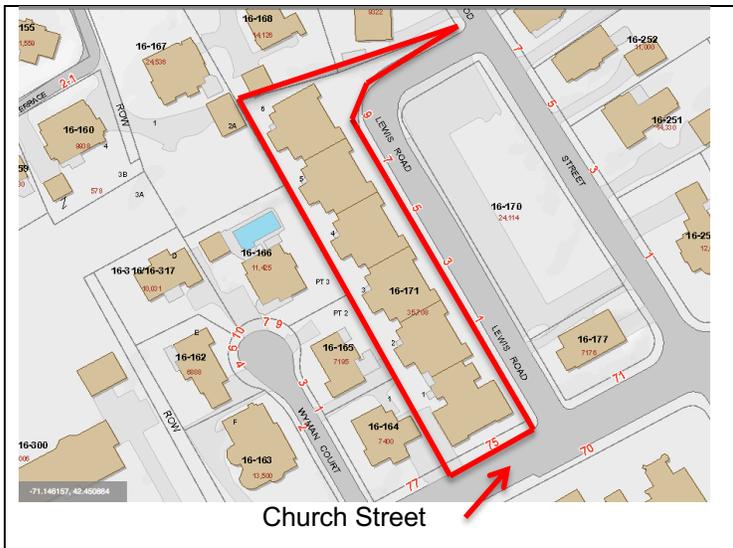
Condition: good

Moved: no yes **Date:**

Acreage: .820 acres

Setting: Located at the edge of the commercial and civic center within a densely settle neighborhood of moderate and large houses

Locus Map north is up



Recorded by: Claire W. Dempsey

Organization: Winchester Historical Commission

Date (*month / year*): January 2018

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

75 CHURCH STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNT.97

Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION:

Built in about 1914, the Winchester Chambers is an ambitious apartment block constructed, as such buildings often are, at the juncture of the town's civic and commercial center and one of its more ambitious residential neighborhood. The building occupies most of its narrow, deep parcel, which is located at the corner of Church and Lewis streets. There are bushes and trees on the narrow front and side yards and a narrow drive running along the rear west elevation.

The overall massing of this building is three stories in height under a flat roof, with its narrow end on Church Street (facing generally south), and its long stem (about 330 feet) extending into the block along Lewis Street; it measures about 66 feet on Church Street but is about six feet narrower along the stem, forming a slight T. The building is divided into six units, one T shaped and facing Church, the other five units generally rectangular and extending along Lewis, each served by a primary center entry on the street-facing side. Each unit's façade includes flanking projecting bays, on the Lewis Street units shared with their neighbors. The Church Street unit has small enclosed bays on its ell while the Lewis units have projecting rear bays and back porches.

A number of decorative features tie the large building together as a cohesive whole, taking the general 'palace' form. The basement level and the stoops and stairs are composed of contrasting cast stone or concrete while the top of the wall is marked by alternating sections of parapet wall and tile roof. These strong horizontals are reinforced by decorative entablatures that mark the division of the first and second stories and the eaves below the parapets, while brackets support the roof sections. The first floor level is further enriched with coins on the projecting bays and multiple pilasters on the center bays. The second and third floor windows have contrasting sills and lintels, the latter splayed with bold keystones; all of the sash have multi-paned upper sash, 6, 9, or 12 lights depending on their size. The entries employ double-leafed glazed doors with a transom and double architrave surround. The Church Street elevation is composed of triple windows in the outer bays, paired windows at the inner bays, and two single sash above the center entry, which is screened by an awning. The Lewis Street units have smaller triple windows in the outer bays, while each half of the center section includes paired windows flanked on either side by single sash. The west, rear sections of these units are unornamented, while the entablatures extend around the front section facing Church Street.

The building includes 36 apartments, with each unit including six apartments, likely arranged as two on each floor on either side of a central stair and circulation space. According to the assessor, the building includes 72 bedrooms and a total of 150 rooms, suggesting 30 four-room units and six five-room units; there are 36 baths and 6 half baths, the latter likely in these larger units. It seems likely that the smaller units are those facing Lewis Street and include a living room, a kitchen, and two bedrooms, while larger units are in the front section facing Church Street and add a dining room or another bedroom as well as a half bath. Unfortunately, there are no known plans of the building (and no Public Safety Card at the Massachusetts Archives), so the configuration of these spaces is unknown. The more public spaces are likely accessed from the central circulation space and located at the inner section of the units, with the bedrooms in the outer projecting bays.

HISTORICAL NARRATIVE

Unfortunately, the early history of this building has not been discernable, as its ownership history is complex as revealed by its title and assessors records, including multiple owners and trusts;¹ a more intensive research protocol or additional primary sources will be required to unravel its history. Earlier researchers identified Forest Adams as the developer of this property, and it appears that Adams, of Natick, and Clarence H. Lewis, of Winchester, had invested here as the Winchester Realty Trust; they defaulted on their mortgage in 1916. Clarence (1872 or 1873-1959) was a real estate agent living at 46 Glen Road at about this

¹ Initial research considered the following: MCSRD: 28171:295, 13337:177, 5990:435, 5476:552, 5423:599, 5344:395, 5085:284, 4665:367, 4595:188, 4583:439, 4501:46, 4491:118. Early owners could seldom be identified in the town assessors records.

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

75 CHURCH STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WNT.97

time, with his office at 15 State Street in Boston. He later lived in Reading, with his office in Wakefield.² It is of interest to note that each of the six units was described in assessors records as a house, valued at \$3500 for the smaller units and \$4000 for the larger unit in 1921 (three units owned by Blanche C. Williams). By 1937, those values had risen to \$31,000 and \$38,000 respectively (all units owned by Robert Blackler). In the 1930s through the 1970s the building was owned by members of the Blackler family. Since that time it has been owned by Anthony and Paul Albiani.

In the US Census of Population for 1920, 28 households were identified as living in the six units, ranging in size from one to five individuals. The most common configuration was a married couple with one or more children, about half, though those children ranged in age from infants to adults (13 under 20). Six other households were married couples, and five households included single females, living alone or with a maid or boarder. Four households included a maid in residence, and among these one was black and one mulatto. Although a small number of households were in their 20s, most were in their late 30s or 40s; 14 individuals were over 60. The reported male occupations were firmly in the managerial and professional class, including druggist, merchant (wool, electrical merchandise, commission), dealer (autos/trucks, lumber [2]), insurance agent [2], manager (factory, meat market), contractors (electrical, building), bond broker, export-importer, real estate, mechanical engineer, can manufacturer, and can salesman; one laborer worked in heating and ventilating, one Lt US Navy, one was retired. Among these were the landscape designer Warren Manning (1860-1938), who lived here with his wife and a maid³. Occupations were not provided for most woman, even heads of household, but included two teachers, a bookkeeper, a nurse, and a production manager, in addition to the maids. A brief comparison of occupants in directories (1916) and poll list (1919, 1924) suggests that most were not residents for long.

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- 1854 H.F. Walling *Map of the Town of Winchester*
- 1875 J.B. Beers & Co. *Atlas of Middlesex County, Massachusetts*
- 1886 A.F. Poole Co., [Bird's Eye View].
- 1889 Geo. H. Walker *Atlas of Middlesex County, Massachusetts*
- 1898 Robbins & Enrich, [Bird's Eye View].
- 1906 Geo. H. Walker *Atlas of Middlesex County, Massachusetts*
- 1916, 1921, 1929, 1929/50, Sanborn Fire Insurance Atlases.

Ancestry.com: see footnotes

Chapman, Henry Smith. *A History of Winchester. Volume One*. Winchester: Town of Winchester, 1936/1975.

Simonds, Henry, "Henry's List," Winchester Archival Center.

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Winchester Historical Society. *Winchester, Massachusetts: The Architectural Heritage of a Victorian Town*. Winchester: Winchester Historical Society, 1988.

Winchester Town Directory, 1916.

Winchester List of Residents (Poll), 1919, 1924.

Middlesex County South Registry of Deeds (MCSRSD), see footnotes.

Winchester, Town of, Assessors Records.

_____, Building Department records, 1, 3, 5, 7, 9 Lewis Street.

² Earlier form for this property WNT.97. MCSRSD: 3716:558 (could not locate, may be an error in the other deed), 3837:546, 4062:259.

Ancestry.com: Find-a-grave; Masonic Membership Cards; US Census 1910; US Directories: Woburn 1905, 08, Boston 1914, 15, Wakefield 1925, 1931.

³ Son of a Reading nurseryman, Manning worked for the Olmsted firm before forming his own large Boston office. He has been credited with 1600 projects including estates, campuses, parks, and industrial communities; he was a founder of the American Society of Landscape Architects. Long underappreciated, Manning's work was recently featured in Karson, Brown, and Allaback, *Warren H. Manning, Landscape Architect and Environmental Planner* (U Georgia Press 2017)

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

75 CHURCH STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WNT.97
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Lewis Street elevation, side of 75 Church on left, then 1, 3, 5, 7, 9 Lewis.



West, rear elevation of the Winchester Chambers at left.

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

75 CHURCH STREET

MASSACHUSETTS HISTORICAL COMMISSION

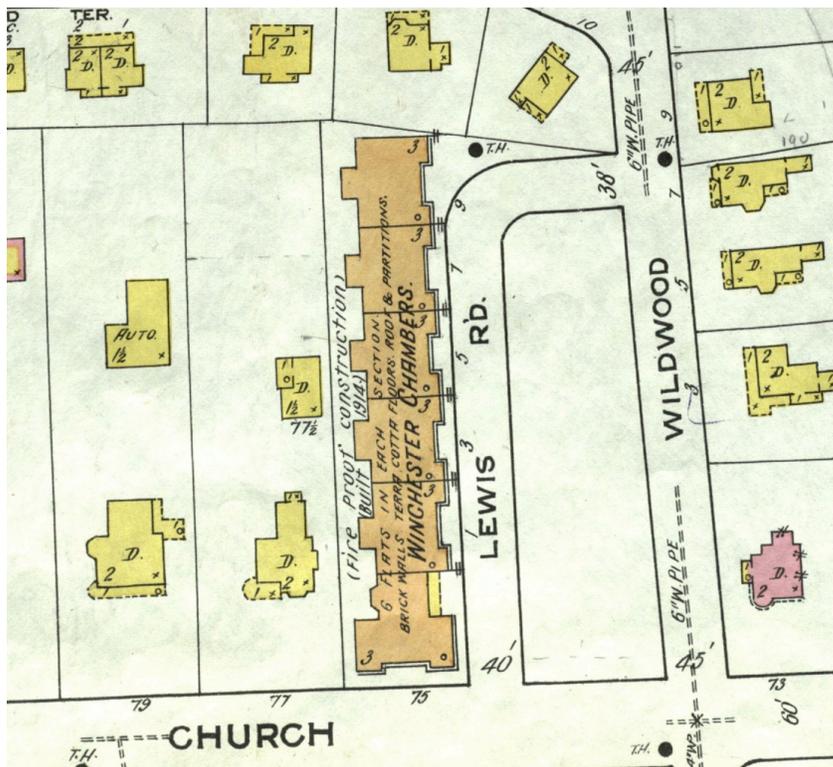
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNT.97



East elevation of the One Lewis Street elevation. This unit abuts the front Church Street unit, so its left projecting bay does not also serve the adjacent unit as does the one on the right.



Sanborn Atlas 1916, detail of plate 9.

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

75 CHURCH STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

	WNT.97
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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.

Therefore, the xxx is eligible for the National Register of Historic Places under Criteria A and C at the local level.

FORM B – BUILDING

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

16-129-0

Boston
North

WNT.95

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

Town/City: Winchester

Place: (*neighborhood or village*): Old West Side

Photograph



Address: 76 Church Street

Historic Name: Mullens/Cobb House

Uses: Present: single-family residential

Original: single-family residential

Date of Construction: c.1855-1856

Source: Deeds

Style/Form: Second Empire/End House

Architect/Builder: unknown

Exterior Material:

Foundation: Not visible

Wall/Trim: Wood clapboards/ Wood

Roof: Slate shingle

Outbuildings/Secondary Structures:

- Two bay garage (early 20th century)

Major Alterations (*with dates*):

- Portico altered (c.2012-2016)

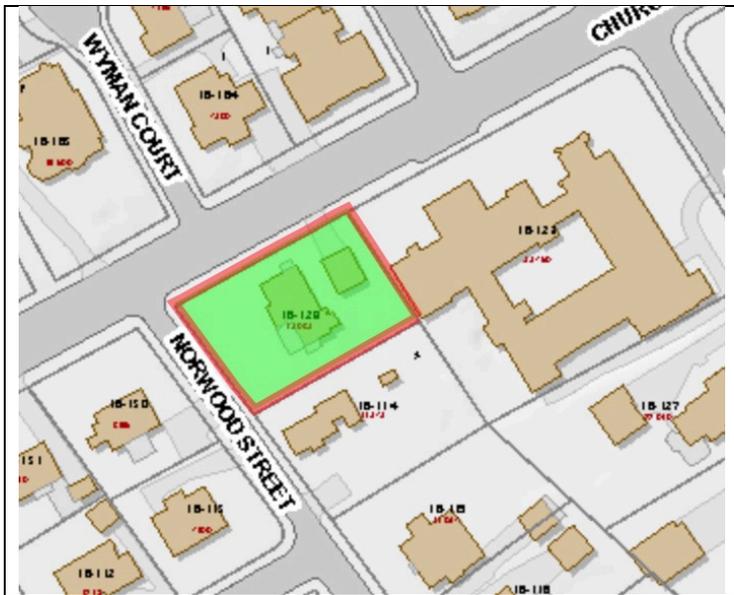
Condition: Good

Moved: no yes **Date:**

Acreage: 14,083 sq. ft.

Setting: Located within a densely settle neighborhood of moderate and large houses

Locus Map *north is up*



Recorded by: Zachary Violette

Organization: Winchester Historical Commission

Date (*month / year*): June 2018

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

76 CHURCH STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNT.95

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 Mullens/Cobb House is a two-and-one half story, wood-frame end house in the Second Empire style. Rising from a granite slab foundation, the house is two-and-one-half stories tall with a steeply-pitched, straight-slope Mansard roof. The rectangular footprint of 26 feet wide by 30 feet deep is augmented by a bump-out in the rear pile at right and a canted bay window in the rear pile at left. A two-story ell, 20 feet wide by 23 feet deep extends from the rear of the house, offset to the left. The ell has a shallow hipped roof. It is further extended by a one-story, hip-roof addition on the left side. The house has a three-bay fenestration with entry on the left side, indicative of a side hall plan. The bump-outs in the rear pile suggest three formal rooms in the main block – one beside and two behind the front passage – with kitchen space in the ell. A blind window in the front pile on the left side marks the location of the front stair. A brick chimney rises from the center of the main block, and a taller chimney extends from the ell.

The house is well preserved, retaining the majority of its original trim. Entrance is through a pair of double-leaf doors, reached up a low granite stoop. The doors have round-top upper lights with thickly molded panels below. They are sheltered by a door hood with a copper-clad hip roof supported on heavy scroll-sawn brackets. While perhaps evocative of the original scheme, this was altered in the 2010s. A 1979 photograph shows a hip-roof portico, likely of twentieth century vintage, supported on square paneled posts in this location. It remained there until at least 2012, according to the Google Streetview history for this location. The house is clad in wooden clapboards with narrow corner boards; a cornice of paired sawn brackets runs under the roofline of the main block. A more modest bracketed cornice is found on the rear ell and side bay window. The mansard roof retains slate shingles with alternating bands of diamond and sawtooth patterns. Dormers on this floor are flat-topped and simply framed. Windows throughout are surrounded by thickly molded architraves with corbel sills. Wooden shutters flank most openings. These windows retain wooden 2/2 sash in most openings, covered by modern aluminum storms.

The house is nearly centered on its generous lot on the corner of Church and Norwood streets. The large side yard along Norwood Street is screened by a tall wooden stockade fence. A hedgerow of moderate height surrounds the main block of the house. A short driveway off Church Street gives access to a two-bay garage. Likely of early twentieth century vintage, this wood-frame structure has a side-gabled roof, clapboard siding, wooden garage doors, and a cornice of shaped corbels along its front elevation.

HISTORICAL NARRATIVE

The early history of this house, which may have started off in a more modest form before being expanded to its present size, was marked by a series of short-term owners, each of whom was associated with the construction of other small houses in the vicinity. In 1853 Osgood Dane of Somerville bought the land on which this and the neighboring house at 4 Norwood Street (WNT.386) stand from James and Isiah Tuttle.¹ Carpenters by trade, the Tuttle had bought a number of parcels in the area, including the land to the south of this on which they built the house at 5 Lagrange Street. (WNT.XXX). They had purchased this land from Currier Bailey in 1847, part of the subdivision of lands that had previously been held by William Pratt.² Dane appears to have built the Norwood Street house around this time. In 1855 he sold a 9925 square foot portion of his property at the corner of Church and Norwood streets, then called "New Street," to Elizabeth Mullens of Winchester and her husband James for \$220.³ Mullens had bought the Tuttle's Lagrange Street house in 1849.⁴ Mullens, who was listed as laborer in the 1865 state census, seems to have built a modest house, perhaps part of the current building, on this property. The couple sold this lot with building for \$1000 in 1856 to Mary and Lucy Osgood of Medford.⁵ Mary and Lucy Osgood shared a Medford household at the time of the

¹ Middlesex South Registry of Deeds (Hereafter MSD Book:Page, Year) 647:173, 1853.

² MSD 567:315, 1849.

³ MSD 716:342, 1855.

⁴ MSRD 708:430, 1855

⁵ MSD 747:120, 1856.

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

76 CHURCH STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

	WNT.95
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1855 census with Harriett Coldwell, 40, and Mary Ginn, 15. The relationship between the four women is unclear. The Osgoods transferred the property in 1864 to Catherine Harlow of Roxbury, who owned it briefly, but seems to have expanded the buildings on the lot as the valuation rose considerably.⁶ She sold the property for \$3000 to Ambrose Dyer Cobb (1826-1877) of Winchester.⁷

Cobb, whose occupation was listed as master mariner, seems to have been the first long-term occupant of the house in its present form. (The previous MHC B form lists Cobb as the original owner, as he first appears here in the 1866 poll list.) Cobb increased the size of the parcel in 1866 by buying a 4314 square foot strip of land adjoining his property to the north, from Joseph Stone.⁸ That purchase brought the lot to roughly its current size. At the time of the 1870 census, Cobb, who listed his occupation as sea captain, reported \$4300 in real estate holdings. He lived here with this wife Margaret and four school-age children. The family kept two young, female, live-in servants, one born in St. Helena, the other in Nova Scotia. Ambrose Cobb died in 1877, his wife died a year later, and the house passed to their minor son Charles. By 1880 the house was occupied by John R. Cobb (1820-1890), Ambrose Cobb's brother. Cobb was a piano case maker with the firm of Cowdery, Cobb and Nichols. He lived here with his wife Rebecca, two teenage children, and his orphaned nephew, 15-year old Charles Cobb. The elder Cobb's firm of Cowdery, Cobb and Nichols controlled the mill privileges on Horn Pond in this period.⁹ When he reached the age of 21 in 1885 Charles Cobb sold the house to his uncle for \$4000.¹⁰

The Cobb family owned the house until 1892, when John Cobb's widow Rebecca sold the property to Stephen and Ella Langley. They owned the house for four years, selling to Elizabeth McCusker and Thomas, then of Boston. Thomas McCusker listed his occupation as retired. At the time of the 1900 census they appear to have operated a lodging house here. They shared the house with three lodgers, none of whom listed an occupation, as well as a servant. Thomas McCusker died in 1903; Elizabeth seems to have remained in the house until her death 14 years later. After her death, the house passed to Mary Studley and Elizabeth Morse, presumably relatives. In 1918 it was rented to lawyer Edwin C. Gilman. Studley and Morse sold the property to Rebecca Ayer and Florence Gendron, both widows, in 1920. They owned it for six years.¹¹

In 1926 the house was purchased by Alan (1887-1962) and Elva Cunningham, who would own the property until the 1950s.¹² Cunningham listed his occupation as physician in general practice. They shared the house, in 1930, with their son William, and two young step-children. A decade later the Cunningham family remained in the house, joined by Elva's widowed sister Ethel Drinkwater, a secretary. Alan and Elva Cunningham sold the house in 1953 to Thomas and Jane Rogers, who owned it for three years. They sold it to James and Marie Wingate, who were here for five years. Finally, in 1961 it was purchased by Walter and Kate Stark, who would own it until 1996. The house was purchased by its present owner in 2009.¹³

⁶ MSD 928:307, 1864.

⁷ MSD 963:347, 1866.

⁸ MSD 984:539, 1866.

⁹ William R. Cutter, "Mill Privileges," in *Winchester Record* Vol. 1-3 (November 1885), 266-272.

¹⁰ MSD 1718:267, 1885.

¹¹ MSD 2146:426, 1892; 2458:447, 1896; 4372:239, 1920; 4988:235, 1926.

¹² MSD 4999, 174:1926; Ancestry.com: 1930, 1940 US Census; 1918 Winchester Directory.

¹³ MSD 8087:1, 1953; 8786:518, 1956; 9848:378, 1961; 53275:435, 2009.

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

76 CHURCH STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNT.95

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- 1875 J.B. Beers & Co. *Atlas of Middlesex County, Massachusetts*
- 1886 A.F. Poole Co., [Bird's Eye View].
- 1889 Geo. H. Walker *Atlas of Middlesex County, Massachusetts*
- 1898 Robbins & Enrich, [Bird's Eye View].
- 1906 Geo. H. Walker *Atlas of Middlesex County, Massachusetts*
- 1916, 1921, 1929, 1929/50, Sanborn Fire Insurance Atlases.

Ancestry.com: see footnotes

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Winchester Historical Society. *Winchester, Massachusetts: The Architectural Heritage of a Victorian Town.* Winchester: Winchester Historical Society, 1988.

Winchester Town Directories, see footnotes.

Winchester List of Residents (Poll), see footnotes.

Middlesex County South Registry of Deeds (MCSR), see footnotes.

Winchester, Town of, Assessors records, see footnotes.

_____, Engineering Department plot plans, Church Street.



FORM B – BUILDING

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

16-286

Lexington

WNT.1669

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

Town/City: Winchester

Place: (*neighborhood or village*): Old West Side

Photograph



Address: 83 Church Street

Historic Name: Wyman School

Uses: Present: residential condominiums

Original: public school

Date of Construction: 1923, 1927

Source: Mass Department of Public Safety Records and Town Reports

Style/Form: Colonial Revival

Architect/Builder: Kilham, Hopkins, and Greeley / J. Nichols and Sons

Exterior Material:

Foundation: Concrete

Wall/Trim: Brick/Wood, limestone, and cast stone

Roof: Slate shingle

Outbuildings/Secondary Structures:
Complex of garages at rear

Major Alterations (*with dates*):

- Expanded (1927)
- Condo conversion (1983)
- Porte cochere added (1983)

Condition: Good

Moved: no yes **Date:**

Acreage: 2.51 acres

Setting: Located within a densely settled neighborhood of moderate and large houses

Locus Map *north is up*



Recorded by: Zachary Violette

Organization: Winchester Historical Commission

Date (*month / year*): June 2018

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

83 CHURCH STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WNT.1669

Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION:

Built in two phases in 1923 and 1927, the Wyman School is a large, two-story, brick school building whose massing, fenestration, and ornament are evocative of a large, Colonial Revival, center-hall house. The building consists of a rectangular main block, approximately 60 feet wide by 154 feet deep. The front and rear portions of the main block are slightly wider than the middle section. The main block is divided by a central double-loaded corridor, reached by a formal entrance along Church Street, as well as a secondary entrance toward the rear of the left façade, now sheltered by a porte cochere. That appendage is one of a series of interventions of the building's 1980s condominium conversion. The main building is augmented by a tall one-story wing extending from the building's right side and divided into two sections: the auditorium, attached to the main block, and the kindergarten, attached to the right side of the auditorium wing. The latter portion of the building is distinguished by a more steeply-sloping gabled roof and has a bump-out in the rear of its right elevation. The auditorium is reached through a small, gabled-roof entrance pavilion extending from its front elevation. A low brick wall runs along the front of the auditorium and kindergarten addition. The main block has a formal, five-bay fenestration along its narrow Church Street façade while the long side elevations alternate single and paired double hung windows. A number of the paired windows on the second floor have been lengthened to give access to small balconies added during the residential conversion. A low hip roof tops the main block, punctured by gabled dormers. Similar dormers break the roofline of the kindergarten wing. Two large brick chimneys, which seem to have served as part of the school's ventilation system, rise from the center of the roofline in the front and rear of the main block.

The formal Church Street entrance is reached through a set of granite steps with iron rails. A wooden Georgian Revival frontispiece of Roman Doric pilasters elaborates the main entrance. Its wooden six-panel door is topped by a patterned glass transom. This feature is a later addition, probably dating from the condominium conversion. The architect's rendering for the school, as well as twentieth century photographs, depict a simpler entrance with heavy stone lintel and metal canopy. A three-part Palladian window, with arched center, is set in an elliptical arch opening over the main entrance. The building is clad throughout in red common bond brick, with brick quoins at the corners of the main block. The roof is clad in slate shingles with prominent copper rain leaders flanking the entrance bay. Brick jack arches with limestone keys top the windows on the first floor, while the iron lintels supporting the second story windows are not articulated. A brick corbel course runs along the cornice line of the main block. The tall windows in the auditorium wing have arched tops with limestone keys and impost blocks. The similarly-tall windows of the kindergarten are square-topped. That wing has a canted bay on its rear elevation. Sash in the main block is modern, wood, 6/6 throughout; those on the front of the main block are flanked by wooden shutters with metal ties. The arched windows of the auditorium wing have muntins set in a fanlight pattern.

The Wyman School building sits on a generous lot, with a wide setback from Church Street. The grassy front yard is planted with evergreen bushes and mature trees. A brick walk runs from sidewalk to the main entrance, while a low stone retaining wall separates the left side of the property from the street. Two driveways connect the street to parking areas at the rear of the property. The driveway along the right side, adjacent to the kindergarten wing, connects to a two-bay garage at the rear corner of the lot. That wood-frame structure has a side-gabled saltbox roof, as well as a tall cupola. The driveway on the right side of the property runs under the porte cochere to a more extensive parking court at the rear. This court is flanked by five, three-bay garages, each joined by an arched hyphen. These structures have a hip roof and wooden clapboard siding. The front wall of the only of these structures visible from Church Street is clad in brick veneer in a Flemish bond pattern and has a circular window centered on its façade. A high stockade fence separates this parking area from the building.

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

83 CHURCH STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WNT.1669

HISTORICAL NARRATIVE

The Wyman School building is a good representative of the ambitious public facilities built to accommodate the town's rapid expansion into a commuter suburb in the late nineteenth and early twentieth century. It demonstrated a concern to accommodate the latest educational advances, particularly in its use of a small, domestically-scaled kindergarten attached to the main school building.

The Wyman School was founded in 1850, one of four schools built that year. The building was moved from rented ground to the corner of Church and Cambridge streets in 1864. Twenty-two years later a new school building was built on the corner of Church and Oxford streets. The present building was the result of a town-wide school rebuilding campaign of the early 1920s. The overcrowding resulting from the town's major population increases over the previous decade dictated the relocation and reconstruction of all its elementary schools, which up until that point had been located in wood-frame buildings. Under the plan, approved at the May 1922 town meeting, the town borrowed over half a million dollars, an amount in excess of previous debt limits, to conduct the building program. The Wyman School was moved to its present location further down Church Street. The lot was the former site of the estate of Charles W. Shattuck. The property consisted of an ambitious brick and shingle Queen Anne style house, among the most elaborate of a series of houses in the area designed by George Rand, best known for his work on the houses of the nearby Rangeley estate, with a complex ground plan and picturesque massing. The Shattuck house was centered on the lot, and a wooden carriage house with a curved bay window located at the rear of the lot, along the right side. The house was demolished after the town purchased the lot.¹

In July of 1922 the town hired the prominent firm of Kilham, Hopkins & Greeley, of Boston, to design the new building, the third school constructed in the program. Plans called for eight classrooms – three on the first floor and five on the second -- a separate kindergarten wing, a 350-seat auditorium, a lunch room above the auditorium, and sanitary facilities on both floors. Commenting on the newly-released designs for the school the *Winchester Star* noted in 1922, "the building is designed in the Colonial style and appears to have a somewhat domestic scale. The institutional character is further softened by the pitched roof covered with slate. The vents are taken care of in the large brick chimney stacks."² The project was hampered by the rapidly-increasing costs of construction materials, estimates for the original scheme ranged from \$196,000 to \$122,000; costs were lowered to \$170,000 by reducing the size of the building and substituting materials. A contract for construction was awarded to J. Nichols and Sons in November 1922. Construction proceeded over the course of the next year, with the school being ready for occupancy at the end of Christmas vacation in January 1924. Final costs, including furnishings and the architects' fees, totaled \$152,914.25. The lot was graded and landscaped the following spring, and the old stable of the Shattuck estate was converted into an administrative office building, with a conversion also designed by Kilham, Hopkins & Greeley. That building was used as overflow space for the school in the 1940s, and demolished in 1956.

It soon became obvious that the new building was not adequate to meet growing demand. The decision to omit the kindergarten, and other rooms intended for expansion, meant some nearby students were obliged to attend the Myrtle School for lack of space in the Wyman building. As the town concluded, the facilities, "are not only inadequate for future growth, but most inadequate now for the present purposes they serve." They further noted the presence of nearly two hundred vacant lots platted nearby, at least half of which town officials expected could be developed with houses over the next five years. While consideration was given to the construction of an additional building near the Woburn line, the school committee recommended in 1926 the construction of a new kindergarten and four additional classrooms to the Wyman school building. An appropriation of \$67,500 was approved at the 1927 town meeting to construct the new additions. The building committee concluded that Kilham, Hopkins & Greeley had done a "very credible job" on the 1923 project and hired the firm to design the addition. Zoel A. Houle served as the contractor for the project. The addition was ready for occupancy in mid-January 1928. The expanded facilities included the nearly freestanding kindergarten attached to the east side of the auditorium. That space, connected to the main building by folding doors, contained a fireplace, an alcove for small groups of children, as well as its own dressing rooms and toilet facilities. The two-story addition extending from the rear of the main building contained four new classrooms of 22 by 31 feet, slightly larger than those in the original building. New toilet facilities and a room for the school library were also built in the new section. The expanded building represented a fulfillment of the original 1923 scheme that had been reduced for lack of funds.

¹ Henry E. Simonds, "Shattuck estate was Wyman School Site" *The Daily Time and Chronicle* (May 5, 1980), 3A.

² "The Wyman School" *Winchester Star* (December 8, 1922), 1.

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

83 CHURCH STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WNT.1669

In response to declining enrollment throughout the Winchester school system in the early and mid 1970s, in 1976 the Winchester Town Meeting narrowly voted to accept a recommendation from a school department task force to close the Wyman School. In a town-wide advisory referendum later that year voters indicated they preferred the school remain open, but the decision was overridden by the school committee and the facility was closed in June of 1977. The building was briefly leased to the private Bartlett School of Arlington. In 1981, when the town's Alternative School Use Committee declared the building surplus the town's needs, the Bartlett School was moved to the former Parkhurst School. The former Wyman School building, along with the Washington School building, were sold to developers for conversion to luxury condominium apartments. The committee monitored the development process to assure it was compatible with approved plans. The apartments in the building opened in 1983.

