



CPA FY18 Application

Whittemore Park Planning Project

The revitalization of Whittemore Park, a property managed by the Arlington Redevelopment Board, will address needed improvements for the park, enhancing a hidden recreational gem in Arlington Center.

Community Preservation Committee Town of Arlington

CPA Funding – FY2018 Final Application

Project Title: Whittemore Park Planning Project

Applicant/Contact Person: Jennifer Raitt, Director of Planning and Community Development/ Secretary
Ex-Officio

Organization: Arlington Redevelopment Board/ Department of Planning and Community Development

Mailing Address: Town Hall, 730 Massachusetts Avenue, Arlington, MA 02476

Telephone: 781-316-3092

E-mail: jraitt@town.arlington.ma.us

Signature

Date **February 14, 2017**

CPA Category (select one):

Community Housing **Historic Preservation** **Open Space** **Recreation**

Amount Requested: \$50,000

Total Project Cost: \$65,000

PROJECT DESCRIPTION: Attach answers to the following questions. Applications will be returned as incomplete if all requested information is not provided. Include supporting materials as necessary.

The Town of Arlington's Department of Planning and Community Development (DPCD) requests \$50,000.00 from the Community Preservation Act Committee for the Whittemore Park Revitalization Project. The total project cost is \$65,000; the balance of the project will be paid for by the Urban Renewal Fund, a fund managed by the Arlington Redevelopment Board. Whittemore Park is managed by the Arlington Redevelopment Board. The funding requested would enable a robust planning process for the park which will eventually lead to improvements to the park.

1. **Goals:** What are the goals of the proposed project?

The goal of this project is to plan for the revitalization of Whittemore Park. The planning process will engage the community, key town departments and commissions (including Recreation, Historical, and Public Works), the business community, local nonprofit organizations based in the Jefferson Cutter House and in the vicinity, and others. The planning process will include issuing a Request for Proposals for a consultant that specializes in landscape architecture, urban planning, historic preservation, and community engagement who will advance conceptual plans, design and facilitate public forums, and provide a set of recommendations for potential changes to the park. The next phase of work would include hiring a design/ engineer to develop construction documents that will lead to the revitalization of the park. This project would result in a three-fold benefit to the community: improved and inviting access to a recreation opportunity; improved interpretation of an historic and cultural resource in Arlington Center; revitalized space for community arts and activities.

Two significant activities occurred in 2016 that are the basis for this funding request:

- The Jefferson Cutter House underwent substantial exterior renovations to update the exterior, including roof and door replacement and new painting.
- The Town concluded the Massachusetts Avenue Streetscape Concept Plan, which will guide the design and engineering to update Arlington Center's roads, sidewalks, lighting, and street furniture from Pond Lane to Mill Street. This plan focuses on four key nodes along this section of the Massachusetts Avenue corridor, including Whittemore Park (please see Appendix A for more information). The completion of the Whittemore Park Revitalization project would represent the first implemented piece of the Plan.

This project would also build on momentum generated by past projects aimed at transforming the space into a focal point for recreation, civic functions, and appreciation of the Town's history.

- 1979 – The 0.3 acre park was created by the Arlington Redevelopment Board (ARB) as part of \$2.5 million Urban Systems Project in Arlington Center, which involved the installation of new roadways, sidewalks, lighting, and street furniture.
- 1988 – The park was redesigned in the style of a New England Town Common, which Arlington lacked, and space was designated at the park’s edge for the Jefferson Cutter House.
- 1989 – The Jefferson Cutter House was moved to the park from 1149 Massachusetts Avenue.
- 1990 – A Preservation Restriction was placed on the Jefferson Cutter House and park.
- 1992 - The U.S. Department of the Interior designated the Arlington Multiple Resource Area on the National Register of Historic Places.
- 1992 - The U.S. Department of the Interior designated the Jefferson Cutter House and park on the National Register of Historic Places.

2. Community Need: Why is the project needed? Does it address needs identified in existing Town plans?

This project addresses several critical community needs that are identified by existing town plans, including the Master Plan and Open Space and Recreation Plan. The planning process will find ways for views of the historic Jefferson Cutter House and Whittemore Park to be improved. Further, the process will lead to the enhancement of the visual appeal of Arlington Center. The plan dovetails with area arts and cultural efforts to highlight local cultural resources and encourage people who might otherwise drive, ride, or walk through the town’s center to stop and enjoy the many cultural and commercial resources that center has to offer. References to specific town plans are listed below.

This project would help to achieve priorities in both the Open Space and Recreation Plan and the Master Plan. The project would be in line with Goal 2 of the Town of Arlington Open Space and Recreation Plan (2015–2022): “Preserve, maintain, and enhance Arlington’s existing open spaces, including...parks... and outdoor recreational facilities; and historic sites and cultural landscapes (p. 122).” Furthermore, action item 2-c-2 of the plan states, “Work with the Town to preserve and maintain historic, cultural and recreational properties in need of attention (p. 129).”

In the recently-adopted Master Plan, residents clearly state their desire for community gathering places and for the revitalization of the business districts. This project would provide a more welcoming environment for community events and spontaneous gatherings. It would also help attract more people to the surrounding business district.

Overall, this project would assist in fulfilling the Master Plan’s vision (p. v), which emphasizes “civic connections that encourage social interaction and foster a sense of community.” Several of the connection types highlighted by the vision are relevant:

- Open spaces and corridors that link neighborhoods
- Stewardship and promotion of our historic heritage

- Cultural and recreational resources that provide shared experiences
- A walkable public realm where residents meet their neighbors

This project would also assist in fulfilling the following goals, policies, and recommendations:

Historic & Cultural Resources

Goals/Policies (p. 11):

1. Maintain, protect, preserve, and promote historic and diverse cultural resources in all neighborhoods.
2. Provide attractive, well-maintained spaces for residents to meet, play, and grow.
3. Provide space for arts and cultural activities for all ages.

Recommendations (p. 16):

1. Preserve the character of historic districts.
2. Preserve Town-owned historic resources.

Natural Resources & Open Space

Goals/Policies (p. 11):

1. Value, protect, and enhance the physical beauty and natural resources of Arlington.
2. Treasure our open spaces, parks, recreational facilities and natural areas.

Recommendation (p.18):

Implement the Master Plan consistent with the current Open Space and Recreation Plan.

Public Facilities & Services

Goal/Policy (p. 11):

Maintain and beautify our public parks, trails, play areas, and streetscapes.

3. Community Support: What is the nature and level of support for this project? Include letters of support and any petitions.

Improvements at the park were the focus of several public discussions in the spring and summer of 2016 as part of the Massachusetts Avenue Phase II Streetscape Concept Plan process. The park was a destination for a walkshop as part of that process. Significant public input was received which ultimately helped shape the final recommendations in the conceptual plan. There is community support from several prominent resident, business, and cultural organizations in town including the Arlington Chamber of Commerce, Support Arlington Center, Arlington Center Merchants Association, the Dallin Museum, the Regent Theater, and Arlington Public Art. Please see attached letters of support from representatives from Support Arlington Center, the Dallin Museum, and the Chamber of Commerce. While the above process occurred in 2016, this CPA-funded planning process would allow the project to continue.

4. Project Documentation: Attach any applicable engineering plans, architectural drawings, site plans, photographs, any other renderings, relevant studies or material.

The photographs below show portions of the perimeter fence and tree canopy.



The photograph below shows the existing fence around the house.



5. **Timeline:** What is the schedule for project implementation, including a timeline for all critical milestones? The following is an approximate timeline:

Item	Duration
Develop and Advertise Request for Proposals and Secure Consultant	2 Months
Existing Conditions report with Public Forum I	2 Months
Conceptual Plan Options with Public Forum II	2 Months
Finalize Park Recommendations and Plan	3 Months
Final Public Forum and Final Report	1 Month

6. **Credentials:** How will the experience of the applicant contribute to the success of this project? The Department of Planning and Community Development will create a Request for Proposals to secure the services of a design/ planning firm.

7. **Budget:** What is the total budget for the project and how will funds be sourced and spent? All items of expenditure must be clearly identified. Distinguish between hard and soft costs and contingencies. (NOTE: CPA funds may not be used for maintenance.)

Item	Total
Develop and Advertise Request for Proposals and Secure Consultant	In kind staff
Existing Conditions report with Public Forum I	\$15,000.00
Conceptual Plan Options with Public Forum II	\$25,000.00
Finalize Park Recommendations and Plan	\$10,000.00
Final Public Forum and Final Report	\$15,000.00
TOTAL	\$65,000.00

8. **Other Funding:** What additional funding sources are available, committed, or under consideration? Include commitment letters, if available, and describe any other attempts to secure funding for this project.

The revolving Urban Renewal Fund which is managed by the Arlington Redevelopment Board will be accessed for additional funding.

9. **Maintenance:** If ongoing maintenance is required for your project, how will it be funded?

N/A

10. Impact on Town Budget: What, if any, potential secondary effects will your proposed project have on the Town's Operating Budget? Are there any capital projects that rely on the successful completion of your project?

N/A

ADDITIONAL INFORMATION: Provide the following additional information, as applicable.

1. Control of Site: Documentation that you have control over the site, such as a Purchase and Sales Agreement, option or deed. If the applicant does not have site control, explain what communications have occurred with the bodies that have control and how public benefits will be protected in perpetuity or otherwise.

This property is owned by the ARB.

2. Deed Restrictions: In order for funding to be distributed, an appropriate deed restriction, meeting the requirements of Chapter 184 of Mass General Laws pursuant to section 12 of the Community Preservation Act, must be filed with the CPC. Provide a copy of the actual or proposed restrictions that will apply to this project.

3. Acquisitions: For acquisition projects, attach appraisals and agreements if available.

Attach a copy of the deed.

N/A

4. Feasibility: Provide a list of all further actions or steps that will be required for completion of the project, such as environmental assessments, zoning approvals, and any other known barriers to moving forward. N/A

5. Hazardous Materials: Provide evidence that the proposed project site is free of hazardous materials or there is a plan for remediation in place. N/A

6. Permitting: Provide evidence that the project does not violate any zoning ordinances, covenants, restrictions or other laws or regulations. What permits, if any, are needed for this project? Provide the expected date of receipt for necessary permits, and copies of any permits already acquired. N/A

7. Environmental Concerns: Identify all known wetlands, floodplains, and/or any natural resource limitation that occur within the boundaries of your submission. N/A

8. Professional Standards: Evidence that appropriate professional standards will be followed if construction, restoration or rehabilitation is proposed. N/A

9. Further Attachments:

- Assessor's card showing property ownership
- Assessor's map showing property location
- National Register Jefferson Cutter House/ Whittemore Park inventory
- Massachusetts Historical Commission Jefferson Cutter House/ Whittemore Park property card
- Mass Ave Streetscape Concept Plan - presentation
- Estimate for Full Park Reconstruction
- Schedule Breakdown – email
- Letters of Support from members of Support Arlington Center, Dallin Museum, Chamber of Commerce

Unofficial Property Record Card -Arlington, MA

General Property Data

ParceiiD 050.0-0008-0001.8	Account Number 35303
Prior ParceiiD 35303 --	
Property Owner ARLINGTON REDEVELOP/BOARD	Property Location 611 MASS AVE
	Property Use Municipal
Mailing Address 730 MASS AVE	Most Recent Sale Date 1/1/1901
	Legal Reference 7018-114
City ARLINGTON	Grantor
Mailing State MA Zip 02476	Sale Price 0
ParceiZoning 83	Land Area 0.305 acres

Current Property Assessment

Card 1 Value	Building Value 4100	Xtra Features Value 0	Land Value 376,700	Total Value 380,800
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Building Description

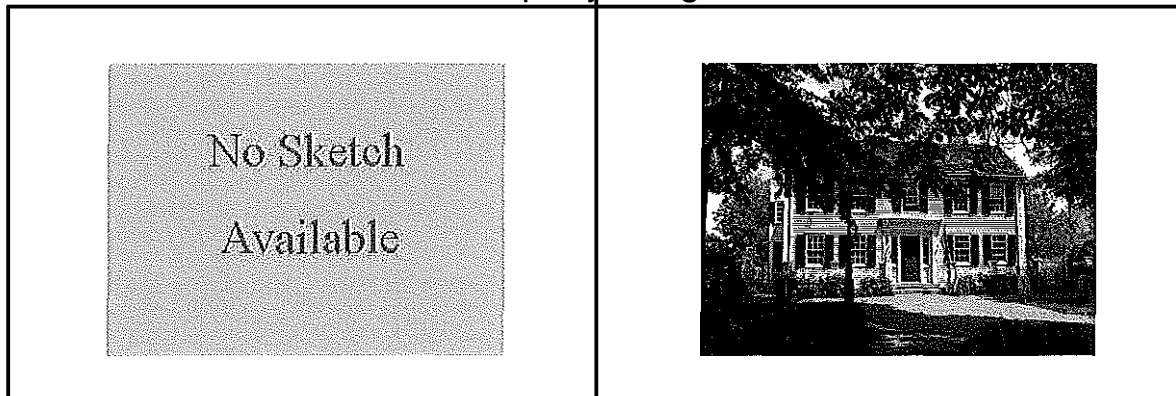
Building Style Govt. Bldg.	Foundation Type	Flooring Type N/A
#of Living Units 1	Frame Type	Basement Floor N/A
Year Built 1992	Roof Structure	Heating Type Steam
Building Grade	Roof Cover Asphalt Shgl	Heating Fuel N/A
Building Condition Average	Siding Clapboard	Air Conditioning 0%
Finished Area (SF) N/A	Interior Walls Average	# of Bsmt Garages 0
Number Rooms 0	#of Bedrooms 0	#of Full Baths 0
# of 3/4 Baths 0	#of 1/2 Baths 0	#of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 0.305 acres of land mainly classified as Municipal with a(n) Govt. Bldg. style building, built about 1992, having Clapboard exterior and Asphalt Shgl roof cover, with 1 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.



- Place by Category
- Fire Station
- School
- Public Works
- Recreation - Facilities
- 114
- Recreation - Fields Courts
- Recreation - Fields Courts Pa.
- Open Space: Conservation
- Open Space - Minuteman Bik
- Az
- Open Space - Labels
- Az
- Open Space - outline
- Town, State, or Private
- Town Owned and Unpr
- Open Space
- Town, State, or Private
- Other Town Owned
- Parcels
- IV
- CJ
- Interstate
- US Highway
- Numbered Routes
- Abutting Towns
- Town Boundary
- Roads - Class 1-6 (for Town)
- Major Road
- Local Road
- Roads One Way (for Base Map)
- Roads - For Highways ISVD
- Cemetery - Roads
- Road 1
- Road 2
- Road 3
- Road 4
- Water Line
- Water Body



The data shown on this site was provided for informational and planning purposes only. This Town and its consultants are not responsible for the use of this data.

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Printed on 12/09/2016 at 10:40 AM

Town of Arlington, MA

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for Individual properties or districts. See Instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each Item by marking "x" in the appropriate box or by entering the requested information. If an Item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10.900a). Type all entries.

1. Name of Property

historic name Jefferson Cutter House

other names/site number _____

2. Location

street & number 1 Whittemore Park not for publication

city, town Arlington vicinity

state Massachusetts code 025 county Middlesex code 017 zip code 02174

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	0 buildings
<input checked="" type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	2 structures
	<input type="checkbox"/> object	_____	6 objects
		_____	8 Total

Name of related multiple property listing: Arlington MRA

Number of contributing resources previously listed in the National Register 1

4 State/Federal Agency Certification NR 1984 : moved 1989. d listed 1991

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In I believe that this property meets does not meet the National Register criteria. See continuation sheet.

Signature of certifying official Judith B. McDonough, Executive Director Date 11/27/91

Massachusetts Historical Commission, State Historic Preservation Officer

State or Federal agency and bureau _____

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official _____ Date _____

State or Federal agency and bureau _____

5. National Park Service Certification

I, hereby, certify that this property is:

Entered in the National Register.

See continuation sheet.

Determined eligible for the National Register. See continuation sheet.

Determined not eligible for the National Register.

Removed from the National Register.

Other. (explain:) _____

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from Instructions)

Domestic/Single dwelling

Current Functions (enter categories from Instructions)

Social/Meeting Hall; Civic

Recreation/Exhibition Hall

7. Description

Architectural Classification

(enter categories from Instructions)

Early Republic/Federal

Greek Revival

Materials (enter categories from instructions)

foundation **Granite**

walls Wood/Clapboard

roof Cedar Shingle

other-----

Describe present and historic physical appearance.

The Jefferson Cutter House, listed individually in the National Register of Historic Places in 1984 as part of the Arlington Multiple Resource Area, was built in 1817, with its entryway updated in the 1830s. It is a five-bay, 2 1/2-story structure with center entry, double interior chimneys set behind the ridge, 6/6 double-hung wood-sash windows, and Beverly jogs symmetrically arranged on either side of the main block.

The entryway and door are elaborately carved and remarkably well preserved. The entryway resembles plates found in Asher Benjamin's The Practice of Architecture (1833), and similar though not identical examples are found in nearby East Lexington. The entryway's pilasters are ornamented at the top with a curvilinear suggestion of Greek fretwork; they support a flat pediment. Two-thirds-length sidelights with delicate vertical muntins sit on a base ornamented with bold bullet molding. The door itself is asymmetrically panelled and elaborately carved, displaying a group of vigorous, intersecting ellipses, horizontally arrayed, together with bullets of various sizes and quarter-round molding. The door may well be the work of owner Jefferson Cutter, who was a millwright and turner by trade; no similar examples have been identified.

The interior remains relatively intact, with very limited alterations and renovations. Most of the doors retain original hardware, and much of the interior trim is original. The original fireplaces survive in both front and rear rooms. During the course of restoration (see below), samples of pattern painting were discovered in the rear room mantles and on the stairway; these were replicated in the restoration work.

In 1989, the house was moved about two miles east to a new location near the Arlington Center Historic District (also NR 1984). It was determined that relocation was the only way of preserving the building, as the original owners had other plans for the land on which it stood and would have otherwise demolished it. The new owners are the Arlington Redevelopment Board, a public body.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) OA KJB De Do DE OF OG

Areas of Significance (enter categories from Instructions)

Architecture
Transportation

Period of Significance

1817; - .
ca. 1846

Significant Dates

ca. 1830

Cultural Affiliation

N/A

Significant Person

N/A

Architect/BUILDER

Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Jefferson Cutter House, Arlington, is a well-preserved example of the five-bay, double-pile, Federal period house with double interior chimneys. It retains many original details and is unique in Arlington for its finely carved entryway (perhaps inspired by Asher Benjamin plates) and its symmetrical Beverly jogs. The building continues to retain integrity of design, materials, workmanship, and feeling in its new location, and to fulfill Criterion C of the National Register of Historic Places on the local level as well as Exception B.

Constructed two miles north of its present site in 1817, the house was moved to Arlington Center in 1989 after it was determined that relocation was the only means of preserving the building. The house now abuts the Arlington Center Historic District, a district representing the historic and present-day institutional, commercial, and residential core of Arlington. The district includes a mix of building types and styles, with many dating to the early decades of the 19th century. The Cutter House complements the district's character, significance, and integrity.

In its original location, the house held historical associations with Jefferson Cutter and the Cutter family, holders of mill privileges on nearby Mill Brook. The family had settled in the area in 1692. Jefferson Cutter and his brother, Gershom, built several early houses in Arlington, of which this is the best preserved example. Cutter worked as a millwright, turner, and edgetool maker during his career. His mill dam privilege passed ultimately to the Theodore Schramb Company. Because it no longer retains association with its original site near the Mill Brook, the house no longer meets Criterion A, one of the criteria under which it was originally listed. The cutter House presently houses public meeting and exhibition space, as well as the offices of the Arlington Chamber of Commerce.

9. Major Bibliographical References

Reinhardt, Elizabeth W. and Anne A. Grady, "Asher Benjamin in East Lexington, Massachusetts", Old-Time New England, Winter-Spring 1977, pgs 23-35

Also: See Arlington MRA and Arlington Town Center Historic District.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed In the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings SuNey# _____
- recorded by Historic American Engineering Record # _____

See con inuation sheet

Primary location of additional data:

- State historic preseNation office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Specify repository:
Massachusetts Historical Commission

10. Geographical Data

Acreeage of property --=-L...s...s...t...h...a...n...o...n...e... _a_c_r_e_____

UTM References

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Zone Easting Northing

D L_ j | | | | | | | | | | | |

See continuation sheet

Verbal Boundary Description
See assessor's map

See continuation sheet

Boundary Justification

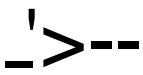
Included in the boundary is the land known today as Whittemore Park, where the Jefferson Cutter House has been since its 1989 relocation.

See continuation sheet

11. Form Prepared By

name/title **Betsy Friedberg, National Register Director**
 organization **Massachusetts Historical Commission**
 street & numbsr **80 Boylston Street**
 city or town **Boston**

date November 1991
 telephone (617) 727-8470
 state Massachusetts zip code 02116



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Jefferson Cutter House,
Arlington, Massachusetts


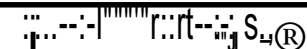
Section number Photos Page 1

Photograph Captions

1. The existing front elevation at 1146 Massachusetts Avenue after the aluminum siding had been removed.
2. West elevation at previous site after aluminum siding had been removed.
3. West elevation at previous site showing rear addition to be removed.
4. Front of house showing cribbing prior to the move.
5. Cribbing steel in place, dollies about to be installed.
6. The house moved off its previous foundation.
7. House on site but not yet located over new foundation.
8. Rear of structure showing new sills installed.
9. West elevation at new site.
10. Rear elevation at new site.
11. Front elevation at new site.
12. Completed project.

Jefferson Cutter House
1 Whittemore Park
Arlington, Massachusetts

ITEM	DATE	SOURCE	<u>STATUS</u>
Jefferson Cutter House	1817	B	C
Railroad Tracks (fragment)	ca. 1846	ST	C
20th Century Plaques (5)	20th Century	OB	(5)NC
20 Century Fences (2)	ca. 1991	ST	(2)NC
Samuel Whittemore Monument	20th Century	OB	NC

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e MASSACHUSETTS 

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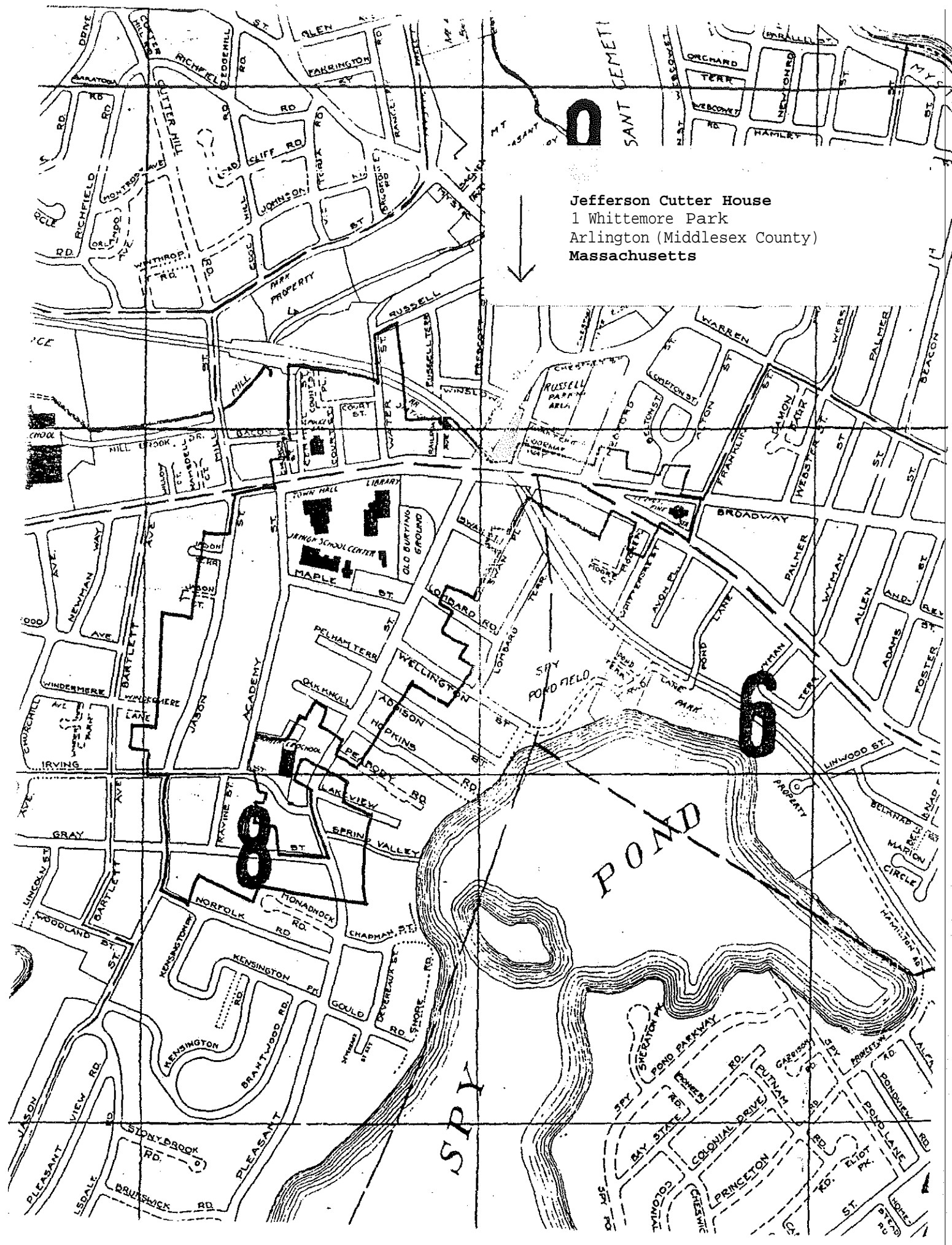
TA - g

@ TOWN OF ARLINGTON

Jefferson Cutter House
1146 Massachusetts Avenue
Arlington, Massachusetts

(FORMER LOCATION)

 e  @
BLOCK PLAN NO. 148



Jefferson Cutter House
1 Whittemore Park
Arlington (Middlesex County)
Massachusetts

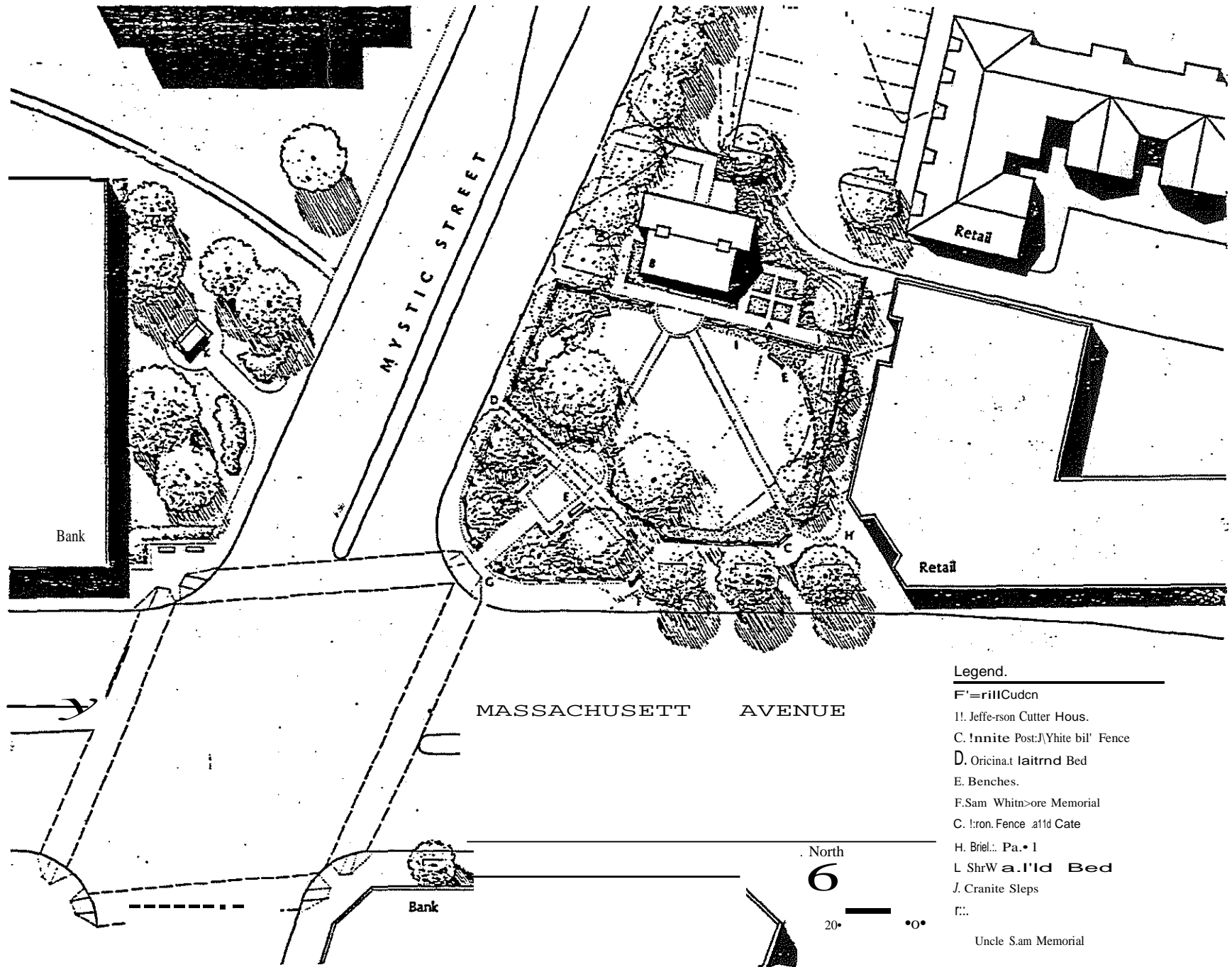


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POOND

SPRING



- Legend.
- F. Iron Cudon
 - H. Jefferson Cutter House
 - C. Granite Post/White Birch Fence
 - D. Original Indoor Bed
 - E. Benches
 - F. Sam Whitmore Memorial
 - G. Iron Fence and Gate
 - H. Brick Pavement
 - L. Shrubs and Bed
 - J. Granite Steps
 - U. Uncle Sam Memorial

JEFFERSON CUTTER HOUSE, ARLINGTON



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INTERNATIONAL SURVEY SYSTEM WGS84

Jefferson Cutter House, Arlington (Middlesex Co.), MA



1. The existing front elevation at 1146 Massachusetts Avenue after the aluminum siding had been removed.



2. West elevation at previous site after aluminum siding had been removed.

Jefferson Cutter House, Arlington (Middlesex Co.), MA



3. West elevation at previous site showing rear addition to be removed.



4. Front of house showing cribbing prior to the move.

Jefferson Cutter House, Arlington (Middlesex Co.), MA

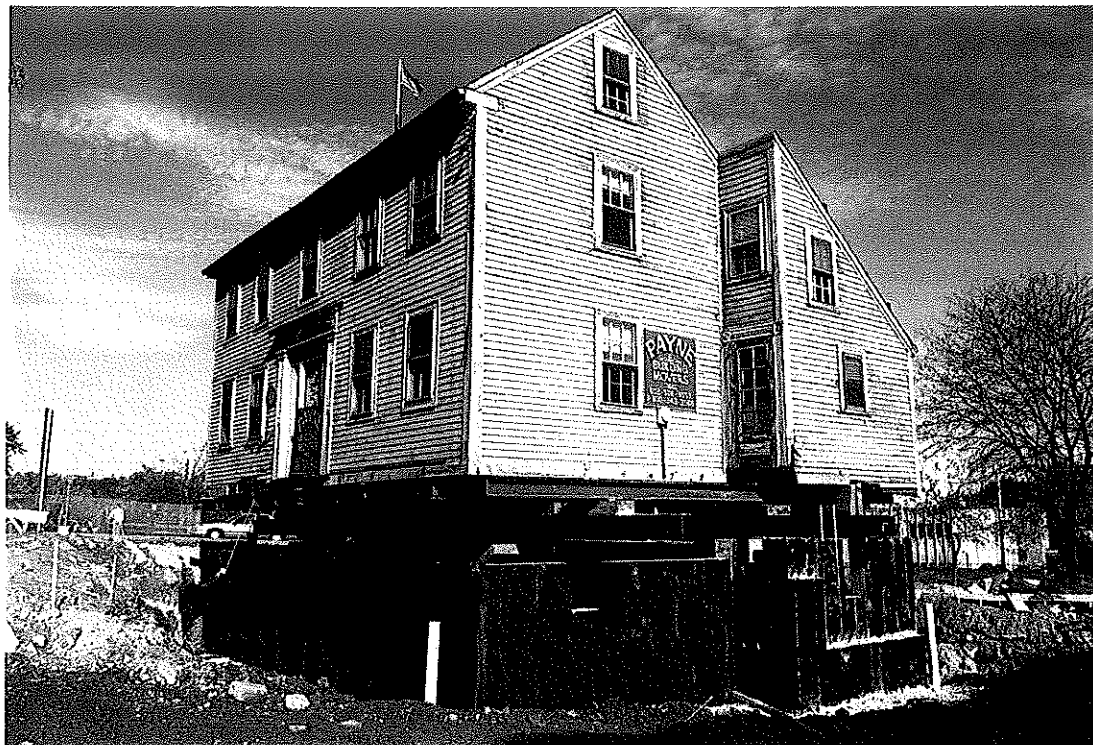


5. Gribbing steel in place, dollies about to be installed.



6. The house moved off its previous foundation.

Jefferson Cutter House, Arlington (Middlesex Co.), MA



7. House on site but not yet located over new foundation.

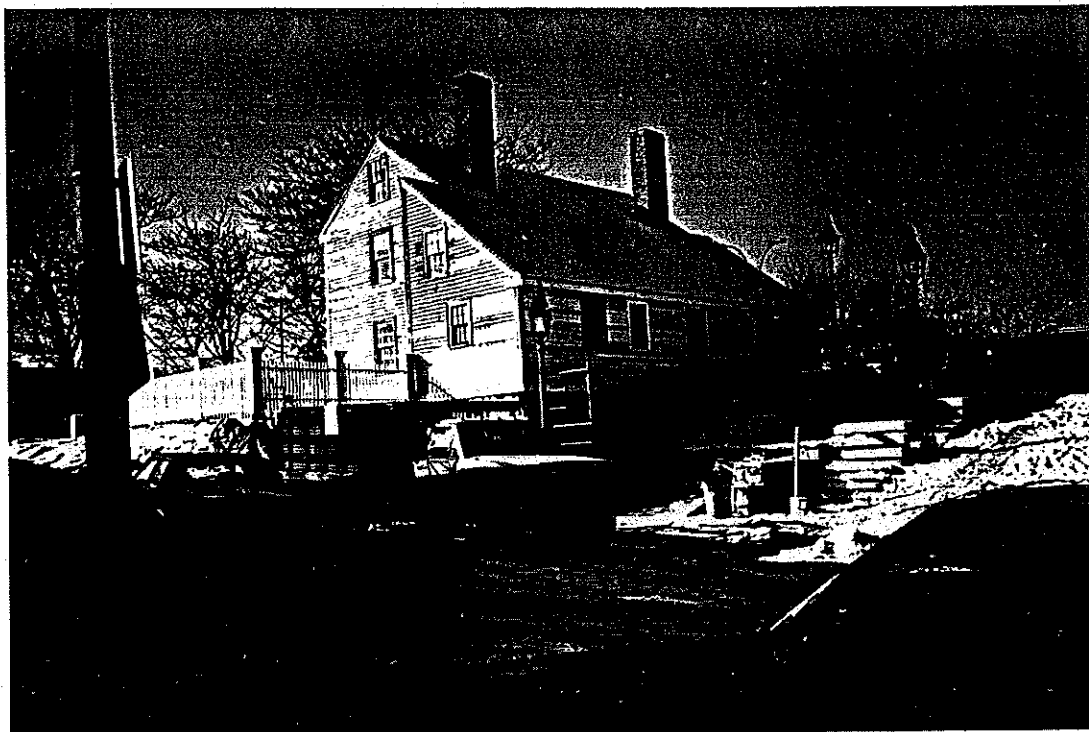


8. Rear of structure showing new sills being installed.

Jefferson Cutter House, Arlington (Middlesex Co.), MA

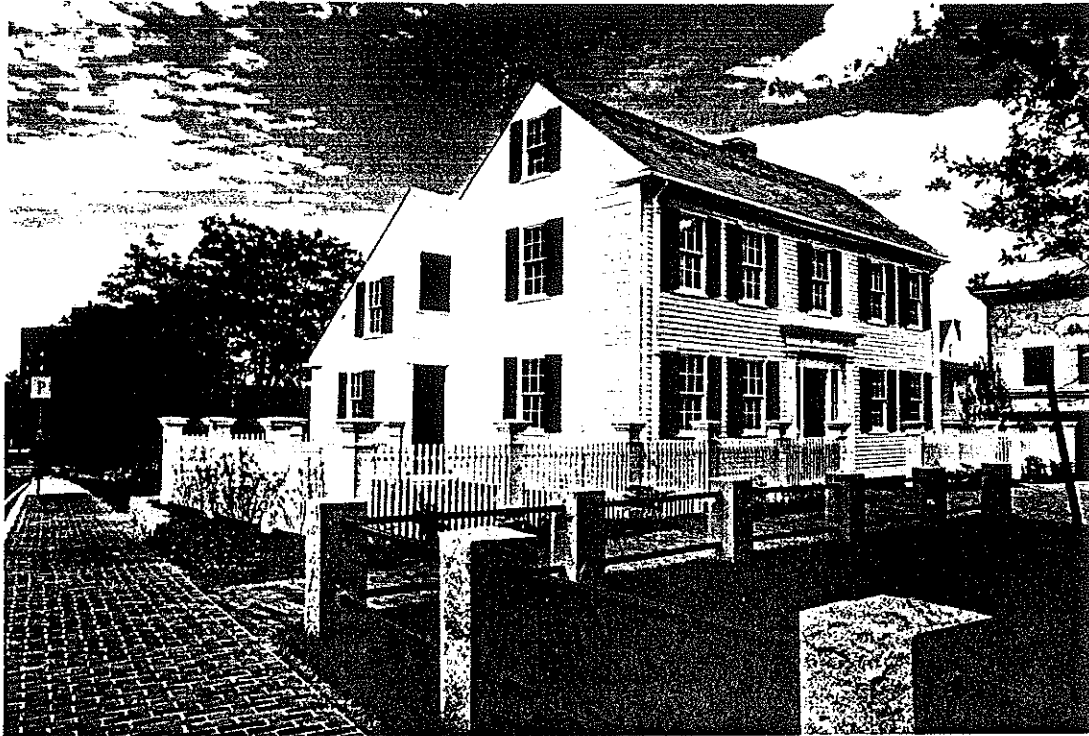


9. West elevation at new site.



10. Rear elevation at new site.

Jefferson Cutter House, Arlington (Middlesex Co.), MA



11. Front elevation at new site.



12. Completed project.

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SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 85001028 Date Listed: 01/23/92

Cutter, Jefferson, House Middlesex MA
Property Name county state

Arlington MRA
Multiple Name

:this property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.


Signature of the Keeper

;-23-92-
Date of Action

=====
Amended Items in Nomination:

Statement of Significance Areas and Periods

Transportation is justified as an area of significance under Criterion A related to the importance of the rare surviving remnant of the Lexington and West Cambridge Branch Railroad tracks located on the site.

The appropriate period of significance is "1817; c.1846" to include the contributing tracks.

This information was discussed with Doug Kelleher, MASHPO, by telephone.

DIS:RIBUTION:
National Register property file
Nominating Authority (without attachment)

JEFFERSON CUTTER HOUSE
NOTE TO FILE:

Jefferson Cutter House was first listed in the National Register of Historic Places on May 18, 1985, as part of the Arlington MRA (NRIND 4/18/85, NRMRA 4/18/85). In 1989, the Jefferson Cutter House was moved to its current location adjacent to the Arlington Center Historic District. Because it is adjacent, and not within, the Arlington Center Historic District it could not be considered a contributing building to the district, therefore, MHC pursued individual listing. The Jefferson Cutter House was listed individually, for a second time, in the National Register on January 23, 1992, as an amendment to the Arlington MRA.

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places Inventory-Nomination Form

received MAR 6 1985
date entered .,Y-/ f-4 -

See Instructions In How to Complete National Register Forms
Type all entries-complete applicable sections

1. Name

Historic Resources of the Town of Arlington; Massachusetts (partial inventory
historic historical and architectural 1635-1940)

and/or common Arlington Multiple Resource Area

2. Location

street & number Multiple - See individual forms N/A not to rpu=bl ic a tio=n -

city, town Arlington tUA vicinity of

stat Massachusetts c.ode 025 county Middlesex code 017

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> buld!!lg(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> str.U. tur	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work i progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input checked="" type="checkbox"/> sll ,	Public Acquisition	Accessible	<input checked="" type="checkbox"/> entertainment	<input checked="" type="checkbox"/> religious
<input type="checkbox"/> (oti) ct.	<input type="checkbox"/> Inproces	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scilmilflc
	N//being considered	<input checked="" type="checkbox"/> yes: unres tricted	<input type="checkbox"/> industrial	transportation
	X Multiple Resource	no	<input type="checkbox"/> military	Other:

4. Owner of Property

name Multiple -See attached list and individual forms

street & number

city, town Arlington N/A vicinity of state Massachusetts

5. Location of Legal Description

courthouse, registry of deeds, etc, Middlesex County Registry of Deeds

street & number 208 Cambridge Street

city, town Cambridge state Massachusetts

6. Representation in Existing Surveys

title Inventory of the Historic Assets of the Commonwealth has this property been determined eligible? -yes ...2L no

date 1976-1980 federal state county local

depository for survey records Massachusetts Historical Commis iown

city, town 80 Boylston Street Boston state Massachusetts

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input checked="" type="checkbox"/> ruins	<input type="checkbox"/> altered	<input checked="" type="checkbox"/> moved date
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original(if known) physical appearance

-----||| Portions redacted |

The boundaries of the Arlington Multiple Resource Area are the incorporated town limits of Arlington, Massachusetts. The town, which occupies an area of 5 1/4 square miles, is bounded by Cambridge, Belmont, Lexington, Winchester, Medford, and Somerville, It is located in eastern Middlesex County, some five miles northwest of Boston.

Topographically; Arlington is split roughly in two by a bold escarpment separating the Middlesex Fells upland district from the broad flood plain known as the Boston Basin. That escarpment is broken in Arlington by the valley of Mill Brook, which runs southeast out of the uplands from Great Meadows in Lexington to the Mystic Lakes at Arlington's northeastern boundary. Thus, Arlington is characterized by three distinct topographic areas: level plains of glacial outwash in the area east of Pleasant and Medford streets, hilly Uplands in Arlington Heights to the west, and the long narrow Mill Brook Valley running west to east through the town. Elevations range from a low of 10 feet on the town's eastern border to a high of 377 feet at Arlington Heights Park Circle in the southwest corner of the town. Crescent Hill Avenue, northwest of Mill Brook, is the second highest point at 281 feet. Arlington Heights is part of the natural wall encircling the Boston Basin, known as the Blue Hills Complex. These hills are composed of various igneous rocks, including granite, syenite, and diorite, and extend from the Blue Hills in Milton, to the south, in a great arc northwest, and thence northeast to the northern extent of the Middlesex Fells in Malden.

waterways form several of the town's boundaries. Arlington Reservoir forms part of the Lexington border to the west, while Alewife Brook separates East Arlington from Cambridge. The Mystic Lakes and Mystic River define the town's northern limits between Winchester and Medford. Important bodies of water in the town are Spy Pond, a 20-acre pond noted for its 19th century ice industry, and the Mystic Lakes. Both bodies are glacially formed kettles, although the Mystic Lakes have been altered with manmade obstructions. Arlington lies within the Mystic River drainage area.