Kilham, Hopkins & Greeley

Founded at the turn of the century by MIT graduates Walter H. Kilham (1868-1948) and James C. Hopkins (1873-1938), Kilham and Hopkins (later Kilham, Hopkins, and Greeley; after 1948 Kilham, Hopkins, Greeley, and Brodie) was one of the most prominent architecture firms in the Boston area in the first decades of the twentieth century. Their work encompassed the range of building types of the period throughout the region; the catalog of their work is extensive. In addition to numerous private residences and churches, they designed worker housing developments including Woodbourne in Jamaica Plain (BOS.RG), the North End Union (BOS.5423), as well as Atlantic Heights in Portsmouth, New Hampshire. They were particularly well-versed in the design of schools and public buildings, responsible for the Shurtleff and Williams schools in Chelsea, (1909, CLS.605; 1909, CLS.388), the Brookline High School (1922, BKL.1388), the Milton High School (1909, MLT.240), the Haverhill High School (1909, HVR.711), and the old Salem High School, as well as municipal halls in Lexington (1927, LEX.631), Tewksbury (1920, TEW.4), Waltham (1924, WLT.493), and Westborough (1929, WBO.106). Their work, in a range of eclectic revival styles typical of the period, was frequently published in *Architectural Record* and elsewhere. A 1912 retrospective in that publication of the firm's output noted the workmanlike nature of their revival designs: "they have not ... made any particular individual contribution to American architecture. They have added to the stock of New England buildings a large number of structures that have served admirably the purpose for which they were erected and which have prolonged and renewed life to sound local traditions."³

BIBLIOGRAPHY and/or REFERENCESMaps and atlases (chrono order):

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- 1886 A.F. Poole Co., [Bird's Eye View].
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- Kilham, Hopkins & Greeley, "Wyman School", Winchester, MA, plans, elevations, and sections (1922) Mass. Dept. of Public Safety Records, #79142, Massachusetts Archives
- , "Wyman School", Winchester, MA, plans, elevations, and sections (1927) Mass. Dept. of Public Safety Records, #33028, Massachusetts Archives
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- Winchester, Town of, Reports, 1919-1929; 1976-1983.

³ Herbert Croly, "The Work of Kilham and Hopkins, Architects of Boston" *Architectural Record* Vol. 31, No. 2, (February, 1912), 98.

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

83 CHURCH STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WNT.1669
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Kindergarten wing, front elevation.



Left façade showing porte cochere.

INVENTORY FORM B CONTINUATION SHEET

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83 CHURCH STREET

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Left elevation from rear.



Parking court.

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

83 CHURCH STREET

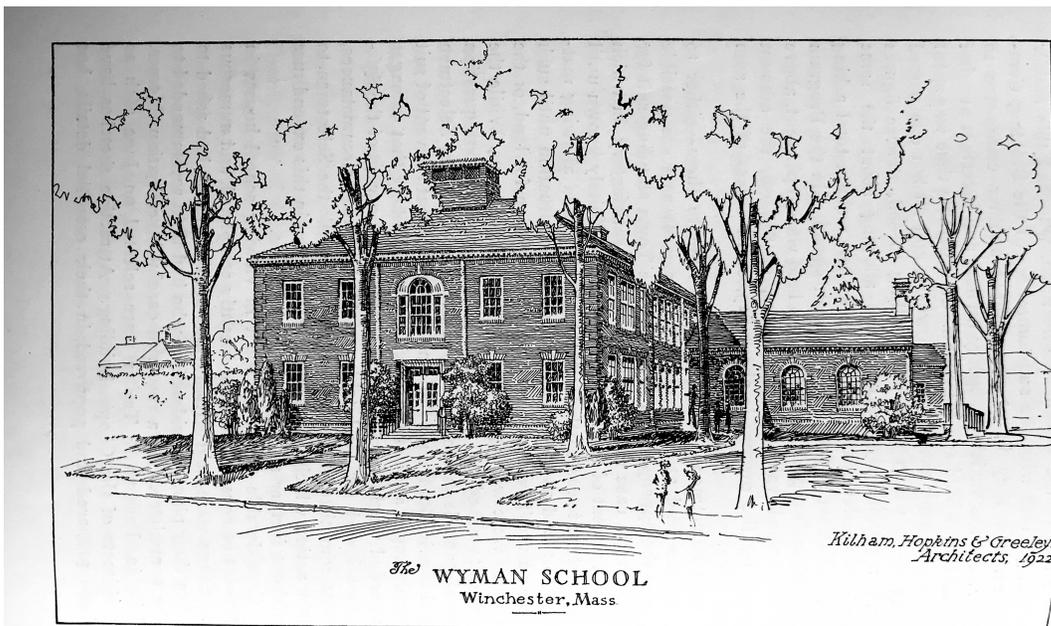
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220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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Shattuck Stable (Winchester Archival Center).



Architect's rendering of original scheme (1922 Winchester Town Report).

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

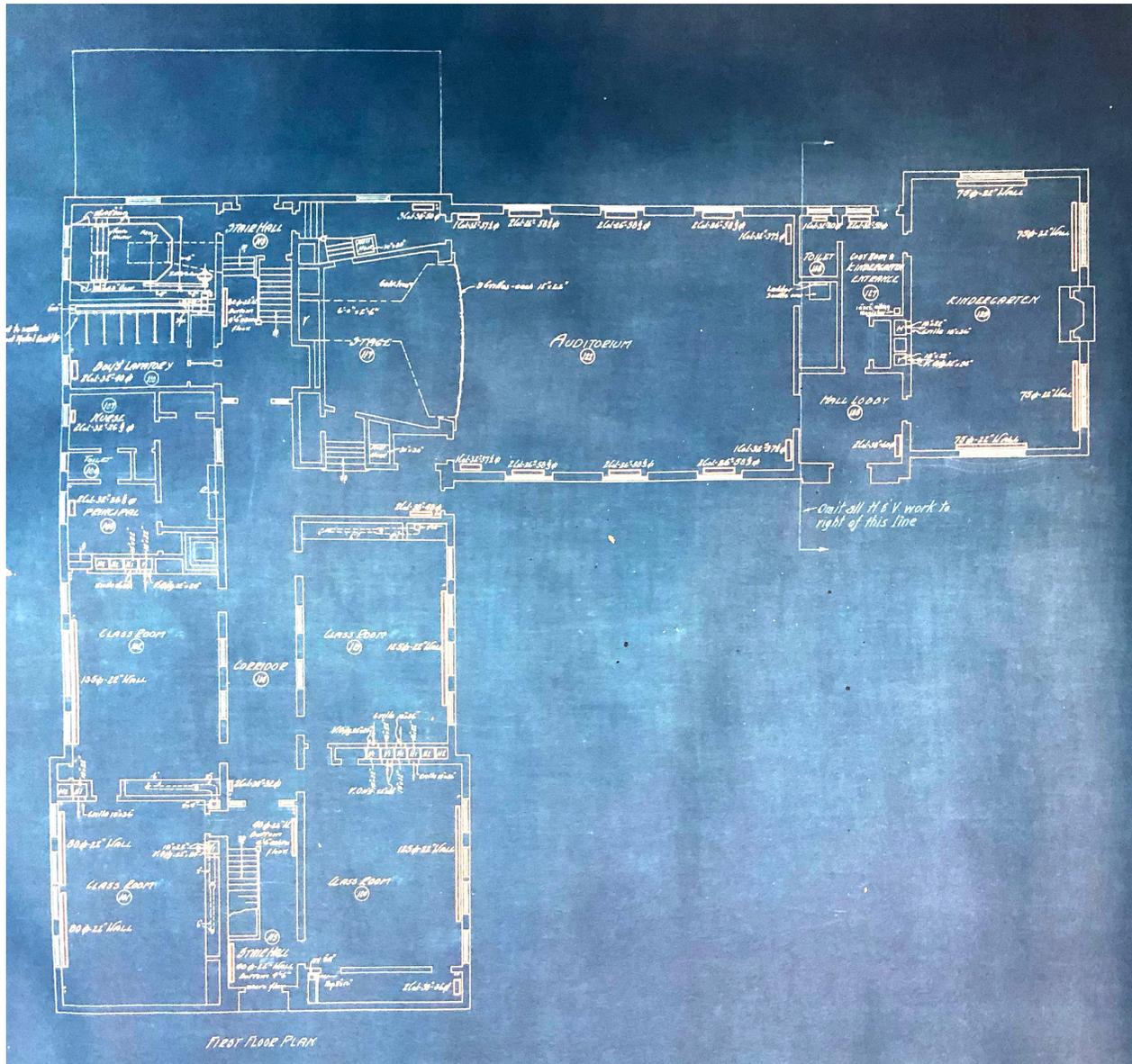
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WNT.1669



First floor plan of original building, presumably representing the scheme as built. Rooms in front labeled "class room." Middle space on left occupied by principal's office and other ancillary space. (Mass. Dept. of Public Safety Records #17319).

INVENTORY FORM B CONTINUATION SHEET

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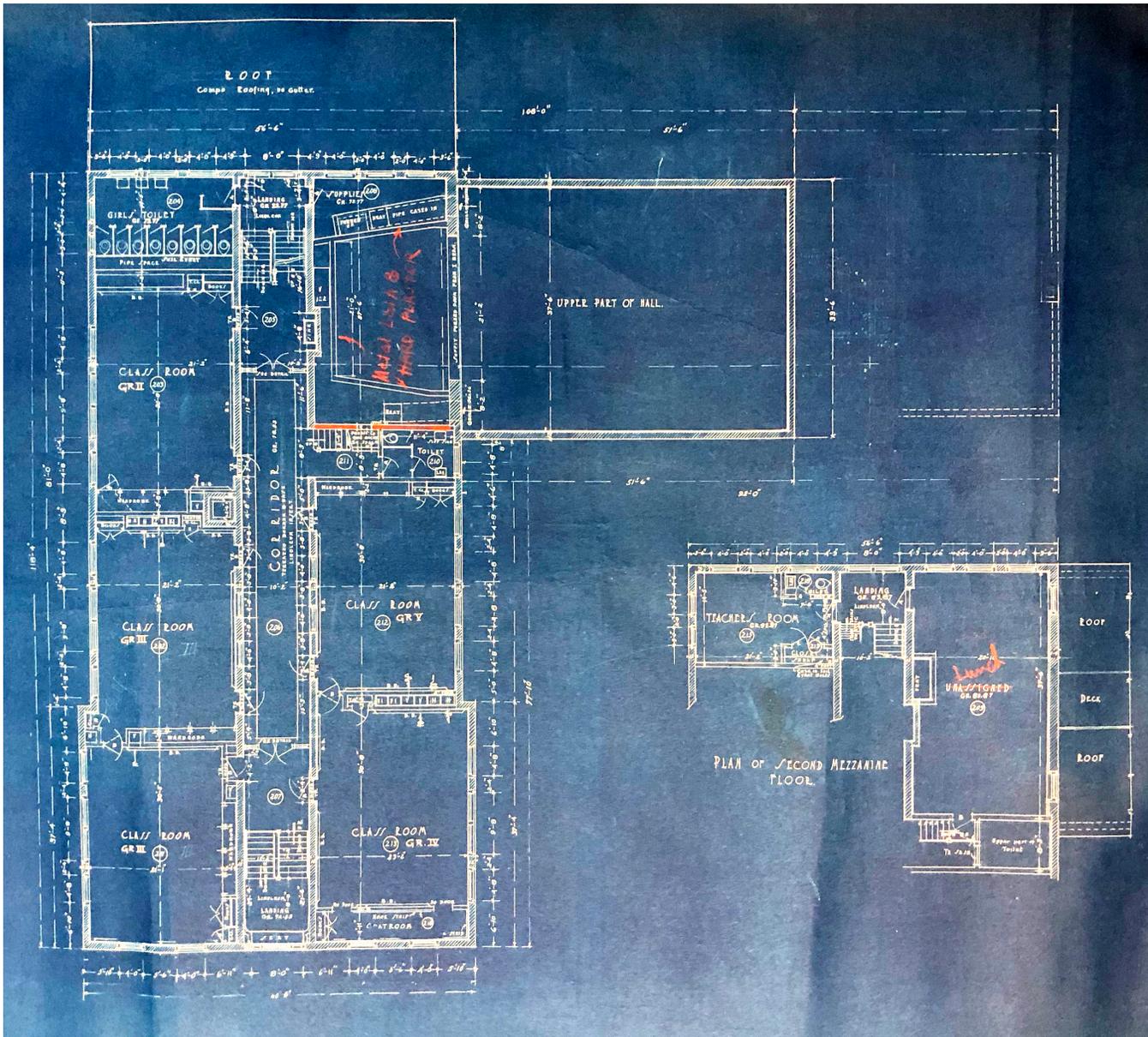
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WNT.1669



Second floor plan of original building, presumably representing the scheme as built (Mass. Dept. of Public Safety Records #17319).

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

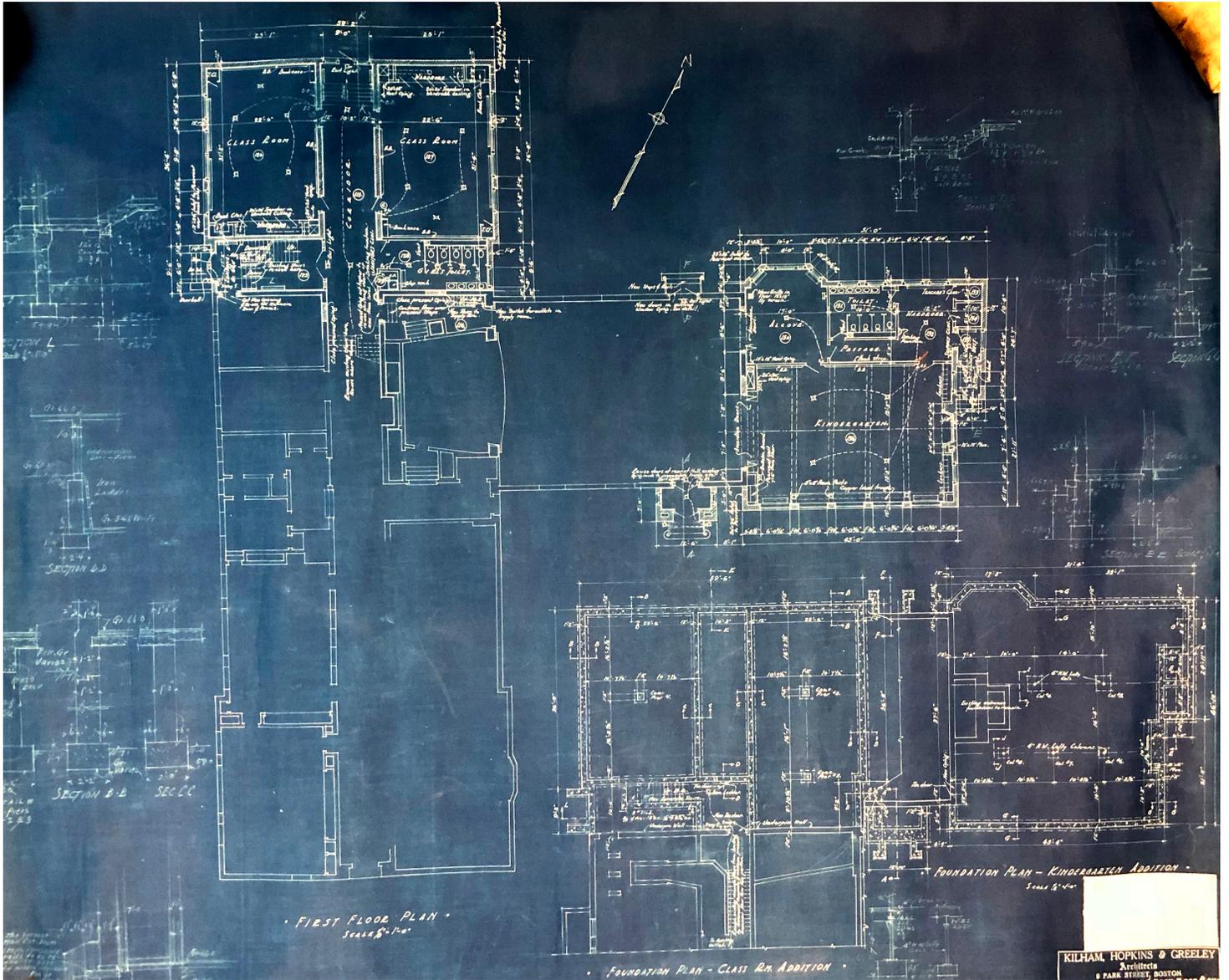
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1927 Addition, first floor (Mass. Dept. of Public Safety Records #33028).

INVENTORY FORM B CONTINUATION SHEET

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MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

	WNT.1669
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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.

Built in two phases in 1923 and 1927, the Wyman School is a large, two-story, brick school building whose massing, fenestration, and ornament are evocative of a large, Colonial Revival, center-hall house. It was designed by Kilham, Hopkins and Greeley, one of the region's most important architecture firms, well-known for its school designs. The Wyman School building is a good representative of the ambitious public facilities built to accommodate the town's rapid expansion into a commuter suburb in the late nineteenth and early twentieth century. It demonstrated a concern to accommodate the latest educational advances, particularly in its use of a small, domestically-scaled kindergarten attached to the main school building. Areas of significance would include architecture, community development and planning, education, and social history. A well-preserved example of this important period building type, in spite of its conversion to condominiums, it retains integrity of location, design, setting, workmanship, materials, feeling, and association. Therefore, the Wyman School is eligible for the National Register of Historic Places under Criteria A and C at the local level.

FORM B – BUILDING

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

16-134-0	Lexington		WNT.1670
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MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Town/City: Winchester

Place: (*neighborhood or village*): Old West Side

Photograph



Address: 88 Church Street

Historic Name: Ayer/Conant Tenant House

Uses: Present: single-family residential

Original: single-family residential

Date of Construction: 1884-1886

Source: Deeds and maps

Style/Form: Queen Anne

Architect/Builder: unknown

Exterior Material:

Foundation: Brick

Wall/Trim: Mixed wood/Wood

Roof: Asphalt

Outbuildings/Secondary Structures:

Storage shed in yard

Major Alterations (*with dates*):

Small porch removed (since 1929)

Condition: Good

Moved: no yes **Date:**

Acreage: 11,374 sq. ft.

Setting: Located within a densely settled neighborhood of moderate and large houses

Locus Map *north is up*



Recorded by: Zachary Violette and Claire Dempsey

Organization: Winchester Historical Commission

Date (*month / year*): June 2018

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

88 CHURCH STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WNT.1670

Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION:

Part of a streetscape of similar houses along Church Street, the Ayer/Conant Tenant House is a well-preserved two-story, wood-frame, Queen Anne house. Rising from a brick foundation, the house has a nearly rectangular footprint 43 feet wide by 28 feet deep, augmented by a 7-foot-deep ell across the left side of the rear of the house. The house has a nearly symmetrical fenestration along Church Street, with a centered entrance. A cottage sash window to the right of the main entrance suggests a wide central hall, with principal rooms flanking. Two windows flank the centered entrance on the left, a single window on the right. The second floor has a symmetrical fenestration, with a centered rounded oriel window, and two windows flanking. There are two evenly-spaced windows on each side elevation. The house is topped by a hip roof, broken by a jerkinhead cross gable centered on the Church Street elevation. Two wide brick chimneys rise from the rear wall, one in each bay.

The house is entered through a wooden deck, set on a lattice skirt. This deck has tall wooden railings with closely-spaced wooden balusters. The front door is paneled and has a wide upper light in a cottage sash pattern. The door is sheltered by a shed-roof portico set on two heavy wooden corbels, each with a sunburst pattern. The second floor oriel window is set on this portico. The house is clad with wooden clapboards on the first floor. The second floor is shingled with a fish scale course running along the edge of the flared band between the first and second floor. Fish scale shingles also clad the end of the centered gable. Openings throughout retain their original wooden windows, 2/2 sash in most openings, with multi-light fixed sash elsewhere. Most double hung windows are sheltered by aluminum storms.

The house is roughly centered on its lot, with a generous front lawn along Church Street. Wooden picket fences enclose the side and rear yards, and a concrete walk runs between the sidewalk and front porch. A modern prefabricated storage shed is set in the rear yard.

HISTORICAL NARRATIVE

The Ayer/Conant Tenant House is located southwest of Winchester Center, in an area known as Symmes farm that would be intensively developed over the second half of the 19th century. Although today the Symmes family is associated with the intersection of Main, Grove, and Bacon streets, their holdings included much of what had been Medford and extended to the west to encompass mill privileges on the Aberjona; Chapman notes the western bound was near Church Street. In 1845, Josiah Symmes (1809-1846), yeoman of Medford, sold 28 acres of what he called Symmes farm to Susan G. Freeman, land that was located north of Bacon Street, east of Church, south of land of Thomas Collins (probably about where Center Street runs today), and east on land of the Boston & Lowell Rail Road. The widow of Col. (Marines) William Henry Freeman (1792-1845), Susan (1797-1854) was the daughter of Rufus G. and Ann Amory, members of the well-known Boston merchant family. her connection to Winchester is not now known. She retained the house on the east of the parcel, which would later be owned by William Kinsman and redeveloped by Edwin Ginn. She then subdivided a portion as Oak Vale in the vicinity of the lower stem of Central Street and extending north to Church Street; she sold 15 lots in 1847.¹

Freeman sold the northern section of this land, consisting of lots one through seven, to three Bostonians, Freeman L. Cushman, esquire, Job Tabor, merchant, and Newell A. Thompson, auctioneer. They then reorganized the lots, adding Lagrange Street, then including a section of Norwood, creating an L-shaped street running from Church to Bacon. Seven lots were laid out between Church and Lagrange, measuring about 100 feet along these streets and about 220 feet deep; seven more were added on the south side of Lagrange, measuring between about 150 and 200 feet deep. The partners apparently

¹ Chapman, pp. 44-47, 116, 133, 155. Symmes was killed when the well he was digging collapsed. MCSRD: 463:368 (1845); 509: 525, 529; 514: 480, 544, 546; 515:66 (1847); 736-131 (1856). Ancestry.com: Frederick Freeman, *Freeman Genealogy in Three Parts* (1875); MA Death Records, Middlesex Probate 32228 1856; . At the time of her death, Susan owned about 11 acres in Winchester; her son sold the house and land to L.S. Cunningham in 1856.

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

88 CHURCH STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WNT.1670

planned an auction, selling most of the lots in 1847, others in 1848 and 49.² A house, labeled with Freeman's son's name, the two streets being developed, and three houses added to the neighborhood can be seen on the Walling map of 1856; only a handful of houses had been added in the large area by 1875. This house sits on a parcel in the vicinity of the front section of lot 2 in that plan, which was sold several times before it was developed with a residence. Owners included F. I. Harding in 1849, John Peak (dates unclear), and Andrew and Mary Pratt from 1868 to 1877, who also owned lot number one. The next owner of the two lots, Stephen A Holt, a lumber dealer, built the house at 91 Bacon Street (WNT.378) before he in turn sold the two parcels.³

In 1884 Charles Ayer purchased a 47,298 square foot parcel and divided it into four parcels by about 1887. Ayer, who does not appear in the 1881 or 1889 Winchester directory despite listing the town as his home on the 1884 deed, built this house, the corner duplex (90 Church/93 Bacon), and a house at 9 Lagrange Street over the course of the next two years. By 1889 he had removed to Grand Rapids MI and sold this building to Charles Edward Conant (1832-1911). Conant, who lived on Pine Street near Church, used the house as an income property. Conant was a looking-glass manufacturer in Boston (WNT.401). In 1901 the new Church Street house was rented to George H. Huse (1857-1929), a merchant of furnaces whose business was located at 95 Blackstone Street in Boston.⁴ After Charles Conant's death the house passed to his daughter Grace Page, who continued to use it as an income property. This house is a representative example of the Queen Anne houses that were built in the 1880s in this vicinity, when most of this subdivision was built out.

Page sold the property in 1916 to Frank Jennie Drummond, and thereafter ownership turned over rapidly. It was sold 16 times between 1918 and 1986. Drummond, a merchant, owned the house for two years, selling it to Frank and Alice Wentworth. Its longest owner during this period was Theodore and Ada Vonrosenvinge, who owned it between 1926 and 1940. Theodore (1870-1929) was a Danish-born lawyer. At the time of the 1930 poll list, Ada von Rosenvinge shared the house with her sons Melvin and Norman. Ada remained alone in the house a decade later. She lost the property to foreclosure by the County Savings Bank in 1940.⁵ The present owner bought the house in 1986.

BIBLIOGRAPHY and/or REFERENCESMaps and atlases (chrono order):

- 1854 H.F. Walling *Map of the Town of Winchester*
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 1889 Geo. H. Walker *Atlas of Middlesex County, Massachusetts*
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Ancestry.com: see footnotes

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Winchester List of Residents (Poll), see footnotes.

Middlesex County South Registry of Deeds (MCSRd), see footnotes.

Winchester, Town of, Assessors records, see footnotes.

_____, Engineering Department plot plans, Church Street.

² MCSRd: 515:66; 515:518, 516:450, 517:235, 526:438, 559:45 (1847-49).³ MCSRd: 559:45 (1849), 1059:503 (1868), 1437:159 (1877).⁴ MCSRd: 1674: 417 (1884) 1901:150 (1889); 1901 Winchester Poll List. Birth and death date supplied by Peter Stott.⁵ MSRD 4050:551 (1916), 4203:419 (1923), 6427:201 (1940), 5417:157 (1948). Additional information provided by Peter Stott.

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

88 CHURCH STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

	WNT.1670
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Detail of the bird's eye view of 1886, the arrow showing this house; the duplex next door is out of scale. This demonstrates the rapid development of the subdivision in the late 1870s and early 1880s.

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

88 CHURCH STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

	WNT.1670
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Ayer subdivision plan of the land including the subject property, ca. 1887 (Winchester Engineering Department Plan #1132).

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 _____

This property, a Queen Anne house constructed between 1884 and 86, is likely eligible to the National Register as part of a potential Central/Church/Bacon NR District. The district would include both arms of Central, and extend to Church Street on the northwest and Bacon Street in the southwest; interior roads Lagrange, Norwood, Harrington, and Cottage would be included as well. Research on individual properties and an area in this vicinity revealed that much of it was one of the Symmes family farms that was subdivided as Oak Vale in 1847 and gradually developed over the late 19th and early 20th century as a residential subdivision. A group of nearby properties were surveyed as the Central Street Area (WNT.AD) and NR listing was attempted in 1989, but the number of 20th century buildings, mostly garages, precluded listing. An expansion of that district would include a number of buildings constructed before 1875 and 1889, high priorities for survey and protection, as well as turn-of-the-century and interwar buildings. The larger area would meet criteria A and C at the local level, as a fine example of an iconic period landscape with exceptional individual examples and a full range of common regional house types. Areas of significance would include architecture, community development and planning, and social history. The properties are quite well preserved, and the area and its individual components retain integrity of location, setting, design, materials, workmanship, feeling, and association.

FORM B – BUILDING

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

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

9-166-0	Boston North		WNT.415
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Town/City: Winchester

Place: (*neighborhood or village*): Old West Side

Photograph



Address: 10 Dix Street

Historic Name: Field/Tenney House

Uses: Present: single-family residential

Original: single-family residential

Date of Construction: c.1846-1853

Source: Deeds

Style/Form: Italianate, Craftsman/ Center Hall

Architect/Builder: unknown

Exterior Material:

Foundation: Granite slab

Wall/Trim: Wood Clapboard/Wood

Roof: Asphalt Shingle

Outbuildings/Secondary Structures:
None

Major Alterations (*with dates*):

- Dormers added and roof potentially altered (early 20th century)
- Porch added (early 20th century)

Condition: Good

Moved: no yes **Date:**

Acreage: 6207 sq. ft.

Setting: Located within a densely settled neighborhood of moderate and large houses

Locus Map north is up



Recorded by: Zachary Violette

Organization: Winchester Historical Commission

Date (*month / year*): June 2018

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

10 DIX STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNT.415

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 Field/Tenney House is a two-story, wood-frame, center hall Italianate house. Rising from a granite slab foundation, the house's nearly cubic form, 37 feet wide and 35 feet deep, is broken only by a small, one-story projection, 6 feet by 11 feet, extending from the center of the rear elevation. The house has a center hall configuration with a symmetrical fenestration of three widely-spaced bays. Both flanking elevations also have a three-bay fenestration. The house is topped by a shallow hip roof, broken by a single shed-roof dormer centered on the front and rear elevations. The shed dormers are clearly an early twentieth century alteration. The open-rafter hip-roof may also date from this period, although the 1886 Bird's Eye View suggests the house originally had a hip roof, perhaps steeper than the present one. A tall brick chimney rises from the rear pile on each side of the central hall.

Entrance, on the Dix Street elevation, is reached through a set of wooden stairs leading to a full-width front porch. This flat-roof appendage, also dating from the early twentieth century, has Tuscan columns set on a closed balustrade, a wide entablature, and a roofline balustrade. The porch shelters the main entrance, made up of a paneled door, covered by wooden storm, flanked by a leaded glass transom and sidelights. The front door retains an unusual transitional Greek Revival/Italianate frontispiece, a distinctive feature that is indicative of the buildings' original style. Heavily paneled pilasters rise to flat, shaped corbels placed in profile on the wall above. It is unclear if some pieces are missing from this element. The house is clad in clapboard siding with narrow corner boards. The hip roof has open rafters with shaped ends. Windows retain not only their original sash, but trim as well. These openings have crosseted surrounds with heavily molded caps. Most windows are 6/6 with aluminum storms. The center window on the second floor front is made up of paired 2/2 windows. The front dormer is lit by a ribbon of narrow 6/1 sash windows.

The house sits on a slight rise at the corner of Dix Street and Dix Terrace, a private way built as the result of the subdivision of land associated with this house. The house is reached through a poured concrete walk, reached from the sidewalk by a set of steps of similar material. The front yard is heavily planted with bushes. A split rail fence along the Dix Terrace side of the property leads to a higher stockade fence at the rear.

HISTORICAL NARRATIVE

This house is most closely associated with Thomas Pearson Tenney (1810-1895), who owned the property for the second half of the nineteenth century. Tenney, then a Boston-based clerk, bought two lots of an 1849 subdivision two years later from Abijah Thompson and Charles Choate, both of Woburn, for \$1696.¹ It is unclear if he built on that land. In 1853 he expanded his holdings to the north by 6500 square feet, purchasing a tract of land from Alexander Field for \$2500.² That purchase included a dwelling house standing on that lot, likely this house. Field had purchased the property seven years earlier from James Bridge and seems to have constructed the house here in that period. After the purchase Tenney owned all of the south side of present-day Dix Street, from the bend in the roadway to what was then the high school standing on the corner of Dix and School streets. In the 1855 state census Tenney shared the house with his wife Mary and their four young children, three daughters and a son. Tenney's fortunes seem to have risen over the course of the next decade. At the time of the 1870 census he listed his occupation as treasurer of a manufacturing company. By this point a widower, he shared the house with daughters Isabelle and Harriet, both in their twenties. The family kept a live-in, Irish-born servant. Tenney reported \$1940 in personal property and \$7500 in real estate holdings. The house seems to have received a Victorian expansion and remodeling in this period; the 1886 Bird's Eye View shows a large, two-story, hip roof house with a cupola. (The house does not appear on the 1875 map, suggesting the possibility it was rebuilt in this period, although the style of surviving trim on the house indicates otherwise.) By 1880 Tenney, then seventy, listed his occupation as retired railroad clerk. Both Isabelle and Harriet remained in the house, working as teachers. Widowed daughter Mary F. Smith also lived with the family that year. Thomas Tenney died

¹ MSRD 603:242, 1851.

² MSRD 653:174, 1853

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

10 DIX STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WNT.415

intestate in 1895. Daughter Isabelle Tenney died five years later. The house appears to not have been occupied in the early twentieth century.³

After Tenney's death, the estate, then comparatively large for the neighborhood, was subdivided for smaller house lots. In August of 1902 the heirs of Thomas P. Tenney – grandson Alonzo Tenney and daughter Elizabeth -- sold the property to George S. Daniel of Boston. Daniel immediately sold the property to Edwin Blakie of Winchester, who was prominent in local real estate, including owning property in the Wedgmere subdivision.⁴ Blakie appears to have lost the property in a foreclosure to Winchester Savings Bank. The bank sold it to Calvin Tilden, who soon transferred it to Fred Ferguson, who was also prominent in Winchester real estate. In 1904 Ferguson subdivided the property into eight house lots, laying out the private Dix Court in the process. The house lot was reduced in size to 6186 square feet, approximately its present size.⁵ Ferguson may also have been responsible for the remodeling of the exterior appearance of the building, simplifying its Victorian aesthetic by rebuilding the roof and porch and removing the cupola. In 1904 he sold the property to Frank A. Mason.⁶

The house had a series of short-term owners in the first decades of the twentieth century. By 1918 the house was occupied by Claude Crafts, a manufacturer. Two years later in 1920 Crafts, then in the shoe business, lived on Sheffield Road. By 1930 the house was owned by James R. Smith, a banker, who lived here with this wife Gertrude. The Smiths seem to have lost the house in foreclosure to the Winchester Savings Bank. In 1938 the bank sold the house to Daniel Kelley, who had long owned the neighboring house (Daniel Kelley House ,4 Dix Street, WNT.414).⁷ Three years later Kelley sold it to Ralph Fullerton, who was already living there at the time of the 1940 poll list.⁸ He listed his occupation as office manager⁸ and owned the house for three years. In 1944 he sold the house to Vernon and Vivian Jones.⁹

Jones owned the house until 1970, the longest owner in the twentieth century.¹⁰ After a series of other short-term owners it was purchased by its present occupants in 1986.¹¹

BIBLIOGRAPHY and/or REFERENCESMaps and atlases (chrono order):

- 1854 H.F. Walling *Map of the Town of Winchester*
- 1875 J.B. Beers & Co. *Atlas of Middlesex County, Massachusetts*
- 1886 A.F. Poole Co., [Bird's Eye View].
- 1889 Geo. H. Walker *Atlas of Middlesex County, Massachusetts*
- 1898 Robbins & Enrich, [Bird's Eye View].
- 1906 Geo. H. Walker *Atlas of Middlesex County, Massachusetts*
- 1916, 1921, 1929, 1929/50, Sanborn Fire Insurance Atlases.

Ancestry.com: see footnotes

Chapman, Henry Smith. *A History of Winchester. Volume One.* Winchester: Town of Winchester, 1936/1975.

Simonds, Henry, "Henry's List," Winchester Archival Center.

Stone, Bruce Winchester. *A History of Winchester. Volume Two.* Winchester: Town of Winchester, 1975.

Winchester Historical Society. *Winchester, Massachusetts: The Architectural Heritage of a Victorian Town.* Winchester: Winchester Historical Society, 1988.

Winchester List of Residents (Poll), see footnotes.

Middlesex County South Registry of Deeds (MCSRDR), see footnotes.

³ Ancestry.com: 1855 Mass State Census; 1860, 1870, 1880 US Census.

⁴ MSRD 2983:22, 1902; 2983:23, 1902.

⁵ MSRD 3071:331, 1903; 3063:290, 1903.

⁶ MSRD 3108:406, 1904.

⁷ MSRD6261:326, 1938.

⁸ MSRD 6540:155, 1941.

⁹ MSRD 6820:85, 1944.

¹⁰ MSRD11828:431, 1970.

¹¹ MSRD17137:569, 1986.

INVENTORY FORM B CONTINUATION SHEET

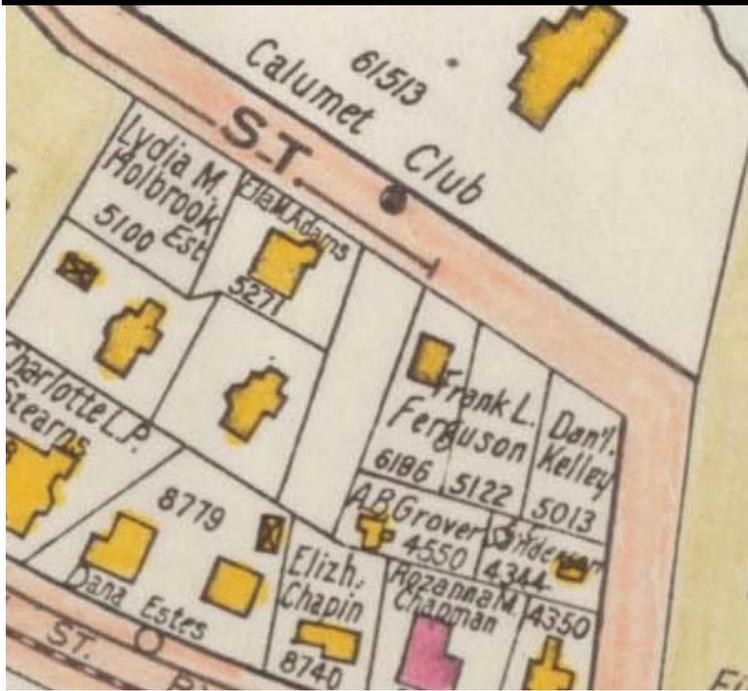
WINCHESTER

10 DIX STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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1906 Map. House marked Frank L. Ferguson.



INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

10 DIX STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WNT.415
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FORM B – BUILDING

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

18: 184	Lexington	AR	WNT.1671
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MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Town/City: Winchester

Place: (*neighborhood or village*): Old West Side

Photograph



Address: 6 Harrison Street

Historic Name: Twombly-Puffer House

Uses: Present: single-family residential

Original: single-family residential

Date of Construction: by 1897

Source: assessor's records

Style/Form: Queen Anne end house

Architect/Builder:

Exterior Material:

Foundation: not visible and concrete

Wall/Trim: wood clapboard and brick/ wood

Roof: asphalt

Outbuildings/Secondary Structures: swimming pool

Major Alterations (*with dates*):

- rear addition 1965
- garage addition 1969
- greenhouse 1974

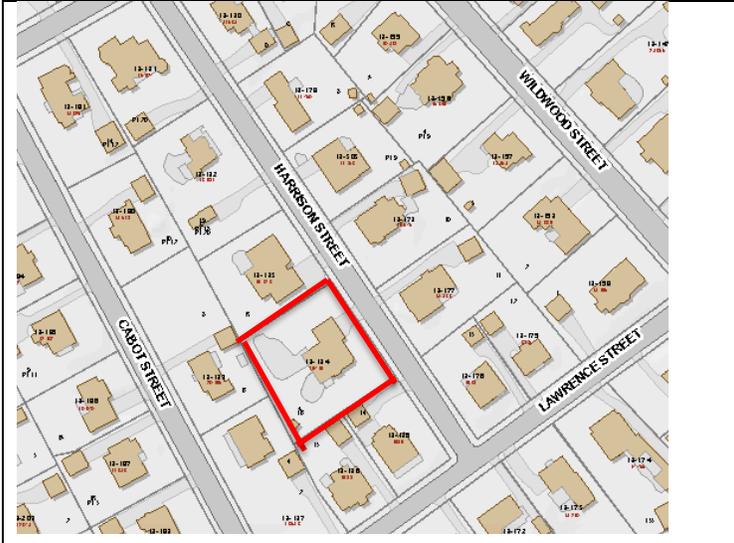
Condition: fair

Moved: no yes **Date:**

Acreage: .453 acres

Setting: Located within a densely settled neighborhood of moderate and large houses

Locus Map north is up



Recorded by: Claire W. Dempsey

Organization: Winchester Historical Commission

Date (*month / year*): November 2017

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

6 HARRISON STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

AR

WNT.1671

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 Twombly-Puffer House is located on the southwest side of Harrison Street, within a subdivision of property primarily along Harrison and Wildwood streets that dates to about 1889 and was developed primarily over the next two decades; see Twombly Subdivision (WNT.AR). The original lot measured about 100 feet across and 140 feet deep and was expanded by 40 feet across with the purchase of a portion of the neighboring lot to the north in 1922. The rear of the lot had been partitioned from the front by a solid fence, and a swimming pool is located there. The parcel is quite level, and includes a handful of mature trees, block paving paths to the front door and the right rear yard, and an asphalt drive.

The house is at its core a widened and expanded end house, and likely encloses a generous version of the four square plan. The square-ish main mass measures 28 feet across and 32 feet deep, with a full height gable-roofed bay extending from the rear of the right side elevation, measuring about 10 feet across and 14 feet deep. The main entry is on the right side of the facade, and the house has large apertures, shaped and distributed to reflect its plan. Canted bay windows are located at the left side of the façade in the ground floor and the right side at the second story, with a two-story version in the rear pile of the left-side elevation. The space in the high gable roof is expanded to the right by the gable of the bay and by two hip-roofed dormers on the left slope. The plan likely includes a wide entry and stair hall, indicated by the original positioning of windows in the right side elevation, with a parlor in the front, a dining room in the rear, and the kitchen and service spaces behind the entry and extending into the rear bay. A modern two-car garage with a low gabled roof was added to the right side of the house in 1969, positioned in the reentrant angle between the main block and the rear bay and extending past the front plane of the house. Likely at about the same time the original front porch was removed and the new brick veneer added to the first story of the façade. There is a hip-roofed single-story extension at the rear of the building, added in 1965, the width of the main block and about 12 feet deep, with a recessed central entry section. The greenhouse (1975) that extended to the left of the addition was recently demolished.

The original finish of the house demonstrates the later iterations of the Queen Anne style, including varied wall surfaces but choosing a calmer silhouette in its massing. Originally, the house had a full front porch with turned posts and a wide gabled pediment over the entry section. The gable ends of the main block and the pediment of the porch were covered in patterned shingles, and a pent roof crossed the gable end of the façade. The windows were originally large 2/2 sash, with smaller and variously shaped openings indicating the circulation corridor and ornamenting the façade. The additions made in about 196x were also executed in period ornament. The new elements of the façade are all treated in Colonial Revival fashion, with plain pilasters supporting entablatures at their doors, each including dentils. The rear addition also demonstrated its period of construction with wide banks of windows facing into the back yard and a brick slab chimney that was recently demolished.

The house was for a time open to the weather, as partial demolition has led to the removal of many of the sash, the greenhouse, and the chimney and part of the roof of the rear addition.

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

6 HARRISON STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

AR	WNT.1671
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HISTORICAL NARRATIVE

The Twombly-Puffer house was constructed probably in 1897 in the Twombly Subdivision (WNT.AR), a group of lots laid out along Wildwood Street above Fletcher Street and extending along its curve, and including a new street to the southwest that would later be named Harrison. Samuel W. and Eliza D. Twombly divided the lots by 1889 and built this and several other houses in the area and held them for a time as investment properties. This house was leased to tenants until the Twomblys sold it in 1907. Generally, the surviving houses in this area are of similar size or larger than this one and most date to the period between about 1885 and 1910, presenting a cohesive ensemble of turn-of-the-century suburban dwellings. A small number of them, including 36 and 43 Wildwood, bear a close relationship to this one, suggesting that the Twomblys selected a single designer for the several of the properties they built here.

Samuel W. Twombly (ca. 1822-1910) was born in New Hampshire and relocated to the Boston area as a young man, marrying Eliza Dugan (ca. 1824-1907) in Cambridge in 1843, whose parents were Irish and lived in Somerville. By 1855 Samuel and Eliza were resident in Winchester, where their home was shown on the Walling map at the corner of Cambridge and Western Avenue (now 93 Wildwood, WNT.86), and Twombly reported his occupation as farmer. Later maps show Twombly's development of the large parcel with an array of outbuildings and over time he specialized and was known as a florist. His sons followed him in that trade. He served the Town as a selectman, on a number of committees, and as cemetery commissioner, as well as in the state legislature. Further details on Twombly are included in the form for that property at 93 Wildwood (WNT.86) and for the Twombly Subdivision (WNT.AR).¹

Although the full details of the Twomblys real estate and development activities are not yet known, they acquired land in this area in 1885, when they bought out Eliza's siblings shares in land that apparently had belonged to their father John Dugan. In the 1890 valuation of property, Samuel reported their farm and florist holdings, while Eliza reported six houses and a barn, 12 small lots (most well under an acre), and eight other parcels totaling about 45 acres in town, valued at \$36,240. The ca. 1889 division of the land south of Wildwood included 20 lots, each measuring 100 feet along the street front and about 110 to 140 deep. An undated plot plan notes Twombly retaining only two lots, with five others holding a single lot, two others also holding two, one individual holding three, and the Ginn estate holding six lots. The lots along the north side of Wildwood were built out before those on the south and on Harrison, and some of the lots were reconfigured by later owners. Samuel and Eliza moved into the house at 43 Wildwood.²

The Twomblys let the house for about ten years before selling it. The first occupant was Edgar D. Rich, a claims attorney for the Boston & Maine Railroad born ca. 1864, who resided here between 1897 and 1904. He was succeeded here by Charles C. May, a manager or broker born ca. 1857, who resided here in 1905 and 1906. The Twomblys then sold the property Charles L. and Emma C. Hubbard, who moved here from Arlington and held the house from 1907 to 1915; Charles, born ca. 1840, was retired.³

The next owner of the property, Stanley B. Puffer (1887-1967) held it from 1915 until 1959. Puffer was the son of Luther and Laura Puffer of Medford, and the family was well known for its soda fountain manufactory which had recently relocated to Winchester, on the site that today is the Transfer Station off Swanton Street. Two of the nation's foremost soda fountain manufactories originated in Medford, the other founded by James Tufts, and in 1891 they had combined with two other firms as the American Soda Fountain Company, a trust designed to control the industry. Stanley reported his occupation as salesman and later as soda fountain manufacturer, and the company maintained offices in Boston on Portland Street. Stanley married Amelia Madeline Elizabeth de Marsh in 1908, and they lived on Myrtle Street before moving to the subject property; they had two daughters and a son. In 1922, the Ginn heirs reorganized the two lots they owned to the north of this one, and Puffer purchased a 40-foot wide strip adjacent to his own parcel.⁴

¹ Ancestry.com: Massachusetts Census 1855, 1865, Massachusetts Death Index, US Census 1880, 1910. Chapman, *Winchester*, passim.

² MCSRD 1721:413. Winchester Assessors Valuations: 1890, 1893, 1896, 1898, 1900. Winchester Poll List 1896, 1898. Winchester Directories 1889, 1893, 1895, 1897. Winchester Engineering plans 2179 (nd), and Harrison 1889.

³ Winchester Poll List 1906-12. Winchester Directories 1897, 1899, 1901, 1903, 1905, 1907. MCSRD 3277:465

⁴ Ancestry.com: Massachusetts Birth Records, MA Marriage Index, MA Marriage Records, Find-a-grave, and US Census 1920, 1930, 1940. Winchester Poll Lists 1913-20, 1931, 1940, 1945, 1950, 1960, 1965. MCSRD: 3977:113, 4534:574, 6664:458, 9506:327. Winchester Engineering plan Harrison 1922. Wikipedia: Soda Fountain, based on Funderburg, *Sundae Best* (U. Wisconsin Popular Press, 2002). Puffer married again late in life and his wife Mary Jane held the property during the years of their marriage.

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

6 HARRISON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AR

WNT.1671

Puffer sold the house to Paul and Pauline Vinci in 1959; he was an attorney, and they were born in 1928 and 1930 respectively. They made the additions to the house and sold it in 1983 to the current owners.⁵

BIBLIOGRAPHY and/or REFERENCES

Maps and atlases (chrono order):

- 1854 H.F. Walling *Map of the Town of Winchester*
- 1875 J.B. Beers & Co. *Atlas of Middlesex County, Massachusetts*
- 1886 A.F. Poole Co., [Bird's Eye View].
- 1889 Geo. H. Walker *Atlas of Middlesex County, Massachusetts*
- 1898 Robbins & Enrich, [Bird's Eye View].
- 1906 Geo. H. Walker *Atlas of Middlesex County, Massachusetts*
- 1916, 1921, 1929, 1929/50, Sanborn Fire Insurance Atlases.

Ancestry.com: see footnotes

Chapman, Henry Smith. *A History of Winchester. Volume One.* Winchester: Town of Winchester, 1936/1975.

Simonds, Henry, "Henry's List," Winchester Archival Center.

Stone, Bruce Winchester. *A History of Winchester. Volume Two.* Winchester: Town of Winchester, 1975.

Winchester Historical Society. *Winchester, Massachusetts: The Architectural Heritage of a Victorian Town.* Winchester: Winchester Historical Society, 1988.

Winchester Town Directories, see footnotes.

Winchester List of Residents (Poll), see footnotes.

Middlesex County South Registry of Deeds (MCSRDR), see footnotes.

Winchester, Town of, Assessors records, see footnotes.

_____, Building Department records, 6 Harrison Street.

_____, Engineering Department plot plans, Harrison Street.

_____, Historical Commission inventory form, 6 Harrison Street (not MACRIS).

⁵ Winchester Poll Lists 1960, 1965. MCSRDR: 9506:327, 14919:175, 17086:220, 31113:354.

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

6 HARRISON STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AR	WNT.1671
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LEFT REAR VIEW OF EXISTING HOUSE



RIGHT REAR VIEW OF EXISTING HOUSE

Views of the rear of the house provided by the property owner.

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

6 HARRISON STREET

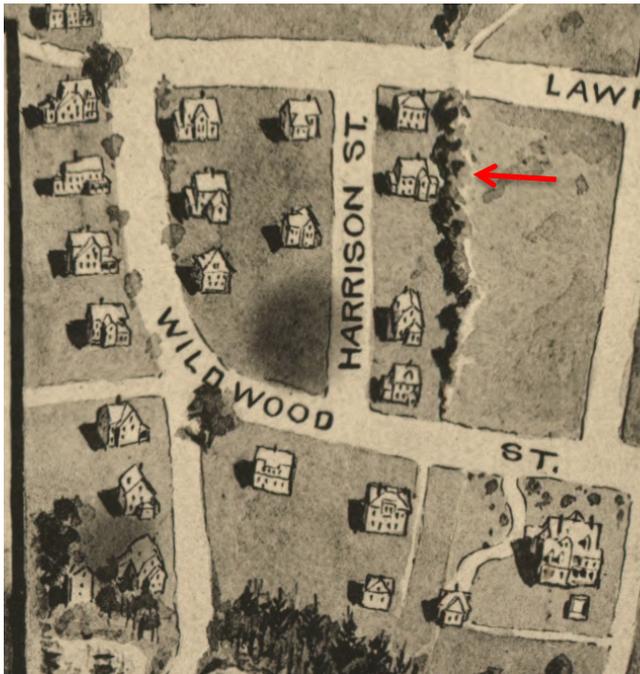
MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AR	WNT.1671
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Historic view of the house ca. 1955 provided by the property owner.



Detail of the Robbins & Enrich view of 1898, showing subject house and its neighborhoods. North is down.

INVENTORY FORM B CONTINUATION SHEET

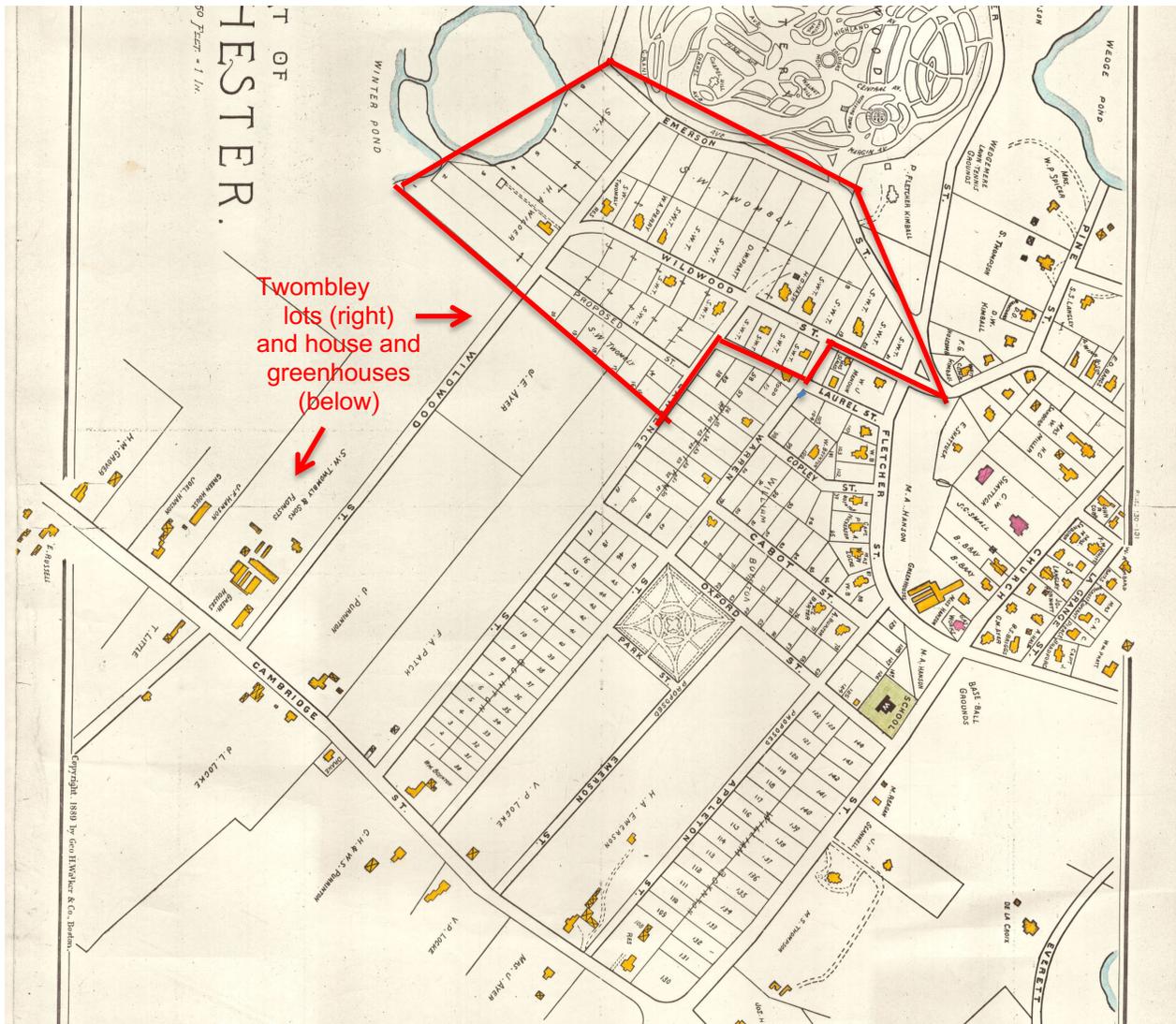
WINCHESTER

6 HARRISON STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AR WNT.1671



Detail of Plate 126-27 from the 1889 Atlas of Middlesex County, showing much of the Old West Side, the approximate bounds of the Dugan-Twombly property marked in red. North is to the upper left.

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

6 HARRISON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AR WNT.1671



Detail of Plate 27 of the Middlesex Atlas of 1906 showing further development of the Twombly lots. Subject property indicated with a red arrow.

AR	WNT.1671
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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 Twombly-Puffer house is a broad end house of a size and form that is typical of the Old West Side in Winchester and presenting the simplified ornament of the period of its construction in the 1890s. The house is associated with one of the key developers of this neighborhood, the florist Samuel W. Twombly, and his wife Eliza D. Twombly who held their real estate investment properties. They were responsible for the subdivision of lots along Wildwood and then Harrison at a critical juncture in the neighborhood's history; they both sold and rented houses in the area. The house was later owned by the proprietor of one of Winchester's important manufactories. The generous form of the house is one of the character-defining elements of the area and the neighborhood, and though it has lost some of its period finish, it remains an important component in the ensemble. . Areas of significance would include architecture, community development and planning, and social history. The house retains integrity of workmanship, design, materials, association, location, setting, and feeling. Therefore, it is eligible for the National Register of Historic Places under Criteria A and C, as contributing to the Twombly Subdivision (WNT.AR), a potential historic district including Wildwood Street above Fletcher and along its sharp turn and all of Harrison Street.

FORM B – BUILDING

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

16-111-0	Lexington		WNT.1672
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MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Town/City: Winchester

Place: (*neighborhood or village*): Old West Side

Photograph



Address: 5 Lagrange Street

Historic Name: James P. and Elizabeth Mellus House

Uses: Present: single family residential

Original: single family residential

Date of Construction: c.1851-1854

Source: Deeds

Style/Form: Gothic Revival/ Cottage

Architect/Builder: possibly James P. Mellus

Exterior Material:

Foundation: Stone

Wall/Trim: Wood clapboard/Wood

Roof: Asphalt

Outbuildings/Secondary Structures:

Concrete garage at right

Major Alterations (*with dates*):

Enclosed porch added (early twentieth century)

Condition: Good

Moved: no yes **Date:**

Acreeage: 8551 sq. ft.

Setting: Located within a densely settled neighborhood of moderate and large houses

Locus Map *north is up*



Recorded by: Zachary Violette and Claire Dempsey

Organization: Winchester Historical Commission

Date (*month / year*): June 2018

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

5 LAGRANGE STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WNT.1672

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 James P. and Elizabeth Mellus House is a modest one-and-one half story cottage in a vaguely Gothic Revival style. Rising from a foundation of rough stone, the main block of 26 feet wide by 23 feet deep is augmented by an ell of 11 feet by 18 feet, extending from the center of the main block. Entrance is aligned to the right on the front façade. The cottage has a side gabled roof line with prominent cross gable over the entrance. A small shed dormer breaks the slope of the roofline to the left of the cross gable. The first-floor front fenestration is obscured by an enclosed shed-roof porch which runs across the width of the main block. A deep, canted bay is placed on the right elevation; two windows are on the left. Another shed-roof porch runs across the rear. No original chimneys appear to survive.

Entrance is through a set of poured concrete steps with iron rail. These give access to the door onto the porch, a panel and light wooden door with wooden storm. The front porch is enclosed in casement windows. The house retains a good deal of period surface material. It is clad in wooden clapboards. Among the most distinctive features of the house are the narrow corner boards, which consists of a thick, octagonal shaped molding with cap – recalling a gothic pier – that rise to the narrow wooden entablature. Windows have wooden molded architraves; the window of the cross gable retains a wooden louvered shutter. Openings throughout have vinyl replacement sash. Those on the front elevation feature false muntins, including 8-lights in the casements and 6/6 in the window of the cross gable.

The house stands on a manicured lot, with a generous setback from LAGRANGE STREET. A brick walkway runs from the street to the main door. At the left side of the property a paved asphalt driveway leads to an early twentieth century concrete-block garage. This structure has a single, wide vehicle bay, a pyramidal hip roof, and an open rafter roofline.

HISTORICAL NARRATIVE

The Mellus House is located southwest of Winchester Center, in an area known as Symmes farm that would be intensively developed over the second half of the 19th century. Although today the Symmes family is associated with the intersection of Main, Grove, and Bacon streets, their holdings included much of what had been Medford and extended to the west to encompass mill privileges on the Aberjona; Chapman notes the western bound was near Church Street. In 1845, Josiah Symmes (1809-1846), yeoman of Medford, sold 28 acres of what he called Symmes farm to Susan G. Freeman, land that was located north of Bacon Street, east of Church, south of land of Thomas Collins (probably about where Center Street runs today), and east on land of the Boston & Lowell Rail Road. The widow of Col. (Marines) William Henry Freeman (1792-1845), Susan (1797-1854) was the daughter of Rufus G. and Ann Amory, members of the well-known Boston merchant family. She retained the house on the east of the parcel, which would later be owned by William Kinsman and redeveloped by Edwin Ginn. She then subdivided a portion as Oak Vale in the vicinity of the lower stem of Central Street and extending north to Church Street; she sold 15 lots in 1847.¹

Freeman sold the northern section of this land, consisting of lots one through seven, to three Bostonians, Freeman L. Cushman, esquire, Job Tabor, merchant, and Newell A. Thompson, auctioneer. They then reorganized the lots, adding LAGRANGE STREET, then including a section of Norwood, creating an L-shaped street running from Church to Bacon; see the 1847 plot plan attached. Seven lots were laid out between Church and LAGRANGE STREET, measuring about 100 feet along these streets and about 220 feet deep; seven more were added on the south side of LAGRANGE STREET, measuring between about 150 and 200 feet deep. The partners apparently planned an auction, selling most of the lots in 1847, others in 1848 and 49.² Lots 4, 5, 6, and 7 were

¹ Chapman, pp. 44-47, 116, 133, 155. Symmes was killed when the well he was digging collapsed. MCSRD: 463:368 (1845); 509: 525, 529; 514: 480, 544, 546; 515:66 (1847); 736-131 (1856). Ancestry.com: Frederick Freeman, *Freeman Genealogy in Three Parts* (1875); MA Death Records, Middlesex Probate 32228 1856. At the time of her death, Susan owned about 11 acres in Winchester; her son sold the house and land to L.S. Cunningham in 1856.

² MCSRD: 515:66; 515:518, 516:450, 517:235, 526:438, 559:45 (1847-49).

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

5 LAGRANGE STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

	WNT.1672
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purchased in 1848 for \$760 by Currier Bagley, a trader of Boston, who then sold the lots to James and Isaiah Tuttle, carpenters of Cambridge.³ The Tuttlles then sold part of lots 3 and 4, facing Lagrange Street, for \$1500 in 1851 to James and Elizabeth Mellus (see also 76 Church Street, WNT.95). The house they built there was the only building in the area on the 1854 map, and the family was living in this vicinity in 1855. James P. (1821-1902) was a carpenter, who may have had a hand in building the house, and lived here with his wife Elizabeth, their daughter Maria, and his sister-in-law. They sold the land, now with buildings, in 1855 and relocated to Melrose.⁴ The first long-term owner was George Wyman (ca. 1795-1866), whose family had long lived on Cambridge Street at Wyman Plain; Wyman also purchased the vacant northern lot. Wyman seems to have been recorded in this vicinity during the 1855 state census, still a farmer with sons employed as shoemaker and farmer. By 1860, Wyman was living as a gentleman in Woburn with his son, a daguerrotypist. The property remained in the family until 1873.⁵

Over the next decade the property changed hands several times, owned by Catherine Wyman, Abby Mead, Mary Pratt, and Elizabeth Prince between 1873 and 1883.⁶ The house was then purchased by Stephen Langley, who had also bought the vacant parcel neighboring this to the east.⁷ Langley, who was a hosiery and glove merchant based in Boston, lived on Pine Street in Winchester. He combined the two lots and built three additional houses – 80 and 82-84 Church Street, and 3 Lagrange Street – all of which he seems to have used as income properties. In 1901 this house was occupied by Willard Armsby. A buyer, Armsby had previously lived in Langley's Church Street duplex. By 1910 it was occupied by Frank W. Jones, an insurance clerk.

Langley subdivided the larger parcel and this one was sold in 1916 to Margaret and Paul Badger. Married in 1914, the couple lived with his family on Prospect Street in Winchester, in a household that would include his parents, this family and their children, one of his brothers and his family, and two servants. Paul's father was a copper manufacturer, and Paul was variously described as a banker and in wholesale oil; they later lived in Greenwich CT. By 1935 the Lagrange Street house was rented to Frederick Hamerstrom, a merchandizing consultant; in 1940 he lived here with his son Davis Hamerstrom, an architect.⁸

The house was sold five times between 1945 and 1956, and five more times before 2004 when the current owners acquired it.⁹

³ MCSRD 526:438 (1848), 567:315 (1849).