Prior to the 20th century, streams abounded west of Arlington Center. The largest of these ran parallel to the south side of Massachusetts Avenue from Swan Street to the Lockland Street area. Most of the streams have been covered over by development-induced landform alteration. With the exception of Mill Brook, none of the town's streams supported early milling.

Originally, Arlington, then known as Menotomy, was part of Cambridge, A portion of the original 1636 "Eight Mile Line" survives as Warren Street. Arlington's present western boundary was established when the town of Lexington was formed in 1713. When Menotomy became a separate parish from Cambridge, in 1732, the town's eastern border at Alewife Brook was established. In 1807, Menotomy was established as the town of West Cambridge, the name it retained until 1867. At that time, the present name "Arlington" was adopted, Minor boundary adjustments occurred in the mid 19th century and again in the early 20th century, as formal bounds were established between Arlington and its many neighbors.

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National Park Service

National Register of Historic Places Inventory Nomination Form

ARLINGTON: Arlington

Continuation sheet Multiple Resource Area

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Historic Overview

Arlington today is an intensely developed inner suburb of the Greater Boston Area. settlement of the area from Cambridge occurred early in the 17th century, with mill sites developed along Mill Brook and farmsteads along present-day Massachusetts Avenue. By the early 18th century, the town center had emerged at the intersection of Massachusetts Avenue and Pleasant Street, an important transportation route linking Spy Pond, and the Mystic River. Agriculture, ice cutting at Spy Pond and a variety of industrial activities along Mill Brook provided the major economic focus of early 19th century. Establishment of an Arlington-Lexington branch railroad (1846) and of horsecar service on Massachusetts Avenue to Cambridge (1859) facilitated the town's mid-19th century development. saw manufacturing, spice and grain milling, ice harvesting and ice-cutting tool manufacture, furniture manufacturing, and market gardening dominated the town's mid-19th century economy,

After the abrupt loss of water power as a result of the establishment of the Arlington water Works (1872), market gardening emerged as the town's major industry. The other preeminent change of the late 19th century was Arlington's rapid and extensive development as a residential suburb of Boston, suburbanization continued well into the mid 20th century, With the postwar decline of market gardening and subdivision of agricultural lands, Arlington achieved its present intensely developed residential character.

Community Development Patterns:

Factors affecting Arlington's development are discussed below by period, **parenthetical numbers refer to date of construction and inventory numbers. For more specific locations, please refer to historic map series.**

1635-1733: Menotomy

Present-day Arlington, then known by its aboriginal name, Menotomy, was settled in 1635, When George Cooke obtained mill rights on Mill Brook at what is today known as Water Street, (Cooke's mill was not completed until 1637.) That mill site focused settlement at what remains today the town center. For all of the period before 1733, Menotomy functioned primarily as an outlying farming and grazing community of Cambridge, several other small-scale grist- and sawmills, however, did join Cook's Mill on Mill Brook at Mill and **Grove Streets.**

Native trails, upgraded throughout the period, served as the town's primary transportation routes, The most important of these routes followed Massachusetts Avenue, Pleasant, Mystic, and Medford Streets, These were supplemented by Broadway (the route to Charlestown), Water street (to Cook's Mill), and, in 1703, by Lake Street, originally laid out as a division highway through the 17th-century planting fields on Menotomy Plain (East Arlington). These routes formed a more or less radial pattern out from the town center at the intersection of Massachusetts Avenue and Mystic Street.

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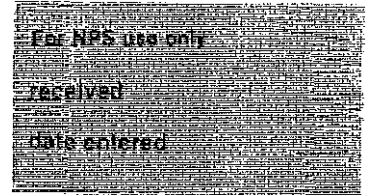
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In population, Menotomy probably numbered no more than 250 persons during this period, Most were undoubtedly housed in simple gable-roofed vernacular houses and cottages, The first municipal structure, a schoolhouse, was built in 1693 at the center, The only extant period residence is the FoWle-Reed-Wyman House (ca. 1706, NR 1975), a two-story central-plan structure. Although the town was a major area of native occupation from the Middle Archaic through Contact periods, there are only a few known native sites, all dating from the Late Woodland period and located along Alewife Brook and the west side of Spy Pond,

1733-1807: The second Parish of Cambridge

In 1733, Menotomy became a separate parish, the Second Parish of Cambridge, Location of the first (1734) meetinghouse (which measured 46' X 36' X 24') at the intersection of Massachusetts Avenue and Pleasant Street reinforced that site as the town center, The present Unitarian Church (1977) at Massachusetts Avenue and Pleasant street, and its 18th-century burying ground, set aside in 1724, mark the site of the first meetinghouse, The 17th-century highway system remained intact, undergoing improvements through the period, Roads in highland sections (Appleton and Forest Streets to the west and Hutchinson Road to the north) were upgraded as well. The importance of Massachusetts Avenue as the principal east/west highway from Cambridge to Concord was underscored in 1775, when that route witnessed the opening skirmishes of the Revolutionary War,

By 1765, Menotomy's population numbered roughly 500 to 600 persons, most of whom were engaged in farming, With the establishment of Amos Whittemore's card factory in 1799, Menotomy's economy began to diversify, encouraging a boost in the population to 971 by 1810,

The building stock generally remained vernacular in content, with simple farmhouses predominating, In total, less than a dozen houses of the pre-1807 period survive in Arlington, all of which display standard plans, timber frame construction, and simple detailing (1750, #516; 1801, #545), By the 1790s, increasing architectural diversity could be noted, particularly in the houses of the town's most prominent citizens.

The Parson Fiske House (1791; demolished) featured a hip roof and Georgian detailing, The period's preeminent residence and the town's only extant pre-1807 high-style structure is the Whittemore-Robbins House (1799), built by industrialist Amos Whittemore, Perhaps abetted by **the material success of the Whittemore Card Factory, the town in 1805 constructed a new** larger meetinghouse (70' X 56' X 30') with a pillared porch and domed belfry. As a whole, Menotomy's pre-1807 landscape was characterized by a cluster of residential buildings surrounding the meetinghouse and burying ground at the present town center, with simple mill buildings nearby on Mill Brook, Several taverns strung along Massachusetts Avenue and scattered farmsteads on Menotomy Plain (East Arlington) comprised the other major components of the town's landscape. The burying ground, established in 1733 (#00000), is the most significant surviving landscape feature of this period. Also surviving is a milestone, ca.

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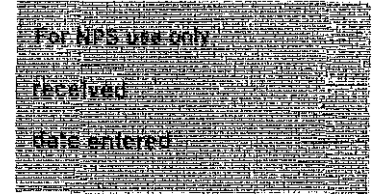
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1790 (#903), near the intersection of today's Paul Revere and Appleton streets in the foothills of Arlington Heights. The milestone marks eight miles to Boston.

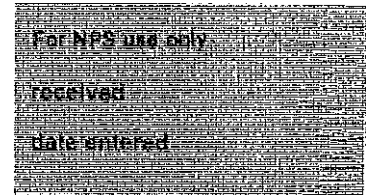
1807-1867: west cambridge

In 1807, Menotomy, the northwest precinct of Cambridge, was incorporated as the town of West Cambridge. As it had for the previous century, West Cambridge remained primarily a quiet farming community, growing slowly until the 1830s, when the town's industries began to gather momentum. As Boston markets grew at mid century, farming in West Cambridge responded, shifting from generalized agriculture to specialized market gardening. With increased agricultural and industrial activity, and improved transportation to Cambridge and Boston, West Cambridge's growth accelerated. Small milling and manufacturing concerns defined the Mill Brook valley while the town's first suburban subdivisions emerged in the farmlands and orchards south and east of the town center. Transportation routes expanded significantly between 1807 and 1867, with overall improvements to the existing colonial road networks. Two turnpikes were introduced early in the 19th century: in 1805, the Concord Turnpike (now Route 2) and, in 1810, the Middlesex Turnpike (Lowell and Westminster streets). The major changes occurred after 1846, when the Lexington and West Cambridge Branch Railroad, routed around Spy Pond and up the Mill Brook Valley, was established between Arlington and Lexington. After 1859, horsecar service on Massachusetts Avenue to Cambridge linked West Cambridge to the Boston street railway system. Population rose gradually through the period, reaching around 1,300 by 1830. Substantial increases in population did not occur until the 1840s and later, with annexation of a portion of Charlestown south of the Mystic Lakes in 1842 and a burgeoning manufacturing economy in the 1850s. Between 1850 and 1855, West Cambridge's population jumped 17%, to 2,670. This figure included the town's first Irish immigrants, who, by 1865, numbered nearly 20 percent of the total population. Building construction in the town accelerated to mirror mid-century economic and population expansion. With the exception of the Pleasant Street area, the focus of elite housing, residential architecture was vernacular in character, consisting primarily of farmhouses and modest workers' housing. Two-story frame houses with traditional central passage or side-hall plans predominated. Generally, first-quarter 19th century houses display vernacular plans and detailing (#112, 1820r #549, 1828). Typical Greek Revival houses featured simple entrances with straight transoms and sidelights (#114, ca. 1840; #258, ca. 1835). Porticoed Greek Revival houses (#340, ca. 1830; #21, ca. 1830) are also less common, while only one temple-front Greek Revival house (#438, ca. 1840) survives in the town.

Proportionately, houses in the Italianate style are the most numerous for the period. For these, a range of structures from simple vernacular farm and workers' housing (ca. 1850, #126) to elaborately detailed examples (#421, ca. 1855; #11, ca. 1860) is present within the community. Increased mid-century population manifested itself in the appearance of the first multiple-family houses in the period: double houses, either built as such (ca. 1855, #378; ca. 1865, #441) or converted from earlier structures (1816, #494), predominated,

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The construction of a flamboyant Italianate Town Hall {Melvin and Young, 1852; demolished 1960) symbolized the new sophistication in west Cambridge, In 1837, a free public library had been established. New school districts were delineated in 1838, with two-room, two-story schoolhouses built in two of the districts, By 1856, West Cambridge's streets boasted gas lighting and in 1864, the town founded its first high school, The Cutter School {1867, #540) is the only school still standing from the period. New churches were built by the First Parish first in 1840 and again in 1856, after the former structure burned. Religious factionalism expressed itself in the formation of Orthodox (1842) and Universalist (1844) parishes, Both the Egyptian Revival Orthodox church (1844; now Pleasant street Congregational, NR 1983) and the Romanesque Revival Universalist church (1841, 1860, Thomas Silloway; now Greek orthodox, NR 1983) still stand,

One- and two-story frame commercial buildings, none of which survive, were scattered along Massachusetts Avenue at the town center, Frame factory buildings were located along Mill Brook and there were ice sheds at Spy Pond, Of these, one of the only surviving structure is the Old Schwamb Mill (1861; NR, 1971), a 2 1/2-story frame building that retains its original machinery for turning oval picture frames,

The Mill Brook Valley and town center maintained their focus as industrial and municipal centers through the period. As the Pleasant street area was subdivided for the suburban mansions of Boston businessman, a core of elite housing developed south of the town center while scattered farmsteads occupied most of the town's remaining area.

1867-1940: Arlington

In 1867, the town of west Cambridge changed its name to Arlington, The name change represented an effort to break with Cambridge and assert a stronger municipal identity for the town. The period from 1867 to 1940 was one of great suburban expansion, checked by the competing needs of a very strong market-gardening industry for open agricultural land. The town's present suburban character was not confirmed until after 1915, when the pressure for residential subdivision triumphed over agricultural interests,

Road and rail routes from the mid 19th century were expanded and upgraded. Electric streetcar service ran along the entire length of Massachusetts Avenue with supplementary routes to Somerville along Broadway, to Medford along Medford street and north along Mystic street to Winchester and Woburn. As residential subdivisions were platted, infill streets substantially expanded the town's street network. In the early 20th century, the town's major transportation axes (Route 2A: Massachusetts Avenue/summer street; Route 3: Mystic Street; and Route 60: Medford/Pleasant Streets) were upgraded as auto roads, while autohighways (Mystic Valley Parkway and Route 2) were introduced in the early 1930s,

The town's population rose steadily and dramatically over the 63-year period from 1867 to

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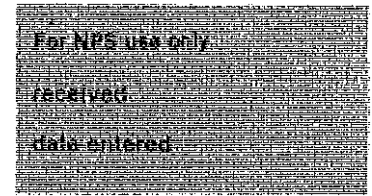
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1930, increasing from just over 3,200 inhabitants in 1870 to 36,000 residents in 1930, Particularly rapid expansion occurred in the early 20th century, when the population doubled every fifteen years. Roughly one quarter of the town's population was classified as foreign in the 1885 and 1905 censuses: of these, most were Irish, many of whom were employed as farm workers.

After 1867, the range of building types in the town broadened to include a variety of residential types, single- and multiple-family housing, in high-style through vernacular expressions. The Pleasant street area south of the town center retained its mid-19th century identity as an elite neighborhood of architect-designed houses in up-to-date styles. Arlington Heights and the Bartlett/Oakland street area, southwest of the town center, were subdivided with comfortable single-family houses while after 1900, East Arlington developed with two- and three-family houses and single-family cottages (Orvis Road HD), By the second quarter of the 20th century, subdivisions with picturesque winding roads had been platted southwest of Mystic Street, and substantial single-family houses began to appear in the hilly sections bordering the Mystic Lakes,

Well-built masonry commercial blocks in the Colonial Revival style replaced earlier brick and frame buildings in the town center, while secondary commercial nodes with frame and masonry buildings developed on Massachusetts Avenue in East Arlington at Lake street and in Arlington Heights at Park street.

Municipal response to Arlington's suburbanization came in the form of public investment in new schools (1899, #569), fire stations (1926, #518; 1928, #536), and a water works (an unsuccessful venture initiated in 1872 and abandoned in 1898), The town's architecturally outstanding Robbins Library (1892, Cabot, Everett and Mead; #528) and Town Hall (1912, R. Clipston Sturgess; #529) stand as a monument to the generosity of Arlington's philanthropic Robbins family, descendants of a Fanueil Hall poultryman, Nathan Robbins (Town center HD).

By 1930, dense residential infill covered most of Arlington's landscape. Only the hilly sections north of Massachusetts Avenue along borders with Lexington and winchester remained largely undeveloped. Single- and multiple-family houses lined the blocks north and south of Massachusetts Avenue, while along the Avenue itself were focused the commercial and institutional structures to service the surrounding neighborhoods. Industries along the Mill Brook Valley remained in some scattered locations, but East Arlington's famous 19th-century market gardens were obliterated by suburban subdivision.

Architecture

The architecture section following is organized by building type. Residential structures are discussed first and are the most numerous component within the nomination. Non-residential structures, including municipal, commercial, and industrial buildings, are then discussed.

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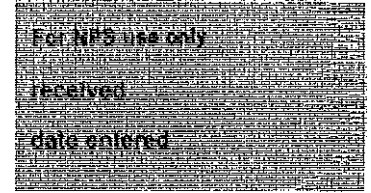
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Paranthenetical numerals refer to date and inventory number, observations in this section are drawn from the Arlington survey and from the conclusions of the state survey team's report on **the Boston region.**

Residential Buildings

Most of the housing in Arlington was constructed between 1875 and 1930; however, small clusters of mid-19th century housing stock, scattered pre-1850 farmhouses, and several post-1930 subdivisions give Arlington a diversity of residential architecture.

Geographically, the town is roughly demarcated into neighborhoods of single-family, late-19th century housing southwest of the town center; early 20th century multifamily housing in East Arlington; and later single-family housing in the northern half of the town. Pleasant Street contains a mix of elite housing and institutional uses.

Development of residential neighborhoods generally expanded in linear subdivisions running off the old colonial road system. With the exception of Arlington Heights, platted in 1872, major subdivision of the town occurred around the turn of the century. Neighborhoods south of Massachusetts Avenue and east of Pleasant street were platted with regular street grids of long, narrow blocks. It was not until the 1920s and later, however, that the hilly northwestern section of the town was filled in with winding and picturesque suburban streets. The town today exhibits a densely settled appearance with numerous medium-size, low-rise residences of one to three stories height predominating.

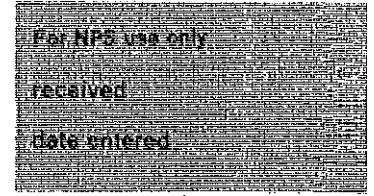
Arlington's suburban character is defined by the large number of comfortable houses built between 1875 and 1930. These houses are generally conservative in plan and detailing, but reflect their construction for middle-class commuters in quality of materials and execution. Clapboards and shingles are the most common sheathing materials used; however, brick and stucco are not uncommon materials in the town, particularly for 20th-century housing. As in other Boston suburbs, Colonial Revival-style details predominate, While a few houses of architect design are known, the great majority of the houses built at the end of the 19th century were the work of local speculators and builders. Arlington architects, including c. Herbert McClare and Charles H. Bartlett, played an important role in local developments such as Kensington Park (#00000), but noted Boston architects, among them Hartwell and Richardson, were called in to design the houses of Arlington's most prominent families. The Boston architectural firm of Gay and Proctor is probably most closely identified with architectural design in the town, having designed numerous residences and other buildings; William Proctor of the firm was an Arlington native.

First Period (1640 - 1730)

Arlington's First Period houses were typical of Massachusetts Bay Colony construction with heavy timber framing, simple central chimney plans, and clapboarded exteriors. Of the three pre-1730 houses surviving in the town, only one preserves many characteristics of First Period construction. That house is the Fowle-Reed-Wyman House, 64 Old Mystic Street (ca.

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1706, NR.1975), a central chimney plan structure of two-story height with an integral lean-to. Much of the house's early 18th-century interior finishes remain intact. The other two houses (Butterfield-Whittemore, 54 Massachusetts Avenue, ca. 1695 and ca. 1800, NR 1977; Captain Benjamin Locke, 21 Appleton Street, ca. 1720, 1780, 1790; NR, 1978) contain Federal-period interiors. The Locke House does, however, retain its 18th-century vernacular form, with a central chimney and simple plan of one bay's depth by five bays' width. All three houses are located on early roads in peripheral areas.

Georgian Period (1725-1780)

Georgian style houses in Arlington tended to be conservative and plain, mirroring the rural, agrarian character of the 18th-century town. Only two houses of the period still stand. These are the Jason Russell House, 7 Jason street (ca. 1740; NR 1974) and the wayside Inn, 393 Massachusetts Avenue (at one time known as the cutter House) (ca. 1750, #516). The Russell House exhibits classic characteristics of vernacular Georgian architecture: central chimney, five-by-one-bay plan with central entrance, 6/9 fenestration with heavy, projecting framing and a projecting gabled porch. The wayside Inn is unusual in that it is the only half house of the period extant in the town.

Federal Period (1780-1830)

Houses of the Federal period in Arlington retain the same simple vernacular details that characterize the town's Georgian-period houses. Center-hall plans replaced the center chimney plans of the earlier period, and the number of extant house for the Federal period is considerably larger. The only house of the period to display characteristics of high-style Federal architecture is the Whittemore-Robbins House, 670 Massachusetts Avenue (1799; NR 1974), an imposing, cubelike, three-story hip-roofed house capped with a cupola.

Far plainer are such typical Federal-period structures as Winn Farm, 57 summer Street (ca. 1820; #12), Kimball Farmer House, 1173 Massachusetts Avenue (1828; #549) and Jefferson cutter House, 1149 Massachusetts Avenue (1815; #545A). All of these feature the standard central hall, five-bay-wide plan of the period. They are notable, however, for the rear wall placement of their chimneys; the state survey team has identified twin rear-wall chimney placement as an important regional variant of vernacular Federal architecture in Middlesex County. Also of note is the presence of embellished entrances on the Farmer and Jefferson Cutter houses, Gothic lancet tracery graces the Farmer House, while heavy, molded fretwork derived from Asher Benjamin pattern books distinguishes the Jefferson Cutter House. Both entrances point to a concern for and awareness of decorative detail not evidenced prior to the Federal period,

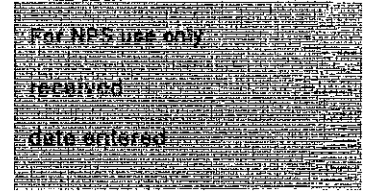
Industrial Period (1830-1870)

Modest vernacular single-family houses predominated for the Industrial period, Most of these wer!, in the Mill Brook Valley, workers' houses, and in outlying areas, farmhouses. In form, most houses were one-and-a-half or two-story frame buildings with gable roofs and clapboard

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siding. A shift from traditional centrally entered plans to side-hall plans occurred around mid century. Most houses display simple Greek Revival or Italianate detailing. One of the most significant developments was the growth of suburban estates around Spy Pond after the 1846 introduction of rail service to Boston. Another phenomenon of note was a rise in the number of double houses in the town around 1850. Some early houses were converted to two-family use in the period (Lieutenant Benjamin Locke Store, 11-13 Lowell Street: 1816, #494), but there are other instances in which houses, some rather stylish, were built as double houses (First Parish Church Parsonage, 232-234 Pleasant Street: ca. 1855, #378).

Greek Revival Style (1820-1860)

The Greek Revival style can be noted in a number of different residential forms in Arlington. The earliest of these display transitional features from the Federal period. The J. Peirce Farmhouse, 123 Claremont street (ca. 1830, #259), an example of this transition in both plan and detailing, has a twin rear-wall chimney plan and centrally entered five-bay facade featuring a basket-arched entrance surround with 3/4 sidelights. Another transitional Federal/Greek Revival-style house is the J. P. Peirce Homestead, 122 Claremont Street (ca. 1835, #258). While the side-hall plan of the house points toward the Greek Revival style, the massing and light scale of moldings and trim reveal a Federal-period date. Together with the Thomas Peirce House, 178 Oakland Avenue (ca. 1830, #340) (see below), a full-blown Greek Revival-style building, these three farmsteads comprise the proposed Peirce Farm District.