⁴ MCSRD 626:104 (1851/52). The earlier owner of lot 3 may have been Henry Edwards, who is also noted in this exchange but who is not a party to the previous deed. He may have acquired it from J A Lerow who had purchased lot 3 from Freeman. Ancestry.com MA Census 1855, 1865; Find-a-grave.

⁵ MCSRD 708:430, 714:460 (1855). Ancestry.com: MA Census 1855, 1865; US Census 1850, 1860.

⁶ MCSRD 1251:93, 94 (1873); 1310:71 (1874); 1445:4 (1877).

⁷ MCSRD 1645:23 (1883) and 1560:479 (1881).

⁸ MCSRD 4104:206 (1916). Ancestry.com: MA Marriage Records, US Census 1910, 1930, 1940; US Passport Applications.

⁹ MCSRD 44216:427; 35871:585; 27483:513; 12044:325; 11564:301; 8697:76; 7685: 96; 7545:10; 7463:223; 6876:84; 4148:318.

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

5 LAGRANGE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNT.1672

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- 1886 A.F. Poole Co., [Bird's Eye View].
- 1889 Geo. H. Walker *Atlas of Middlesex County, Massachusetts*
- 1898 Robbins & Enrich, [Bird's Eye View].
- 1906 Geo. H. Walker *Atlas of Middlesex County, Massachusetts*
- 1916, 1921, 1929, 1929/50, Sanborn Fire Insurance Atlases.

Ancestry.com: see footnotes

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Winchester Town Directories, see footnotes.

Winchester List of Residents (Poll), see footnotes.

Middlesex County South Registry of Deeds (MCSR), see footnotes.

Winchester, Town of, Assessors records, see footnotes.

_____, Engineering Department plot plans, LAGRANGE STREET.



Detail of the bird's eye view of 1886, the arrow showing this house; the duplex next door is out of scale. This demonstrates the rapid development of the subdivision in the late 1870s and early 1880s.

INVENTORY FORM B CONTINUATION SHEET

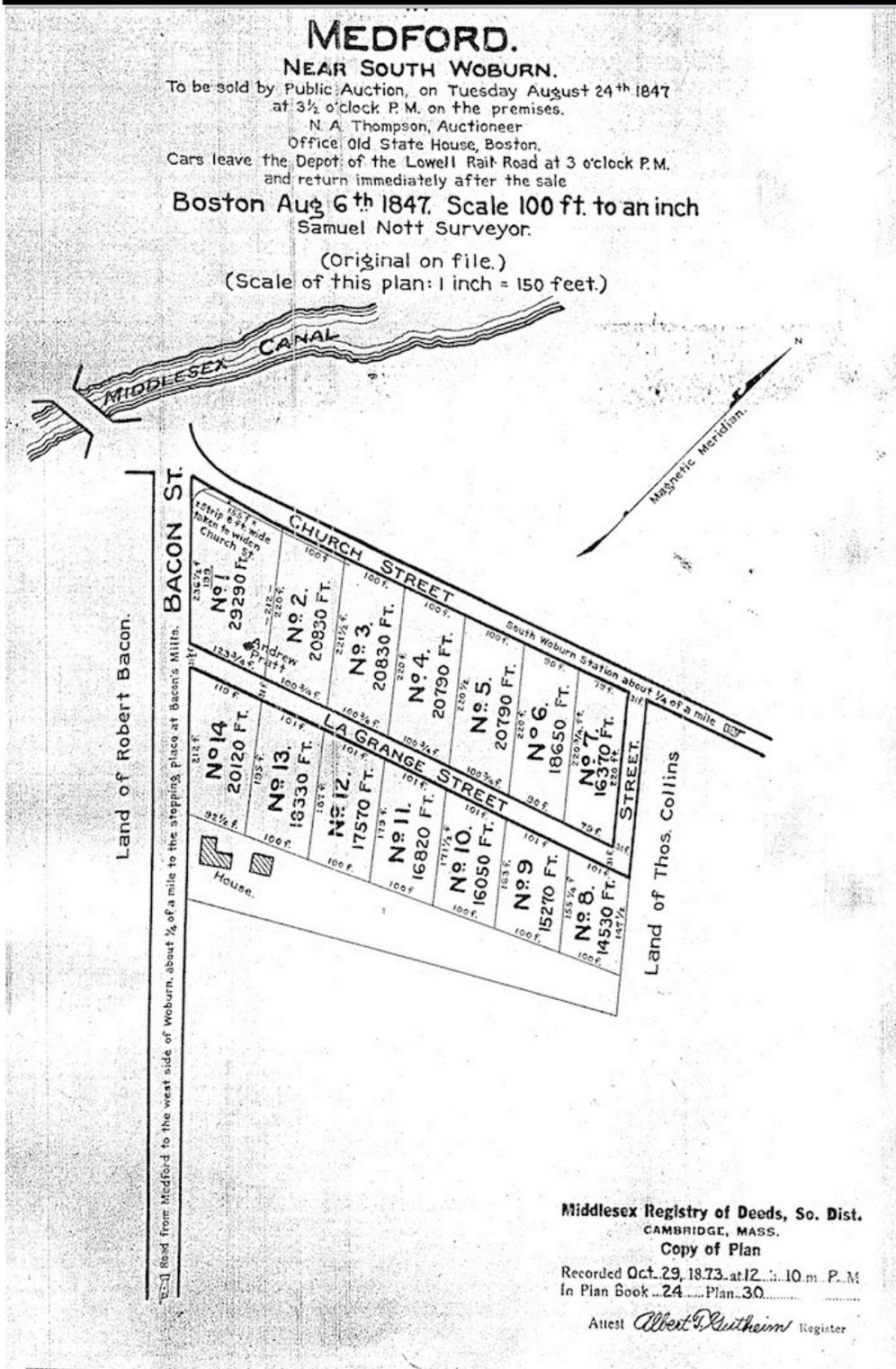
WINCHESTER

5 LAGRANGE STREET

MASSACHUSETTS HISTORICAL COMMISSION
 220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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1847 plot plan for the auction of lots for this subdivision (Winchester Engineering Department Plan #9966).

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

This property, a Gothic cottage constructed between 1851 and 54, is likely eligible to the National Register as part of a potential Central/Church/Bacon NR District. The district would include both arms of Central, and extend to Church Street on the northwest and Bacon Street in the southwest; interior roads Lagrange, Norwood, Harrington, and Cottage would be included as well. Research on individual properties and an area in this vicinity revealed that much of it was one of the Symmes family farms that was subdivided as Oak Vale in 1847 and gradually developed over the late 19th and early 20th century as a residential subdivision. A group of nearby properties were surveyed as the Central Street Area (WNT.AD) and NR listing was attempted in 1989, but the number of 20th century buildings, mostly garages, precluded listing. An expansion of that district would include a number of buildings constructed before 1875 and 1889, high priorities for survey and protection, as well as turn-of-the-century and interwar buildings. The larger area would meet criteria A and C at the local level, as a fine example of an iconic period landscape with exceptional individual examples and a full range of common regional house types. Areas of significance would include architecture, community development and planning, and social history. The properties are quite well preserved, and the area and its individual components retain integrity of location, setting, design, materials, workmanship, feeling, and association.

FORM B – BUILDING

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

16-110-0	Lexington		WNT.1673
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MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Town/City: Winchester

Place: (*neighborhood or village*): Old West Side

Photograph



Address: 7 Lagrange Street

Historic Name: David and Elizabeth Pratt House

Uses: Present: single-family residential

Original: single-family residential

Date of Construction: c.1866-1868

Source: Deeds

Style/Form: Greek Revival / end house with wing

Architect/Builder: unknown

Exterior Material:

Foundation: Brick

Wall/Trim: Wood clapboard/Wood

Roof: Asphalt

Outbuildings/Secondary Structures:

Garage at rear (early 20th century)

Major Alterations (*with dates*):

Porch and dormer (early 20th century)

Condition: Good

Moved: no yes **Date:** c.1889

Acreage: 8,015 sq. ft.

Setting: Located within a densely settled neighborhood of moderate and large houses

Locus Map *north is up*



Recorded by: Zachary Violette and Claire Dempsey

Organization: Winchester Historical Commission

Date (*month / year*): June 2018

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

7 LAGRANGE STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WNT.1673

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 Pratt House is a two-story, wood-frame end house in a modest Greek Revival style. The building consists of a main block, 25 feet wide, 40 feet deep, with a full-height side wing, 17 feet by 16 feet, set on the right side. The main block has a steeply-sloping front-gabled roof and a side-hall configuration with a three-bay front fenestration. A one-story lean-to, 7 feet deep, runs across the rear of the side wing. A canted bay is set in the rear pile on the left side of the main block. A steeply-sloping shed dormer pierces the left side of the roof of the main block. A tall brick chimney rises from the center of the main block; a second rises from the ell.

Entrance is through a wooden six-panel door, flanked by narrow sidelights. It is surrounded by a simple post-and-lintel frontispiece. A modern aluminum screen door shelters the front door. The door is reached through a hip roof porch that wraps around the corner of the main block and down the right elevation. The porch is supported on Tuscan columns, and its roof is broken by a cross gable over the front door. A set of wooden stairs leads to the porch, which has a railing supported on square balusters. The house retains a good deal of early cladding and trim. It is covered with wooden clapboards, with cornerboards (a board under the porch roof suggest wider original corner boards), with a narrow flat cornice board. Windows are capped by molded architraves. Most openings retain their 2/2 wooden sash, many with wooden storms of the same muntin configuration. The windows of the shed dormer on the left side are paired, and have diamond panes in their upper sash.

The house is generously set back from Lagrange Street with a heavily planted foundation. A concrete walk runs from the sidewalk to the front door. An asphalt paved driveway runs along the left side of the lot to a garage at the rear. That structure has a single wide vehicle bay, a high pyramidal hip roof, and is clad in wooden clapboards.

HISTORICAL NARRATIVE

The Pratt House is located southwest of Winchester Center, in an area known as Symmes farm that would be intensively developed over the second half of the 19th century. Although today the Symmes family is associated with the intersection of Main, Grove, and Bacon streets, their holdings included much of what had been Medford and extended to the west to encompass mill privileges on the Aberjona; Chapman notes the western bound was near Church Street. In 1845, Josiah Symmes (1809-1846), yeoman of Medford, sold 28 acres of what he called Symmes farm to Susan G. Freeman, land that was located north of Bacon Street, east of Church, south of land of Thomas Collins (probably about where Center Street runs today), and east on land of the Boston & Lowell Rail Road. The widow of Col. (Marines) William Henry Freeman (1792-1845), Susan (1797-1854) was the daughter of Rufus G. and Ann Amory, members of the well-known Boston merchant family. her connection to Winchester is not now known. She retained the house on the east of the parcel, which would later be owned by William Kinsman and redeveloped by Edwin Ginn. She then subdivided a portion as Oak Vale in the vicinity of the lower stem of Central Street and extending north to Church Street; she sold 15 lots in 1847.¹

Freeman sold the northern section of this land, consisting of lots one through seven, to three Bostonians, Freeman L. Cushman, esquire, Job Tabor, merchant, and Newell A. Thompson, auctioneer. They then reorganized the lots, adding Lagrange Street, then including a section of Norwood, creating an L-shaped street running from Church to Bacon. Seven lots were laid out between Church and Lagrange, measuring about 100 feet along these streets and about 220 feet deep; seven more were added on the south side of Lagrange, measuring between about 150 and 200 feet deep. The partners apparently planned an auction, selling most of the lots in 1847, others in 1848 and 49.² A house, labeled with Freeman's son's name, the

¹ Chapman, pp. 44-47, 116, 133, 155. Symmes was killed when the well he was digging collapsed. MCSRD: 463:368 (1845); 509: 525, 529; 514: 480, 544, 546; 515:66 (1847); 736-131 (1856). Ancestry.com: Frederick Freeman, *Freeman Genealogy in Three Parts* (1875); MA Death Records, Middlesex Probate 32228 1856. At the time of her death, Susan owned about 11 acres in Winchester; her son sold the house and land to L.S. Cunningham in 1856.

² MCSRD: 515:66; 515:518, 516:450, 517:235, 526:438, 559:45 (1847-49).

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

7 LAGRANGE STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

	WNT.1673
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two streets being developed, and three houses added to the neighborhood can be seen on the Walling map of 1856; only a handful of houses had been added in the large area by 1875, including this one. This house sits on a parcel in the vicinity of lot 3 in that plan, which was sold several times before it was developed with a residence, and land from lot 4 was added to this one. Owners included J. A. Lerow, James M. Whittier, William Pratt (1858-1866), and Charles Barker (1866-1868).³

This house was probably built between 1866 and 1868 by Mary and Andrew Pratt, as indicated by a series of deed transfers and the value of the property; it was in place by 1875. Originally, the house faced Church Street on a 112-foot-wide, 220-foot-deep lot that ran between Church and Lagrange Street. The Pratt family seems to have lived at a smaller house nearby, later number 1 Harrington Road (demolished, see B-Form, 1 Harrington Road, Winchester Archival Center). Andrew Pratt (1821 –1890), a Boston merchant, along with his younger brother Converse Francis Pratt (1827 –1909), were butchers and provisioners who operated a stall at New Faneuil Hall Market (#11) in Boston under the names Andrew Pratt & Company.⁴ The holdings were then transferred to their son David H. Pratt for \$1500 in 1868, the year of his marriage. David (b.ca. 1848) worked as a machinist as early as age 17; he was listed as living on Church Street at the time of the 1874 directory as a steam and gas pipe fitter in Whitney’s machine shop. He married Elizabeth D. Watson, and they lived with their three children and Calenda Watson, Elizabeth’s mother.⁵ The Pratts sold the house for \$2600 in 1880 to Sarah Fletcher.⁶ Fletcher, who is listed as a widow in the 1881 Winchester directory, appears to have occupied the house. This is one of three houses built in this subdivision before it was filled out in the 1880s.

In 1884, Fletcher sold the property to Albert Johonott, who moved the house 180 degrees to the rear of the lot, facing Lagrange Street. A modern, Queen Anne style house was built on the front of the lot, facing Church Street (86 Church Street). In 1889 Johonott transferred both properties to his daughter Nellie Kellogg and her husband George, a stockbroker.⁷ The Kellogg family lived in 86 Church Street house, apparently using this house as an income property. In 1901 it was tenanted by Irving Hilton, a salesman. By 1910 it was rented to Stanley R. Miller, a lawyer. He shared the house with his wife Anna, and mother Mary. In 1921 Kellogg divided the property into two lots of roughly equal size. The next year she sold the Lagrange Street lot to Fred and Jennie Fowle.⁸ They, too, seem to have used it as a rental property. In 1940, it was rented to John L. Coon, a machinery salesman, who shared the house with his wife Marjorie.

The Fowle family owned the house until 1942, selling it to John and Elizabeth Page.⁹ It had a number of owners through the second half of the twentieth century. It was purchased by its present owner in 2001.

³ MCSRD: 517:235, 803:74 (1858), 969:219 (1866).

⁴ Ancestry.com: MA Census 1855 and 1865; US Census 1860, 1870, 1880, 1900, 1910 and research by John Clemson for 1 Harrington Road. Andrew Pratt was the son of Watertown cabinetmaker Asa Pratt; he and his family later lived in Chelsea, David and his family later lived in Saugus. Another nearby resident and investor in lots here was William Pratt (1814-1897), but he is not closely related to this family; he was a watchmaker and living in Winchester by 1850 with his father Obed, a laborer. He lived on Bacon Street on a parcel that was later associated with 89 Bacon Street and would be redeveloped as Harrington Road in 1936.

⁵ MSRD 1059:503.

⁶ MCSRD 1546:18 (1880)

⁷ MCSRD 1897:63 (1889).

⁸ MCSRD 4558:552 (1922).

⁹ MCSRD 6620:29 (1942).

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

7 LAGRANGE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNT.1673

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Middlesex County South Registry of Deeds (MCSR), see footnotes.

Winchester, Town of, Assessors records, see footnotes.

_____, Engineering Department plot plans, LAGRANGE STREET.



Detail of the bird's eye view of 1886, the arrow showing this house; the duplex next door is out of scale. This demonstrates the rapid development of the subdivision in the late 1870s and early 1880s.

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

7 LAGRANGE STREET

MASSACHUSETTS HISTORICAL COMMISSION

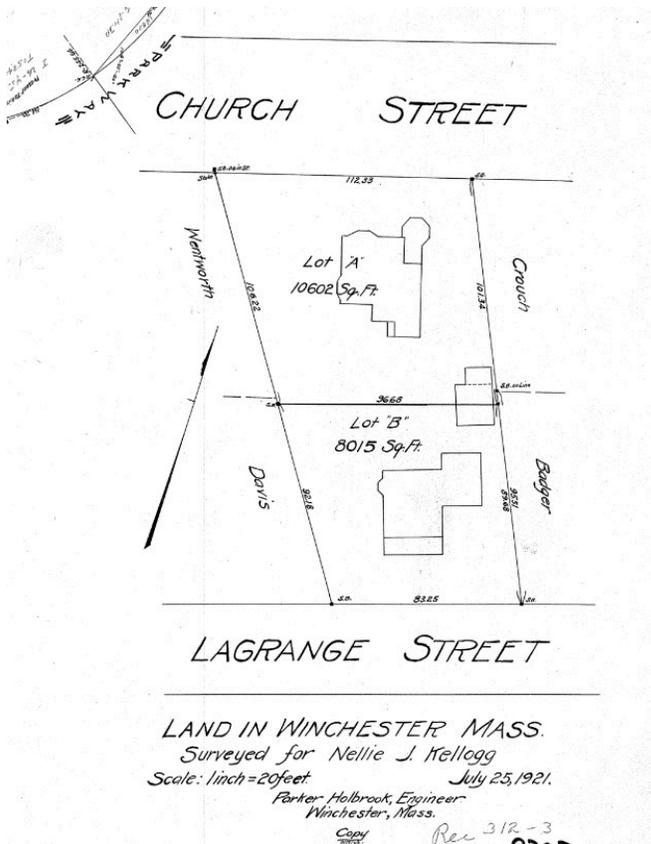
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNT.1673



1875 map showing house in its original location, marked D.H. Pratt.



1921 plot plan showing division of property (Winchester Engineering Department Plan #2308).

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

This property, a Greek Revival end house with wing constructed between 1866 and 68, is likely eligible to the National Register as part of a potential Central/Church/Bacon NR District. The district would include both arms of Central, and extend to Church Street on the northwest and Bacon Street in the southwest; interior roads Lagrange, Norwood, Harrington, and Cottage would be included as well. Research on individual properties and an area in this vicinity revealed that much of it was one of the Symmes family farms that was subdivided as Oak Vale in 1847 and gradually developed over the late 19th and early 20th century as a residential subdivision. A group of nearby properties were surveyed as the Central Street Area (WNT.AD) and NR listing was attempted in 1989, but the number of 20th century buildings, mostly garages, precluded listing. An expansion of that district would include a number of buildings constructed before 1875 and 1889, high priorities for survey and protection, as well as turn-of-the-century and interwar buildings. The larger area would meet criteria A and C at the local level, as a fine example of an iconic period landscape with exceptional individual examples and a full range of common regional house types. Areas of significance would include architecture, community development and planning, and social history. The properties are quite well preserved, and the area and its individual components retain integrity of location, setting, design, materials, workmanship, feeling, and association.

FORM B – BUILDING

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

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

14-320	Boston North		
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Town/City: Winchester

Place: (*neighborhood or village*): Old West Side

Photograph



Address: 10 Brantwood Road

Historic Name: Lynch School

Uses: Present: Education

Original: Education

Date of Construction: 1959-1960

Source: Mass. Department of Public Safety plans/ Town reports

Style/Form: Modernist

Architect/Builder: Smith & Sellow

Exterior Material:

Foundation: Concrete

Wall/Trim: Brick & cast concrete/ porcelain
aluminum panel

Roof: Membrane

Outbuildings/Secondary Structures:
M-Roof bicycle shelter at front entrance

Major Alterations (*with dates*):
None

Condition: Good

Moved: no yes **Date:**

Acreeage: 17.89 acres, including parcels to the north not highlighted here.

Setting: Set in a wooded, sloping lot within a densely settled neighborhood of moderate and large houses

Locus Map *north is up*



Recorded by: Zachary Violette

Organization: Winchester Historical Commission

Date (*month / year*): June 2018

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

10 BRANTWOOD RD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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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 Lynch School is a complex, sprawling, mostly one-story, junior high school building in the modernist style. Built to accommodate its gently sloping site, the building has a wide, roughly rectangular footprint oriented on an east-west axis, with its façade facing to the north. It includes a large, flat-roof classroom block – 171 feet deep and 290 feet long -- augmented by a higher gymnasium wing with a pitched roof at the west end of the building, 90 feet by 120 feet. The front (north) section of the classroom block has a flat roof, while the rear (south) section has a single-slope pitch roof. On the building's east end, following the slope of the lot, the classroom block rises to two stories in height. The angle between the gymnasium and classroom block forms an open service court at the rear of the entrance wing. This court provides access to the back of the gym, cafetorium, and rear corridor.

The main entrance to the building is set off center, aligned toward the west side of the north elevation. Inset from the plane of the front wall, it gives access to an interior courtyard, one of two that provide light to the classrooms inside. The interior plan is arranged around two parallel, double-loaded corridors that give access to classrooms along the north, south, and east perimeter walls. The interior of the classroom block is occupied not only by the two paved courtyards, with classrooms running along their perimeter, but also by a large cafetorium, library, and visual education room. The largest space in the classroom block, the cafetorium is marked on the exterior by a raised, pitched-roof clearstory. Service and administrative spaces are located just to the west of the main entrance, including a suite of administrative offices. Specialized classrooms, including a woodworking, mechanical drawing, and metal working shop, were located on the rear corridor, in the slope-roofed section of the building behind the cafetorium. The front corridor on the right side gives access to the gymnasium, set a short flight of stairs above the main classroom block. A two-story section of this wing provided spaces for girls and boys locker rooms, with a double-height gymnasium set to the west of it. The boiler room, marked by a tall chimney, was also located in this wing. A one-story, shed-roof transformer house is attached to the south side of this building. This portion of the building is set partially below grade, and an areaway on its north elevation is supported by a concrete retaining wall. Egress doors on this elevation are reached through concrete ramps. At the east end of the classroom block, lower level classrooms were reached not only by stairs at the end of both the front and rear corridor, but also by a separate grade-level entrance. This level had mostly administrative functions when the building was new. It contained a large open office space, with reception area and private offices. These were originally used by the district school superintendent. A large committee room, and professional library were also located on this level, as well as specialized classrooms for reading art and music.

In a streamlined modernist style, the exterior of the building is largely glazed. Piers of buff brick separate tall glass panels with muntins of raw aluminum. These windows run almost the entire height of the floor and have operable, hopper-type panels below, with fixed glass panels above. Grilles for unit ventilators occupy the center panel below most windows. Many of the upper panels have been removed to accommodate individual window air conditioners. These openings have rough concrete sills on the lower level. The main entrance has flat steel slab doors. Secondary entrances, including those with accessible ramps, have been opened along the south elevation. The lower level of the gymnasium is clad with pebble aggregate panels, some partially painted over by murals. Large windows light the upper part of the gymnasium, under the sloping roof. The west elevation of the gymnasium block is unfenestrated. The building is set on a poured concrete foundation, visible above grade in most places. Most flat portions of the roof are tar and gravel, with the sloping portions clad in asphalt. A wide aluminum fascia band, likely a later alteration, runs along the roofline throughout the building.

The school is set on a large, mostly wooded parcel that is isolated from the residential developments that surround it. The lot slopes downward considerably from Brantwood Road to the west and Horn Pond Brook Road to the east. The narrow Horn Pond Brook runs along the east side of the property. The school grounds are reached by two drives – one off Brantwood, the other off Horn Pond Brook Road – both of which resolve in circular drives. A culvert crossing the brook supports the latter driveway. A playground with modern equipment is placed in the sloping area between the two driveways. A large parking area is placed to the north of the Brantwood Road driveway. An additional parking area is along the east side of the building. One of the most notable features of the front entrance yard is an M-roof pavilion, set on metal posts. Built as a bicycle shelter, this structure sits between the Brantwood Road driveway and playground area. Multiple athletic fields occupy the north side of the property,

Continuation sheet 1

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

10 BRANTWOOD RD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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including three soccer fields and a baseball diamond. A nearly four-acre parcel, property of the Winchester Water Department, is cut out of the east side of these fields for department operations. These are set in a wooded area to the north of the Brantwood Road parking lot. An additional entrance, further south down the curving Brantwood Road, provides access to the service court behind the gymnasium. The grassy areas surrounding the school building are elaborated by benches of a modern vintage.

HISTORICAL NARRATIVE

With Winchester's population experiencing rapid growth during the suburban expansion of the postwar period, in May of 1957 the town authorized a committee to explore the need for new and expanded secondary school and administrative facilities for the town's school system. Desire for new facilities was driven in part by an educational philosophy that called for the creation of a three-year junior and a three-year senior high school. At that time the town's single high school and single junior high school operated on a four and two-year plan, respectively. While the high school, at the time, was newly remodeled and adequate for capacity, the junior high school was then over capacity and could not accommodate the new configuration. Additionally, school department offices were located in a former residence at 426 Main Street and were considered unsatisfactory to growing demands. In September of 1957 the committee declared the town "urgently need[s] more classrooms and more athletic space, and the School Department needs larger, efficient offices." Yet since it was difficult to predict future enrollment, it urged an intermediate plan that called for the construction of a school to accommodate 2200 pupils, even if this was projected to only solve the school crowding issues through 1965. With a \$1000 appropriation from the town, the committee hired Cambridge Consultants, Inc. to refine the plan. The consultants recommended against the construction of any new facilities at the town center, including the proposed rehabilitation of the Wadleigh School, as these would only increase problems with traffic congestion that the area was already facing. Guidelines for state aid also dictated that a building at the center would likely be ineligible for state funds. By March of 1958 the committee had formally recommended the immediate construction of a new junior high school outside of the town center to accommodate not less than 500 students, according to town reports.

The town approved an appropriation of \$3000 for the preparation of preliminary architectural plans for the new building. The board hired Smith and Sellew, who they considered a "well-known firm of architects." By September of 1958, with the help of Cambridge Consultants, the League of Women Voters, the town planning board, and the new architects, the committee had identified three sites, including the present one, then owned by the town and occupied by the water department as a wellfield. The wellfield site was the first choice of the architects, who believed it to represent the most economical choice in terms of development costs. A representative of Cambridge Consultants agreed, noting its centrality, safety, access, and low development costs. The committee finally settled on the 21.95-acre site, which was most cost effective among the alternatives because it was owned by the town and therefore represented no acquisition cost. The water department retained just under 4 acres on the northeast side of the site, needed for wells and equipment. The new school building was to accommodate 750 students, with excess capacity that could be used to temporarily alleviate overcrowding at the town's elementary schools. The plan called for 34 classrooms: 20 academic, 5 science, 2 each for industrial arts, home-making, art, and music, and one commercial classroom. The building would also house an assembly hall, cafeteria, library, and administrative offices for the district. In part so that state aid could be obtained for this part of the project, the administrative office space was designed to be converted to classroom use as enrollment at the facility grew. The estimated cost of the project, when it was approved by the town late in 1958, was \$1.7 million.

With a goal of opening the school in the fall of 1960, funds for the preparation of working drawings were appropriated in September 1958. A preliminary sketch of the new facility was submitted to the town that month. It is unclear if estimates for the ambitious scheme exceeded the town's appropriation, but a number of reductions and simplifications were made to the architect's original plan before construction began. Savings were achieved by combining the cafeteria and auditorium into a "cafetorium," then a novel solution, and by refining the design to eliminate 81,000 square feet of space and most of the two-story areas of the proposed building. The building was designed with 98 square feet per pupil, less than the 118 square feet that was usual for schools of the type. Savings were also achieved by the reduction of corridor space, the use of exterior walks, and by the combination of interior spaces. Committee members proudly noted the economical use of repetitive design elements and standard-size structural components. The building was of light steel frame, with masonry walls of pre-cast units. Flooring, except in the bathroom and gymnasium, was vinyl asbestos tile, and glazed structural wall tiles were used throughout. Construction costs for the project, including the school department offices, were estimated at \$1.1 million, with consultants' fees, furnishings, and other expenses bringing the entire cost of the project to \$1.5 million.

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

10 BRANTWOOD RD

MASSACHUSETTS HISTORICAL COMMISSION

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The project was put out to bid in May of 1960. Construction began the following September. The building was opened in September 1961. At the time the superintendent of schools called it "one of the most modern school buildings in the area. Designed for multiple and flexible use of facilities, it is admirably suited for the adaption to new instructional techniques." The expanded space reduced class sizes and allowed for the operation of a full day schedule, instead of the previous abbreviated double sessions. Science education was also greatly expanded thanks to the introduction of new laboratory spaces.

The Lynch School was named for Robert J. and Andrew E. Lynch, both killed in action in World War II. It has since been converted for use as an elementary school.

Smith and Sellew:

The Boston-based firm of Smith and Sellew (later Smith, Sellew, and Doherty) were prominent designers of public buildings in the postwar period. The firm was founded in 1951 by St. John Smith (1910-1987) and Francis Sellew (1913-1980). Smith was a graduate of Harvard College, Harvard Graduate School of Design, and attended the Columbia School of Architecture and the Cranbrook Academy. Francis Sellew was a 1940 graduate of MIT. The firm designed a veteran's housing complex in Taunton that was published in the December 1953 issue of *Progressive Architecture*. They were best known for their design of educational facilities, including high schools in Natick, Brookline, and Dover Mass (Not in MACRIS). They also designed an addition to the Lawrence School in Brookline in 1972 (BKL.2568). Sellew was secretary of the Boston Society of Architects from 1960-1965 and vice president from 1965 to 1967.¹

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Winchester Town Reports: 1957, 1958, 1959, 1960, 1961.