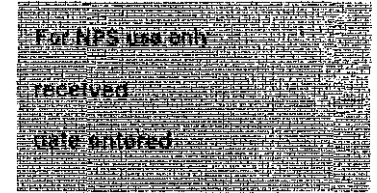
The predominant Greek Revival house form in Arlington was the two-story side-hall entrance house with gable-front orientation. Temple-front Greek Revival houses with full two-story pedimented porticoes were nearly unknown. The only example of this archetypal Greek Revival form to survive in Arlington is the Whittemore House, 267 Broadway (ca. 1840, #438) now sided with asbestos shingles but retaining its monumental Doric portico, corner-block entrance and window surrounds, and a triangular pediment light.

Typically, Arlington's full-blown Greek Revival houses featured a one-story porch extending the width of the facade or wrapping around the facade and a side elevation. The one-story porch seems to have been favored for farmhouses, with several examples noted townwide. Among the town's surviving Greek Revival farmhouses are the Stephen Symmes Jr. House, 215 Crosby street (ca. 1845, #21), 13 Winter street (ca. 1845, #617), 19 winter Street (ca. 1845, #618), 93 Summer Street (ca. 1855, #114), and the Thomas Peirce House, 178 Oakland Avenue (ca. 1830, #340). On all of these, fluted or reeded Doric columns support the porch. Wide pilasters supporting a heavy entablature are also common to all, while several of the houses feature full-length first floor windows. Somewhat more formal are a few Greek Revival houses in the Pleasant street area, such as the call-Bartlett House, 216 Pleasant street (1855, #376), which are distinguished by extensive use of flush-board siding.

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Italianate Style (1845-1870)

Numerous Italianate houses survive in the earlier settled sections of Arlington. These fall into two general categories: those that retain traditional vernacular house plans and those featuring innovative irregular plans. The most traditional of the vernacular plans was the five-bay-wide, central entrance plan with double interior chimneys, which was used in conjunction with the Italianate style in the 1850s and 1860s. Examples include 275 Broadway (ca. 1850, #442) and 40 Westminster Street (ca. 1850, #126).

A three-bay-wide variant of the central entrance plan with Italianate styling also enjoyed favor at mid century with several prominent examples in the suburban Pleasant street area and elsewhere. These include the A. P. Cutter House, 89 Summer Street (ca. 1855, #113) and the Burrage-Hoyt House, 21 Oak Knoll (ca. 1850, #133). The standard side-hall plans remained in use through the period and were updated with Italianate details such as bracketed cornices and roundhead windows. A good example of a standard side-hall house made stylish through its details is the Addison Hill House, 83 Appleton Street (ca. 1855, #421).

Less common are Italianate houses of asymmetrical plan, but several examples are represented in the Town Center Historic District, among them the Benjamin Delmont Locke House, 29 Academy Street (ca. 1860, #201; Town Center HD) and the Rev. S. A. Smith House (ca. 1850, #202; Town Center HD). The least conventional Italianate house of the period is a hip-roofed square-plan structure, with deep eaves and an elaborate one-story verandah, that stands at 8 College Avenue (ca. 1865, #11) on a hill overlooking the Mystic Lakes.

The first houses in town built expressly for multifamily use were Italianate double houses such as 274-76 Broadway (ca. 1865, #141) and the First Parish Church Parsonage, 232-234 Pleasant Street (ca. 1855, #378). Though conservative in plan, with central entrances, double interior chimneys, and gable end configuration, the houses are distinguished with bracketed cornices and window surrounds, deep overhanging eaves, and well-detailed entrances,

Second Empire Style (1860-1880)

The Second Empire style, imitating the latest in French architectural fashions, was considered a very modern building form in the third quarter of the nineteenth century. The style, distinguished by its boxy mansard roof, was popular for only a brief period, fading from use by 1880, several noteworthy examples remain in Arlington and reflect the town's growing sophistication. The William Proctor House, 390 Massachusetts Avenue (ca. 1870, #324) east of the town center, a three-bay, center entry building, has a typically shaped roof sheathed in fishscale-patterned slate shingles. It departs from the form somewhat with its stick style porch and dormers. A side-entry variant on the Second Empire style is 5 Willow (ca. 1874, #613), a two-bay structure with Italianate details in the eave brackets and

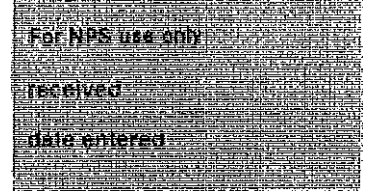
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round-arched small entry porch. The building was moved from its original location on Massachusetts Avenue to its present site in the 1930s as a typical consequence of the area's continued commercial development,

Farm Workers Housing

Arlington's farm workers' housing is associated with the town's most predominant industry in the late 19th and early 20th centuries, market garden farming. Two well-preserved examples of the plain multi-unit residences built to house farm workers survive in Arlington. Both belonged to Warren Rawson, the town's most successful market gardener. They are the Warren Rawson House, 37-49 Park Street (ca. 1885-1890, #352) and the Warren Rawson Building, 68, 70, 72, 74 Franklin Street (ca. 1895, #152).

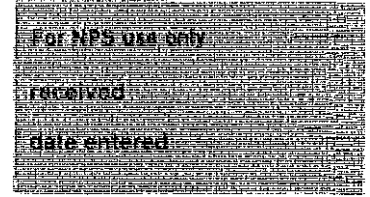
Both are simple frame buildings built to house a number of workers in dormitory-type settings. Market gardening started to decline at the turn of the century as the Rawson family began selling off their extensive farmlands to real estate developers in the face of pressure from Arlington's growing population. Cheaper farm labor in the south and the development of efficient refrigerated railroad cars contributed to the demise of market gardening in Arlington. By 1915, Rawson's farm had been subdivided; a few farm workers' "dormitories"--now used as multiple-family housing--and several greenhouses were all that remained of this once flourishing industry,

Suburban period (1880-1930)

The great majority of Arlington's residences were built in this period. The subdivision of large market gardens for residential use began in the period and accelerated after 1900. Commuters to Boston by street railway and, later, by auto were the first residents of the new houses constructed. Single-family and two-family houses formed the bulk of the new construction. These houses are characterized by the use of open plans in which room size and placement were defined more by use than by proximity to the heating sources. Changes in building technology such as central heating, indoor plumbing, and gas and electric service spelled the end for the traditional century-old vernacular house plans. Stylistically, these changes were first evident in the asymmetrical and often rambling house plans of the Queen Anne and Shingle styles. After 1900, there was a return to more formal and symmetrical styles (Colonial and Georgian Revival). Simple rectilinear house forms predominated through the 1920s for single- and multiple-family dwellings alike. After 1915, most of these houses featured shingles or clapboard siding and simple craftsman or Colonial Revival style details,

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Queen Anne Style (1875-1900)

As the rate of housing construction accelerated in Arlington in the last quarter of the 19th century, many houses were built in the popular Queen Anne style. Most of these were located south of Massachusetts Avenue in Arlington Heights and around Pleasant street. Most houses of the period display a combination of Queen Anne-style detailing and other stylistic details from the Shingle Style and Colonial Revival styles. Few houses in a "pure Queen Anne style were built. The cushman House, 104 Bartlett Street (ca. 1890, #225) is one of the best-preserved modest examples of the pure Queen Anne style. The simple rectangular mass of the building is enlivened by a variety of sidings and window shapes, a front-facing cross gable, and a recessed entrance porch set asymmetrically to one side of the facade. The full-blown Queen Anne mansions found along Pleasant Street were a notable exception to most of the Queen Anne-style houses built in Arlington. These were larger and featured more elaborate detailing and more complex massing than contemporary houses elsewhere in the town. The Charles Devereaux House, 108 Pleasant street (1893, #365) and the Edward Hall House, 187 Pleasant street (ca. 1890, #373) are among the town's finest Queen Anne houses.

Shingle and Colonial Revival styles (1890-1920)

The majority of the town's turn-of-the-century houses display a combination of shingle style and colonial Revival architecture. Since the period from 1890 to 1920 was one of prolific growth for the town, houses in the Shingle/Colonial Revival style are quite numerous. These range from such outstanding examples as 5-7 Winter street (ca. 1895, #616), a large, square house with double gables, a recessed entrance porch, and four varieties of siding (three types of shingles plus clapboard), to the modest hip-roofed two-family houses that typify the East Arlington area. Kensington Park (1896-1920; #S-1), a subdivision of imposing shingled houses with Colonial Revival details, is a particularly uniform example of the style, and is being nominated as the Kensington Park Historic District.

Twentieth Century Styles (1900-1930)

As suburban growth accelerated in the early 20th century, important new residential construction took place in Arlington. single-family houses, once the town's predominant residential form, competed with multifamily forms, most notably the two-family house. A few apartment blocks were also constructed in the period. Houses retained the conservative detailing of the Colonial Revival style. The influence of the craftsman style can be noted in such features as stucco finishes, deep eaves with exposed rafters, half timbering, and decorative leaded windows. A very few houses display Mission Revival styling.

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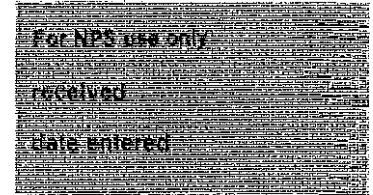
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Multifamily Housing

In the late 19th century, several types of multiple-family housing were built in Arlington. The town's population swelled from about 3,000 to more than 36,000 between 1870 and 1930, and single units were no longer sufficient to meet increasing population demands. Arlington's developers produced both high-style and vernacular versions of multiple-family housing, including two-family dwelling, row houses, and apartment blocks. Better transportation routes to Boston spurred on Arlington's suburbanization, and some builders erected multiple-family dwellings for speculative purposes, others responded to Arlington's flourishing late-19th century market gardening industry and built multiple units for farm workers. Examples of multiple-family dwellings can be found throughout much of Arlington, but tend to be clustered in the eastern and central sections of town, close to major public transportation routes.

Two-Family Dwellings

East Arlington has the town's greatest concentration of two-family dwellings. In the proposed Orvis Road Historic District, a tree-lined street off Massachusetts Avenue with a landscaped central alley, there are a number of fine examples of this genre. Built between 1918 and 1930, many have Craftsman- and Colonial Revival-style detailing: most are intact and maintain their shingle or stucco exteriors. Two-story porches, some with stick-style decoration, front most of the dwellings. Also of note are period landscaping, such as lawns and driveways contained within concrete berms, and garages, which survive on many properties,

The Shingle Style dwelling at 5-7 Winter Street (ca. 1895, #616) is one of the largest and best detailed houses in East Arlington. Predating the large-scale subdivision of that area, **the building is associated with real estate speculation near and along Massachusetts Avenue**, the major route into Boston,

Row Houses

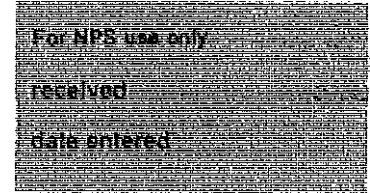
A typically urban form, the row house was rarely found in Massachusetts except in Boston. But a group of Arlington businessmen built a row house at 2-10 Park Terrace (ca. 1900, #572) adjacent to the center of the town's commercial district as a speculative venture. This well-preserved Shingle Style building was designed to attract the middle-class commuter,

Apartment Buildings

The Colonial Revival apartment building at 15A Jason Street (ca. 1900, #290), in the proposed Town center Historic District, blends well with the rather grand early 20th century Colonial Revival single-family homes that surround it on Jason street. The building, essentially two three-family dwellings joined by a mid-portion, is adorned with academically correct classical detailing.

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At 3-11 Lakeview street, the Spanish Oaks Apartment Building (1912, #317) is also part of the proposed Town center Historic District, Instead of merging with its surroundings, however, this apartment building stands in startling contrast to its neighbors. with a stucco exterior and red tile roof, the u-shaped two-story complex is a particular fine example of the Mission Style, rare in Arlington. The entrance of each duplex is framed by a trellis of wooden beams and stucco columns, Like the Jason Street apartments, the spanish oaks is carefully sited close to major transportation routes.

Non-Residential Buildings

In the course of Arlington's metamorphosis from agricultural community to densely populated residential suburb, the town's non-residential building stock evolved as well, Few examples prior to the suburban growth that began in the late 19th century remain. Industrial building in particular declined as the town increasingly became a "bedroom• community fo\ Boston. Instead, the late 19th and early 20th centuries were marked by extended building of municipal and commercial structures.

Commercial

Reflecting the town's development patterns, Arlington's commercial structures are clustered along Massachusetts Avenue at the town center and less extensively to the west, at the Park Avenue/Massachusetts Avenue intersection (part of the Arlington Heights development during the last quarter of the 19th century), and in East Arlington, where Lake Street intersects Massachusetts Avenue, Most were built in the early 20th century and are primarily masonry construction in the Colonial Revival style, with some Classical Revival and Queen Anne examples, The Capitol Theater Building at 202-208 Massachusetts Avenue, (1925, #323) is a well-preserved brick commercial block that r:etains its original usage as a theater with attendant commercial and residential space. Nee-Federal in style, the Capitol Theater Building is symbolic of East Arlington's tra'nstition from a market gardening center to the locus of rapid suburbanization in the 1920s,

At the other end of Massachusetts Avenue in Arlington, a small area of commercial properties, at 1334-1339 Massachusetts Avenue (1901, #554) is comprised of two complementary structures on adjacent corners of the Massachusetts Avenue/Park Avenue intersection. The clapboard structures date from the period when the entire Arlington Heights neighborhood was developing at the turn of the century, They feature fine classicized Colonial Revival detailing.

The commercial section of the Town Center Historic District along Massachusetts Avenue contains numerous structures dating primarily from the turn of the century and later. Particularly notable is the Fowle Block, 444-446 Massachusetts Avenue (1896, #522), a fine example of the Renaissance Revival style, built of brick with colored stone inlay,

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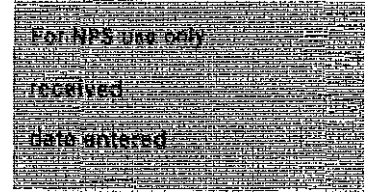
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At 450-456 Massachusetts Avenue, a brick Colonial Revival commercial building (1909, #523) originally housed Arlington's first automobile showroom. Its construction included a turntable and an elevator to move cars between the main floor showroom and the service garage below.

Industrial

As a suburban community, Arlington has few industrial structures surviving from an earlier period. Small mills were a central part of Arlington's early industrial development during the late 18th and early 19th centuries, and wood frame mill buildings were most likely the town's earliest industrial structures. None survive from this period, however. The Old Schwamb Mill (1861; NR 1971), along Mill Brook, is a well-preserved two-and-a-half-story frame structure that continues to operate as a picture- and mirror-frame manufactory. It is one of the few remnants of the Mill Brook valley's once flourishing mill activity.

In Arlington Heights, the Arlington coal and Lumber Building, 41 Park Avenue (ca. 1875, #567) is a fine Gothic Revival structure with Stick style detailing. While the first story has **always commercial space, the building's second story served at various times as a civic center, place of worship, dance hall, and roller skating arena.**

Municipal

New schools, fire stations, and waterworks were all erected in the late 19th and early 20th centuries as part of the suburbanization process in Arlington. The Arlington Reservoir, Park circle (1921-1924; #902), is a massive masonry structure built to resemble a Greco-Roman temple. Its construction coincided with the peak of the Arlington Heights development.

Anchoring the edge of the Town Center Historic District is the Nee-Georgian Central Fire station, 518 Massachusetts Avenue (1926; #518), It and the Highland Hose House, 1007 Massachusetts Avenue (1928, #536), were both the work of architect George Ernest Robinson. The central Fire station is an unusual octagonal structure with multiple exits. The Hose House, however, is a conscious imitation of the Old State House in Boston. Both were part of the major capital improvements in the 1920s.

The Locke School (1899, #569), at 88 Park Avenue, was one of a half-dozen brick schoolhouses built in response to increased population pressures throughout Arlington. This one, an imposing Renaissance Revival structure, was the work of the Boston architectural firm of Gay and Proctor. It replaced a four-room wooden schoolhouse built in 1877 and served the Arlington Heights section of town.

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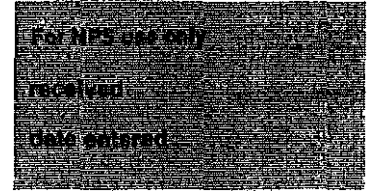
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Religious

Arlington's ecclesiastical structures are spread throughout the town and exemplify a wide variety of periods and styles, The Baptist society Meeting House (1790, #430), 3-S Brattle street, is a double-entry Federal period structure that was built for the first Baptist Congregation in Arlington, St, John's Episcopal Church, 22 Academy Street (now the Friends of the Drama building)(1877, 1196), in the elite residential section of the Town center Historic District, is a fine vernacular expression of stick style architecture,

The Chapel of st. Anne, on Claremont Avenue (1915, 4417), is a Gothic style, rectangular-plan structure, Arlington's only example of the work of noted Boston architect Ralph Adams Cram, The Chapel features a rose window in the northern wall providing most of the light for the deliberately dark interior, Fieldstone for the chapel came from the surrounding grounds. The building is located on the northern slope of Arlington Heights,

Archaeology

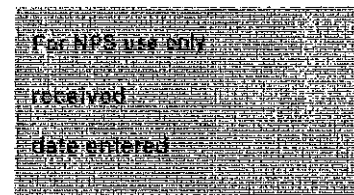
No archaeological sites were surveyed as part of the inventory on which this nomination is based. However, several historic and prehistoric archaeological sites are known in Arlington that have yielded or may be expected to yield information significant to our past, It should be considered that other potentially important sites also exist within the town and that these may yield potentially important information for our understanding. of the past,

Informal archaeological survey and collections analysis have demonstrated the density of sites in Arlington,

The known sites indicate occupation from at least the Middle Archaic stage (ca. 8000 B.P.) through the Late Woodland stage (up to ca. 400 B.P,) (Anthony, Carty, and Towle, 1980), While extensive residential and commercial development has undoubtedly destroyed many sites, the potential for regionally significant survivals remains high,

No historical archaeological sites have been identified to date in Arlington, However, the potential for significant archaeological remains exists around several of the ten individual properties and within the three districts already listed on the State Register (including one National Register District and two Local Historic Districts), In addition, many of Arlington's other industrial, commercial, residential, and agricultural properties should be considered to contain undisturbed archaeological components from the early 18th through the early 20th centuries. Identification, excavation, and analysis of these components may provide an important supplement to the standing building stock and to Arlington's history as known through documentary materials,

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Methodology

The Arlington Multiple Resource Area nomination to the National Register of Historic Places is based on the Historical and Architectural Inventory of Arlington, Massachusetts, submitted to the Massachusetts Historical Commission in three phases between 1971 and 1980.

The Mill Brook Valley Survey (done between 1971 and 1975), the first phase, was conducted by volunteers from the Arlington Historical Society. Marjorie B. Cohn, conservator and lecturer at Harvard University's Fogg Museum of Art, edited the initial survey; Phillip Hagar, history teacher at Arlington High School and Chairman of the Arlington Historical Society, transcribed the survey information.

The second phase encompassed northwestern Arlington and was conducted during 1978-1979 by Landscape Research Inc., a Cambridge-based consulting firm. **Principal researcher/writers** were Carole Zellie and Lance Neckar.

Phase three, carried out by American Landmarks, Inc., a preservation consulting firm based in Belmont, Massachusetts, completed the town's inventory in the fall of 1980. Staff for the survey, which encompassed east and south Arlington, included Edward W. Gordon, project manager and architectural historian, Nancy L. Doonan, survey assistant, Michael Glynn, architectural historian, and Frederick W. Lyman, president of the firm and land use planner.

The survey teams inventoried 625 properties. Criteria for eligibility to the National Register included outstanding architectural merit and historical significance, comprehensive in nature, the Arlington inventory includes residential, religious, governmental, and educational buildings as well as monuments and sites representing virtually every period of the town's history. In all periods, local vernacular as well as high-style buildings were selected.

Historical research relied on local maps and atlases of 1856, 1975, 1884, 1898, 1923, and Arlington business directories published periodically between 1869 and 1940. In addition, local and statewide histories and early photographs were used.

The multiple resource nomination was drafted by American Landmarks, Inc., in February 1981. A total of 45 individual structures and four cohesive historic districts are included in the nomination—a total of 363 properties. **Criteria for inclusion on the multiple resource nomination are consistent with National Register guidelines. Significant local historical associations as well as architectural merit were given consideration in the selection process.**

Arlington's four nominated National Register districts are based upon historic patterns of use, visual cohesiveness, architectural quality, and degree of representation of local history. Largest is the Town Center Historic District, comprising 216 structures and

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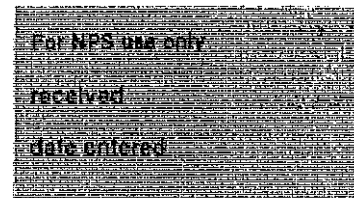
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covering 57 acres. Boundary-line determinations were keyed to consideration of topography, historic land use patterns, architectural quality, and the existence of noncontributing infill and undeveloped parcels. The nucleus of this area is the small, similarly named National Register Historic District established in 1977. Expansions of the district will include the elite Victorian neighborhood of Pleasant Street, along the western boundary of Spy Pond, and Jason street, south of Massachusetts Avenue. Also included are a number of early 20th-century commercial properties along Massachusetts Avenue.

The Kensington Park District, a fine example of a planned turn-of-the-century residential neighborhood, includes 45 residences and covers a relatively small but cohesive area south of the Town center.

The Orvis Road District contains 25 properties, a mixture of single-family bungalows and two-family houses. All were built ca. 1920-1930 as part of a unified development plan. Running through the center of the district's single street is a grassy median planted with maple and oak trees.

The fourth nominated district, the Peirce Farm Historic District, at the intersection of Oakland and Claremont Avenues, consists of three mid-19th century houses that originally marked the Peirce family farm. The farmhouses' orientation away from the axis of the present-day street plane reveals an early period of development.