¹ "Francis Bernard Sellew" Find-a-Grave.com <https://www.findagrave.com/memorial/188003028/francis-bernard-sellew>

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

10 BRANTWOOD RD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

10 BRANTWOOD RD

MASSACHUSETTS HISTORICAL COMMISSION
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INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

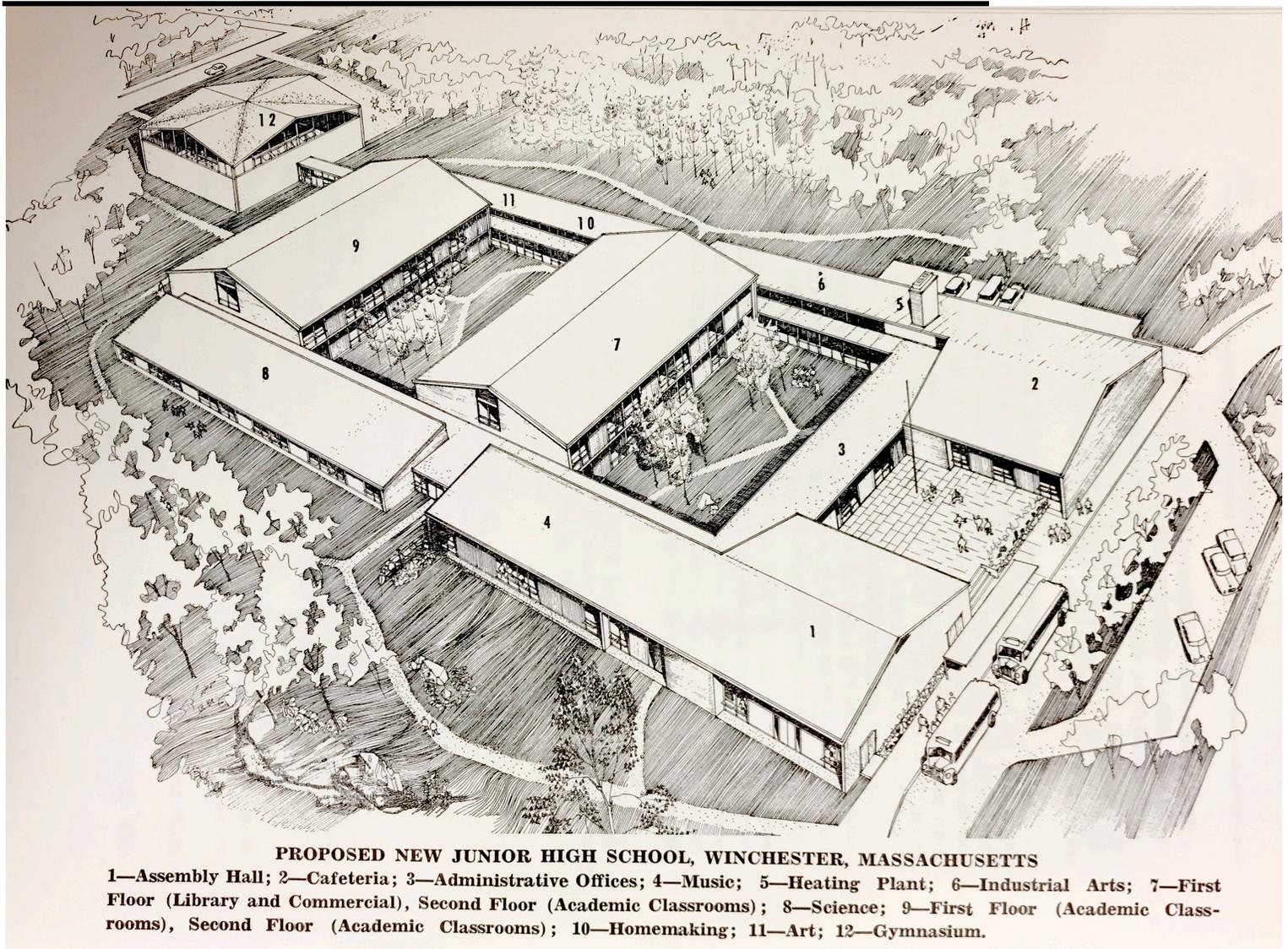
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1958 Preliminary Scheme. This design was simplified and reduced in size to save costs (1958 town report).

INVENTORY FORM B CONTINUATION SHEET

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10 BRANTWOOD RD

MASSACHUSETTS HISTORICAL COMMISSION

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Final site plan (Mass. State Archives Plan #71942)

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

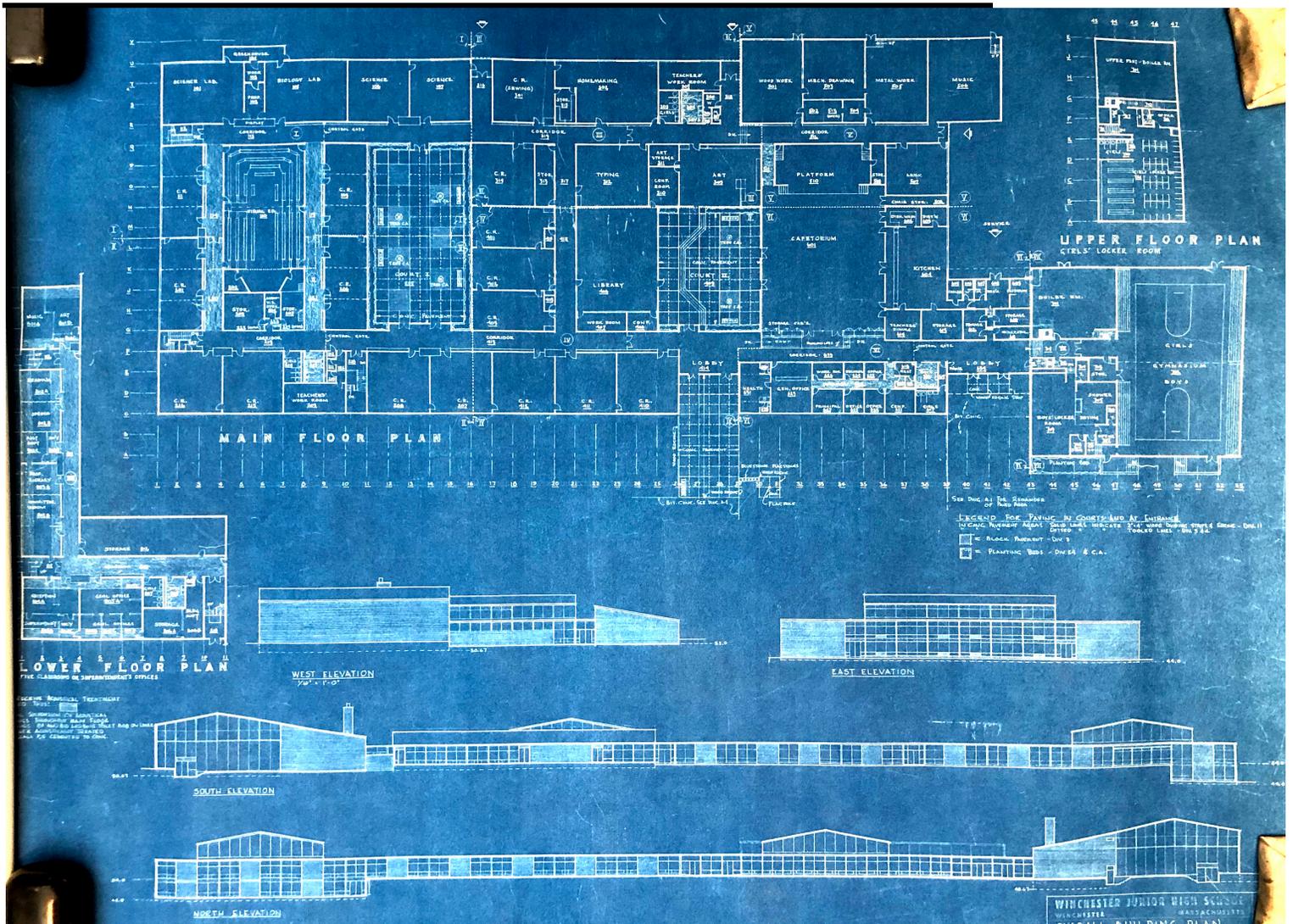
10 BRANTWOOD RD

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Empty rectangular boxes for area and form number.



Final floor plan and elevation (Mass. State Archives Plan #71942)

FORM B – BUILDING

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

18-138-0

Lexington

AR

WNT.80

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

Town/City: Winchester

Place: (*neighborhood or village*): Old West Side

Photograph



Address: 25 Wildwood Street

Historic Name: Twombly-Berry House

Uses: Present: single-family residential

Original: single-family residential

Date of Construction: c.1886

Source: Deeds, date on building.

Style/Form: Queen Anne

Architect/Builder:

Exterior Material:

Foundation: Rough Stone

Wall/Trim: Wood clapboard and shingle/wood

Roof: Asphalt shingle

Outbuildings/Secondary Structures:
Gable-roof garage at rear (1916-1929)

Major Alterations (*with dates*):
None

Condition: Excellent

Moved: no yes **Date:**

Acreage: .327 acres

Setting: Located within a densely settled neighborhood of moderate and large houses

Locus Map north is up



Recorded by: Zachary Violette

Organization: Winchester Historical Commission

Date (*month / year*): September 2018

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

25 WILDWOOD STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AR

WNT.80

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 Twombly-Berry House is a two-and-one half story, wood-frame house in an ambitious Queen Anne style, retaining most of its fairly elaborate trim. Rising from a foundation of rough-cut stone, the main block of the house has a nearly-square footprint of roughly 26 by 28 feet with a rear ell, offset to the left, 18 feet wide and 17 feet deep. These regular shapes belie the building's complex massing. The main block is augmented by a large, circular, corner bay on the right side, while a higher, hip-roof bay rises from the rear pile of the main block on the left set between the main block and rear ell. The house has a front gable roof, surrounded by a pent on the Wildwood Street elevation; this pent extends over a square bump-out set on the second story of the front porch. A shed dormer breaks the main roofline on the front of the right-side elevation. An elaborate paneled brick chimney is placed nearly center on the front elevation, with additional chimneys in the rear pile of the main block on the right and in the rear ell.

The main entrance is reached through a generous arcaded wraparound porch on the building's left side. This porch is shingled with an openwork balustrade, and the arches have subtly flared ends, recalling a horseshoe shape. The house is clad in a combination of wooden clapboards on the first floor, with wood shingles above. A slight flare, resolved by an ogee molding, marks the transition between the first and second story. The building's main cornice is elaborated with widely-spaced scroll-sawn brackets. The wide gable end, facing Wildwood Street, is marked by three bands or registers. The lowest consists of square wooden panels with a central roundel recording the building's apparent construction date, 1886. Above this is a row of wooden shingles. The apex of the gable is marked with a faux half-timber pattern. Openings throughout retain their wooden sash. Most openings are 2/2 double hung with aluminum storms. The second story bump-out has a fixed, cottage sash.

The house is set back from Wildwood Street with a grassy strip heavily planted with evergreen shrubs. These shrubs obscure most of the foundation and front porch. A wide asphalt driveway along the right side of the house leads to a single-car garage at the rear of the lot, built between 1921 and 1929. This wood frame structure has clapboard siding, a wooden garage door, and open rafter ends. The rear yard along the left side is enclosed by a high stockade fence. The front porch and driveway are connected by a brick walkway.

The Twombly-Berry House is the most highly developed of group of ambitious and well-preserved Queen Anne style houses that were built on Wildwood Street in the late 1880s and were associated with the first phase of the neighborhood's development as a commuter suburb.

HISTORICAL NARRATIVE

Built around 1886 this house stands on a lot within the Twombly Subdivision (WNT.AR). Eliza Twombly (1823-1907) and her husband Samuel (ca. 1822-1910) complemented their floral business with real estate development. The pair subdivided a plot of land Eliza inherited from her father into 20 lots and added a series of similarly scaled and ornamented, but distinct, Shingle and Queen Anne style houses. Other lots they sold to private individuals, who developed similar houses there.

This seems to have been among the houses that the Twomblys developed and owned for a period of years after its construction, apparently using it as an income property. Its earliest occupants, therefore, are unclear. In 1890, when the house was about four years old, Eliza sold it along with its 60,000-square foot lot, to William F. Berry.¹ Berry (1844-1914) was the second vice president and traffic manager for the Boston and Maine Railroad. He lived here, at the time of the 1900 census, with his wife Malinda and two live-in servants, one Irish-born, the other Canadian. A decade later they remained in the house with two Irish-born servants, a cook and a housekeeper, who appear to have been sisters. William Berry died in 1914 and the house was sold by the trustees of his will to Mary C. Moffette and her husband Edward.²

¹ MCSRD 2006:554, 1890.

² Ancestry.com: 1900,1910 US Census; MCSRD 4084:31, 1916.

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

25 WILDWOOD STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

AR	WNT.80
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Edward Moffette was a lumber merchant. At the time of the 1920 census he and Mary shared the house with four adult children, three sons and a daughter. The sons worked as a bank clerk, a stock clerk, and a mortgage broker, respectively, while the daughter was a student. In 1921 a tract of land at the rear of the parcel was taken by the Town of Winchester for an expansion of the Wildwood Cemetery. By 1930 all of the Moffette children had departed the Wildwood Street house except daughter Phyllis who was a registered nurse working in public health.³

In 1934 Mary Moffette, then widowed, sold the house to Rex T. Crandall (1889-1954).⁴ Born in Upstate New York and a veteran of World War I, Crandall listed his occupation as banker. He seems to have traveled internationally; his son Rex T. Crandall, Jr, was born in Havana, Cuba. Crandall does not appear in Winchester directories or census listings in this period, although the younger Crandall graduated from Winchester High School in 1939.⁵ Rex Crandall Sr. died in Winchester in 1954. His widow Ola Crandall (1895-1897) owned the house for another decade. She sold it in 1964 to John and Josephine Bell. Bell subdivided the lot in October 1969, creating two smaller lots to the north. After that transaction the house lot was reduced to its present size of 14,259 square feet.⁶ The house at 29 Wildwood Street was built on the subdivided lots.

The house had a series of owners in the second half of the twentieth century. It was purchased by its present owner in 1993.⁷

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- 1875 J.B. Beers & Co. *Atlas of Middlesex County, Massachusetts*
- 1886 A.F. Poole Co., [Bird's Eye View].
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Winchester Town Directories, see footnotes.

Winchester List of Residents (Poll), see footnotes.

Middlesex County South Registry of Deeds (MCSRDR), see footnotes.

Winchester, Town of, Assessors records, see footnotes.

_____, Engineering Department plot plans, Wildwood Street.

³ Ancestry.com: 1920, 1930 US Census.

⁴ MCSRDR 5786:537, 1934. See also MCSRDR 7910:586, 1952 (Crandall to Crandall).

⁵ Ancestry.com: Passport Application, Rex Crandall, Jr; Winchester High School, 1939 Yearbook.

⁶ Winchester Engineering Department Plan #1249. MCSRDR 10521:146, 1964; 1135:129, 1966.

⁷ MCSRDR 12788:326, 1975; 134780:486, 1978; 20491:505, 1880; 323418:65, 1993.

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

25 WILDWOOD STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AR	WNT.80
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AR	WNT.80
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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

This property is recommended for listing in the National Register as part of an amended and expanded the Wedgemere National Register District or a new Twombly Subdivision District.

The Wedgemere Historic District (WNT.P), listed as part of the Winchester Multiple Resource Area in 1989, describes a subdivision planned over the late 19th and early 20th century and built out in ample and stylish single-family residences over the first half of the 20th century. At the time of this listing, the district included only the southern half of the area as it was defined at the turn of the century. This is an artifact of the survey's focus on properties constructed before 1917, which led researchers to consider only this earliest section. Additional research has led to a better understanding of the entire subdivision, which suggests expansion of the district and a longer period of significance to cover the filling-out of the original plan between 1883/1891 and about 1960. At its broadest and most inclusive configuration, the district would be extended to the west and to the north, and the new boundaries of the area would be Church and Fletcher streets on the south, Cambridge Street on the west, and Wildwood Street on the north and east. An alternative would be to list separately the Boynton section of Wedgemere (a portion already included in the district, but extended north to Lawrence) and the Twombly Subdivision (WNT.AR) at the east side along Wildwood and Harrison. Either way, the larger area would meet criteria A and C at the local level, as a fine example of an iconic period landscape with exceptional individual examples and a full range of common regional house types. Areas of significance would include architecture, community development and planning, and social history. The properties are quite well preserved, and the area and its individual components retain integrity of location, setting, design, materials, workmanship, feeling, and association.

FORM B – BUILDING

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

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

18-140	Lexington	AR	WNT.81, 1674
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Town/City: Winchester

Place: (*neighborhood or village*): Old West Side

Photograph



Address: 31 Wildwood Street

Historic Name: Howard and Ellen Nash House & Carriage House

Uses: Present: single-family residential

Original: single-family residential

Date of Construction: c.1887-1889

Source: Deeds, Maps

Style/Form: Queen Anne/Shingle Style

Architect/Builder: unknown

Exterior Material:

Foundation: Cut stone

Wall/Trim: Wood shingle/wood

Roof: Asphalt shingle

Outbuildings/Secondary Structures:

Carriage house at rear (WNT.1674)

Major Alterations (*with dates*):

None

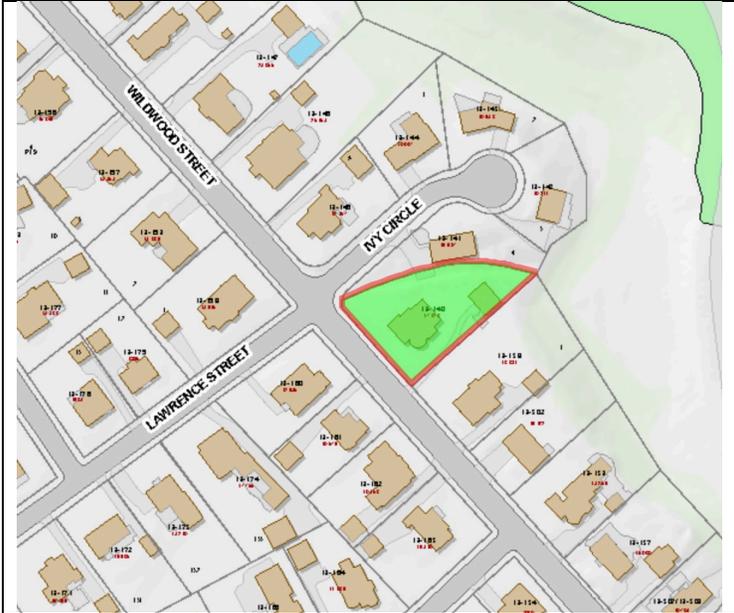
Condition: Good

Moved: no yes **Date:**

Acreage: .393 acres

Setting: Located within a densely settled neighborhood of moderate and large houses

Locus Map north is up



Recorded by: Zachary Violette

Organization: Winchester Historical Commission

Date (*month / year*): September 2018

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

31 WILDWOOD ST.

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AR	WNT.81, 1674
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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 Howard and Ellen Nash House is a two-and-one half story, wood frame house in an ambitious and elaborate Shingle Style with well-preserved trim. Rising from a rough stone foundation, the main block is 26 feet wide and 26 feet deep, augmented by an ell of 12 by 20 feet. It is further expanded by a rounded bay placed on the front elevation and a canted bay in the rear pile at right. The simple footprint belies the house's picturesque massing and complex roofline. The roof, in the main is made up of a high hip, broken by a steep cross gable on the front and right side. The rounded, stacked front bay window has a low ogee-shaped cap, forming a low corner turret, while the bay on the right side is topped by a series of nesting gables. A bump-out on the second floor of the left elevation is capped with a high hip, broken by a gabled dormer. A gabled wall dormer breaks the roofline of the rear ell on the left side while a small hip-roof dormer is placed in the front pile of the main block on that side. No original chimneys seem to remain.

Entrance is through a wooden panel and light door, potentially original, sheltered by a modern aluminum screen. It is reached through a wraparound porch on the building's left side. Set on a flared shingled base, the porch has gunstock posts, a hip roof, and a modillion cornice. The steps to it are clad in fieldstone. Most surfaces of the house are covered in staggered-edge wooden shingles, broken only by a flared band between the first and second story and at the apex of the gable. Paint has recently been removed from these shingles, which otherwise appear to be original. The remainder of the trim is modest, with simple molded backbands on most windows. The windows retain their wooden sash in a variety of muntin patterns, mostly 12/2 on the second story. These have modern aluminum storms.

The house is set toward the front of its generous, irregularly-shaped lot. The grass strip between the house and sidewalk is heavily planted with bushes. An asphalt driveway at right leads to a two-story carriage house, likely contemporary with the main house. This structure has a single vehicle bay and a compound gable-on-hip roof with projecting front bay. It is clad with the same wood shingles as the main house and features sash in a similar pattern. The apex of the gable has a stickwork pattern.

The Howard and Ellen Nash house is among a group of ambitious and well-preserved Shingle Style houses that were built on Wildwood Street in the late 1880s and were associated with the first phase of the neighborhood's development as a commuter suburb.

HISTORICAL NARRATIVE

Built between 1889 and 1893 this house stands on a lot within the Twombly Subdivision (WNT.AR). Eliza Twombly (1823-1907) and her husband Samuel (ca. 1822-1910) complemented their floral business with real estate development. The pair subdivided a plot of land Eliza inherited from her father into a 20 lot subdivision, developing a series of similarly scaled and ornamented, but distinct Shingle and Queen Anne style houses, mostly on Wildwood Street, in the subdivision. Other lots they sold to private individuals, who developed similar houses there.

It is unclear if this house was developed by Twombly or Howard Davis Nash, to whom Samuel and Eliza Twombly sold the 17,128 square foot lot on which it stands in 1887. Other Twombly deeds nearby include a series of restrictive covenants aimed at assuring the neighborhood's elite residential status; Twombly's deed to Nash contained none of those provisions. However that document also makes no reference to buildings on the lot.¹ The house was standing by the time of the 1889 Walker atlas. Howard Nash (1852-1927) was born in Columbia, Maine. He was educated at Dean Academy, Tufts University, and received a law degree from Boston University. He was a lawyer in general practice with offices at 19 Congress Street in Boston. At the time of the 1900 census he lived in this house with his wife Ellen (nee Jennings), and their children Curtis and Dorothy. The family kept a live-in Canadian-born servant. A decade later the composition of the household remained the same.

¹ MCSRD 1808:308, 1887.

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

31 WILDWOOD ST.

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

AR

WNT.81,
1674

In 1920 Howard and Ellen Nash shared the house with Dorothy, unmarried. Howard Nash appears to have died around 1930 and is buried in lot 107 of the adjoining Wildwood Cemetery.²

In 1930 Dorothy Nash sold the house to Carl Larson, who quickly transferred it to Frederick and Emma Hill.³ The house appears to have been vacant at the time of the 1930 census, but Hill, who listed his occupation as manager, lived here by 1932.⁴ They sold the house in 1943 to Charles and Norma Potter, who owned it for two years. They passed it to James and Elizabeth Donaldson, who also owned it for two years. John C. Weidman, who had purchased the property from Donaldson, sold it in 1949 to H. Rudolf Gieger and his wife Helen. The Giegers would own the house until 1963, when it was purchased by William Nash and his wife Dorothy. Their relationship, if any, to the original owners of the house is unclear. After they sold it in 1971 it had a series of owners, being purchased by its present owner in 2012.⁵

BIBLIOGRAPHY and/or REFERENCES

Maps and atlases (chrono order):

- 1854 H.F. Walling *Map of the Town of Winchester*
- 1875 J.B. Beers & Co. *Atlas of Middlesex County, Massachusetts*
- 1886 A.F. Poole Co., [Bird's Eye View].
- 1889 Geo. H. Walker *Atlas of Middlesex County, Massachusetts*
- 1898 Robbins & Enrich, [Bird's Eye View].
- 1906 Geo. H. Walker *Atlas of Middlesex County, Massachusetts*
- 1916, 1921, 1929, 1929/50, Sanborn Fire Insurance Atlases.

Ancestry.com: see footnotes

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Winchester Town Directories, see footnotes.

Winchester List of Residents (Poll), see footnotes.

Middlesex County South Registry of Deeds (MCSRDR), see footnotes.

Winchester, Town of, Assessors records, see footnotes.

_____, Engineering Department plot plans, Wildwood Street.

² *Semicentennial Biographical Catalog of the Zeta Psi Fraternity of North America* (New York: Fraternity in the City of New York, 1899), 422.

Ancestry.com: 1920, 1930 US Census; Find-a-Grave.com, Howard Nash, courtesy of Peter Stott.

³ MCSRDR 5442:272, 1930; 5492:572, 1930.

⁴ 1932 Winchester Directory.

⁵ MCSRDR 6706:481, 1943; 6849:446, 1945; 7171:430, 1947; 7491:501, 1949; 10369:79, 1963; 12018:254, 1971; 12652:185, 1974 and indexes.

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

31 WILDWOOD ST.

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AR	WNT.81, 1674
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INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

31 WILDWOOD ST.

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AR	WNT.81, 1674
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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

This property is recommended for listing in the National Register as part of an amended and expanded the Wedgemere National Register District or a new Twombly Subdivision District.

The Wedgemere Historic District (WNT.P), listed as part of the Winchester Multiple Resource Area in 1989, describes a subdivision planned over the late 19th and early 20th century and built out in ample and stylish single-family residences over the first half of the 20th century. At the time of this listing, the district included only the southern half of the area as it was defined at the turn of the century. This is an artifact of the survey's focus on properties constructed before 1917, which led researchers to consider only this earliest section. Additional research has led to a better understanding of the entire subdivision, which suggests expansion of the district and a longer period of significance to cover the filling-out of the original plan between 1883/1891 and about 1960. At its broadest and most inclusive configuration, the district would be extended to the west and to the north, and the new boundaries of the area would be Church and Fletcher streets on the south, Cambridge Street on the west, and Wildwood Street on the north and east. An alternative would be to list separately the Boynton section of Wedgemere (a portion already included in the district, but extended north to Lawrence) and the Twombly Subdivision (WNT.AR) at the east side along Wildwood and Harrison. Either way, the larger area would meet criteria A and C at the local level, as a fine example of an iconic period landscape with exceptional individual examples and a full range of common regional house types. Areas of significance would include architecture, community development and planning, and social history. The properties are quite well preserved, and the area and its individual components retain integrity of location, setting, design, materials, workmanship, feeling, and association.

FORM B – BUILDING

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

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

18-145-0	Lexington	AR	WNT.1675
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Town/City: Winchester

Place: (*neighborhood or village*): Old West Side

Photograph



Address: 33 Wildwood Street

Historic Name: Daniel W. and Alice Pratt House

Uses: Present: single-family residential

Original: single-family residential

Date of Construction: c.1889-1893

Source: Deeds, maps, directories

Style/Form: Queen Anne

Architect/Builder: unknown

Exterior Material:

Foundation: Rough stone

Wall/Trim: Wood clapboard & shingle/wood

Roof: Asphalt Shingle

Outbuildings/Secondary Structures:

Hip roof garage at rear (c.1916-1929)

Major Alterations (*with dates*):

Possible addition at rear (late 20th century)

Condition: Excellent

Moved: no yes **Date:**

Acreage: .295 acres

Setting: Located within a densely settled neighborhood of moderate and large houses

Locus Map *north is up*



Recorded by: Zachary Violette

Organization: Winchester Historical Commission

Date (*month / year*): September 2018

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

33 WILDWOOD STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

AR

WNT.1675

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 Daniel W. and Alice Pratt House is a two-and-one-half story, wood-frame house in the Queen Anne style with a series of unusual details. Rising from a foundation of rough cut stone the main block of the house has a footprint of 33 feet wide and 36 feet deep. It is augmented on the left rear by a shallow two story hip-roof ell, extended by a one-story gabled portion of recent construction. The building has a side-hall plan with a generous entrance hall aligned to the left. The nearly-square footprint is broken by a series of appendages which, along with the irregular roofline, give the building a picturesque appearance. The right corner of the first floor is rounded, with the wall above overhanging, forming a cutaway bay that protrudes slightly on the right elevation, where the wall swells to create a rounded cap. A two-story bay – canted on the first floor, square on the second, protrudes from the rear pile on the right. Another square bay on the left side marks the location of the staircase, as indicated by the level of the windows in this appendage. The bays on both the left and right elevation break the otherwise simple front gabled roof line. The right bay rises to a full third story; its gable end is capped by a fanciful conical cap and finial. The staircase bay on the left is topped by an unusual ogee roof. Fenestration throughout is informal, with three-part windows marking the left side of the comparatively sparsely fenestrated Wildwood Street elevation. The house has tall, elaborately paneled brick chimneys – one placed between the front and rear pile on the right, a second behind the staircase bay at left. Recent real estate photographs suggest three principle rooms and generous entrance hall with multi-leg stair on the first floor, with kitchen in the rear ell.¹

Entrance is through a wide oak door with small panels and beveled upper light. A wide entrance portico, occupying half the width of the front elevation, shelters this door. Reached through a set of wooden steps, and set on a skirt of flared shingles, the porch has a broad front gabled roof that mirrors that of the primary roofline. The underside of the porch roof is arched. The roofline is supported on Tuscan columns set on high plinths. Thin turned spindles run between these plinths. The house retains most of its ambitious Queen Anne trim. The first floor is clad in wide square edge wooden shingles. The second floor and gable end have shingles set in a staggered pattern. A flared band of sawtooth shingles separates the first and second stories, as well as the two registers of shingles in the gable end. A thick pulvinated entablature is set between the second and third levels of the staircase bay on the left side. The open rafter tails of the main roofline have shaped ends. Windows throughout are wooden, original or recent replacements matching the historical muntin pattern. Most openings have 2/2 double hung sash. The gable end and staircase bay have cottage sash windows. A three-part Palladian window with arched center is placed on the highest level of the staircase bay.

The house occupies most of its lot, situated at the corner of Wildwood Street and narrow Ivy Circle. A low wall of rough stone runs along the Wildwood Street side of the property, broken by a concrete walk that runs from sidewalk to porch. The front of the house is planted with high evergreen and deciduous bushes, some of them set close to the house. The rear yard, visible from Ivy Circle, is surrounded by stockade and lattice fence. A driveway along the left side of the property leads to a two-bay garage at rear, built between 1921 and 1929. This structure has a hip roof, wooden vehicle doors, and wood shingle siding.

The Daniel W. and Alice Pratt House is among a group of ambitious and well-preserved Queen Anne and Shingle style houses that were built on Wildwood Street in the late 1880s and were associated with the first phase of the neighborhood's development as a commuter suburb.

HISTORICAL NARRATIVE

Built between 1889 and 1893 this house stands on a lot within the Twombly Subdivision (WNT.AR). Eliza Twombly (1823-1907) and her husband Samuel (ca. 1822-1910) complemented their floral business with real estate development. The pair subdivided a plot of land Eliza inherited from her father into a 20 lot subdivision, with Samuel developing a series of similarly

¹ <https://www.redfin.com/MA/Winchester/33-Wildwood-St-01890/home/11457900>.

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

33 WILDWOOD STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

AR

WNT.1675

scaled and ornamented, but distinct Shingle and Queen Anne style houses, mostly on Wildwood Street, in the subdivision. Other lots they sold to private individuals, who developed similar houses there.

The lot on which this house stands was among those in the subdivision developed by parties other than Twombly. In 1888 Eliza and Samuel Twombly sold this lot to Alice Helen Pratt (1861-1930), wife of Daniel W. (1855-1930). The transfer consisted of a large lot measuring 70,000 square feet, encompassing most of the land on the north side of present-day Ivy Court. The lot curved along its south side, mirroring the current angle of Ivy Circle, although the 1888 transfer included the land on which that street now stands. The couple agreed to a series of restricted covenants intended to preserve the area's character as an elite residential neighborhood. No structures other than private dwellings were to be built on the lot, nor were stables sheltering greater than four horses allowed. No structures were to be built within 25' feet of Wildwood Street, and the dwelling to be built there had to cost at least \$3000, an amount that assured a household of middle class or greater stature.² The lots remained vacant at the time of the 1889 Walker atlas; the Pratts had completed the house and were living here by 1893. They had previously lived on Warren Street, near Cabot.

An 1878 graduate of the Worcester Polytechnic Institute, Daniel W. Pratt was a prolific civil engineer who worked for a time with the firm of Ernest W. Bowditch, a prominent Boston civil engineer and landscape architect. Bowditch was a frequent collaborator with Frederick Law Olmsted, Sr., and the Olmsted Brothers.³ Later Pratt appears to have worked in private practice, listing office address as 60 Devonshire Street in Boston, the Newport Building, in which Bowditch also had offices.⁴ Pratt's name can be found on a large number of the plot plans for subdivisions in this part of Winchester. At the time of the 1900 census Pratt lived here with his wife Alice and an Irish-born servant. He noted he owned the house free of mortgage. A decade later the couple remained in the house, although no longer employed a servant.⁵ In 1917, using plans drawn by Pratt, the lot (held in Alice's name) was subdivided into two parcels, a 19,440 square foot house lot, a 40,250 square foot rear lot. The remainder of the original parcel was occupied by a path along the lot's south side, abutting the property of neighbor Howard Nash. This was later subdivided as Ivy Circle in 1964.⁶

In 1917 Pratt sold both parcels to Luther W. Puffer Jr (1876-1945).⁷ Puffer's younger brother Samuel had purchased the Twombly-built house at nearby 6 Harrison Street (WNT.XXXX) in 1915. Puffer was the son of Luther and Laura Puffer of Medford, and the family was well known for its soda fountain manufactory which had recently relocated to Winchester, on the site that today is the Transfer Station off Swanton Street. Two of the nation's foremost soda fountain manufactories originated in Medford, the other founded by James Tufts, and in 1891 they had combined with two other firms as the American Soda Fountain Company, a trust designed to control the industry. In 1920 Luther Puffer, who reported his occupation that year a soda fountain manufacturer, lived in the Wildwood Street house with his wife Annie, along with their daughter Dorothy and son Luther Jr. A decade later Puffer remained in the house, then valued at \$17000, with Annie and Luther Jr. The older Luther listed his occupation as insurance broker.⁸

After Luther Puffer's death in 1945 Annie sold the house and lots to Conrad Hermann.⁹ Hermann seems to have reconfigured the 1917 subdivision, selling the house lot, then numbering 12,857 square feet to Robert Davis later that year.¹⁰ Davis sold the property later that year to Douglas Langell.¹¹ Langell would own the property until 1961.¹² It has a series of comparatively short-term owners in the twentieth century. The house was purchased by its present owner in 2013.¹³

² MCSRD 1856:408, 1888.

³ "Mrs. Alice Helen Pratt" [obituary] *Winchester Star* (August 22, 1930), 1. The Cultural Landscape Foundation, "Ernest W. Bowditch" <https://tclf.org/pioneer/ernest-bowditch>

⁴ Ancestry.com: *Register of Graduates of the Worcester Polytechnic Institute 1871-1918* (Published by the Institute, 1918), 8.

⁵ Ancestry.com: 1893 Winchester [Woburn] Directory, 1900 US Census.

⁶ See Winchester Engineering Department Plot Plans #7477, #436, and #1452.

⁷ MCSRD 4160:313, 1917. See also 5366:27, 1929, Luther Puffer to Annie.

⁸ Ancestry.com: 1920, 1930 US Census.

⁹ MCSRD 8016:324, 1946.

¹⁰ MCSRD 7012:560, 1946.

¹¹ MCSRD 7166:383, 1947.

¹² MCSRD 9769:100, 1961.

¹³ MCSRD 16674:435, 1985; 11689:405, 1969; 11309:586, 1967; 10637:396, 1964 and indexes

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

33 WILDWOOD STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AR	WNT.1675
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- 1886 A.F. Poole Co., [Bird's Eye View].
- 1889 Geo. H. Walker *Atlas of Middlesex County, Massachusetts*
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Ancestry.com: see footnotes

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Simonds, Henry, "Henry's List," Winchester Archival Center.

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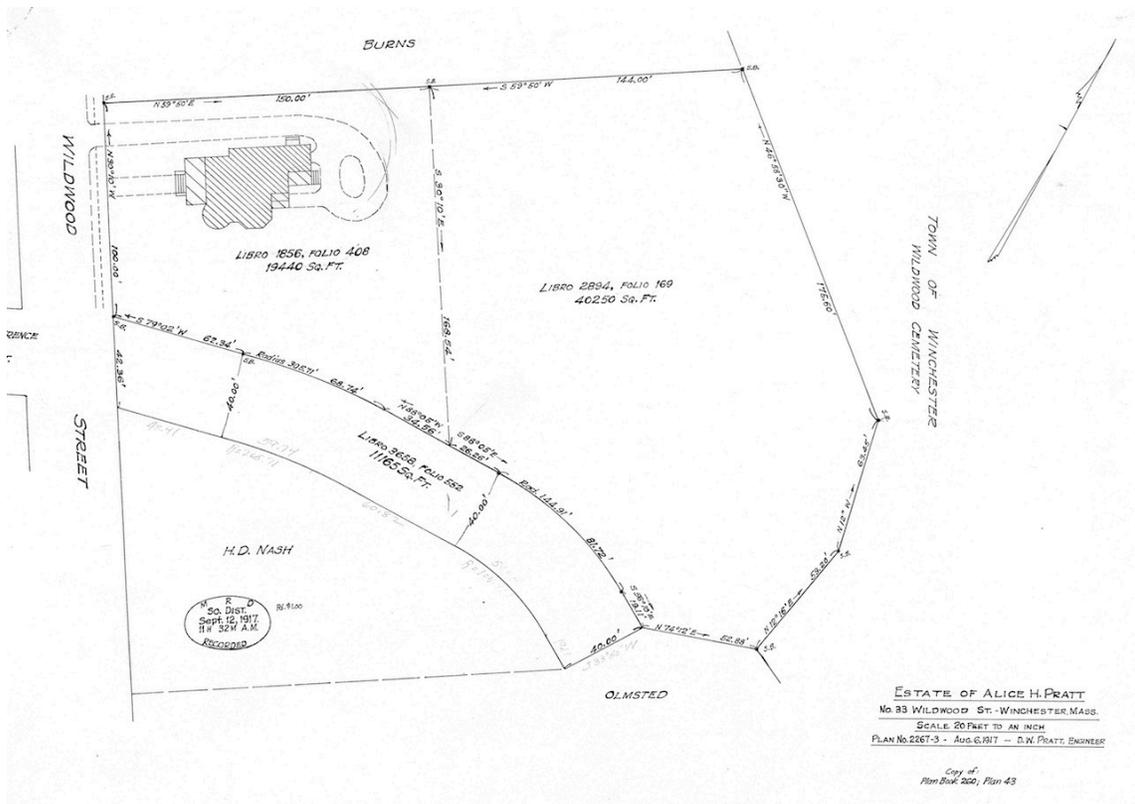
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Winchester Town Directories, see footnotes.

Middlesex County South Registry of Deeds (MCSR), see footnotes.

Winchester, Town of, Assessors records, see footnotes.

_____, Engineering Department plot plans, Wildwood Street.



1917 subdivision showing the original large lot divided in two and the plan for the spur that later became Ivy Circle. (Winchester Engineering Department Plan #436.)

AR	WNT.1675
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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

This property is recommended for listing in the National Register as part of an amended and expanded the Wedgemere National Register District or a new Twombly Subdivision District.

The Wedgemere Historic District (WNT.P), listed as part of the Winchester Multiple Resource Area in 1989, describes a subdivision planned over the late 19th and early 20th century and built out in ample and stylish single-family residences over the first half of the 20th century. At the time of this listing, the district included only the southern half of the area as it was defined at the turn of the century. This is an artifact of the survey's focus on properties constructed before 1917, which led researchers to consider only this earliest section. Additional research has led to a better understanding of the entire subdivision, which suggests expansion of the district and a longer period of significance to cover the filling-out of the original plan between 1883/1891 and about 1960. At its broadest and most inclusive configuration, the district would be extended to the west and to the north, and the new boundaries of the area would be Church and Fletcher streets on the south, Cambridge Street on the west, and Wildwood Street on the north and east. An alternative would be to list separately the Boynton section of Wedgemere (a portion already included in the district, but extended north to Lawrence) and the Twombly Subdivision (WNT.AR) at the east side along Wildwood and Harrison. Either way, the larger area would meet criteria A and C at the local level, as a fine example of an iconic period landscape with exceptional individual examples and a full range of common regional house types. Areas of significance would include architecture, community development and planning, and social history. The properties are quite well preserved, and the area and its individual components retain integrity of location, setting, design, materials, workmanship, feeling, and association.

FORM B – BUILDING

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

18-148-0

Lexington

AR

WNT.1676

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

Town/City: Winchester

Place: (*neighborhood or village*): Old West Side

Photograph



Address: 39 Wildwood Street

Historic Name: Dugan-Twombly Tenant House

Uses: Present: single-family residential

Original: single-family residential

Date of Construction: c. 1854-1875

Source: Maps

Style/Form: Italianate/End House

Architect/Builder: unknown

Exterior Material:

Foundation: Granite slab

Wall/Trim: Wood clapboard/wood

Roof: Asphalt shingle

Outbuildings/Secondary Structures:

Hip roof garage at rear

Major Alterations (*with dates*):

Porch and bay windows later additions (late 19th century)

Condition: Good

Moved: no yes **Date:**

Acreage: .657 acres

Setting: Located within a densely settled neighborhood of moderate and large houses

Locus Map north is up



Recorded by: Zachary Violette and Claire Dempsey

Organization: Winchester Historical Commission

Date (*month / year*): September 2018

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

39 WILDWOOD STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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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 Dugan-Twombly Tenant House is a simple, two-and-one half story wood-frame end house in a modest Italianate style. Set on a granite slab foundation the house has a main block of 24 feet wide and 30 feet deep, augmented by a two-and-one-half story ell, offset to the left. A shed-roof porch, since enclosed, runs along the entire right side of the first floor of the ell. A hip-roof porch runs around the front and left side elevation of the house, with a canted bay on the first floor, as well as set on the porch roof on the second story. An additional canted bay is set in the rear pile of the right elevation. These bays are likely a later addition; the right bay is set on a rough stone foundation that contrasts to the granite slab of the main block. A tall brick chimney is set between the front and rear pile on the right side.

Entrance is through a wooden six-panel door of twentieth century vintage, flanked by a single fixed-pane sidelight. The door is sheltered by an aluminum storm. It is reached through the wraparound front porch. Set on a lattice skirt, the porch has turned wooden columns with simple scroll-sawn corbels, and a wooden balustrade. The porch roof has a modest cornice, and is reached by a set of brick steps. Trim throughout the house is simple. Clad in wooden clapboards, the house has narrow cornerboards with a wider cornice band. Windows have a simple molded backband. Most openings retain wooden 2/2 sash, sheltered by modern aluminum storms. A segmental arch 2/2 sash window lights the attic in the Wildwood Street gable end. Most openings have wooden mock shutters.

The house is set toward the front of its deep lot. A driveway along the right side of the house leads to a single-bay garage at the rear. This structure has a wide vehicle bay and a pyramidal hip roof. It is clad in wood shingles.

The Dugan-Twombly Tenant House is the oldest house in the immediate area. It predates the neighborhood development in the late nineteenth and early twentieth century into a commuter suburb marked by houses more ambitious in scale and ornament.

HISTORICAL NARRATIVE

Built between 1856 and 1875, this is the oldest house in the Twombly Subdivision (Area WNT.AR). The house was built by John Dugan, and it was his daughter Eliza Twombly and her husband Samuel who developed the land Eliza inherited from her father. The neighborhood includes a series of similarly scaled and ornamented, but distinct Shingle and Queen Anne style houses most built between 1886 and 1916, in a style much more ambitious than this modest early house. The Twomblys built and rented a number of these houses, while other lots were sold to private individuals, who developed similar houses to create a cohesive residential neighborhood.

A ca. 1860 plot plan of this land indicates the mid-19th-century owners of land in this vicinity were Gardner Symmes and "the late Tobias Lord of Woodbridge NJ"; see Twombly Subdivision WNT.AR. Symmes (b. 1816) was a member of the long-standing local family of that name. Symmes had acquired the land from Marshall Wyman in 1850, but here were no houses in this vicinity in 1856, suggesting that it remained in agricultural production. Symmes mortgaged and soon defaulted on his half share of this property, which was then sold to John S. Richardson and by him to John Dugan in 1859. Dugan purchased the other half from the heirs of Tobias Lord at the same time, but it is not now known how Lord acquired his half. The plan may reflect Symmes plans for the area or might have been in anticipation of one of these sales. At this time, the land along Wildwood was divided into 21 long narrow lots, while the other sections remained as larger, mostly square parcels, for a total of 29 lots. Two roads that have been eliminated are also shown, the upper path of the Cemetery Road and the extension to the east of the "new road to Cambridge Street" now Wildwood.¹

¹ Ancestry.com: MA Census 1855, US Census 1850, 1860, NY Census 1865; John Adams Vinton, *The Symmes Memorial...* (Boston 1873), 78-79, 197-290. MCSRD: 597:476, 477 (1850), 703:291 (1855), 788:195 (1858), 816:240 (1859), 818:7 (1859); see also 1626:137, 360 (1883).

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

39 WILDWOOD STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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While a subdivision of land in this area had been anticipated as early as the 1860s, most of the development in the Twombly area did not occur until the late 1880s. This house predates that development by at least a decade and a half. It is one of only two buildings in the area on the 1875 Beers map, listed as J. Dugan. Dugan (ca. 1799-1885) was born in Boston and lived in Somerville; he married Eliza Ward and they had daughters Eliza, Mary, and Henrietta and a son George. Dugan reported himself as a farmer but invested in real estate, holding \$50,000 in real and \$40,000 in personal estate by 1870, and by the time of his death was called gentleman. In the year ending February 1876, the Winchester assessors listed John Dugan owning a house valued at \$2000, a barn at \$250, 7 acres of tillage \$5000; 4½ acres of tillage \$2500; 8½ acres of pasture \$3000, Wildwood St; 32 acres woodland \$6500; 3 acres woodland \$600, off Wildwood Street, near cemetery, 55 acres for a total value of \$19,850.² Dugan did not develop the property and only sold a small portion, on the north side of Wildwood Street, to William Wentworth in 1860 and 1868. At his death, Dugan made small gifts to his grandson John D. Twombly and his daughter Henrietta Cutler, but most of his estate was divided between his daughters Eliza Twombly and Mary Ann West and his son George, who by then was known as George D Haven.³ Dugan's daughter Eliza Twombly (1823-1907) eventually bought out her siblings and she and her husband Samuel (ca. 1822-1910) complemented his floral business with real estate development, building houses on many of the adjoining lots, which they offered for both sale and rent.

This house was one of a number in the area that Twombly kept as a rental property. In 1900 it was occupied by William Berry and his wife Augusta. They shared the house with their son Michael and a live-in servant. It is unknown if Berry, who listed no occupation, was related to the William F. Berry, who lived at 25 Wildwood Street at the same time (see WNT.80).⁴

The Twombly family owned this house as a rental property until 1911, a year after Samuel's death. That year Ralph Joslin, the executor of Samuel Twombly's estate, sold this and an adjoining lot to Mary and Rufus Clark (1867-1942).⁵ Born in Minnesota and later a resident of Chicago, Clark and his family moved to Winchester in the first decade of the twentieth century. A manager at a packing house, Clark seems to have used the Wildwood Street house as an income property; he lived on Myrtle Terrace in 1910, moving to Fenwick Road a decade later.⁶

In 1918 Clark sold the property to Paul Wilde (1868-1931) who appears to have been the first owner-occupant.⁷ The 1920 census shows Wilde, then unmarried, living here with his sister Louise, who was listed as head of household. Paul listed his occupation as factory superintendent. The siblings kept a live-in housekeeper. At the time of the 1930 census Wilde lived here with his wife Maude. After Paul's death, Maude sold the house to Joseph and Lillian McCauley. McCauley was the sales manager at a leather concern. He and Lillian lived in the house at the time of the 1940 census with their four daughters, aged between 6 and 18. The family kept a live-in Irish servant. They owned the house until 1948.⁸

Edward and Mary Little bought the house from Joseph McCauley in 1948 and owned it for the next 12 years.⁹ It has a series of owners in the second half of the twentieth century, being purchased by its present owner, a real estate trust, in 2012.¹⁰

² The 1881 assessment included: house \$1500, barn \$200, 7a tillage \$3500, 8½ a pasture \$3000,; 32 a woodland \$6500, 3 a woodland \$600, 8 acres woodland \$640, 7½ acres woodland \$900; 69 acres with a total value of \$16,420. Winchester Annual Report of 1876 and 1881.

³ Ancestry.com: MA Census 1855; MA Death Records; Middlesex County Probate Records, John Dugan #18402 1882, George H Dugan (name change) #30936 1865; US Census 1850, 1860, 1870, 1880. George gave as his reason for the name change "that there are many persons of Irish origin by the name of Dugan and your petitioner – being the only son of his parents – desires a more distinctly American name and in this desire his parents coincide." Census records report the place of birth of all members of the family as Massachusetts; John's death record reported his place of birth, and that of his parents, as Boston.

⁴ Ancestry.com: 1900 US Census

⁵ MCSRD 3602:401, 1911.

⁶ Ancestry.com: 1910, 1920 US Census.

⁷ MCSRD 4200:282, 1918.

⁸ Ancestry.com: 1930, 1940 US Census.

⁹ MCSRD 7374:447, 1948; 9586:438, 1960.

¹⁰ MCSRD 59845:342, 2012 and indexes.

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

39 WILDWOOD STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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BIBLIOGRAPHY and/or REFERENCES

Maps and atlases (chrono order):

- 1854 H.F. Walling *Map of the Town of Winchester*
- 1875 J.B. Beers & Co. *Atlas of Middlesex County, Massachusetts*
- 1886 A.F. Poole Co., [Bird's Eye View].
- 1889 Geo. H. Walker *Atlas of Middlesex County, Massachusetts*
- 1898 Robbins & Enrich, [Bird's Eye View].
- 1906 Geo. H. Walker *Atlas of Middlesex County, Massachusetts*
- 1916, 1921, 1929, 1929/50, Sanborn Fire Insurance Atlases.

Ancestry.com: see footnotes

Chapman, Henry Smith. *A History of Winchester. Volume One.* Winchester: Town of Winchester, 1936/1975.

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Winchester Historical Society. *Winchester, Massachusetts: The Architectural Heritage of a Victorian Town.* Winchester: Winchester Historical Society, 1988.

Winchester Town Directories, see footnotes.

Winchester List of Residents (Poll), see footnotes.

Middlesex County South Registry of Deeds (MCSR), see footnotes.

Winchester, Town of, Assessors records, see footnotes.

_____, Engineering Department plot plans, Wildwood Street.



INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

39 WILDWOOD STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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1875 Map, house marked J. Dugan



1886 Bird's Eye View. This appears to be the lower building, the uppermost gable-front building that of William Wentworth.

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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

This property is recommended for listing in the National Register as part of an amended and expanded the Wedgemere National Register District or a new Twombly Subdivision District.

The Wedgemere Historic District (WNT.P), listed as part of the Winchester Multiple Resource Area in 1989, describes a subdivision planned over the late 19th and early 20th century and built out in ample and stylish single-family residences over the first half of the 20th century. At the time of this listing, the district included only the southern half of the area as it was defined at the turn of the century. This is an artifact of the survey's focus on properties constructed before 1917, which led researchers to consider only this earliest section. Additional research has led to a better understanding of the entire subdivision, which suggests expansion of the district and a longer period of significance to cover the filling-out of the original plan between 1883/1891 and about 1960. At its broadest and most inclusive configuration, the district would be extended to the west and to the north, and the new boundaries of the area would be Church and Fletcher streets on the south, Cambridge Street on the west, and Wildwood Street on the north and east. An alternative would be to list separately the Boynton section of Wedgemere (a portion already included in the district, but extended north to Lawrence) and the Twombly Subdivision (WNT.AR) at the east side along Wildwood and Harrison. Either way, the larger area would meet criteria A and C at the local level, as a fine example of an iconic period landscape with exceptional individual examples and a full range of common regional house types. Areas of significance would include architecture, community development and planning, and social history. The properties are quite well preserved, and the area and its individual components retain integrity of location, setting, design, materials, workmanship, feeling, and association.

FORM B – BUILDING

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

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

19-116-0	Boston North		WNT.86
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Town/City: Winchester

Place: (*neighborhood or village*): Old West Side

Photograph



Address: 93 Wildwood Street

Historic Name: Twombly House

Uses: Present: single-family residential

Original: single-family residential

Date of Construction: ca. 1843?

Source: deeds, maps

Style/Form: Greek Revival end gabled house

Architect/Builder: unknown

Exterior Material:

Foundation: not visible and concrete

Wall/Trim: wood shingles/ wood

Roof: asphalt

Outbuildings/Secondary Structures: none

Major Alterations (*with dates*):

- 1944: demolished barn, new asphalt roof
- 1948: demolish shed and two chimneys
- 2001: new windows

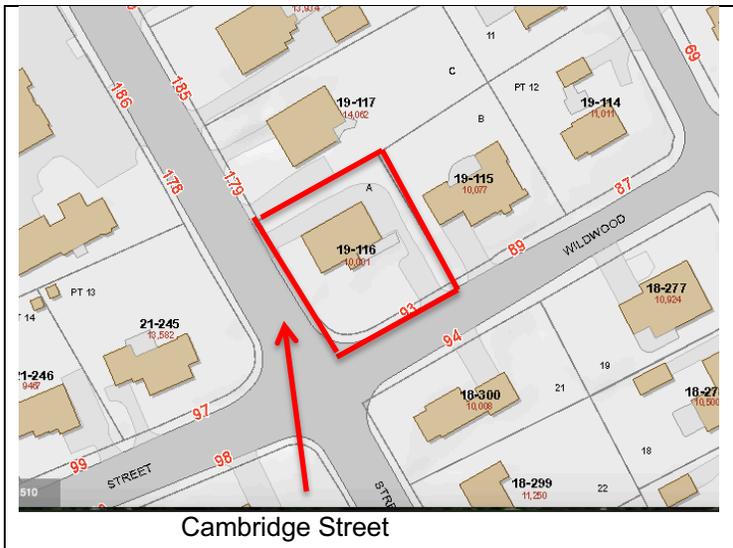
Condition: good

Moved: no yes **Date:**

Acreage: .225 acres

Setting: Located on a busy regional artery within a densely settle neighborhood of moderate and large houses

Locus Map north is up



Recorded by: Claire W. Dempsey

Organization: Winchester Historical Commission

Date (*month / year*): January 2018

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

93 WILDWOOD STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNT.86

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 Twombly House is located at the corner of Cambridge and Wildwood streets, on a small lot that is a fragment of the property that formerly extended far to the east. Its ornamental elevation faces west onto Cambridge Street, a critical early regional route and today busy Route 3a; it was formerly 161 Cambridge Street and 81 Wildwood Street. An asphalt drive covers most of the north section of the yard and a portion of the south yard. The house is screened from the streets by tall bushes and evergreens, and thus can be difficult to examine and to photograph.

The house takes a comparatively unusual form, presenting its temple front to the main street, but positioning its entries on the side elevations. The building's footprint is L-shaped, with a wide but shallow front and a narrower gabled ell to the rear; overall it is now about 28 feet across and 42 feet deep; historical images show the building extended farther east and probably terminated in a barn or carriage house. The front block is regularly fenestrated, with four bays across its façade and two sash in the gable end. The pedimented porch is the building's chief decorative feature, supported by three attenuated and fluted Doric columns, a narrow entablature, and moderate eaves. At first glance, the porch appears to be underserved by its columns, but these are placed so as not to block views from the four long windows that provide access to the porch. There are two entries into the main front block, both positioned in the rear pile, and it seems likely that the south, Wildwood-facing door was the more important of these. This arrangement of apertures suggests paired parlors running across the main block facing Cambridge Street with circulation space behind. The south entry is within a two-story hip-roofed projecting bay, from which extends a hip-roofed porch whose eaves and fascia wrap around the bay; the porch is supported by turned posts and reached from concrete stairs. The north entry is topped by a gabled hood, reached from concrete stairs with iron rails. A third entry is found in the gable end of the rear ell, which is more variously and functionally fenestrated. The ell is slightly lower than the main block, extending the plane of the main block on the north side but set back from Wildwood Street side and likely enclosed a dining room, kitchen, and other service spaces. Today the building is covered in wood shingles, not likely the original wall cover, and the back-band trim has survived. The roof was earlier covered in wood shingles but changed to asphalt in 1944. The windows, of various sizes, have recently been replaced with 1/1 vinyl sash, many in 2001.

HISTORICAL NARRATIVE

The Twombly house was constructed probably in the 1840s, and though its earliest history is not yet clear, its long-term owners were three generations of the Twombly family. The house is located at the corner of Cambridge Street, one of the town's most important north-south roads and an important path to Woburn, and the later Wildwood Street that extends east before turning south toward the Center. The property is located in the section of Winchester known as Wyman Plains during the middle of the 19th century, and it appears that it was owned by members of that family before it came into possession of Samuel Twombly in 1850. The parcel measured 14½ acres, about the same property described in 1875 as noted below, and its abutters are noted on Walling's map of 1856; buildings are first noted on the property in 1843, but it is not clear which these might have been. Its value in 1849/50 was about \$4000.¹

¹ This 1850 purchase was at the close of a long series of exchanges related to this property between 1834 and 1850. At this point, it appears that Samuel held the property briefly in 1843 before selling it to his father-in-law John Dugan, and later acquired interest in it from his father-in-law John Dugan in 1849, after an intervening owner defaulted on his mortgage from Dugan, and also from portrait painter Charles Hubbard in 1850, who had acquired it from that earlier owner. Selected research focused on Twombly's acquisition, but this was a complex series of exchanges that likely included more relevant transactions that might alter or clarify the suggestion above. See MCSRD 329:194; 374:193; 415:45; 425:163; 430:333; 459:295, 296; 569:248; 589:450; 594:88. The buildings appear while the property was owned by William J. Twombly, but the value of the property does not rise significantly at this time; William was a baker of Boston and later Roxbury and may be a brother of Samuel. William sold the property to James Twombly, a Woburn yeoman, who sold it to Samuel, who may also be related. Earlier owners included Luke Wyman, Seth Wyman 2nd, and Bell may have been a Wyman.

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

93 WILDWOOD STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

	WNT.86
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Samuel W. Twombly (ca. 1822-1910) was born in New Hampshire and relocated to the Boston area as a young man, marrying Eliza Dugan (ca. 1824-1907) in Cambridge in 1843, whose parents were Irish and lived in Somerville. John Dugan (1799-1885) had invested in this property and others in Winchester, as noted below. In 1850, the young family was living in Lynn but by 1855 Samuel and Eliza were resident here in Winchester, and Twombly reported his occupation as farmer. Their household then included two of the three sons they had between 1847 and 1865, an 18-year old domestic, and two laborers, apparently father and son. Later maps show Twombly's development of the large parcel with an array of outbuildings and over time he specialized and was known as a florist. His first appearance in the town's printed assessors records, for 1875, show him as the owner of two houses (\$2400 and \$400), a barn (\$350), two outbuildings (\$250), four greenhouses (\$5500), 10 acres in tillage, three in mowing (\$1950), and three-quarters of acre unimproved (\$100) at the corner of Cambridge and Wildwood; he also reported four horses (\$950), a cow (\$50) and two carriages (\$250). By 1890 he reported only the higher value house, a barn, a headhouse, carriage house, and eight greenhouses. He served the Town as a selectman, on a number of committees, and as cemetery commissioner, as well as in the state legislature, and was described as its oldest member and dean. After 1886, he shifted his occupation from florist to real estate. He was a mason and a member of the Calumet Club, the Channing Club, and the Republican Club of Massachusetts.²

Samuel and Eliza Twombly were involved in the subdivision of a significant portion of the Old West Side at the end of the 19th century. The Twombly Subdivision (see WNT.XX) was a group of lots laid out along Wildwood Street above Fletcher Street, extending along its curve, and including a new streets Lawrence and Harrison. Although the details of the Twomblys real estate and development activities are not yet known, they acquired land in this area in 1885 when they bought out Eliza's siblings shares in land that apparently had belonged to their father John Dugan. In the 1890 valuation of property, Samuel reported their farm and florist holdings, while Eliza reported six houses and a barn, 12 small lots (most well under an acre), and eight other parcels totaling about 45 acres in town, valued at \$36,240. The ca. 1889 division of the land south of Wildwood included 20 lots, each measuring 100 feet along the street front and about 110 to 140 deep. The lots along the north side of Wildwood were built out before those on the south and on Harrison, and some of the lots were reconfigured by later owners. Generally, the surviving houses in this area are of similar generous size and most date to the period between about 1885 and 1910, presenting a cohesive ensemble of turn-of-the century suburban dwellings. Samuel and Eliza moved into the house at 43 Wildwood by 1895, but Samuel returned here at the end of his life.³

Twombly's sons followed him in the trade, though they reported other occupations as well, while maps and assessors records suggest much of the real estate was held in their wives' names. The oldest Twombly son, John Dugan (b. ca. 1847) was married by age 22 to Mary Maria, and eventually lived at 83 (formerly 75) Wildwood Street (WNT.xx). Youngest son Frederick lived with his parents at 43 Wildwood and later in one of the houses in their subdivision at 18 Harrison Street. Middle son William A Twombly (1852-1929) and his wife Eva took over this property when Samuel, Eliza, and youngest brother Frederick moved to 43 Wildwood; William was later a salesman, and agent, and a starch manufacturer. William and Eva lived here with their three daughters, two of whom succeeded their parents here. Helen was a stenographer and Eliza a private secretary and they later operated a tea room at the house. The parcel may have been divided at this time, separating the house on the corner from the larger parcel along Wildwood that were then associated with the house of John D. Twombly. The buildings associated with the business were located there in 1916 but were gone by 1929. The barn was damaged during the Hurricane of 1938 and then demolished in 1944 at about the time the property was sold by the Twombly family.⁴

The property changed hands several times in the 1940s before being owned by Robert and Blanche Croft from 1952 to 1979 and by Manuel and Isabell Bermejo since that time.⁵

² Ancestry.com: Twombly family tree; cameronrussell96 family tree (Dugan); Massachusetts Census 1855, 1865, Massachusetts Death Index, US Census 1850, 1870, 1880, 1900, 1910, 1920. Chapman, *Winchester*, passim. *A Souvenir of Massachusetts Legislators*, Vol. 9, 1900 (Google Books).

³ Winchester Assessors Valuations: 1890, 1893, 1896, 1898, 1900.

⁴ Winchester Directories 1889, 1893, 1895, 1897, 1905, 1916. Winchester Poll List 1896, 1898, 1919, 1929, 1932, 1942, 1943, 1944.

⁵ MCSRD: 13808-583; 8013:488, 7457:227, 7338:441. Winchester poll list 1950, 1960.

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

93 WILDWOOD STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNT.86

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Maps and atlases (chrono order):

- 1854 H.F. Walling *Map of the Town of Winchester*
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- 1886 A.F. Poole Co., [Bird's Eye View].
- 1889 Geo. H. Walker *Atlas of Middlesex County, Massachusetts*
- 1898 Robbins & Enrich, [Bird's Eye View].
- 1906 Geo. H. Walker *Atlas of Middlesex County, Massachusetts*
- 1916, 1921, 1929, 1929/50, Sanborn Fire Insurance Atlases.

Ancestry.com: see footnotes

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Winchester Town Directories, see footnotes.

Winchester List of Residents (Poll), see footnotes.

Middlesex County South Registry of Deeds (MCSR), see footnotes.

Winchester, Town of, Assessors records, see footnotes.

_____, Building Department records, 93 Wildwood Street.



View of the rear of the house from Wildwood Street.