8. Significance.-

Arlington Multiple Resource Area. Arlington MA

Period	Areas of Significance-Check and justify below		
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input checked="" type="checkbox"/> landscape architecture
<input type="checkbox"/> 140()-..1499	<input checked="" type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> science
<input type="checkbox"/> 150()-..1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature
<input checked="" type="checkbox"/> 160()-..1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military
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		<input type="checkbox"/> invention	<input type="checkbox"/> sculpture
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Specific dates 1635-1940 . !! r/Archite t !ee ITI.div:LduaLfou.rllmc;s ----

Statement of Significance (in one paragraph)

The Arlington Multiple Resource Area represents a small suburban community's historical development over the course of three centuries. Arlington's development characteristics and the historical themes associated with the town are contained in numerous historic resources. Representing the early 18th through the mid 20th centuries, the town's resources range from modest vernacular farmhouses to high-style mansions, from working-class cottages to multiunit apartment buildings, from frame mill buildings to masonry commercial blocks. The major themes and periods of significance identified for Arlington trace its evolution from rural, sparsely populated farming community in the 18th and 19th centuries to the beginnings and subsequent acceleration of suburbanization that commenced in the mid 19th century. The physical record of this development remains embodied in the 45 individual structures and four districts accompanying this nomination--a total of 363 properties. As a whole, the Arlington Multiple Resource Area retains integrity of location, design, setting, materials, workmanship, and feeling, and meets Criteria A, B, C, and D of the National Register of Historic Places.

Menotomy: 1635-1807

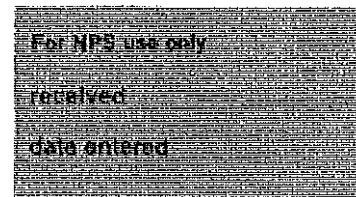
Menotomy was the Indian name for present-day Arlington, originally owned by the town of Cambridge. Menotomy's house lots were granted to settlers as early as 1635. In that year, a road was cut through the wooded Menotomy Plains linking Newtown (Cambridge) with a little settlement at Concord. This is today's Massachusetts Avenue, until recently the chief thoroughfare from the west into Boston and still a major roadway. Menotomy's chief attraction to European settlers lay in its excellent brook (Mill Brook) and the gristmill established on it in 1637 by Captain George Cooke. His estate consisted of "dwelling house, barns and suitable outbuildings on twenty acres on a part of which stood the mill." In 1638, a road was cut through from Watertown, to the south, to enable settlers to make use of the mill. Present-day Pleasant Street follows this early route.

Beginning in the 1650s, houses were built around the mill and its brook by John Adams, John Rolfe, the cutters, Browns, and others. It was not until Menotomy was established as the Northwest Precinct in 1732, however, that the village took on its own identity. Cambridge granted settlers permission to establish a burial ground in 1724 and their own church in 1733, giving the Menotomy settlers partial control over their religious and political affairs. The first meetinghouse, no longer standing, was built in 1734 and further demarcated the village's center.

By 1750, the town center, located in the vicinity of the present Massachusetts Avenue/Pleasant Street intersection, was composed of the burying ground, meetinghouse, school, general store, and several dwellings. Today, the only remnants of the pre-Revolutionary town center are the Old Burying Ground, Jason Russell House (ca. 1740, NR 1974; Town Center HD), and further to the east, the wayside Inn (1750, i516). They form the

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core of the proposed Town Center Historic District, portions of which are already part of the National Register Arlington Town Center District (NR 1974), Early in its history, the town became a stopping place for farmers from the west and northwest on their way to Cambridge, Boston, and Charlestown with produce. A ca. 1790 milestone on Appleton Street in the foothills of Arlington Heights marks the route from the west into Boston, eight miles away (J903).

In closing his essay on pre-1775 Arlington ("History of Arlington and Biographical sketches, 1890), Judge James P. Parmenter noted, "For the most part, the years seem to have gone monotonously enough until at last the day came when History passed through our streets and the quiet country peoples took their place among those who were first to face death in the defense of liberties of nations."

The historic day referred to by Judge Parmenter was April 19, 1775, when present-day Massachusetts Avenue provided the main route for British troops making their way from Boston to Lexington, and later, retreating to Charlestown. In the early morning hours, a band of aged veterans of the French and Indian wars, considered too old to be Minutemen, surprised British regulars guarding a Lexington-bound supply train, Two British grenadiers were killed and the rest fled on foot along Spy Pond,

Later that same day, the main British units retreating through Menotomy toward Charlestown were fired upon repeatedly by Menotomy Minutemen. At the center of town, however, the Minutemen found themselves caught between the main unit and a secondary flank, Fleeing to the nearest house, the Minutemen were trapped and attacked by the British. Twelve men were killed at the house, including its owner, Jason Russell, After the British resumed their march, the dead were hastily interred in a common grave in the adjoining town burying ground (now known as the Old Burying Ground, Town Center HD), Menotomy's casualties that day exceeded those at both Concord and Lexington,

The general poverty following the close of the war was shared by the town of Menotomy, It was during these times of hardship that a society of Baptists, founded in 1780, challenged the religious and political authority of the Congregational second Parish of Menotomy, The Baptists held meetings in the Benjamin Locke House (ca. 1720, 1780, 1790; NR 1978) on Appleton street until their own meetinghouse was completed in 1790,

Prosperity made a fleeting return to the town at the turn of the century, The Whittemore carding Mill, established in 1799 by inventor Amos Whittemore, flourished briefly and brought with it employment and wealth, But by the time of the war of 1812, the mill had been relocated in New York, and townspeople had fallen back on a subsistence existence, marketing their scant surplus in Boston and Cambridge. (It would not be until the early 1830s that the town would develop industrially and thrive once more,) several residents built homes during the first years of the 19th century that reflect this brief period of affluence. These

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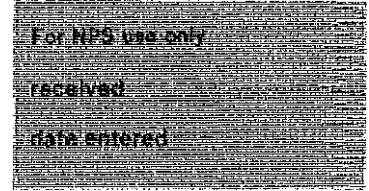
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properties include the Whittemore-Robbins House (ca. 1795, #526; Town center HD), the Ephraim cutter House (ca. 1804, #601A), and the Dr. Timothy Wellington House (ca. 1811, #362). All are substantial Federal-period residences, located in the town center at or near the intersection of Massachusetts Avenue and Pleasant Street.

West Cambridge: 1807-1867

The townspeople of Menotomy, desiring full township rights, petitioned the General court in 1807 for independence from Cambridge. On February 27, 1807, the General court passed an act creating West Cambridge as a separate township, effective June 1 of that year. In 1810, West Cambridge had a population of 900; by 1850, it had increased to nearly 2,500. During the first half of the 19th century, the town's source of income became more diversified. By the 1830s, the water mills of the Mill Brook were no longer restricted to the traditional wood and grain processing--the mills' new products included fabric, saws, tools, and, by mid century, pianofortes and picture frames. Several of these mills continued to operate into the 1930s; one, the Schwamb Mill (1861; NR 1971), survives as a production facility to this day. Though these mills, dams, and factories are for the most part gone, the mill owners' houses have more often survived. Among them is the Jefferson Cutter House (lg17, #545A), a fine example of a simple Federal-period residence. It is located on Massachusetts Avenue near Lowell street, close to Mill Brook. One small neighborhood of workers' housing associated with mill activity remains, an enclave of densely set buildings extending north of Massachusetts Avenue to Mill Brook. The neighborhood is a concentration of small (1 1/2-2 1/2 story) frame buildings, all vernacular expressions of Federal, Greek Revival, and Italianate styles. Although many of the buildings are sided, the neighborhood retains its mid-19th century scale and setting and is part of the Town Center Historic District.

The residences associated with a farming enclave dating from the first half of the 19th century have survived in the hills of western Arlington. Together, these three buildings, all built by the Peirce family, are being nominated as the Peirce Farm District. The homes of J. Peirce, ca. 1830 (#123), Thomas Peirce, ca. 1830 (U78), and John A. P. Peirce, ca. 1835 (#122), all relatively sophisticated in their Federal and Greek Revival detailing, stand at the intersection of Claremont and Oakland Avenues. The three are at an angle to the present axes of the roadways, reflecting the earlier transport routes of the area.

By the 1850s, an important new local industry was flourishing in the southern part of town, the Spy Pond ice trade. Long a fertile fishing ground, Spy Pond emerged as an industrial focus in the wake of similar development on Cambridge's Fresh Pond. Storage and shipping facilities near the pond made the industry possible. Icehouses could store as much as 5,000 tons of ice at a time. Several hundred workmen, drawn from nearby farms, were employed in the seasonal enterprise. But by the 1890s, ice cutting and related toolmaking in Arlington began to decline. Increased mechanization and better refrigeration techniques in the southern United States, as well as spectacular fires in the Spy Pond icehouses, caused the demise of the town's ice industry. Little physical evidence remains of this important

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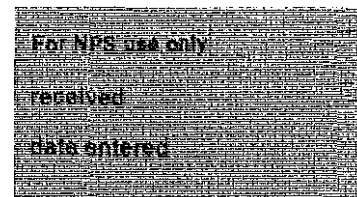
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business, although archaeological work along the shores of Spy Pond might yield significant subsurface remains, (William s. wood, owner of the Griffith-Wood Ice Tool Manufacturing Company, would later reside in one of the town's finest Colonial Revival-style homes, located at 27 Jason Street (1903, #293; Town Center HD),

A cluster of Greek Revival and Italianate houses on Broadway, near the town center, provide a glimpse of the prosperous and still predominantly rural west Cambridge of the period between 1840 and 1850, The owners of 267, 275, and 274-276 Broadway (ca. 1845, #438; 1850, #442; and ca. 1865, #441) included J, T, Whittemore, a farmer, and Ralph w, shattuck, a hardware merchant.

The origins of the town's transformation from rural community to Boston "bedroom• suburb can be traced to 1846, In that year, the West cambridge and Lexington Railroad made its maiden trip to Boston. Thereafter, local products reached Boston markets more quickly and commuter travel became feasible, In 1846, the town also began renaming many of its byways, in keeping with the popular picturesque movement of the day, Reflecting this romantic mPOd, the road to Watertown, for example, was renamed Pleasant Street, while the road to Woburn became Mystic street.

Arlington: Early Boston Suburb, 1867-1900

After the civil war, West cambridge's commuter "newcomers" led a petition movement to change the town's name. No longer wishing to be mistaken for a village outpost of cambridge, the citizens chose a new name--Arlington. With memories of the civil war fresh in many veterans' minds, the town was named after Virginia's Arlington National Cemetery, the last resting place of many who fought for the Union'cause.

A popular neighborhood for Arlington's wealthier commuters was centered around Pleasant street, just south of the town cent r. Farms owned since the Colonial period by Russells, Cookes, and Fiskes became the sites,of comfortable, commodious homes for the town's new mercantile elite, Many of these estates possessed a picturesque beauty that represented the successful marriage of natural features and the built environment. Among the area's attractions were strawberry beds, peach orchards, •rocky rough huckleberry pastures, •ravines, and woodlands, Pleasant street residents improved upon the work of nature by laying out winding driveways lined with maple trees and by cultivating broad, sloping lawns and heavily planted flowerbeds.

The Pleasant street neighborhood evidences a wide range of Victorian styles, constructed primarily of wood, these buildings reflect the talents of both local carpenter-builders and fashionable Boston architectural firms. No matter what style was chosen, sufficient room had to be provided to accommodate large families and social functions, Prominent residents included poet and Civil war correspondent John Townsend Trowbridge and financier Edward T, Hornblower, founder of the Boston brokerage firm of Hornblower and weeks, Trowbridge's large

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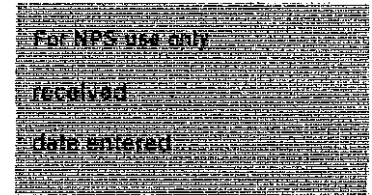
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home at 152 Pleasant street (#370, Town Center HD) was built in the Greek Revival style in 1846 and was extensively altered ca. 1880 to meet the new taste for the suburban picturesque. The large addition incorporated Shingle style and Colonial Revival features, Likewise, at 200 Pleasant Street, Edward Hornblower added Renaissance Revival elements to a Greek Revival structure (ca.1830, 1850, 1870; #374), Later in the century, Hornblower would move to 20 Pelham Terrace, around the corner, a grand Shingle style house built ca. 1875 (#357, Town Center HD),

Among the areas that developed most rapidly as a suburb was Arlington Heights, in the western part of Arlington, In the 18th and early 19th centuries, only a few farm families had eked out a livelihood from its rocky soil and enjoyed the Heights' natural beauty and panoramic views. The Reverend Nathan Appleton, a Boston prelate who was a member of one of the farming families, is said to have spent his summers in a 'mansion house' near the Heights' highest point, 377 feet above sea level. Here he planted a circle of Lombardy trees and erected a flagpole, By 1872, the name Arlington Heights had become synonymous with the suburban residential enclave then taking shape on its slopes and had begun to grow into a rustic **sanctuary for businessmen, artists, vacationers, orphans, and invalids, complete with spas, hotels, and rest homes.**

The turning point for Arlington's development came in 1872. In that year, the Peirce family sold its extensive landholdings to the Arlington Land Company, perhaps because of the farm's inability to compete effectively with the highly profitable market garden operations sprouting on the lowlands to the east. The Arlington Land Company and Crescent Hill Associates, two syndicates composed of 'gentlemen doing business in Boston,' developed rural villages in Arlington Heights in the 1870s. These men believed their rural villages would **"attract neither rich men with private carriages, nor poor men who walked to work--but a new breed:** the suburbanite who relies upon public transportation. Indeed, a promotional brochure promised that 'with every house built during the present year (1874), will be offered a free season ticket over the Boston and Lowell Railroad,' Most of the syndicate, which included among its members Oliver Warren, Secretary of the Commonwealth, eventually resided in the Heights, a testament to the area's true allure.

Two late-Victorian houses at 45 Claremont Avenue (ca.1885-1890, #247) and 160 Westminster Road (ca. 1882, #136) are representative of the homes that the Arlington developers built "for no less than \$3,000,' The former is predominately Italianate in style, while the latter displays Eastlake features. Present-day Arlington Heights retains the curving roadways of its original street plan (see 1872 map, appended).

The 'pure air and the wild natural beauty,' of the Circle Hill section of Arlington Heights, as well as spectacular views of Boston; drew well-to-do Victorians seeking both vacation spots and health cures, several hotels and sanitoriums were constructed close to the summit in the late 19th century, near the Reverend Appleton's circle of Lombardy trees. The area

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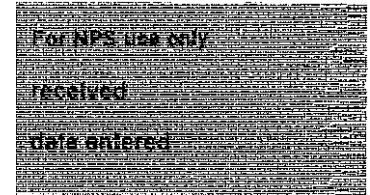
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became a favorite promenade spot for vacationers and invalids, The circle remains; although still planted with a ring of trees and used as a park, it is now the site of the Arlington Reservoir standpipe, an 80-foot-tall masonry structure modeled after a Greco-Roman temple (#902), The standpipe was erected in 1921.

Artists, poets, and intellectuals were attracted to this somewhat remote section of Arlington Heights. Among them was Cyrus Dallin, the internationally known sculptor, who lived at 69 Oakland Avenue (ca. 1898, #337) and used as his studio a small adjacent building (no longer extant). Examples of Dallin's work may be found in Arlington, Boston, and Washington, D.C. In Arlington, they include "The Indian Hunter," in the Winfield Robbins Memorial Garden and a four-figure group at the base of the flagpole (a Minuteman, a scholar, a Puritan mother and child, and Squaw sachem, the Indian Queen, and her child) beside Town Hall.

While the western part of town grew increasingly suburban, East Arlington thrived as a successful market gardening center. From the 1840s to the early decades of the 20th century, a number of Arlington families grew vegetables for sale both locally and throughout New England, "Scientific farming methods, including hothouses and irrigation, let farms produce new, regionally acclaimed varieties of celery, lettuce, and beets. The farms employed large numbers of workers who were housed in dormitory-style multiple dwellings. While the rows of glass greenhouses have disappeared, several survivors of the market gardening era remain, including the Warren Rawson House, 37-49 Park Street (ca. 1885-1890, #352) and the Warren Rawson Building, 68-74 Franklin Street (ca. 1895, #152), Both are plain frame vernacular structures,

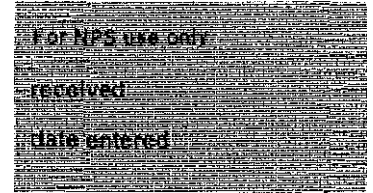
By the late 19th century, a small commercial area--Arlington Heights Center-- was developing around the Massachusetts Avenue/Park Avenue intersection in the western part of town. Although the Arlington Heights depot has disappeared, much of this area's original century-old character is still in evidence, giving witness to Arlington's growing need for a second civic and commercial node away from the town center. Two 1901 Colonial Revival commercial blocks (#554) anchor prominent corner lots in Arlington Heights Center and display rich classicized surface decoration.

The Arlington Coal and Lumber Building, ca. 1875, at 41 Park Avenue (#567) is a Gothic Revival-style structure whose second floor has served a number of civic functions, including a union hall, and was the site of the first Protestant Church services in Arlington Heights, The Renaissance Revival Locke School (#569), built in 1899 by the distinguished architectural firm of Gay and Proctor, was among the brick buildings erected to accommodate the educational needs of the rapidly growing town. It is situated on a rise overlooking the Massachusetts Avenue/Park Avenue intersection.

By the 1880s, the farms and estates south of the town center were being subdivided into house lots for the well-to-do. Both existing streets (Pleasant and Academy) and new ones (Jason,

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Irving, Ravine, and others) became lined with architecturally sophisticated residences. Many of these homes have significant historical associations with prominent New England literary figures and businessmen, in addition to John Townsend Trowbridge and Edward Hornblower, already mentioned, other residents included Arlington Advocate editor and local historian Charles Symmes Parker, who owned the house at 105 Pleasant Street, an imposing Queen Anne style building (ca.1884, #364; Town Center HD),

Of all Arlington's late 19th century residential enclaves, Kensington Park--a picturesque neighborhood of large homes designed for upper middle class inhabitants--has retained the strongest visual identity. (It is being proposed as a separate district, Kensington Park Historic District, in the Multiple Resource nomination,) Kensington Park was developed between 1894 and 1896 by an investment syndicate of Cambridge and Boston businessmen, Attracted to the area's rugged, heavily wooded terrain and its natural beauty, they recognized its potential as a suburban refuge for upper middle class families who had begun to stream out of the more established enclaves of Boston and Cambridge in the 1890s. These professionals were lured as much by the rusticity of the new home sites as by the availability of reliable, scheduled trolley and train service into Boston.

The businessmen attracted potential residents with advertisements extolling the area's natural beauty, spectacular views of Boston, macadamized roadways, and "electrified houses. The advent of the automobile insured the success of this neighborhood. Among its first residents was C. Herbert McClare, Cambridge architect and one of the developers of Kensington Park, who lived at 9 Brantwood Road (ca, 1898, i227; Kensington Park HD),

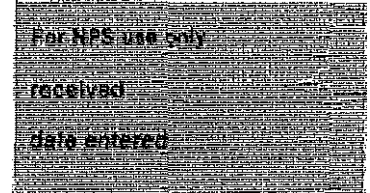
Kensington Park's streets wind through the rocky highlands overlooking Pleasant street and Spy Pond. Aided by technological improvements in site preparation and road construction, the development's system of irregular roads follows the topography of the area. Kensington Park's architecture and layout are rooted in the popular mid-19th century ideals of Andrew Jackson Downing, visible evidence of a romantic vision of suburban life, Its housing stock is a melange of Queen Anne, shingle style, colonial Revival, and Bungalow residences,

The development of Kensington Park was part of an accelerated trend toward suburbanization townwide, already well under way by the 1890s, Old farms and estates were being plowed up for house lots by companies of young businessmen like the 'Finance Club,' organized in 1893, who erected the Finance Block and 2-10 Park Terrace (ca, 1898, i572) on the Old Squire Russell estate in the center (Town center HD). Statistics bear out Arlington's rapid residential growth in the late 19th century, In 1875, there were 618 dwellings in Arlington; by 1895, there were 1,127--an increase of 82 percent over a twenty-year period,

The town's population in 1875 was 3,906; it had reached 6,515 by 1895, To meet the needs of a growing population, new institutional buildings were erected in both the town center and outlying neighborhoods. Imposing and architecturally sophisticated structures built in the

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town center at this time include the Renaissance Revival-style Robbins Library, 1892, and the Associates Block, 1901, an office block also built in Renaissance Revival style and the project of a group of Arlington businessmen.

The first apartment houses built between 1895 and 1915 were another sign of Arlington's accelerated population growth and increasingly urbanized character. The apartment block at 1-10 Park Terrace, one of the Finance Club-sponsored projects, is an important early complex and one of the town's finest Shingle style structures. It was designed specifically for middle-class commuters, and was located conveniently near public transportation lines. The Spanish Oaks (#317, Town center HD) is a stucco-walled apartment complex with red-tile hipped roofs. Built in 1912 in the Mission style, an unusual choice for Arlington builders, the complex sits on the western shores of spy Pond close to the center of town.

Arlington: Accelerated Suburbanization, 1900-1940

The suburbanization of Arlington was a west-to-east process, shaped in large measure by the realities of topography. Prior to 1900, suburban development was confined almost exclusively to the hilly western sections, where land was less expensive than in the flat, fertile areas east of spy Pond that could be utilized for commercial farming. With the advent of commuter rail, streetcar, and then the automobile, the higher elevations with their varied topography, spectacular views, and clean air became the choicest residential building locations. Improved transportation also meant that by the early years of the twentieth century, and especially following the First World war, a growing working-class population moved from the city into Arlington. This added influx of residents resulted in the eventual development of East Arlington's market garden farms for multiple-family housing. Arlington's housing stock grew from 2,470 dwellings in 1915 to 6,893 in 1935.

East Arlington's development from market garden to suburb was primarily through planned subdivisions. Most were comprised of closely set single- and two-family Colonial Revival-style dwellings laid out on grid street patterns. Along Lake Street, south of Massachusetts Avenue, Whittemore Park was built between 1915 and 1925 on the former Butterfield and Whittemore farms. Its promoters advertised it as the "first electric car stop in Arlington, and indeed it was convenient to both trolley and train lines into Boston. A tight grid of ten narrow streets ensured a maximum number of duplex house lots but **included few green spaces.**

In contrast, a particularly noteworthy development along the irregular path of Orvis Road incorporated a grassy median strip as a central part of its design. Trees and shrubs line the middle of the road, the only such strip in Arlington. Built in the 1920s, the development featured single- and two-family homes with Colonial Revival- and Craftsman-style detailing, stained glass, and porches. Many of these dwellings today retain original garages, a sign both of the increasing importance of the automobile in the 1920s and the higher income level of the area's intended inhabitants. The Orvis Road area is proposed as a

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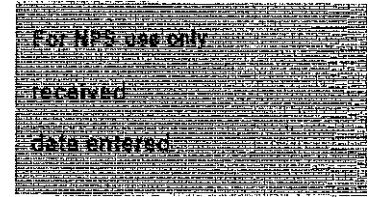
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separate contributing and cohesive district in this nomination.

As East Arlington developed as a residential community, several architecturally significant, nonresidential structures were constructed in this area, The Capitol Theater Building (323), built on Massachusetts Avenue in 1925, featured a baroque auditorium for vaudeville acts and movies. The building also housed shops, offices, and apartments. The cupola of the Colonial Revival calvary Methodist Church (1921; NR 1983), nearby, once crowned an early 19th century Bulfinch market building in Boston, the Boylston Market. At the intersection of Massachusetts Avenue and Broadway, the streamlined Central Fire Station (1926; Town Center HD) is a prominent landmark as well as the first octagonal fire house built in the united states.

The last and largest commercial farming concern to be developed was the Wyman Farm. In 1938, a 50-acre tract on the eastern shore of Spy Pond, formerly Wyman's orchards, became the site of 194 house lots laid out on winding lanes. The design, rooted in mid-19th century landscape theories, was widely acclaimed as Arlington's most advanced use of community development principles, While not yet of sufficient age to qualify for National Register designation, the Kelwyn Manor development, with its self-contained community facilities and well-preserved domestic architecture of the late 1930s, will merit consideration as an amendment to the present nomination when it reaches the necessary maturity.

Today, Arlington, with a population of more than 50,000, is considered a typical "bedroom suburb" in the Boston area, with little or no industry, It is an older, settled community with a large number of single-family homes and many parks and recreational areas. Its proximity to Route 128 and Route 495 and the numerous companies there make it a popular residential area,

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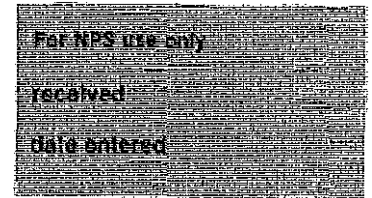
National Register of Historic Places Inventory-Nomination Form

ARLINGTON: Arlington

Continuation sheet Multiple Resource Area

Item number

Page



Arlington Preservation and Restoration Activities

Arlington's interest in historic preservation, in the broadest sense of the term, dates to the 1880s and 1890s. The town's early preservationists were drawn primarily from the descendants of Menotomy's settlers--Peirces, Lockes, Cutters, etc. These families were alarmed by the town's rapid transition from a thinly settled farming community to a densely populated Boston 'bedroom suburb.' Although many of these early families profited from the subdivision of farms and estates, they recognized the need to locate and describe old houses and scenic vistas before they were sacrificed to residential and commercial development.

Between 1880 and 1907, local histories were written, authored by Benjamin and William cutter, Judge Parmenter, Reverend samuel smith, and Charles Symmes Parker. Portions of these works are inventorylike in format, listing mills, market gardens, and historic structures located along major thoroughfares.

In 1897, George Y. Wellington founded the Arlington Historical Society. Its members collected historical materials and presented papers on a wide range of town-related topics (including Horace Homer's invaluable "Pleasant street Up Until 1912'). By the early 1920s, its members began to play an aggressive role in saving the town's historic properties from demolition and disfiguration. In 1923, the Arlington Historical society purchased the Jason Russell House (built ca. 1740) for its headquarters. In that same year, sumner Appleton, of the society for the Preservation of New England Antiquities, conducted a study of this important survivor from 18th-century Menotomy.

Between the 1920s and the 1960s, the preservation activities of the Arlington Historical Society were largely confined to the installation of historical markers and the publication of pamphlets.

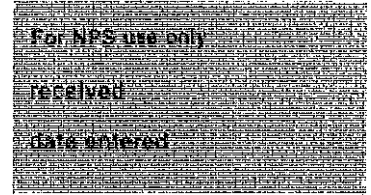
In recent years, participation in preservation/restoration activities in Arlington has become a more broad-based effort. In addition to the Arlington Historical Society, the Arlington Planning Department, Arlington Historical Commission, Arlington Advocate, and numerous individuals have played significant roles in the preservation of the town's historical **resources.**

The Arlington Planning Department, under the leadership of Allan McClennen Jr., has been highly successful in securing 701 funding for townwide surveys. These grants were received in 1974, 1979, and 1980.

The Mill Brook survey, conducted by Marjorie cohn, John Herzan, and Marianne Balazas, was the catalyst for wideranging changes in Arlington's zoning bylaw (effected October 1975), which did much to protect historically significant properties throughout the town and especially along the Massachusetts Avenue/Mill Brook Valley corridor.

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Continuation sheet ARLINGTON: Arlington Multiple Resource Area Item number 8 Page 10

The successful Mill Brook valley survey was followed in 1979 by a survey of northeast Arlington, begun by the Arlington Historical Commission and completed, with a final report, by Landscape Research Inc. under the direction of Carole Zellie. In 1980, through a grant obtained by the town, the Historical Commission contracted with American Landmarks Inc. to complete the townwide survey and produce a Preservation Plan for the town.

The Arlington Historical Commission, in addition to its survey work, has been involved in a number of preservation and restoration projects. These are discussed in detail in The Town of Arlington Annual Reports (1970-1979). Highlights of the Commission's activities include:

1. saving the Jarvis House (50 Pleasant Street, built in 1831), now the offices of the Town Council on Aging.
2. Pre-1980 preparation of several National Register nominations.
3. Earmarking funds for a Revolving Preservation Fund, which will provide assistance in the protection of threatened historic properties.
4. Initiation of preliminary restorative work on the Whittemore-Robbins House with **assistance from a Boston-based architectural firm.**
- s. Publication of historical pamphlets, maps, and brochures.

For many years, the Arlington Advocate has featured articles pertaining to Arlington's history. A special Bicentennial edition of this newspaper provided information on historic structures located within the area covered by this Multiple Resource Nomination. In 1976, the Ephraim cutter House (4 Water Street) was purchased and restored by the Arlington Advocate. At present, it houses the newspaper's main office.

Finally, individuals too numerous to cite have made significant contributions to the preservation and restoration of Arlington's historical resources. In virtually every section of the town are buildings that have been treated in a manner that respects their architectural integrity.

Arlington is a town with a demonstrated respect for its historic resources and a commitment to preserving what remains for the future.

9. Major Bibliographical References

See Continuation Sheets

10. Geographical Data

Acres of nominated property See individual forms

Quadrangle name lexington

Quadrangle scale 1:25000

UIM References

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Verbal boundary description and justification

The Multiple Resource Area boundary is defined as the political/geographical bounds of the Town of Arlington; which reflect its historical development. Unless otherwise indicated, boundaries for individual properties conform to current lot lines.

List all states and counties for properties overlapping state or county boundaries

state	N/A	code	county	code
state		code	county	code

11. Form Prepared By

name/title Valerie A. Talmage, Preservation Planner, Massachusetts Historical Commission, with Arlington Historical Commission

organization Massachusetts Historical Commission date January 1985

address 80 Boylston Street telephone (617) 727-7100

city or town Boston state Massachusetts

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Valerie A. Talmage

title State Historic Preservation Officer Massachusetts Historical Commission date February 19, 1985

For NPS use only

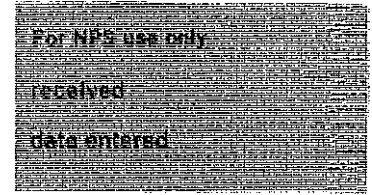
I hereby certify that this property is included in the National Register

See Continuation Sheet for text
Keeper of the National Register

Attest _____ date _____
Chief of Registration

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory-Nomination Form



Continuation sheet ARLINGTON: Arlington Item number 9 Page 1

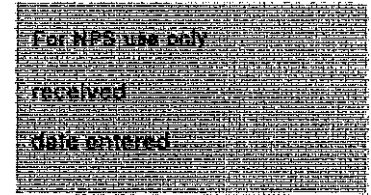
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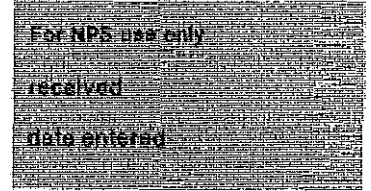
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Continuation of NPS Form 100-100, Multiple Property Submission, Item number 9, Page 3

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DISTRICT DATA SHEET

1.

Arlington MPA/Individual Properties: Commercial, Industrial, Public, and Religious

MHC#	HISTORIC NMIE	STREET ADDRESS	DATE OF CONSTRUCTION	STYLE	CRITERIA
430	Baptist Society Meeting House	3-5 Brattle Street	1790	Federal	A,C
903	Milestone	Appleton Street and Paul Revere Road	ca. 1790		A,C
567	Arlington Coal and Lumber Building	41 Park Avenue	ca. 1875	Gothic Revival	A,C
569	Locke School	88 Park 1\Venue	ca. 1899	Renaissance Revival	A,C
554		1331-1339 Massachusetts Avenue and 1332-1334 Massachusetts Avenue	1901	Colonial Revival	A,C
1001	Arlington Pumping Station	Brattle Court	1907	Renaissance Revival	1\C
309	Grove Street Town Yard	Grove Street	1913	Romanesque Revival	1\C
417	Chapel of St. 1\me	Claremont Avenue	1915	Norman Revival	C
323	Capitol Theater Building	202-218 Massachusetts 1\venue	1925	Classical Revival	1\C
902	Arlington Reservoir	Park Circle	1921-1924	Neoclassical	C
36	Highland Hose House	1007 Massachusetts Avenue	1928	Georgian Revival	C

DISTRICT DATA SHEET

2.

Arlington MRA/Individual Properties; Residences

MBC #	<u>HISTORIC NAME</u>	STREET ADDRESS	<u>DATE OF CONSTRUCTION</u>		CRITERIA
516	-rayside Inn	393 Massachusetts Avenue	ca. 1750	Georgian	A,C
494	Lt. Benjamin Locke Store	11-13 Lowell Street	1816	Federal	A,B,C
446A	Jefferson Cutter House	1148 Massachusetts Avenue	1817	Federal	A,C
112	Winn Farm	57 Summer Street	ca. 1820	Federal	C
549	Kimball Farmer House	1173 Massachusetts Avenue	ca. 1828	Federal	C
374	Edward Hornblower House	200 Pleasant Street	ca. 1830	Greek Revival	A,C
21	Stephen Symmes, Jr., House	215 Crosby Street	ca. 1830	Greek Revival	B,C
421	Addison Hill HouSe	83 Appleton Street	ca. 1845	Greek Revival	C
617	W. Vi. Kimball House	13 Winter Street	ca. 1845	Greek Revival	C
618	Robinson House	19 Winter Street	ca. 1845	Greek Revival	C
438	Whittemore House	267 Broadway	ca. 1845	Greek Revival	C
114	E.M.S. Sterling House	93 Summer Street	ca. 1840-1865	Greek Revival	C
442	Pev. David Damon House	275 Broadway	ca. 1850	Italianate	C
126	Robinson-Lewis-Fessenden House	40 Westminster Street	ca. 1850	Italianate	C
376	Call-Bartlett House	216 Pleasant Street	ca. 1855	Greek Revival	A,B,C

DISTRICT DATA SHEET

3.

Arlington MRA/Individual Properties: Residences Continued

MHCi	HISTORIC NAME	<u>STREET ADDRESS</u>	<u>DATE OF CONSTRUCTION</u>	STYLE	CRITERIA
274	William Prentiss House	252 Gray Street	ca. 1850-1860	Greek Revival	C
328	First Parish Church .. Parsonage	232-234 Pleasant Street	ca. 1855	Italianate	A,C
11	Maria Bassett House	8 college Avenue	ca. 1850-1870	Italianate	A,C
113	Second A. P. Cutte'f House	89 Summer Street	ca. 1855	Italianate	C
377	Prentiss-Payson House	224-226 Pleasant Street	ca. 1855	Italianate	A,C
441	Ralph W. Shattuck House	274-276 Broadway	ca. 1865	Italianate	B,C
324	William Proctor House	390 Massachusetts Avenue	ca. 1870	second Empire	C
613		5 Willow Court	ca. 1874	Second Empire	C
519	He ry Swan House	418 Massachusetts Avenue	ca. 1884	Queen Anne/Shingle Style	A,C
136	Thomas Swadkins House	160 westminster Avenue	ca. 1885	Victorian Gothic/ Italianate	C
247		45 Claremont Avenue	ca. 1885-1908	Italianate/Vic. Gothic	B,C
225	cushman House	104 Bartlett Avenue	ca. 1890-1895	Queen Anne	C
373	Edward Hall 'House	187 Pleasant Street	ca. 1890	Queen Anne	C
352	Warren Rawson House	37-49 Park street	ca. 1885-1890	Frame Workers Housing	C
fil6		5-7 Winter street	ca. 1895	Shingle Style	A,C

DISTRICT DATA SHEET

4.

Arlington MRA/Individual Properties: Residences Continued

MHC#	HISTORIC NAME	STREET ADDRESS	DATE OF CONSTRUCTION	STYLE	CRITERIA
152	warren Rawson Building	68-74 Franklin street	ca. 1895	Frame Workers Housing	A,C
337	'Taylor-Dallin House	69 Oakland Avenue	ca. 1898	Colonial Revival	B
572	Russell Common	2-10 Park Terrace	ca. 1898	Shingle Style	A,C
339	Frederick Allyn House	94 Oakland Avenue	ca. 1898	Mission Style	C
307	Alfred E. Robindreau House	28 Lafayette street	ca. 1920	Bungalow	C

DISTRICT DATA SHEET

5.

Town Center Historic District
 Area. A
 Criteria A,B,C

n/a=not applicable

NC=noncontributing

MHC#	HISTORIC NAME	<u>STREET ADDRESS</u>	<u>DATE OF CONSTRUCTION</u>	STYLE
n/a	,winn's Express Barn	5, 7 Academy Street	ca.1850 (altered extensively ca. 1975)	NC
n/a		9, 9A Academy Street	ca.1920	Colonial Revival
195		11,11A Academy Street	ca.1920	Colonial Revival
n/a		13 Academy Street	ca.1850	Italianate (with 20th century porch)
194	Masonic Temple	19 Academy Street	1923	Neoclassical
195	Central School	20 Academy Street	1894	Richardsonian Romanesque
196	St. John's Episcopal Church (now Friends of the Drama)	22 Academy Street	1877	Stick Style
197	The Rev. Lord House	23 Academy Street	ca.1860	Second Empire
198	Warren A. Pierce House	24 Academy Street	ca.1870	Second Empire
199	The Rev. Francis Horton House	26 Academy Street	1843	Greek Revival
n/a		26A Academy Street	ca.1920	Georgian Revival
200	Edward T. HornbJower House	28 Academy Street	ca.1885	Shingle Style

DISTRICT DATA SHEET

6.

Town Center Historic District, continued

MHC#	HISTORIC NAME	STREET ADDRESS	DATE OF CONSTRUCTION	STYLE
201	Benjamin Locke House	29 Academy Street	ca. 1860	Italianate
n/a		32 Academy Street	mid 20th century	NC
n/a		33 Academy Street	1890	Georgian Revival
n/a		34 Academy Street	mid 20th century	NC
n/a		35 Academy Street	ca. 1895	Shingle Style
n/a		36, 36A Academy Street	ca. 1890	Colonial Revival/ Shingle Style
n/a		38 Academy Street	ca. 1860	Italianate
202	Rev. Samuel Abbott Smith House	41 Academy Street	ca. 1850	Gothic Revival/ Italianate
n/a		42 Academy Street	mid 20th century	NC
203	D. P. Green House	44 Academy Street	ca. 1875	Second Empire
n/a		48 Academy Street	ca. 1910	Georgian Revival
n/a		49 Academy Street	ca. 1905	Queen Anne/Craftsman
n/a		50 Academy Street	ca. 1900	Colonial Revival
n/a		51 Academy Street	ca. 1905	Craftsman
n/a		53 Academy Street	ca. 1900	Craftsman

DISTRICT DATA SHEET

7.

Town Center Historic District, continued

<u>NHC#</u>	<u>HISTORIC NAAE</u>	<u>STREET ADDRESS</u>	<u>DATE OF CONSTRUCTION</u>	<u>STYLE</u>
n/a		54 Academy Street	ca.1910	Colonial Revival
204		55 Academy Street	ca.1860	Italianate
n/a		295-299 Broadway	ca.1920	Colonial Revival
n/a		301-309 Broadway	ca.1920	Moderne
n/a		311-321 Broadway	mid 20th c.	NC
n/a		323-329 Broadway	ca.1920	Classical Revival
443	Kimball Stable	6 Central Street	ca.1875	Second Empire
n/a	Arlington Police Hqtrs.	7 Central Street	1927	Georgian Revival
444		8 Central Street	1908	Victorian Vernacular
445	Nicholas Blaisdell House	10 Central Street	1846	Greek Revival
446	J. C. Blanchard House	16 Cental Street	ca. 1846	Greek Revival
447	Edward Storer House	18-20 Central Street	ca.1846	Greek Revival
448	Moses C.Trask House	21-23 Central Street	1853	Greek Revival
449		24 Central Street	ca.1860	Italianate
n/a		25-27 Central Street	ca.1850	Victorian Italianate
450		28-32 Central Street	early 19th century	Federal

DISTRICT DATA SHEET

Town Center Historic District, continued

<u>MHC#</u>	<u>HISTORIC NAME</u>	<u>STREET ADDRESS</u>	<u>DATE OF CONSTRUCTION</u>	STYLE
451		31 Central Street	ca. 1850	Greek Revival
452		35 Central Street	ca. 1850	Greek Revival
453		9 Court Street	ca. 1825-1850	Federal/Greek Revival
454	U.S. Post Office	10-14 Court Street	1936	Georgian Revival
n/a		11 Court Street	third quarter, 19th century	Italianate
455		15 Court Street	third quarter, 19th century	Second Empire
456		17-19 Court Street	third quarter, 19th century	Italianate
457		23-25 Court Street	second quarter, 19th century	Greek Revival
n/a		2,4,5 Court Street Place	ca. 1900	Colonial Revival three-decker
n/a		8 Court Street Place	mid 20th century	NC
458		9, 7 Court Street Place	1907	Neoitalianate
n/a		12 Court Street Place	ca. 1850	Greek Revival
269	J. Swan Brown House	8 Gray Street	ca. 1870	Frame Utilitarian
n/a		12 Gray Street	mid 20th century	NC

DISTRICT DATA SHEET

9.

Town Center Historic District, continued

MHC#	HISTORIC NAME	<u>STREET ADDRESS</u>	<u>DATE OF CONSTRUCTION</u>	STYLE
n/a		16 Gray Street.	ca. 1870	Italianate/Victorian
n/a		17 Gray Street	mid 20th century	NC
n/a		20-22 Gray Street	ca.1880	Colonial Revival
n/a		21 Gray Street	mid 20th century	NC
n/a		24 Gray Street	ca. 1895	Shingle Style
n/a.		29 Gray Street	ca.1910	Colonial Revival
270	Louis Reycroft House	33 Gray Street	ca. 1895	Shingle Style/Col. Revival
n/a		34 Gray Street	ca.1900	Georgian Revival
271		38 Gray Street	ca. 1900	Colonial Rev./Shingle Style
n/a		44 Gray Street	ca.1910	Georgian Revival
285	John H. Hardy, Jr., House	24 Irving Street	1901	Shingle Style
286		40 Irving Street	ca.1850	Second Empire
n/a		47 Irving Street	ca. 1910	Colonial Empire
287		48 Irving Street	ca. 1870	Second Empire
n/a		51, 53 Irving Street	ca.1890	Shingle Style/Col. Revival
288	H. G. Rolfe House	54 Irving Street	1899	Colonial Revival

DISTRICT DATA SHEET

10.

Town Center Historic District, continued

<u>MHC#</u>	<u>HISTORIC NAME</u>	<u>STREET ADDRESS</u>	<u>DATE OF CONSTRUCTION</u>	<u>STYLE</u>
289	Gardner Cushman House	72 Irving Street	ca. 1895	Colonial Revival
493	Jason Russell House	7 Jason Street	ca. 1740 (NR 1974)	Georgian
n/a		6 Jason Street	mid 20th century	NC
n/a		10 Jason Street	ca. 1870	Italianate/Col. Revival
n/a		11, 11A Jason Street	ca. 1910	Col. Revival/Shingle Style
n/a		12 Jason Street	ca. 1890	Queen Anne
n/a		14 Jason Street	ca. 1890	Craftsman/Colonial Revival
290		15, 15A Jason. Street	ca. 1900	Colonial Revival
n/a		16 Jason Street	ca. 1890	Colonial Revival
n/a		17 Jason Street	ca. 1895	Craftsman
291	Lydia Teel Tappan House	19-21 Jason Street	ca. 1886	Queen Anne
n/a		20 Jason Street	ca. 1900	Georgian Revival
292		23 Jason Street	ca. 1895	Colonial Revival
n/a		24 Jason Street	ca. 1880	Queen Anne
292A	Lorenzo H. Dupee House	26-28 Jason Street	1896	Shingle Style.