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

93 WILDWOOD STREET

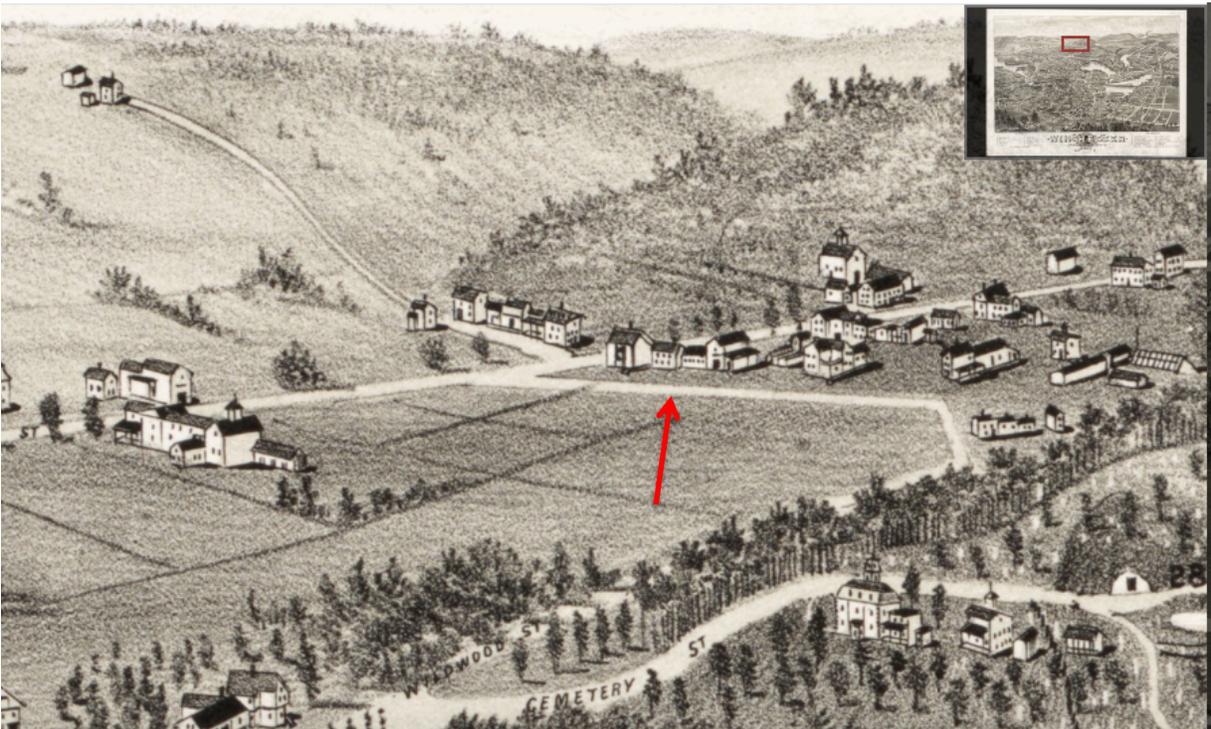
MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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View of the south side of the house from Wildwood Street.



Vicinity of the Twombly house, detail of Poole birds eye view of 1886, courtesy Norman Leventhal Map Center at the BPL.

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

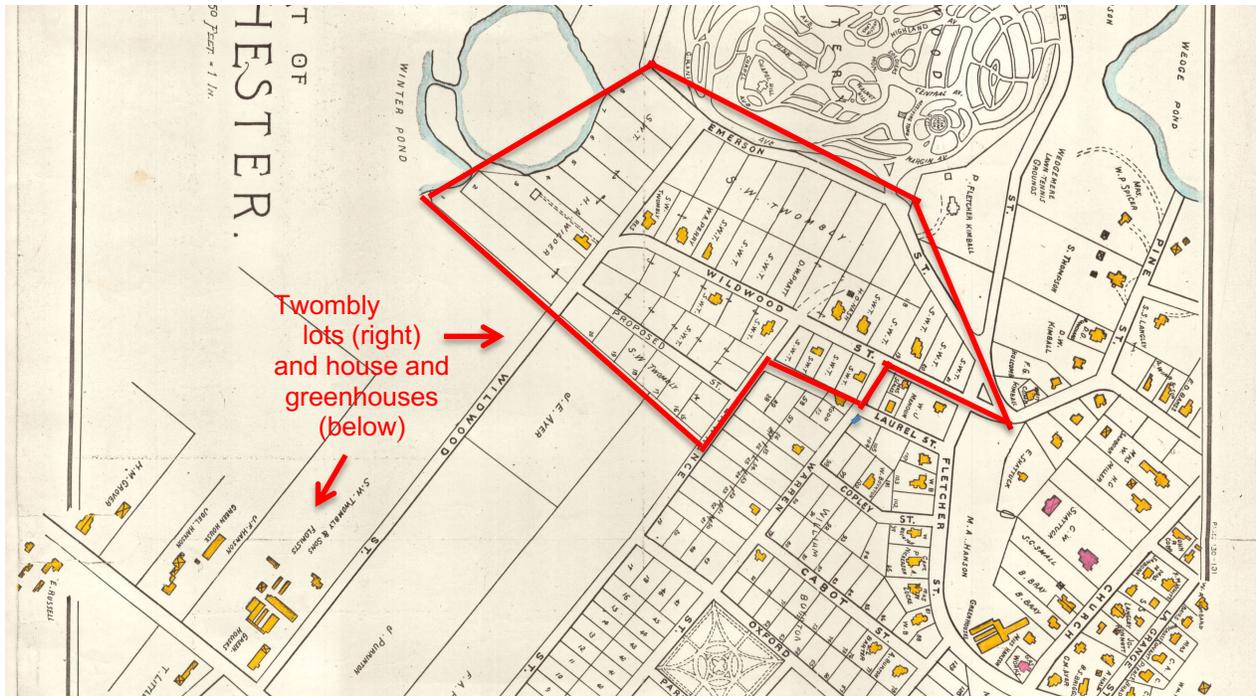
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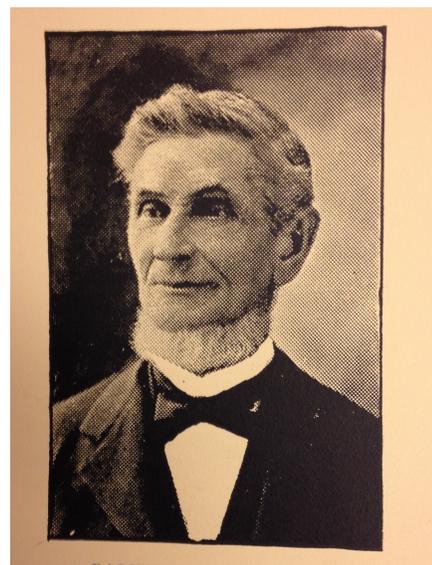
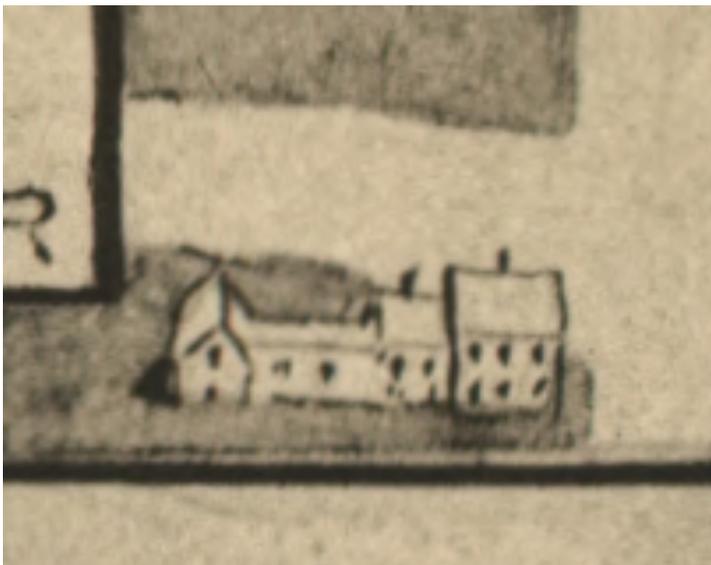
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WNT.86



Detail of Plate 126-27 from the 1889 Atlas of Middlesex County, showing the house and its many outbuildings and the approximate bounds of the Dugan-Twombly property marked in red. North is to the upper left.

↓



Left: Detail of the Robbins & Enrich view of 1898, showing subject house and its earlier ells and barn. North is down. Right: Samuel W. Twombly, *Winchester the Beautiful*.

INVENTORY FORM B CONTINUATION SHEET

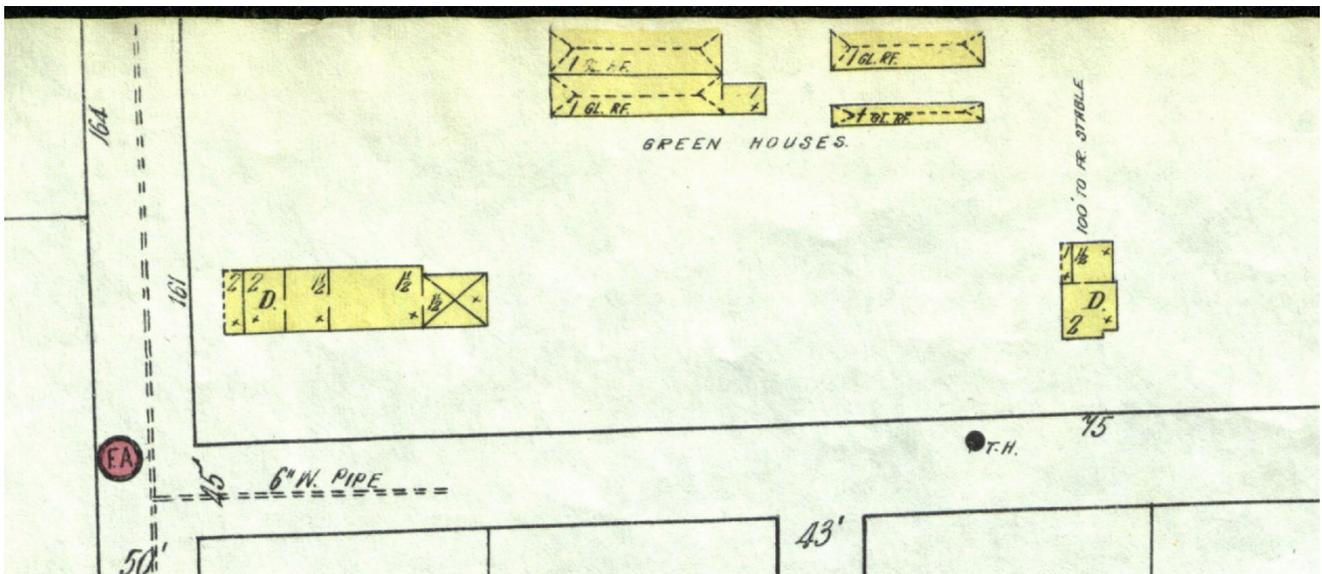
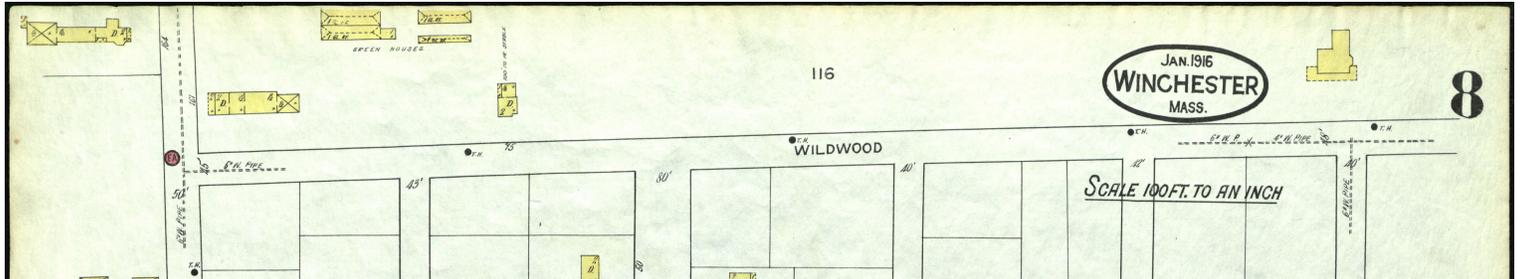
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93 WILDWOOD STREET

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Area(s) Form No.

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Details of Sanborn Atlas of 1916 showing the property and its vicinity. North is up.



Detail of plate 20, Sanborn 1929. North is up.

INVENTORY FORM B CONTINUATION SHEET

WINCHESTER

93 WILDWOOD STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WNT.86
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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 Twombly house is an ambitious and unusual Greek Revival design, with a Doric portico screening its gable end facing Cambridge Street and its entry facing onto Wildwood. The house is associated with key developers of this neighborhood, the florist Samuel W. Twombly and his wife Eliza Dugan Twombly, who held their real estate investment properties. The full story of their development of this section of the neighborhood is still under development, but they were responsible for the subdivision of lots along Wildwood at a critical juncture in the neighborhood's history; they both sold and rented houses in the area. Samuel also served the town in a number of roles and in the state legislature. The house retains integrity of workmanship, design, materials, association, location, and feeling. Its early date and the important role of its early owners suggests it is individually eligible. The property is also located near one of Winchester's existing NR districts, Wedgemere (WNT.A/P), and it is likely that the ongoing survey of the Old West Side neighborhood will recommend an expansion of that district or the creation of contiguous related districts. Therefore, the Twombly house is eligible for the National Register of Historic Places under Criteria A and C at the local level.

INVENTORY FORM CONTINUATION SHEET

WINCHESTER

WEDGEMERE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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This material was prepared by Claire W. Dempsey for the Winchester Historical Commission during the MHC-funded Old West Side Historic Properties Survey of 2017/18. It serves as an addendum to the Wedgemere Historic District area form WNT.P, prepared in 1979, revised in 1987, and listed on the National Register in 1989. Research on the north section of the subdivision known as Wedgemere, part of the work for that survey, shed light on the subdivision as a whole, providing some clarification about its history. Additional information about how the land was assembled, transferred, and developed over time is summarized below. The story is complex, including unusual financing, bankruptcy, multiple investors, and an attenuated development period. Further research would of course provide a still finer-grained analysis.

Historical Narrative:

Additional notes on the late 19th-century subdivision of the area known for a time as Wedgemere Park.

Wedgemere Park is the name sometimes applied to a large section of Winchester's Old West side developed with houses at the end of the 19th century and primarily in the early decades of the 20th; it is also known as 'the Flats' due to its uniformly level topography. In part because of a plan of the lots in the area dating to 1891, it has been assumed that this area was developed as a coordinated and cohesive whole. In fact, plans for this area evolved over time, beginning in the 1880s and continuing through the postwar period, as blocks and lots were reconfigured at various points in time. Rather than reflecting the hand of a single individual, or even a small group, the area reflects many individuals over a longer period, resulting in distinct sections that developed in slightly different ways with discernably different houses. The first image below, a detail of the Old West Side neighborhood map from the *Winchester Survey Plan* (2017), shows the outlines of surveyed and designated Wedgemere areas (figure 1). The 1891 subdivision plan for Wedgemere Park, includes color-coding to distinguish the various divisions of the larger area that have emerged from this research (figure 2).

Wedgemere Park is located to the west of Winchester Center, north of Church Street and stretching from Wildwood on the east and north to Cambridge Street on the west. The area was known as Wyman Plain after its topography and the family who resided there, and in the early 19th century farmsteads faced Cambridge and their fields extended east along the level terrain as well as west up the hills. The large section remained sparsely developed in 1854, when only three farmsteads were located in the entire area above Church Street and below Western Avenue (now known as Wildwood Street). Twenty years later only a small number had been added; see the detail from the Beers Atlas of 1875 (figure 3). By the last quarter of the 19th-century, the open land to the west of Winchester Center was gradually taken out of agricultural production as town residents and newcomers alike saw opportunity in the town's shift from small town to ambitious suburb (figure 5). Several investors went to work here in the 1880s and 90s in a series of development schemes that have left their mark in the various sections of the Old West Side; see, for example, Rangeley (WNT.H).

Not long after this atlas was prepared, development in this area began to intensify. William H. Boynton (1820-1901) initiated one of the town's most ambitious subdivisions on land he had accumulated east of Cambridge Street and north of Church Street. Boynton was a well-known real estate developer, in Boston as well as in the northern suburbs. In Winchester, he was identified as "a power to beautify and expand the town" and credited with seeing "the future of the west side."¹ All of their exchanges have not been examined, but his wife Augusta Boynton purchased the Kimball Farm at the corner of Cambridge and Church streets in 1868, where they lived (see Kimball-Boynton House, 117 Cambridge Street, WNT.24), and they purchased other parcels in the 1880s, including the Wyman Place (see William Wyman House, 143-145 Cambridge Street WNT.29) and land to the east, near Fletcher Street, that had apparently been Daniel Wyman

¹ *Boston Globe* 27 May 1901, "Handled Many Estates...."; *Winchester Star*, June 1901, "William Boynton" (second quote) and "Tribute to a Good Man" (first quote).

INVENTORY FORM CONTINUATION SHEET

WINCHESTER

WEDGEMERE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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Locke's.² As early as 1883, a subdivision plan was prepared for Boynton for an area extending east of Oxford to Fletcher (then Newbury) and Laurel streets, from Church on the south to Lawrence to the north (figure 4). This seems to be the section developed first during Boynton's ownership, but he owned more land that he planned to develop as can be seen on the detail of the Walker atlas of 1889 (figure 6). Boynton laid out 144 lots, projected four parallel east-west streets (Appleton, Emerson, Warren, and Lawrence), and included plans for a large park. It is clear from the atlas image and deeds describing the later sale of this land that Boynton had sold and houses had been constructed on a number of these lots. This phase of development is seldom discussed, but left an imprint on eastern sections of the larger area.

The large U-shaped Boynton development wrapped around long narrow parcels still held by H.A. Emerson and V.P. Locke. These long lots extending from the houses on Cambridge Street represent the earlier agricultural land-use pattern and the shape of the lots acquired by the Boyntons. Three other long lots were still intact to the north, owned by Joseph Purrington and F.A. Patch, and some interior land was owned by John L. Ayer. Another area of subdivision is also identifiable: At the far eastern end of the area was land then owned by the Samuel and Eliza Twombly and located along parts of Wildwood and Harrison streets; although this property was illustrated on the 1891 Wedgemere Park plot plan (see below), it was never associated with the developers described here; **see the Twombly Subdivision (WNT.AR)**.

For reasons that are not yet known, the Boyntons then sold their holdings in this area to William F. Forsyth, a local man who would go on to attempt a different plan for this area and give it the name Wedgemere Park. It has been difficult to learn much about Forsyth, but he was listed in Boston directories between 1890 and 1898 at various addresses as a broker or in real estate. In 1895 he was described as "removed to New York city," in 1897 back in Boston and residing in Kingston.³ A brief summary of Forsyth's plan – in which he was called Frank B. Forsyth -- was included in Chapman's *History of Winchester* and in *Winchester: A Victorian Town*,⁴ and some details of his scheme can now be fleshed out. Forsyth assembled five lots that covered much of the south part of the area, from the Boyntons and from Henry A. Emerson in deeds signed in late 1890 and filed in early 1891; see figure 7.⁵ Lots in the eastern section of Boynton's subdivision were illustrated and Appleton Street was retained and renamed Calumet.

Forsyth then mortgaged this land, totaling 1,936,545 square feet, to the American Loan and Trust Company of Boston in January of 1891 and established what has been called his 'syndicate' by earlier researchers. American Loan and Trust was incorporated in 1881, and advertised itself as "a legal depository for administrators, executors, assignees, charitable associations, and all courts of law," who would act as "trustee or as a fiscal or transfer agent for corporations, municipalities, etc...." Forsyth likely used the mortgage to raise the funds he would need for the large development project, to pay for the land and to underwrite the significant process of surveying and planning, grading and laying out the streets, adding curbing, road surfaces, and sidewalks, and perhaps other amenities. The mortgage secured the sum of \$125,000 "according to the tenor of 125 first mortgage bonds" issued by the Winchester Land Associates. It seems likely that organizing the Associates and issuing bonds allowed Forsyth to share these costs with other investors, likely including the earlier holders of the land he had acquired. The Associates, incorporated under the laws of the state of Maine, would pay each bond-holder \$1000 in October of 1900 with interest of 6% per annum to be paid semi-annually. The sale of lots would be applied to the interest payments on the bonds as well as to releasing or discharging parts of the mortgage. The fees for the sales would be eight cents per square foot for the first 47,000 square feet and ten cents

² MCSRD: 1043:349 (1868); 1708:141 (1885); and 1756:532 (1886) correcting earlier deeds including 1623:472, including refs to 1593:54 and 1614:167 of 1879, 1882-83); the eastern land was briefly held by Albert Murray and Arthur Means after Locke.

³ Ancestry.com: US Directories, Boston, 1889, 90, 92, 95, 97, 98. He could not be confidently identified in any other sources.

⁴ Chapman, pp. 302-303; Winchester Historical Society, pp. 63-65. A Frank Forsyth was noted in the Woburn/Winchester directory of 1889, reporting no occupation and living on Central next Church; Ancestry.com: US Directories.

⁵ MCSRD: 2021: 361, 363, 367 (1891).

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thereafter. The annotations in the margins of the mortgage note about 35 releases, which may serve as an estimate of the lot sales in this area.⁶

The south part of Wedgemere was then subdivided and Daniel W. Pratt drew a new plan for the south section in June of 1891, below the parcels retained by Varnum Locke; see figure 7. Pratt was a local engineer who drew a number of plans for Wedgemere; for more on Pratt see the Daniel W. and Alice Pratt House, 33 Wildwood Street (WNT.1675). There were 70 lots, including some of the land east of Oxford that had been developed by Boynton, most measuring about 80 feet on the street and about 180 feet deep. The streets included the earlier Calumet parallel to Church, and new north-south streets Salisbury, Harvard (later Yale), Oxford, and Cabot, as well as the wide central axis of Wedgemere Avenue. The orientation of the lots below Calumet was primarily to the east-west streets as in the Boylston plan, except for those now facing Wedgemere. The other lots were shifted to face the new north-south streets. Sample deeds include restrictions to set the character of the neighborhood: houses, only single family and only one per lot, must be valued at over \$5000; buildings must be set back 40 feet from the streets, 10 feet from the other lot lines, with exceptions for projections like bay windows, porches, etc.; no mercantile, trading, mechanical, or manufacturing establishments were allowed; only private stables for no more than three horses.⁷

The large plan of Wedgemere Park (figure 2) prepared by Pratt also dates to June of 1891, and it now appears fairly clear that this was a prospective plan for land held by several individuals in addition to Forsyth. The plan described above was extended as far north as Wildwood, with a wide east-west avenue then called Warren (now the broad section is Foxcroft) and another parallel street to the north called Lawrence, also remnants of the Boynton plan. Note should also be made of property lines 'behind' the street and lot lines which relate to the various holdings noted in the 1890 map (figure 7). Land not owned by Forsyth but incorporated in this plan included the Varnum Locke parcel off Cambridge, Purrington holdings to the north off Cambridge, Ayer holdings located to the northeast, and of course Twombly's holdings along Wildwood. All of the lots on this plan had not been numbered, including those in the Twombly area and those north of what was then Lawrence Street, a path that was later removed but ran near one of the property lines that marked the long lots. Numbering to the south included 155 lots, and 77 more were projected for the area between Lawrence and Wildwood west of the Twombly holdings, land at that time still owned by the Purringtons and Ayer.

In late 1891, Forsyth acquired the strip of land that had been owned by Varnum P. Locke as shown on several of the atlas pages and plot plans, about 15 acres. Once again the purchase was made through Henry A. Emerson and was then mortgaged to American Loan. In this case, the mortgage secured \$27,500 to be covered in 55 bonds of \$500.⁸ The Locke land was shown in a plan of 1895 which extended the Wedgemere layout north to Foxcroft, including the numbering, but with alterations to some of the lot lines; see figure 8. This plan was prepared by the well-known engineer and landscape architect Ernest Bowditch, in whose office Pratt was employed for a time; see Pratt House, 33 Wildwood Street (WNT.1675). In 1893, Forsyth purchased the land to the north from the Purringtons, who had already acquired the Patch land to the south of their property.⁹ He then again mortgaged it (three lots including one on the west side of Cambridge Street) to American Loan for the Winchester Land Associates. This mortgage secured \$65,000 to

⁶ MCSRD: multiple documents at 2021:375-396 (1890-91). See *Cincinnati Inquirer*, 10 October 1881 (for quotes, Newspapers.com); Chapter 80 in the Acts of 1881, Massachusetts Archives for incorporation.

⁷ Sample deed of sale by Forsyth as trustee, MCSRD: 2194:44, including a release from the Associates; in another deed Forsyth requests a release from American Loan.

⁸ MCSRD: 2088:521, 523; mortgage and trust 2088:524, 526, 530.

⁹ The Purrington exchanges included 1907:531 (1889) from the Patches; and division between the Purringtons and John L. Ayer 2112:388, 389 (1892); see also the Cutter/Clark-Purrington House, 161 Cambridge Street (WNT.31). Sales to Forsyth: 2183:57, 58 (1893).

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be covered by 130 first mortgages valued at \$500.¹⁰ One section of the area remained in another's hands, the L-shaped parcel in the northeast adjacent to the Twombly Subdivision, held by John L. Ayer. The town assessor's records of 1893 enumerated all of this land as six parcels totaling about 75 acres and valued at just over \$100,000. Sales of lots by the Winchester Land Associates were examined in the grantor index for 1891 to 1895, and they numbered just under 60. Most of these were properties on Church, Wedgemere, and Calumet streets, and most purchases were for one lot, but J.L. Palmer bought about a dozen and F.H. Bowen bought seven lots.

By early 1895, Forsyth had apparently defaulted on these mortgages. It seems likely that Forsyth's lot sales, and perhaps bond sales, were not sufficient to repay his significant debt. But it is also likely the case that larger economic forces affected the scheme. Although the American Loan and Trust Company seems to have been operative into the early 20th century, it experienced two critical crises when its liabilities significantly exceeded its assets in 1891 and in 1894. In addition, the Panic of 1893 and the subsequent economic dislocation would have had an impact in potential investors and available credit.¹¹ In separate actions, the properties held under the mortgages, excepting lots that had already been sold, were put up for auction. The five parcels at the south were sold to Herbert Nash of Boston and Edward K. Boynton of Winchester for \$53,100.¹² The former Locke land was sold to Nash, Alvan A. Sweet of Newton, and Alfred F. Hall of Winchester for \$11,500.¹³ The three parcels to the north were sold to Henry White of Cambridge and George C. Cabot of Brookline for \$38,000.¹⁴ The activities of the trust and successive owners of the land to the north of Foxcroft Road have been described in three area forms prepared in 2017/18 for the **Salisbury Area (WNT.AQ)**, the **Upper Wedgemere/ Foxcroft Area (WNT.AS)**, and the **Ayer Area (WNT.AN)**.

Further research will be necessary to learn more about the actions of these trusts for the land south of Foxcroft, but some observations can be made. Herbert Nash (1849-1937) was a Boston tea merchant, and Edward K. Boynton was the son of William Boynton, an earlier developer here who lived at 117 Cambridge Street (WNT.29). The Boyntons may have participated in Forsyth's scheme and likely had a personal interest in plans for their neighborhood. Nash & Boynton paid for the land with 56 of the first mortgage bonds issued by the Winchester Land Associates, then established a trust to develop the large area. They imposed a number of restrictions to remain in force for 25 years after 1895: no mercantile trading, mechanical or manufacturing use; only private stables (for three horses or fewer) on the rear of the lots; only one house per lot, single family houses valued at more than \$4500; no apartment houses or multi-family houses except double houses valued at more than \$9000. The setbacks would be 50 feet on streets and 10 on other lots (excepting projections like porches and bays), and these would remain in force for 50 years. The Nash/Sweet/Hall trust imposed similar restrictions on their lands. All of their transactions have not been identified, but an article in the *Globe* in 1898 calls attention to the sale of much of the Nash & Boynton land to the architect E.K. Blaikie, but Blaikie defaulted on his mortgage with them, and the land was apparently returned to Nash and Boynton two years later.¹⁵ It is likely that a broad range of other transactions would need to be tracked to trace even the general arc of the real estate deals here.

Map evidence suggests that development here remained slow, as can be seen on the atlas plates of 1906 (figure 10), where most development had taken place at the east end, in the Boynton section, with fewer houses to the east

¹⁰ MCSRD: 2183:178, 2196:379, 382, 2198:564-566.

¹¹ *Boston Globe*: "Over Half Million Short," 19 Feb 1891; "Pulling Themselves Together," 21 February 1891; "Receiver Asked For," 23 July 1894. The company's capitol was \$250,000 in 1881 and had doubled ten years later; by 1900 it had reached over \$8 million. Twenty-fifth Annual Report of the Board of Commissioners for Savings Banks, 1900 (Boston: Wright & Potter, 1901), 700.

¹² MCSRD: multiple documents 2353:9-24.

¹³ MCSRD: multiple documents 2352:351-357; 2365:495.

¹⁴ MCSRD: 2351:82. Some deeds incorrectly identify George as Henry B. Cabot

¹⁵ *Boston Globe*, 27 Feb 1898, "Real Estate Matters"; Wedgemere Park was described as well known, but its description seems to merge existing conditions with plans. MCSRD: 2634:193, 195; 2818:201, 207, and others briefly reviewed.

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where Forsyth had sold lots. Of note as well is the number of lots under ownership of the Boston Cooperative Bank, Thomas C. Thacher, James J. Myers, and Louville Niles, as well as Nash & Boynton. Little development had occurred on land to the north, although it is shown as divided into lots along Foxcroft and to the west of Wedgemere while the land east of Wedgemere and south of Wildwood is divided into several large lots labeled George E. Cabot Trustee. A cursory examination of the grantor indexes suggests that Nash et als. continued to sell lots through the first three decades of the 20th century, with several sold to architect E.K. Blaikey and later to builder George Whitehorne. This evidence suggests that the primary remnant of the Boynton plan can be seen east of Cabot to Fletcher, in the plan and the buildings, while evidence of Forsyth's plan is found primarily in the basic structure of the cadastral plan to the west of Cabot from Church to Foxcroft.