DISTRICT DATA SHEET

Town Center Historic District, continued

MHC#	<u>HISTORIC NAME</u>	STREET ADDRESS	DATE OF CONSTRUCTION	STYLE
293	William S. Wood House	27 Jason Street	1903	Colonial Revival
294		31 Jason Street	ca. 1880	Colonial Revival
n/a		30, 32 Jason Street	ca. 1890	Colonial Revival
n/a		34 Jason Street	ca. 1890	Colonial Revival
n/a		35 Jason Street	ca. 1895	Queen Anne
n/a		36 Jason Street	ca. 1895	Shingle Style
n/a		37, 39 Jason Street	ca. 1895	Queen Anne
n/a		40 Jason Street	ca. 1910	Colonial Revival
295		41 Jason Street	ca. 1870	Colonial Revival
n/a		44 Jason Street	ca. 1935	HC
n/a		45 Jason Street	ca. 1890	Queen Anne
296	N. L. MacKay House	46 Jason Street	ca. 1895	Shingle Style
n/a		50 Jason Street	ca. 1895	Shingle Style
n/a		51 Jason Street	ca. 1870	Italianate
n/a		54 Jason Street	mid 20th century	NC
297		55 Jason Street	ca. 1900	Georgian Revival

DISTRICT DATA SHEET

Town Center Historic District. continued

MHC#	<u>HISTORIC NAME</u>	<u>STREET ADDRESS</u>	DATE OF CONSTRUCTION	STYLE
298	Thomas E. Holway House	56 Jason Street	1894	Shingle Style
299	Wendell P. Yerrington House	59 Jason Street	ca. 1895	Shingle Style
n/a		78 Jason Street	ca. 1985	Colonial Revival
n/a		84 Jason Street	ca. 1895	Colonial Revival
301	Louis Brine House	90 Jason Street	1911	Colonial Revival
302	Frank D. Sawyer House	96 Jason Street	ca. 1896	Colonial Revival
n/a		5-7 Jason Terrace	ca. 1900	Colonial Revival
317		3-11 Lakeview Street	1912	Spanish Mission
n/a		14 Maple Street	ca. 1890	Craftsman
n/a		15 Maple Street	ca. 1880	Queen Anne
325	Chase-Hellington House	16-18 Maple Street	ca. 1842	Gothic Revival
326	Myron Taylor House	19 Maple Street	ca. 1870	Second Empire
n/a		20 Maple Street	ca. 1905	Georgian Revival/Craftsman
n/a		21 Maple Street	ca. 1880	Second Empire
327	George Groome House	23 Maple Street	ca. 1870	Second Empire
328		24 Maple Street	ca. 1885	Queen Anne

DISTRICT DATA SHEET

Town Center Historic District, continued

<u>MHC#</u>	<u>HISTORIC NAME</u>	<u>STREET ADDRESS</u>	<u>DATE OF CONSTRUCTION</u>	<u>STYLE</u>
n/a		26 Maple Street	ca.1885	Queen Anne
329	J. Colman House	28 Maple Street	ca.1900	Queen Anne
n/a		418 Massachusetts Avenue	ca.1890	Queen Anne
521	Gershom Whittemore Building	432-436 Massachusetts Avenue	ca.1840	Greek Revival
522	Fowle Block	444-446 Massachusetts Avenue	1896	Renaissance Revival
523	Arlington Center Garage	448-452 Massachusetts Avenue	1909	Colonial Revival
n/a		449-455 Massachusetts Avenue		NC
n/a		454-478 Massachusetts Avenue	ca.1920	Tudor Revival
n/a	Central Trust Building	457-463 Massachusetts Avenue	early 20th century	Classical Revival
n/a		465-471 Massachusetts Avenue	mid 20th century	NC
n/a		473-477 Massachusetts Avenue	mid 20th century	NC
n/a	Finance Block	479-493 Massachusetts Avenue	early 20th century	Classical Revival
n/a		600 Massachusetts Avenue	ca.1960	NC
n/a	Arlington Five Cent Savings Bank	622-626 Massachusetts Avenue	1890	Neoclassical
n/a	First Parish Universalist Unitarian Church	630 Massachusetts Avenue	ca.1976 with ca.1958 ell	NC

DISTRICT DATA SHEET

Town Center Historic District, continued

MHC#	<u>HISTORIC NAME</u>	STREET ADDRESS	DATE OF CONSTRUCTION	STYLE
n/a		633-641 Massachusetts Avenue	ca.1920	NC
n/a		645-651 Massachusetts Avenue	ca.1960	NC
n/a	Baybank/Harvard Trust	655 Massachusetts Avenue	ca.1920	Georgian Revival
524	Associates Block	659-663 Massachusetts Avenue	1901	Renaissance Revival
525	Associates Block	665-671 Massachusetts Avenue	1905	Renaissance Revival
526	Whittemore-Robbins House	670-672 Massachusetts Avenue	ca.1795 (with mid 19th c. alterations (NR 1974)	Federal/Italianate.
n/a		673-683_Massachusetts Avenue		
n/a		685-693 Massachusetts Avenue		
527	Arlington Cooperative Bank	699 Massachusetts Avenue	1935	Moderne
528	Robbins Library	680 Massachusetts Avenue	1892 (NR 1974)	Renaissance Revival
n/a		713-725 Massachusetts Avenue	mid 20th century	NC
n/a		727-733 Massachusetts Avenue	ca.1930	Colonial Revival
529	Robbins Memorial Town Hall	730 Massachusetts Avenue	1912 (NR 1974)	Classical Revival
530	Hannah Locke House	734-736 Massachusetts Avenue	ca.1830	Greek Revival
531	Universalist Church, now Greek Orthodox Church	735 Massachusetts Avenue	1841 (altered ca.1860)(NR 1983)	Greek Revival/Romanesque Revival

DISTRICT DATA SHEET

Town Center Historic District, continued

MHC#	<u>HISTORIC NAME</u>	<u>STREET ADDRESS</u>	<u>DATE OF CONSTRUCTION</u>	STYLE
532	Russell Teel House	742 Massachusetts Avenue	ca.1830	Greek Revival
n/a		754 Massachusetts Avenue	ca.1890	Queen Anne/Colonial Revival
n/a	Regent Theater	7-13A Medford Street	ca. 1930	Classical Revival
n/a		4-14 Medford Street	ca.1930	Brick Vernacular
518	Central Fire Station	■ Monument Park	1926	Georgian Revival
n/a		7 Oak Knoll	ca.1910	Bungalow
n/a		11 Oak Knoll	mid 20th century	NC
n/a		15 Oak Knoll	ca.1860	Italianate
n/a		17 Oak Knoll	ca.1920	Bungalow
n/a		19 Oak Knoll	mid 20th century	NC
333	Burrage-Hoyt House	21 Oak Knoll	ca.1850	Italianate
n/a		24 Oak Knoll	ca.1860	Second Empire
n/a		7 Pelham Terrace	ca.1860	Italianate
n/a		11 Pelham Terrace	ca.1860	Italianate
n/a		12 Pelham Terrace	ca.1880	Queen Anne
n/a		14 Pelham Terrace	ca.1860	Italianate

DISTRICT DATA SHEET

Town Center Historic District, continued

MHC#	<u>HISTORIC NAME</u>	STREET ADDRESS	<u>DATE OF CONSTRUCTION</u>	STYLE
n/a		16 Pelham Terrace	1890 {with mid 20th century alterations}	NC
n/a		17 Pelham Terrace	late 19th century	Italianate/Colonial Revival
357	Edward Hornblower House	20 Pelham Terrace	ca.1875	Stick Style
274		22 Pleasant Street	1876	Italianate
271		40-42 Pleasant Street	1892	Shingle Style
359	Jarvis House	50 Pleasant Street	ca.1831	Late Federal
n/a		60 Pleasant Street	mid 20th century	NC
n/a		66 Pleasant Street	ca.1915	Spanish Mission
n/a		67 Pleasant Street	mid 20th century	t/c
360	St. John's Episcopal Church	74 Pleasant Street	1934	Gothic Revival
360A	Pleasant Street Congregational Church	75 Pleasant Street	1844 (NR 1983)	Greek Revival
361	Lane-Hatfield House	80 Pleasant Street	1800	Federal
362	T. Wellington House	86 Pleasant Street	1811	Federal
334	John Q. A. Brackett House	87 Pleasant Street	1888	Queen Anne
n/a		-93 Pleasant Street	ca.1890	Shingle Style

DISTRICT DATA SHEET

17.

Town Center Historic District, continued

MHC#	<u>HISTORIC NAME</u>	<u>STREET ADDRESS</u>	DATE OF CONSTRUCTION	STYLE
n/a		94 Pleasant Street	mid 20th century	NC
363	Henry F. Hornblower House	100 Pleasant Street	ca. 1890-1894	Shingle Style/ Queen Anne
364	Charles Symmes Parker House	105 Pleasant Street	ca. 1884	Queen Anne
365	Charles Devereaux House	108 Pleasant Street	1893	Queen Anne
365A	John C. Hood House	111 Pleasant Street	1911	Tudor Revival
n/a		114 Pleasant Street	mid 20th century	NC
366	John Vianno House	118 Pleasant Street	1917	Spanish Mission
367	Taft House	119 Pleasant Street	1866	Second Empire
n/a		132 Pleasant Street	mid 20th century	NC
368	The Irvington	135 Pleasant Street	1906	Tudor Revival apartment block
n/a		140 Pleasant Street	ca. 1885	Shingle Style/Richardsonian Romanesque
369	William J. Foster House	144 Pleasant Street	ca. 1885	Shingle Style/Richardsonian Romanesque
n/a		146-150 Pleasant Street	ca. 1960	NC
370	Trowbridge House	152 Pleasant Street	1854 (altered ca. 1880)	Greek Revival (with Colonial Revival/Shingle alterations)

DISTRICT DATA SHEET

Town Center Historic District, continued

HC#	HISTORIC NAME	STREET ADDRESS	DATE OF CONSTRUCTION	STYLE
n/a		156 Pleasant Street	ca. 1895 (with mid 20th century alterations)	NC
371	James Swan House	159 Pleasant Street	1813	Federal
372	Ephraim Frost House	160 Pleasant Street	1821	Federal
382	Frederick H. Veits House	8 Ravine Street	ca. 1901-1902	Shingle Style
383	Charles Woodbury House	9 Ravine Street	1885	Shingle Style
n/a		13 Ravine Street	ca. 1835 (altered ca. 1900)	Greek Revival (with Colonial Revival / Shingle Style alterations)
272		5-7 Swan Street	ca. 1892	Queen Anne/Shingle Style
393	Jesse Buckman House	10 Swan Street	ca. 1830	Federal
n/a		13-15 Swan Street	ca. 1892	Colonial Revival
600	Ephraim Cutter House	4 Hater Street	ca. 1804 (NR 1978)	Federal
601	MBTA Power Station	5 Water Street	1911	Renaissance Revival
602		6, 8 Water Street	late 19th century	Queen Anne
n/a		12 Water Street	ca. 1900	Shingle Style
603		14 Hater Street	19th century	Greek Revival

DISTRICT DATA SHEET

Town Center Historic District, continued

HHC#	HISTORIC NAME	<u>STREET ADDRESS</u>	DATE OF CONSTRUCTION	STYLE
604		18 Water Street	Second quarter, 19th c.	Federal
605		23 Water Street	Second quarter, 19th c.	Greek Revival
n/a		25 Water Street	mid 20th century	NC
506		27 Water Street	mid 19th century	Greek Revival
n/a		8 Wellington Street	ca. 1890	Queen Anne/Tudor Revival
402		11 Wellington Street	ca. 1886-1890	Queen Anne
403		14 Wellington Street	ca. 1895	Queen Anne/Shingle Style
n/a		15 Wellington Street	ca. 1890	Queen Anne
404 Street		18 Wellington	1890	Queen Anne
405		19 Wellington Street	ca. 1885-1895	Queen Anne

Arlington MRA/Kensington Park Historic District

Area B**Criteria** A,C

n/a= not appli able

NC=noncontributing

MHCff	HISTORIC NAME	STREET ADDRESS	<u>DATE OF CONSTRUCTION</u>	STYLE
n/a		3 Brantwood Road/ 22 Kensington Park	ca. 1900	Queen Anne
n/a		4 Brantwood Road	ca. 1935	Colonial Revival
n/a		8 Brantwood Road	ca. 1910	craftsman
227	C. Herbert McClare House	9 Brantwood Road	ca. 1898	Queen Anne/Shingle Style
		14 Brantwood Road	ca. 1900	Shingle Style
n/a		17 Brantwood Road	mid 20th century	NC
n/a		18 Brantwood Road	ca. 1900 (with Bungalow mid 20th c. alterations)	
n/a		22 Brantwood Road	ca. 1900	Craftsman
n/a		26 Brantwood Road	ca. 1898	craftsman
n/a		27 Brantwood Road	ca. 1905	Craftsman/TUdor Revival
n/a		30 Brantwood Road	ca. 1900	TUdor Revival
n/a		34 Brantwood Road	ca. 1898	Craftsman
228	F. J. Jaques Bouse	37 Brantwood Road	ca. 1900	Shingle Style

DISTRICT DATA SHEET

21.

Arlington MRA/Kensington Park Historic District, continued

MHCil	HISTORIC NAME	STREET ADDRESS	DATE OF CONSTRUCTION	STYLE
229	E. N. Whitmore House	38 Brantwood Road	ca. 1900	Colonial Revival
2_30		41 Brantwood Road	ca. 1898	Shingle Style
231	E. N. Whitman House	42 Brantwood Road	ca. 1898	Shingle style
232	A. H. Chester House	44 Brantwood Road	ca. 1897	Queen Anne/Shingle Style
n/a		48 Brantwood Road	mid 20th century	NC
233	Richard F. Barns House	49 Brantwood Road	ca. 1898	Shingle Style
234	L. Frederick Howard House	54 Brantwood Road	ca. 1903-1904	Shingle style
n/a		55 Brantwood Road	ca. 1905	Craftsman/Colonial Revival
n/a		56 Brantwood Road	ca. 1920	Craftsman/Colonial Revival
n/a		58 Brantwood Road	ca. 1900	craftsman
n/a		61 Brantwood Road	ca. 1920	Colonial Revival
n/a		64 Brantwood Road	ca. 1915	Colonial Revival
n/a		87 Brantwood Road	ca. 1910	Shingle Style/ craftsman
235	Frank C. Adams House	90 Brantwood Road	ca. 1914	Colonial Revival

DISTRICT DATA SHEET

22.

Arlington MRA/Kensington Park Historic District, continued

MHCT	HISTORIC NAME	STREET ADDRESS	DATE OF CONSTRUCTION	STYLE
236	S. F. Frost House	93 Brantwood Road	ca. 1905	Shingle Style
2;37	c. H. carroll House	101 Brantwood Road	ca. 1900	Bungalow
n/a		26 Kensington Park	ca. 1930	NC
n/a		1 Kensington Road	ca. 1905	Shingle Style/ craftsman
n/a		7 Kensington Road	ca. 1920 (with extensive alterations ca. 1980)	NC
n/a		8 Kensington Road	ca. 1925	Craftsman
305	walter M. campbell House	14 Kensington Road	ca. 1898	shingle style
n/a		15 Kensington Road	ca. 1940	NC
n/a		18 Kensington Road	ca. 1960	NC
n/a		20 Kensington Road	ca. 1910	Colonial Revival
n/a		21 Kensington Road	ca. 1930	Colonial Revival
306	Herbert H. Dyer House	24 Kensington Road	1910	Shingle Style
n/a		27 Kensington Road	ca. 1920	Colonial Revival
n/a		31 Kensington Road	ca. 1910	craftsman/Colonial Revival
n/a		32 Kensington Road	ca. 1910	Colonial Revival
n/a		41 Kensington Road	ca. 1898	Shingle style
n/a		44 Kensington Road	ca. 1905	Colonial Revival/ Shingle Style

DISTRICT DATA SHEET

Arlington MP.A/Orvis Road Historic District
Area C

Criteria ArC

n/a=not applicable

NC=noncontributing

MHCi	<u>HISTORIC NAME</u>	<u>STREET ADDRESS</u>	<u>DATE OF CONSTRUCTION</u>	STYLE
n/a		6-8 Orvis Road	ca. 1918-1930	Colonial Revival
n/a		11 orvis Road	ca. 1918-1930	craftsman
n/a		12 Orvis Road	ca. 1918-1930	Colonial Revival
n/a		15-17 Orvis Road	ca. 1918-1930	craftsman
n/a		16-18 Orvis Road	ca. 1918-1930	Colonial Revival/ Craftsman
n/a		27-29 Orvis Road	ca. 1918-1930	craftsman
n/a		30 Orvis Road	ca. 1918-1930	Colonial Revival
n/a		31 Orvis Road	ca. 1918-1930	Craftsman
n/a		32 Orvis Road	ca. 1918-1930	Colonial Revival
n/a		35 Orvis Road	ca. 1918-1930	craftsman
n/a		36 Orvis Road	ca. 1918-1930	Colonial Revival
n/a		39 orvis Road	ca. 1918-1930	craftsman
n/a		40 Orvis Road	ca. 1918-1930	Colonial Revival
n/a		53 Orvis Road	ca. 1918-1930	craftsman
n/a		54 Orvis Road	ca. 1918-1930	Colonial Revival/ craftsman

DISTRICT DATA SHEET

Arlington MRA/Orvis Road Historic District, continued

MHCT	<u>HISTCRIC NAME</u>	STREET ADDRESS	<u>DATE OF CONSTRUCTION</u>	<u>STYLE</u>
n/a		57 orvis Road	ca. 1918-1930	Craftsman
n/a		58 Orvis Road	ca. 1918-1930	Colonial Revival/ craftsman
n/a		61 Orvis Road	ca. 1918-1930	craftsman/Bungalow
n/a		62 Orvis Road	ca. 1918-1930	Colonial Revival/ Craftsman
n/a		74 Orvis Road	ca. 1918-1930	Colonial Revival/ Craftsman
n/a		78-80 Orvis Road	ca. 1918-1930	Craftsman
n/a		82 Orvis Road	ca. 1918-1930	craftsman
n/a		83 Orvis Road	ca. 1918-1930	Craftsman/Bungalow
n/a		88 Orvis Road	ca. 1918-1930	craftsman/Bungalow
n/a		38-40 Newcomb Road	ca. 1918-1930	Colonial Revival

DISTRICT DATA SHEET

25.

Arlington MRA/Peirce Farm Historic District

Area D

Criteria A,C

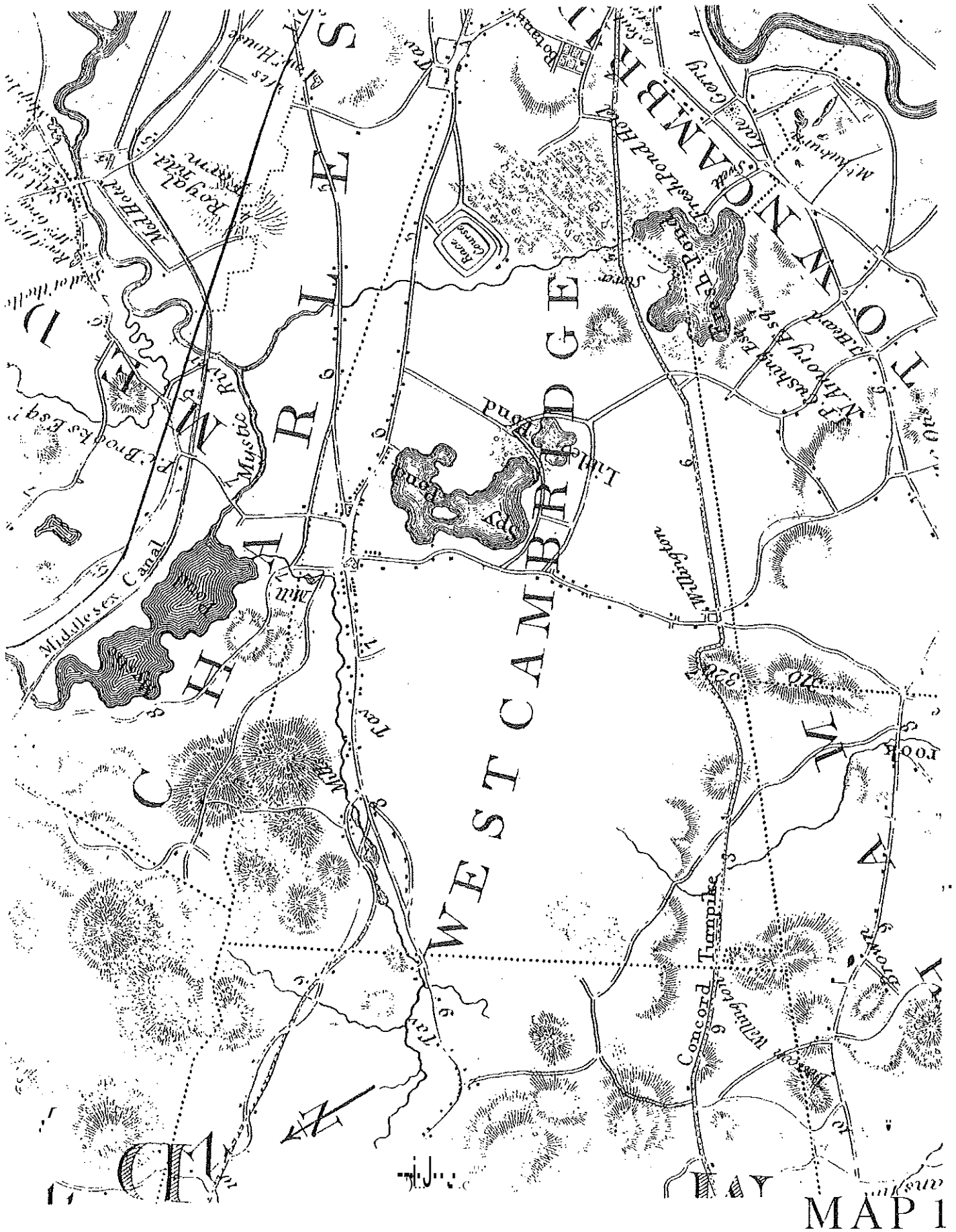
MHCi	<u>HISTORIC NAME</u>	<u>STREET ADDRESS</u>	DATE OF CONSTRUCTION	STYLE
340	Thomas Peirce House	178 Oakland Avenue	ca. 1850	Greek Revival
259	J. Peirce House	123 Claremont Avenue	ca. 1830	Federal/Greek Revival
258	John A. P. Peirce House	122 Claremont Avenue	ca. 1835	Federal/Greek Revival

The following Arlington properties have been listed on the National Register.