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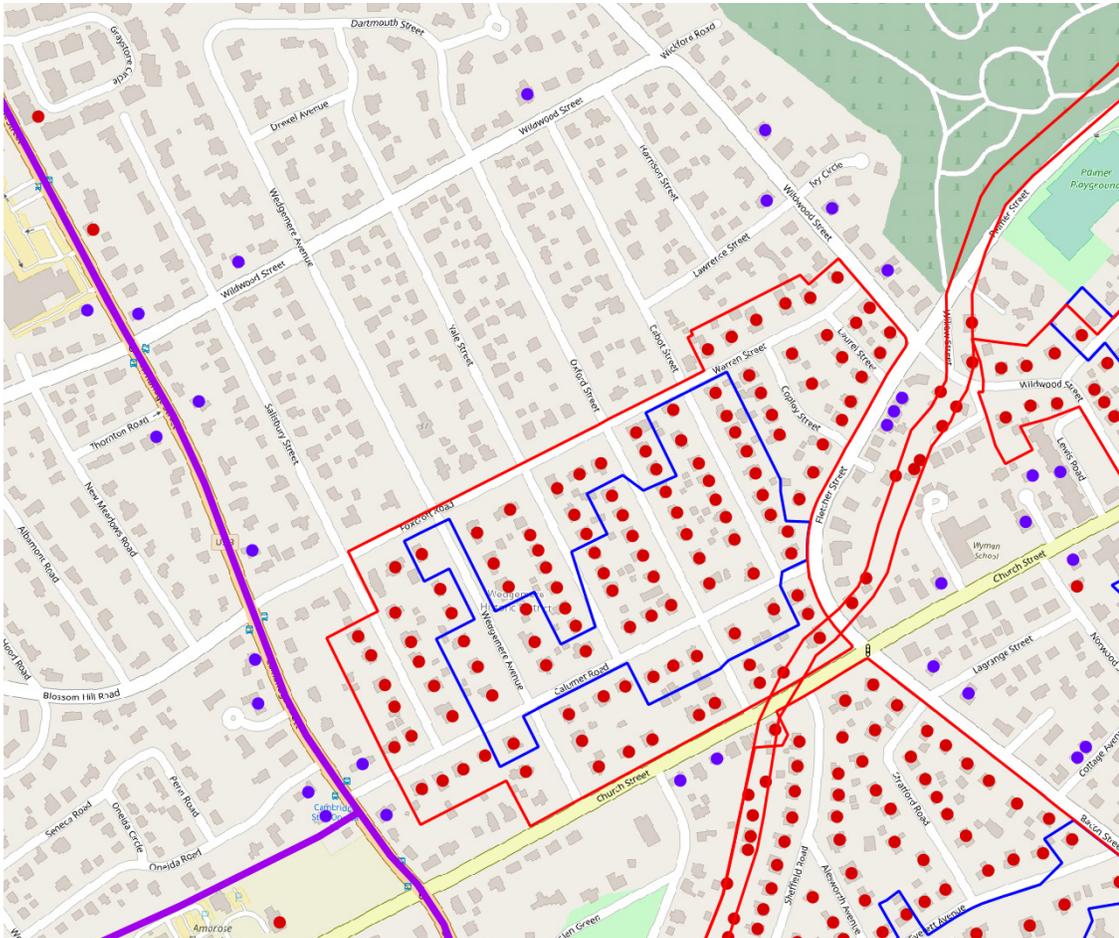


Figure 1: Detail of Map of Old West Side prepared by MHC staff for the *Winchester Survey Plan* (2017). Church Street is the yellow road running diagonally across the bottom of the image; Cambridge Street is the purple line at the left, Wildwood traces the east and north sides of the larger areas. Above Church Street, the blue lines outline the surveyed Wedgemere Syndicate Area (WNT.A), red lines outline the Wedgemere National Register Historic District Area (WNT.P); the curving corridor is the Middlesex Canal. Blue dots indicate surveyed properties, red dots indicate properties listed on the National Register. Additional survey was completed in 2017/18 to the north of these areas and of Foxcroft Road which runs diagonally across the center of the image parallel to Church and upper Wildwood.

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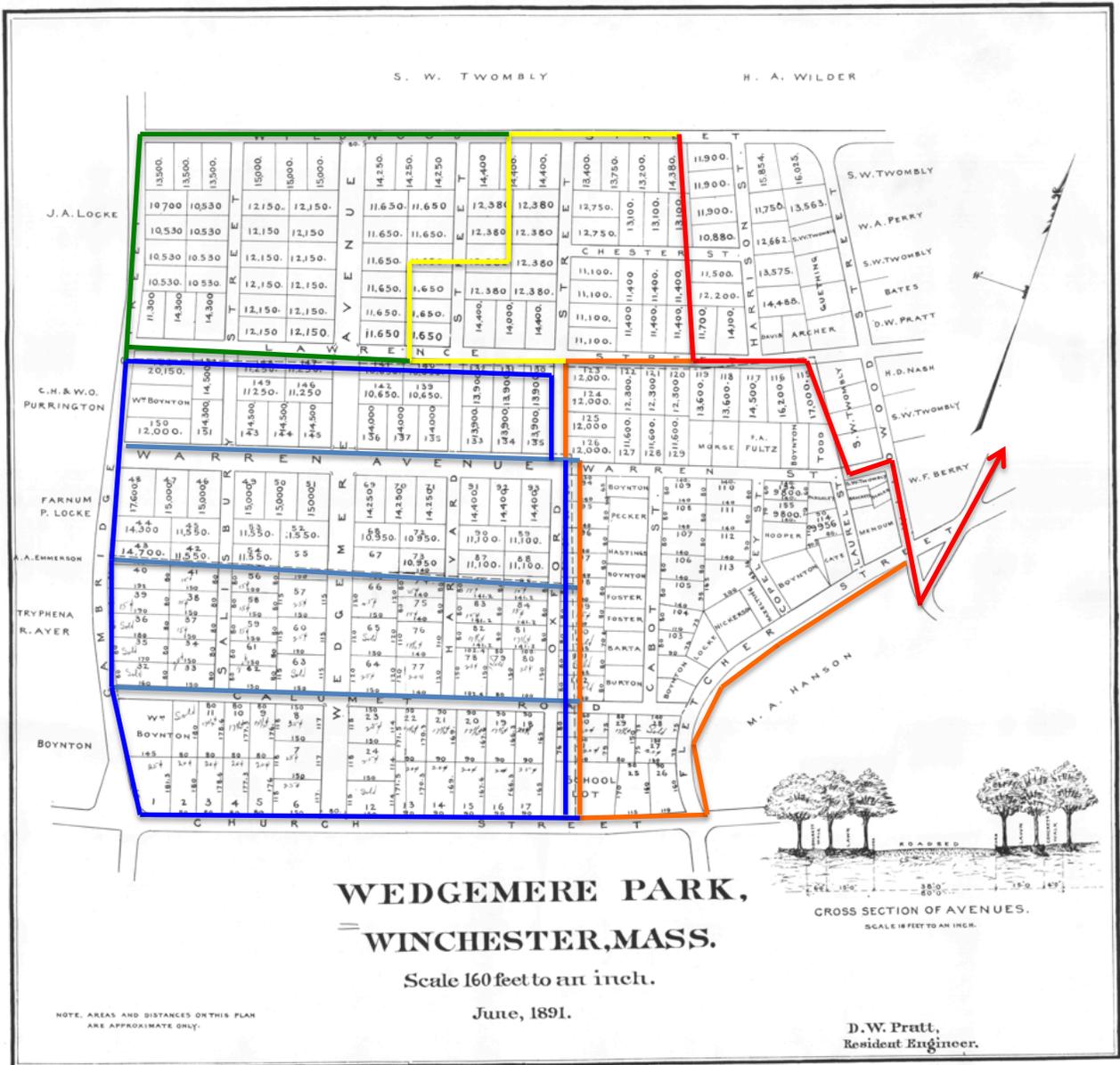


Figure 2: Wedgemere Park, 1891, Winchester Archival Center (acquired from the Massachusetts Archives). General designation of ownership within the planned subdivision: Twombly Area; Developed by Boynton, later sold to Forsyth; Held by John L. Ayer; Held by Purringtons, later sold to Forsyth; Assembled by Forsyth, most from Boynton. The medium blue lines mark the earlier divisions of the land in long deep lots.

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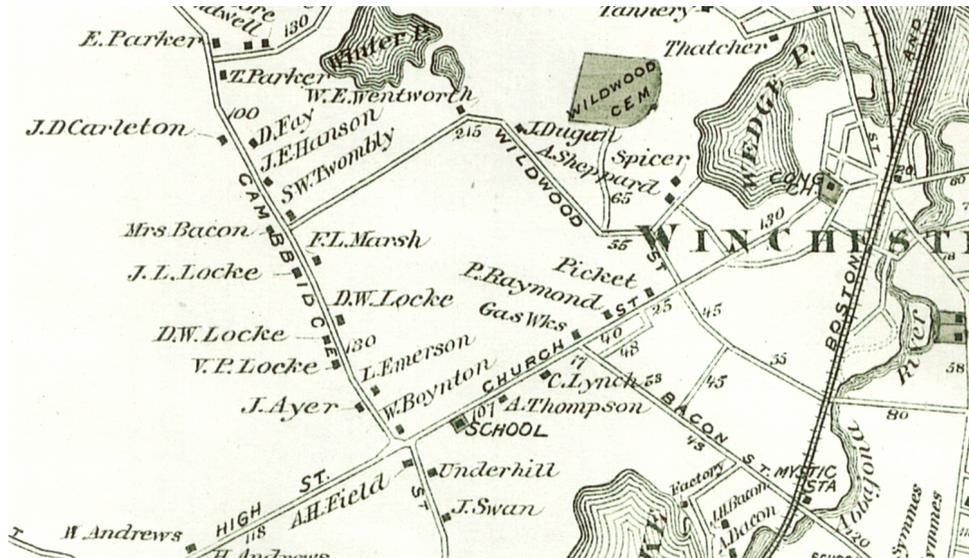


Figure 3 above: Detail from Beers Atlas of 1875, showing dispersed settlement west of Winchester Center. The subject area lies between Cambridge, Church, and Wildwood streets on this image. Properties that would be part of Wedgemere Park include those labeled Marsh, Locke, Emerson, and Boynton.

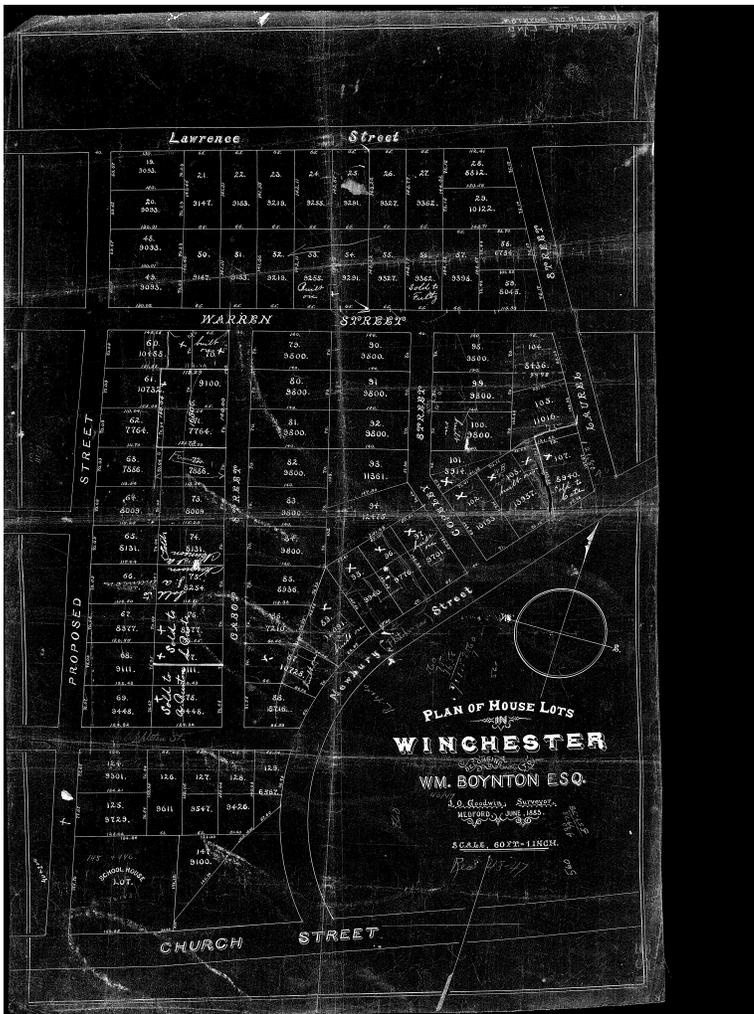


Figure 4 left: One of William Boynton's early subdivision plans, 1883, covering the section to the east of the present Oxford Street as far as Newbury/Fletcher, north of Church, and south of Lawrence and Laurel streets. Engineering Department Plan #321.

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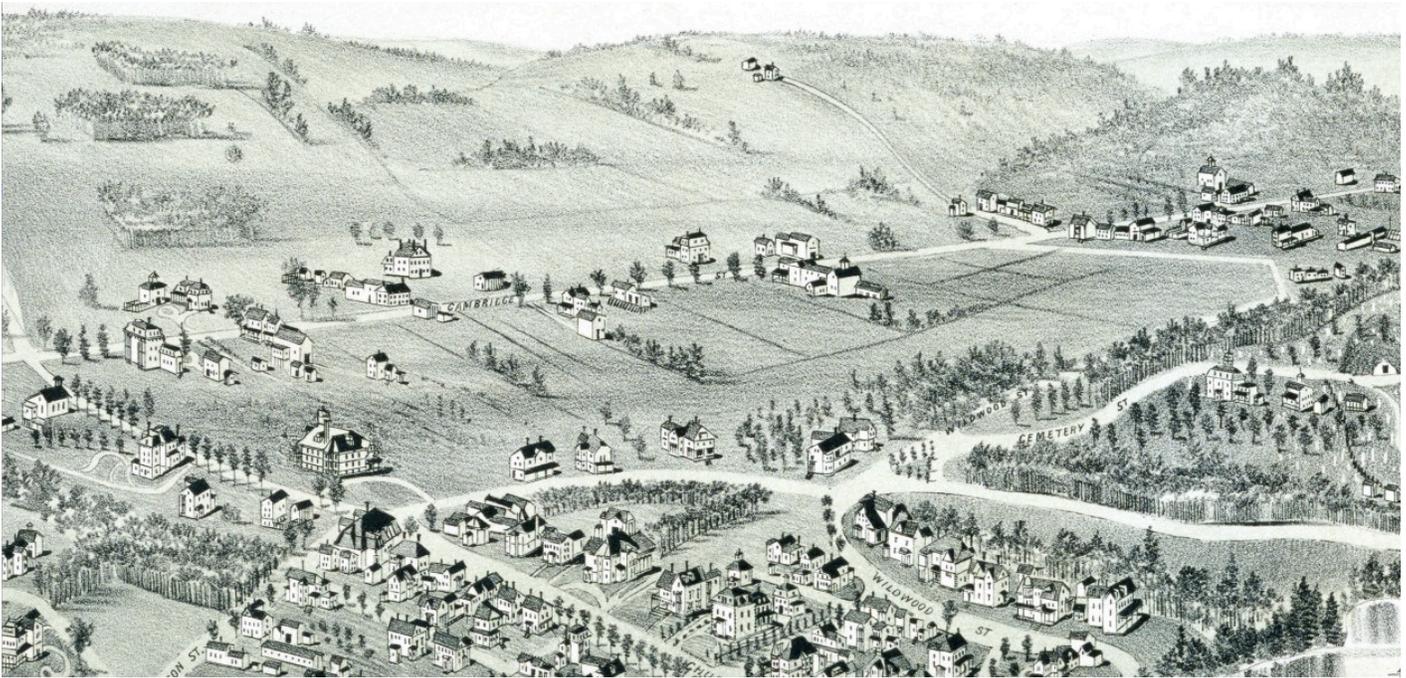


Figure 5: Detail of the Poole bird's eye view of the larger context of the subject area (1886). Cambridge Street runs across the image dividing the western hills from the plain. Church Street begins at the corner of Cambridge at the left side of the image and runs diagonally down to the bottom center. Wildwood Street begins at the lower right and meanders on the right of the image before turning left to meet Cambridge.

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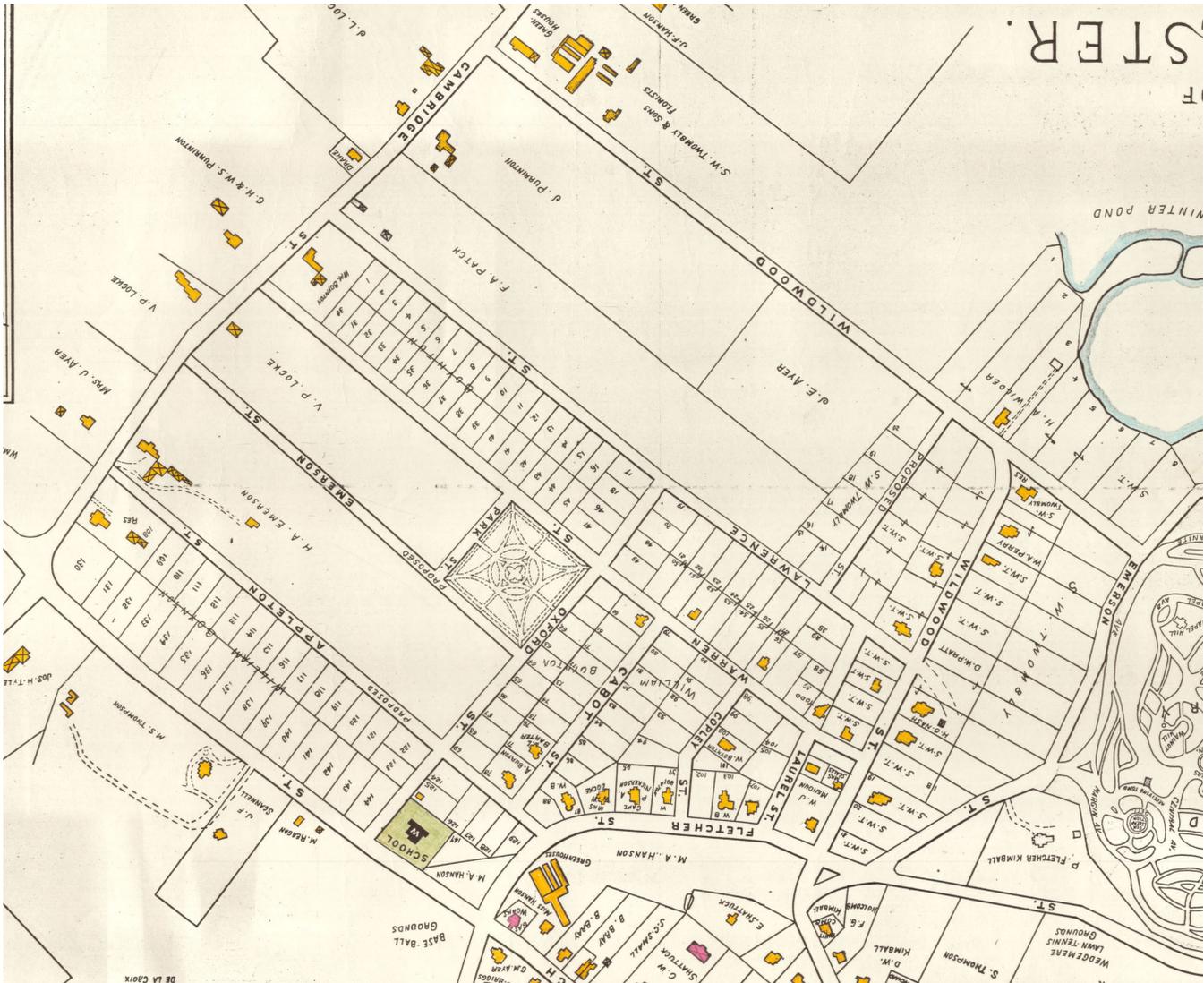


Figure 6: Detail of plate from the Walker Atlas of 1889; it has been rotated to a more familiar orientation, with north to upper right. The Twombly Subdivision is shown here at the lower right or east section of this image, labeled S.W. Twombly. The section subdivided by William Boynton in 1883, abutting Fletcher Street, is at the lower center of the image. The long subdivided blocks to the west were the Kimball and Wyman farms, to the south and north respectively.

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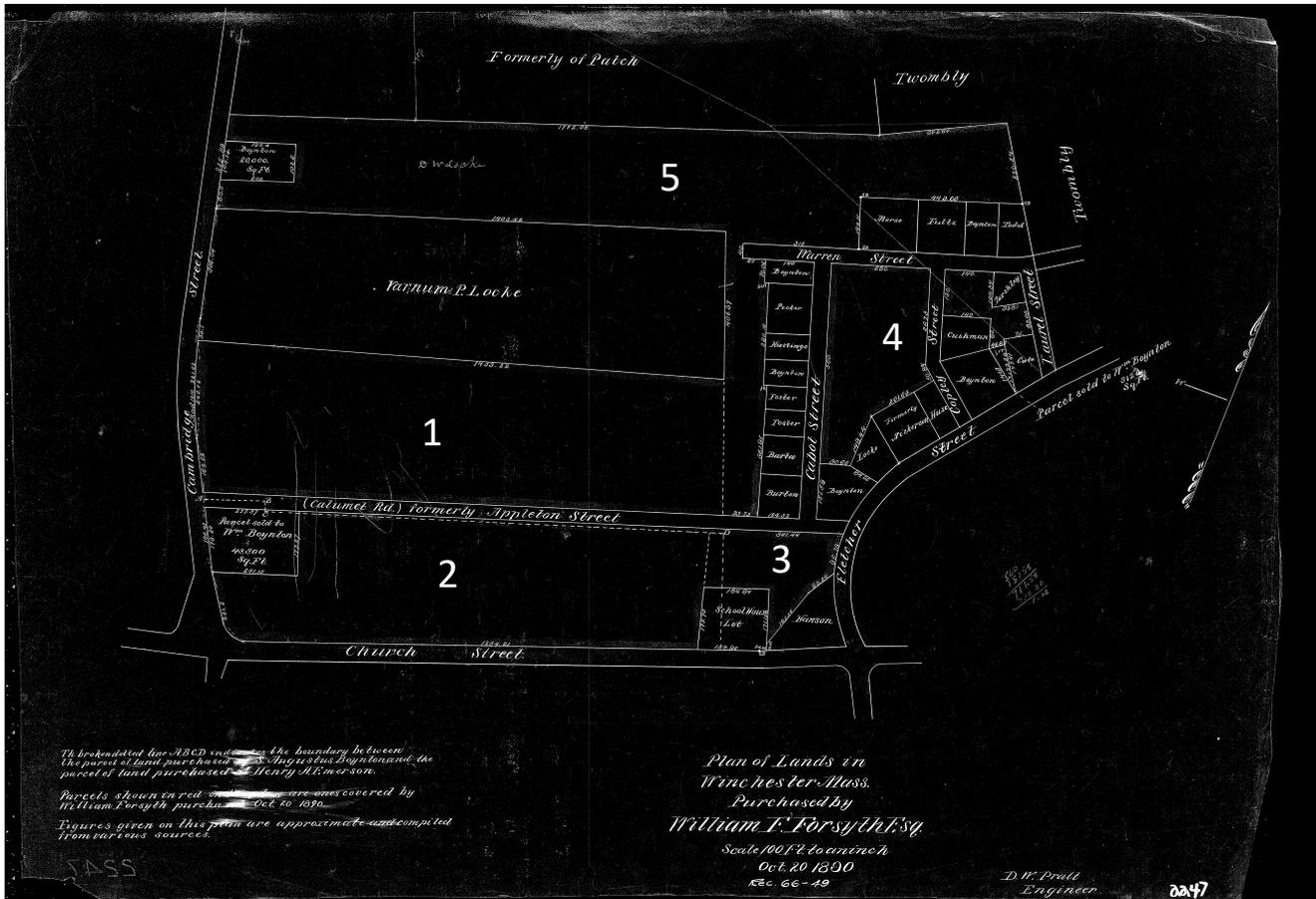


Figure 7: Land of Forsythe, plan of D.W. Platt, Oct 1890. Engineering Department, # 2247. Annotated with the general locations of the lots Forsyth mortgaged to American Loan and Trust:

- 1: Purchased from Henry A. Emerson 1890/91 2021:361.
- 2: Purchased from Augusta Boynton 1890/91 2021:363 Kimball farm.
- 3: land near the schoolhouse lot.
- 4 and 5: From William Boynton to Emerson and from Emerson to Forsyth, 1890/91 2021:367, 371; 5 is the Wyman Place.

Abutters noted on the north are Twombly and Patch, and Varnum Locke's parcel remains in his possession. The parcels in section 4 are those excepted from the sale from Boynton to Emerson and from Emerson to Forsyth. The square lots on Cambridge are those sold back to Boynton. Elements from the Boynton plan include the parcels to the east and Appleton, now Calumet Street.

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Figure 8: The south section of Wedgemere Park was subdivided by William F. Forsyth in a plan of D.W. Pratt, June 1891. Engineering Department plan # 2233. This includes lots 1, 2, 3, and portions of 4 in the plan above. Calumet remains, but new north-south streets had been added, not all running to Church Street. The central axis would be Wedgemere, a wider avenue.

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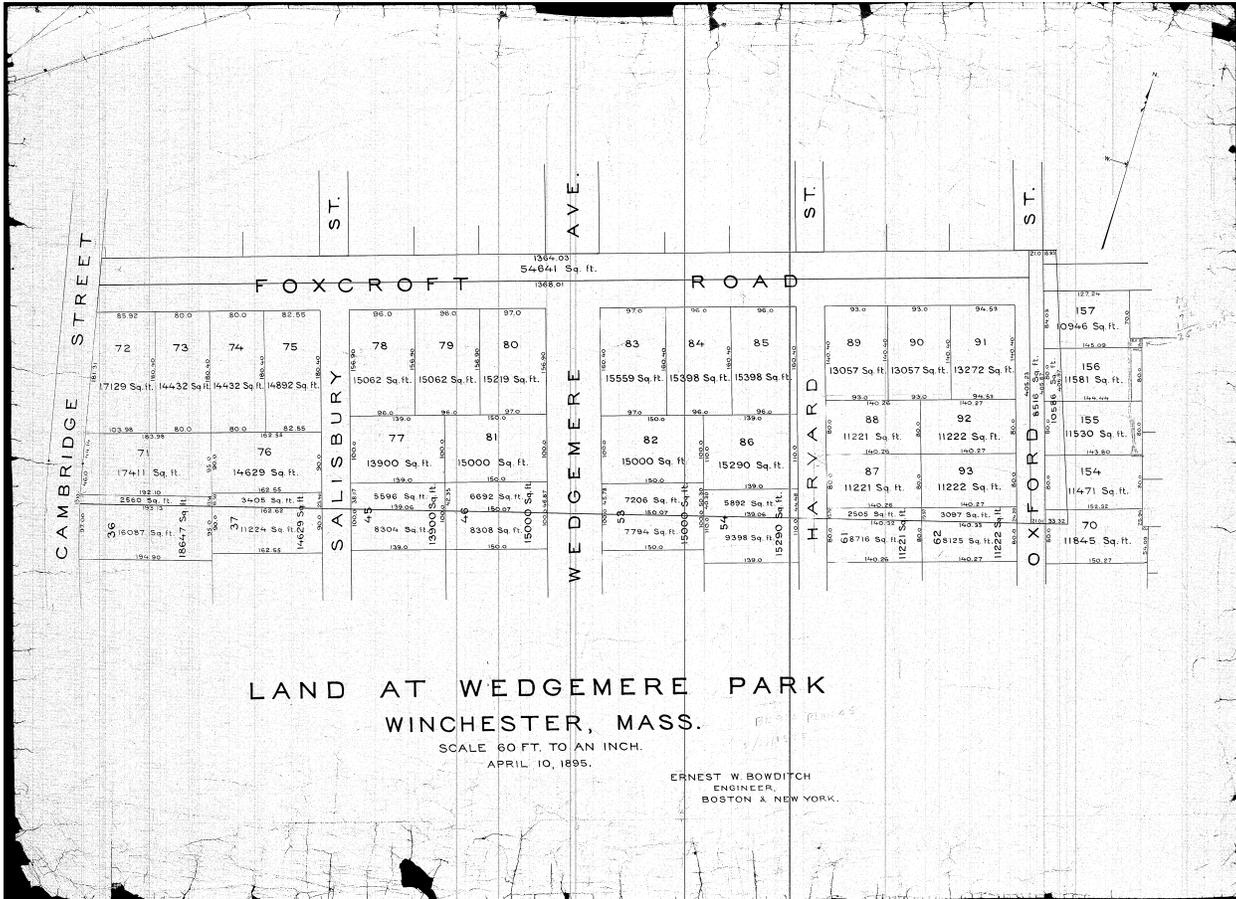


Figure 9: Extending the Wedgemere Park plan in 1895, across the Varnum Locke land acquired by Forsyth in late 1891. Forsyth also owned land to the north, one of the five parcels mortgaged in early 1891. Engineering Department Plan #547.

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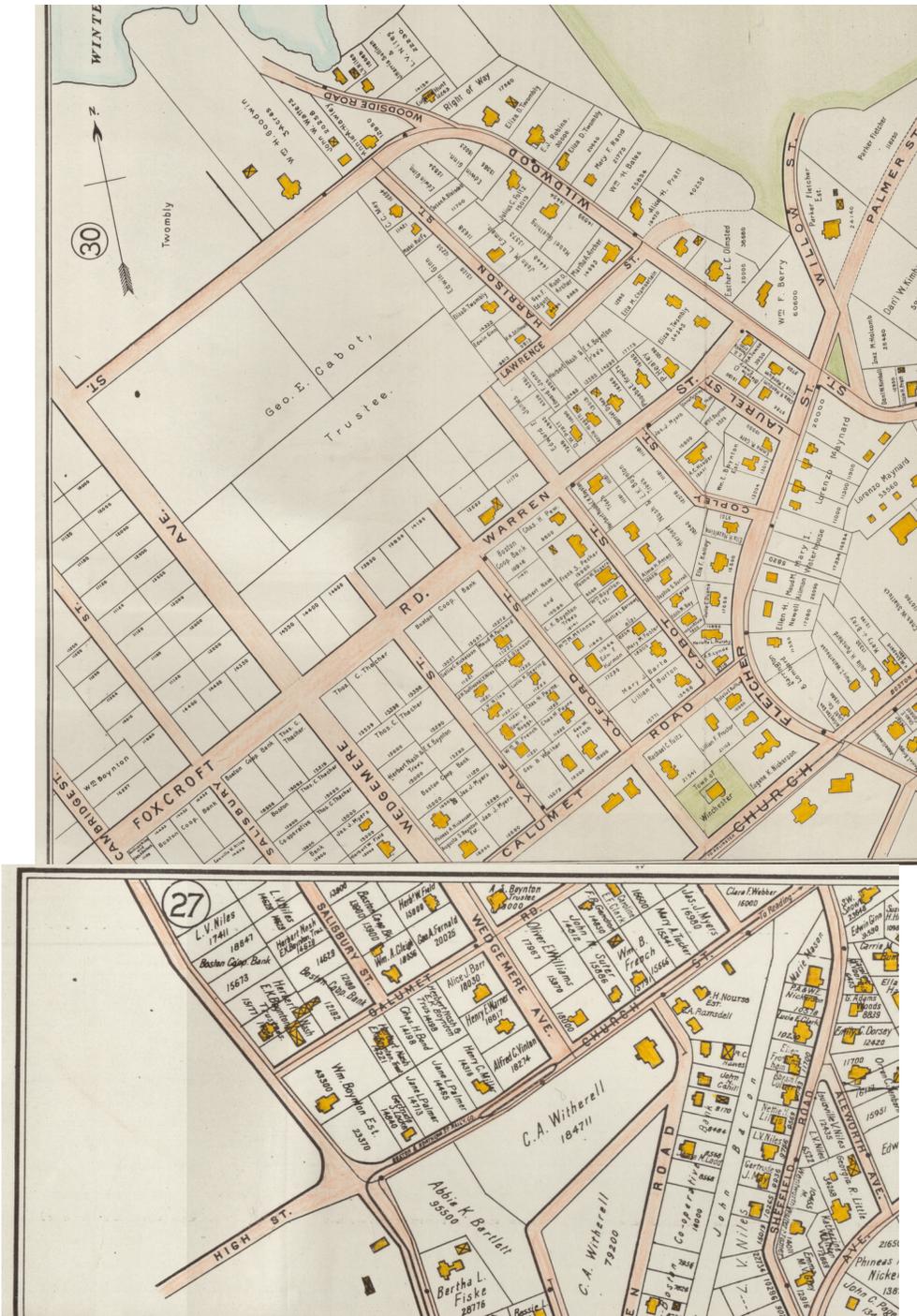


Figure 10: The 1906 Walker atlas divides this area over several plates, and two have been cropped and rotated to illustrate the development in Wedgemere on the earliest map that post-dates the efforts of William Forsyth. The focus of early development at the eastern side of the area can be clearly seen here.