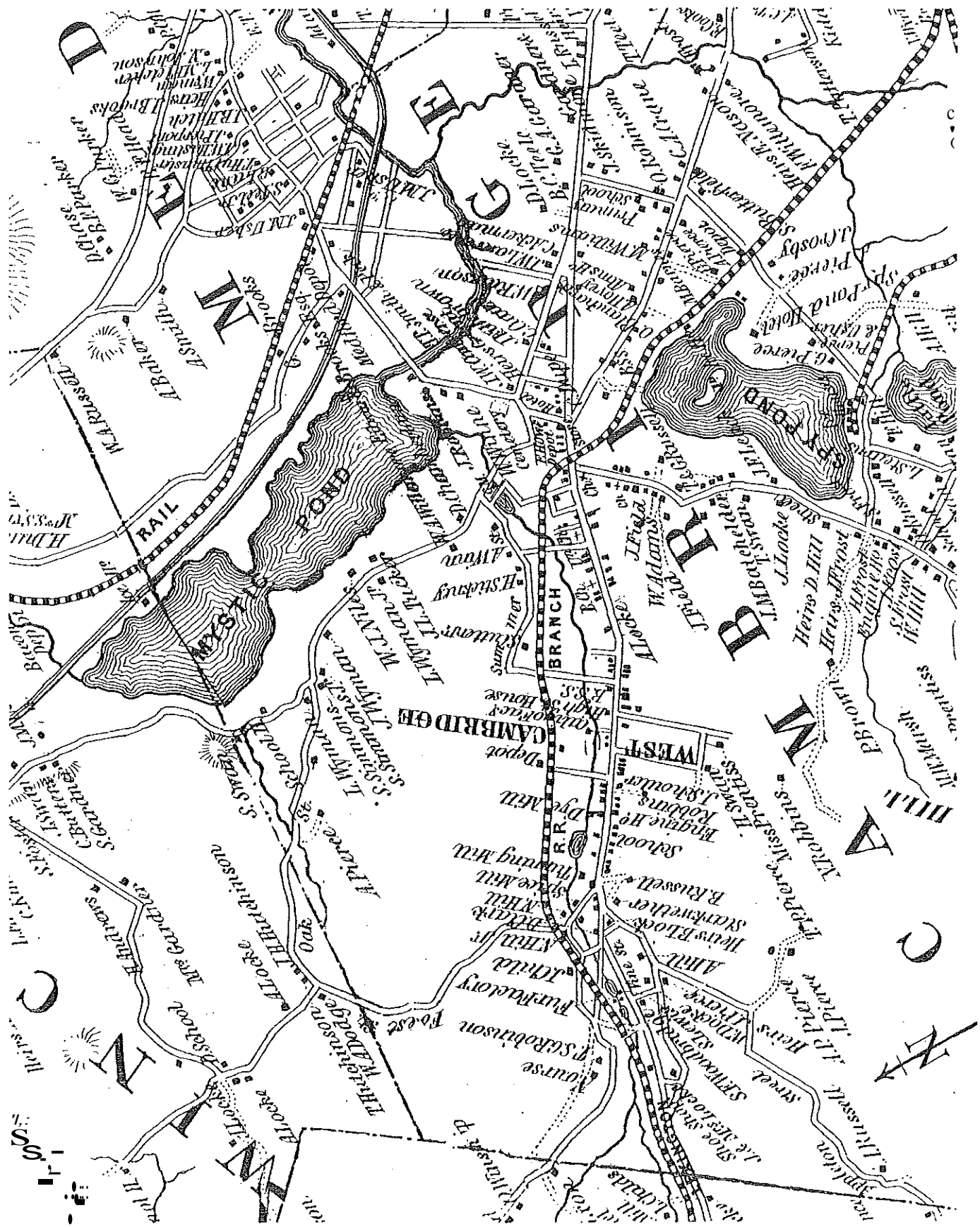
26.

NR	<u>HISTORIC NAME</u>	<u>STREET ADDRESS</u>	<u>DATE OF CONSTRUCTION</u>	STYLE
1971	Old Schwamb Mill	17 Mill Lane	ca. 1860	Frame Vernacular
1975	Fowle-Reed-Wyman House	64 Old Mystic Street	1706	First Period
1978	Butterfield Whittemore House	54 Massachusetts Ave.	ca. 1700	First Period
1978	Capt. Benjamin Locke House	21 Appleton Street	ca. 1720	Georgian
1983	Calvary Methodist Church	300 Massachusetts Ave.	1923	colonial Revival

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West Cambridge, From Map of Boston and its Vicinity, John G. Hales, 1830 (from the collection of the Map Room, Harvard University Library).



MAP 2

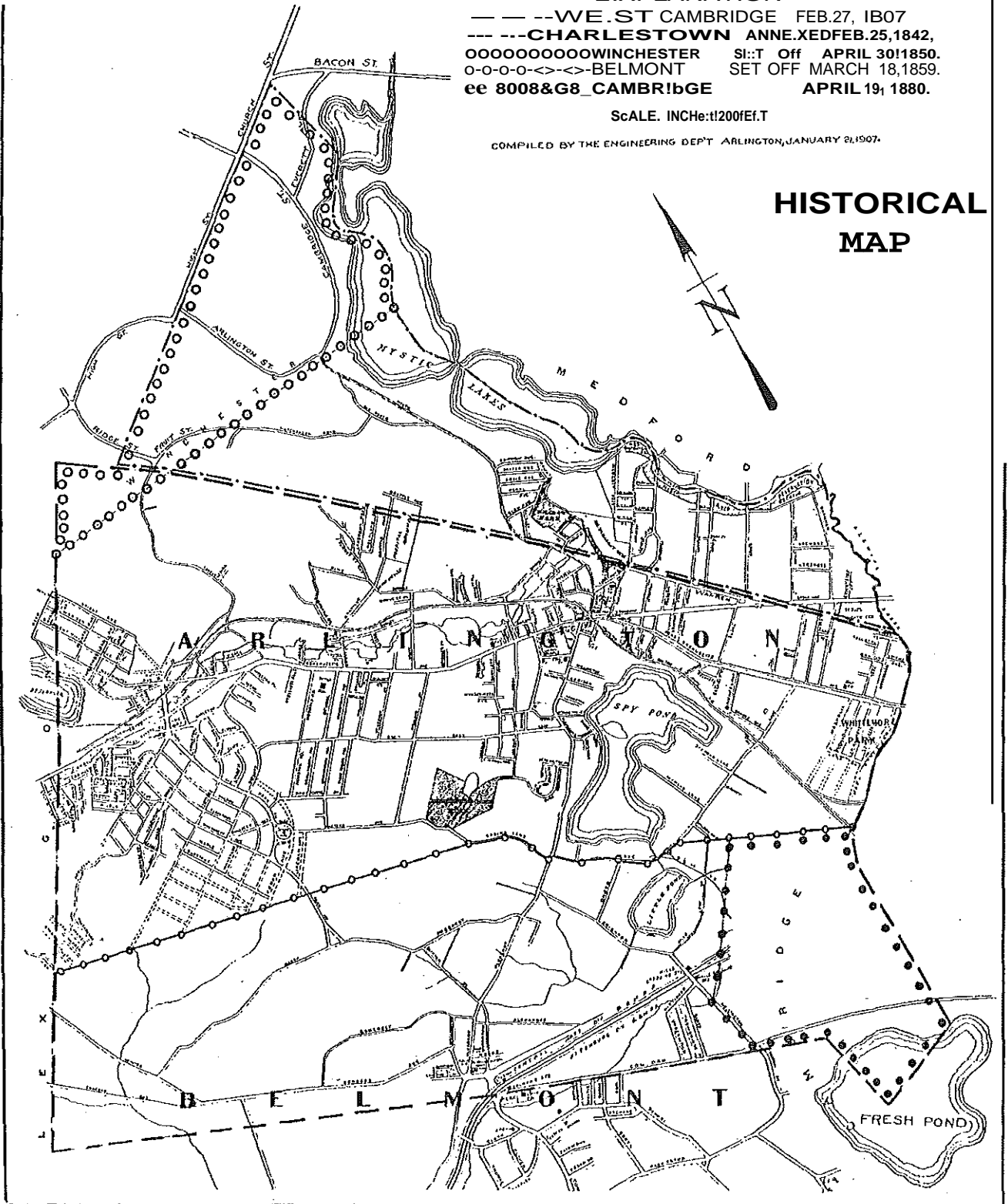
West Cambridge, from Map of the City and Vicinity of Boston, Mass., J. B. Shields, 1852 (from the collection of the Map Room, Harvard College Library)

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 ee 8008&G8 CAMBRIDGE APRIL 19, 1880.

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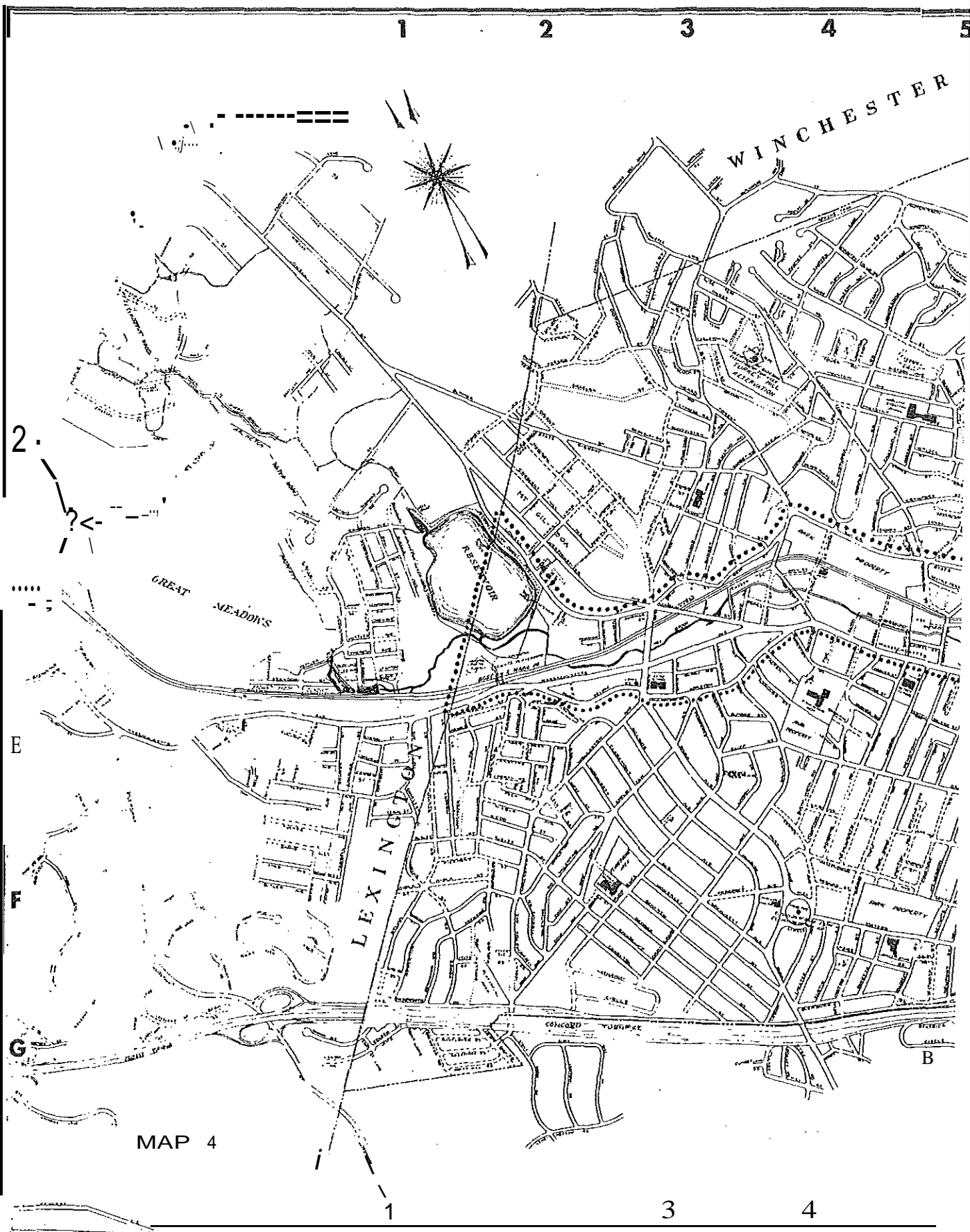
COMPILED BY THE ENGINEERING DEPT. ARLINGTON, JANUARY 21, 1907.

**HISTORICAL
MAP**



MAP 3

from Town of Arlington, Past and Present, by Charles Symmes Parker, 1907



MAP 4

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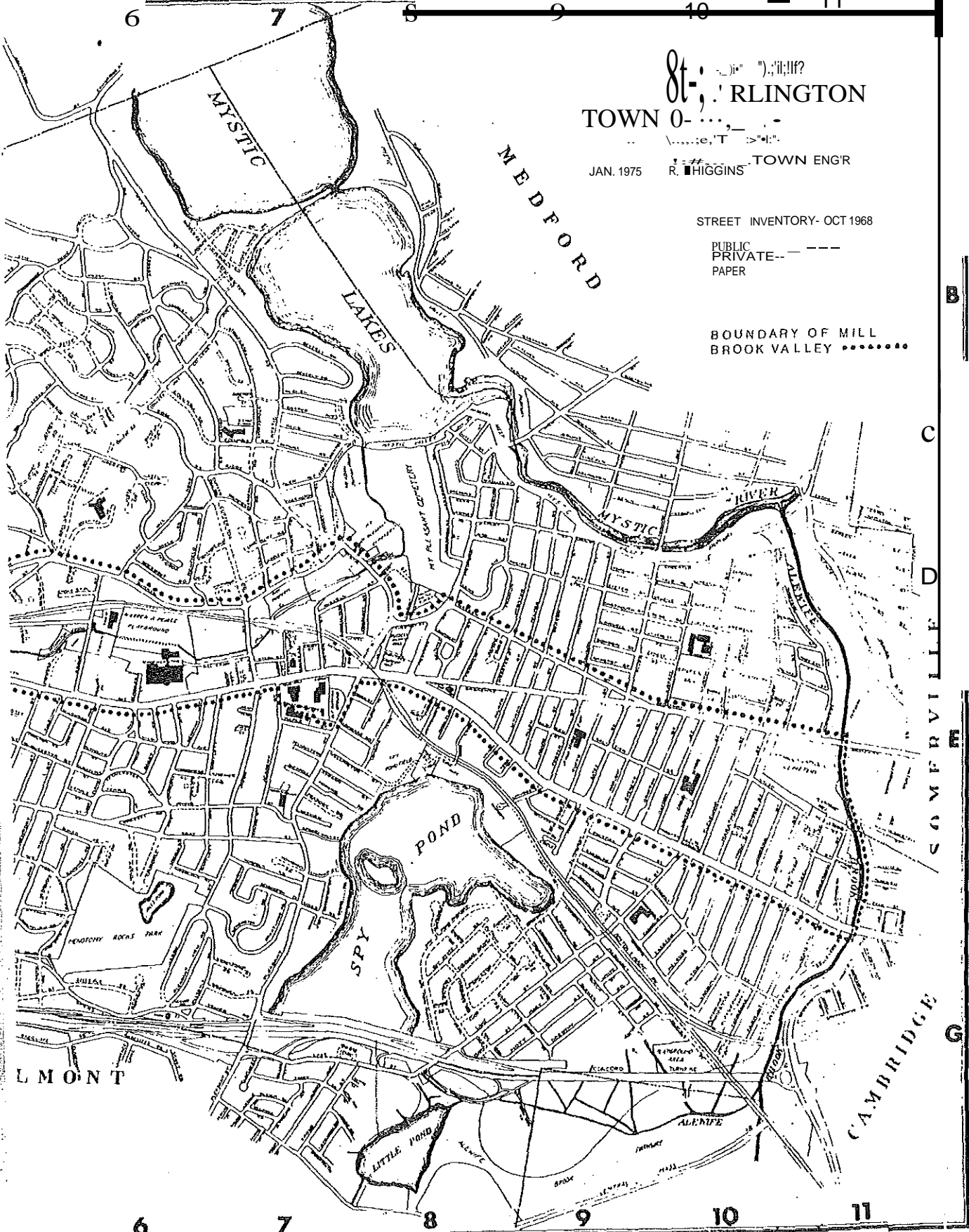
TOWN OF ARLINGTON

JAN. 1975 R. HIGGINS TOWN ENGR

STREET INVENTORY - OCT 1968

PUBLIC ---
PRIVATE - - -
PAPER

BOUNDARY OF MILL
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United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory-Nomination Form



Continuation sheet

Item number

Page

Multiple Resource Area
Thematic Group

dnr-11

Name: Arlington Multiple Resource Area
State: Massachusetts

Attest

Type of Review

Date/Signature

Final Review

1. Center Historic District Keeper

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2. Pierce Farm Historic District Keeper

Alvora Byer 9/27/85

3. Kensington Park Historic District Keeper

Alvora Byer 9/27/85

4. Orvis Road Historic District Keeper

Alvora Byer 9/27/85

5. Allyn House Keeper

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6. Arlington Coal & Lumber Keeper

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7. Arlington Gaslight Company Keeper

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8. Arlington Pumping Station Keeper

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9. Arlington Reservoir Keeper

Alvora Byer 9/27/85

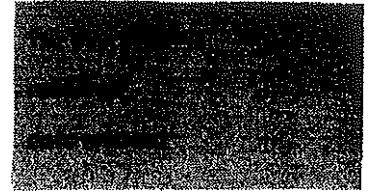
10. Baptist Society Meeting House Keeper

czbt Yk, JJ-

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United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory-Nomination Form



Continuation sheet

Item number

Page

Multiple Resource Area
Thematic Group

Name Arlington Multiple Resource Area
State Middlesex County, MASSACHUSETTS

Nomination/Type of Review

Date/Signature

11. Bassett, Maria, House

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Attest _____

12. Buildings at 1334 and
1339 Massachusetts Ave.

Substantive Review

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13. Call-Bartlett House

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14. Capitol Theater Building

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15. Chapel of St. Anne

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16. Cushman House

Entered in the
National Register

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17. Cutter, Jefferson, House

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National Register

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18. Cutter, Second, A.P.,
House

Registered in the
National Register

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19. Damon House

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20. Farmer, Kimball, House

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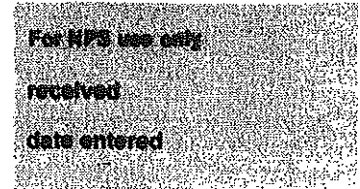
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United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory-Nomination Form



Continuation sheet Item number Page

Multiple Resource Area
Thematic Group

Name Arlington Multiple Resource Area
State -- Middlesex County, Massachusetts TF.Tms -----

Nomination/Type of Review

Date/Signature

21. First Parish Church
Parsonage

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er Delores Byrum 4/18/85
Attest _____

22. Hall, Edward, House

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23. Highland Hose House

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-/ 24. Hill, Addison, House

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eper Delores Byrum 9/27/85
Attest _____

25. Hornblower, Edward, House
and Barn

Registered in the
National Register

{K;eper Delores Byrum 4/18/85
Attest _____

26. House at 45 Claremont Avenue

Registered in the
National Register

per Delores Byrum 4/18/85
Attest _____

27. House at 5--7 Winter Street

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per Delores Byrum 4/18/85
Attest _____

28. House at 5 Willow Court

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Attest _____

29. Kimball, W.W., House

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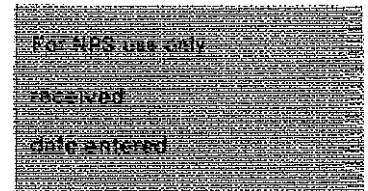
keper Delores Byrum 4/18/85
Attest _____

30. Locke, Lt. Benjamin, Store

Registered in the
National Register

(R{eper Delores Byrum 4/18/85
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United States Department of the Interior
National Park Service
National Register of Historic Places
Inventory-Nomination Form



Continuation sheet · Item number Page

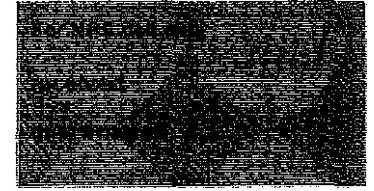
Multiple Resource Area
Thematic Group

Name Arlington Multiple Resource Area-----
State Middlesex County, MASSACHUSETTS

Nomination/Type of Review	Date/Signature
31. Locke School <small>Entered in the National Register</small>	Keeper <u>Melrose Byers 9/27/85</u> Attest _____
32. Milestone <small>Entered in the National Register</small>	Keeper <u>Melrose Byers 9/27/85</u> Attest _____
33. Prentiss-Payson House <small>Entered in the National Register</small>	Keeper <u>Melrose Byers 4/18/85</u> Attest _____
34. Prentiss, William, House <small>Entered in the National Register</small>	Keeper <u>Melrose Byers 9/27/85</u> Attest _____
35. Proctor, William, House <small>Entered in the National Register</small>	Keeper <u>Melrose Byers 4/18/85</u> Attest _____
36. Rawson, Warren, Building <small>Entered in the National Register</small>	Keeper <u>Melrose Byers 9/27/85</u> Attest _____
37. Rawson, Warren, House <small>Entered in the National Register</small>	Keeper <u>Melrose Byers 4/18/85</u> Attest _____
38. Robindreau, Alfred E., House <small>Entered in the National Register</small>	Keeper <u>Melrose Byers 4/18/85</u> Attest _____
39. Robinson House <small>Entered in the National Register</small>	Keeper <u>Melrose Byers 4/18/85</u> Attest _____
40. Robinson-Lewis-G.F., Fessenden House <small>Entered in the National Register</small>	(Keeper <u>ext 0-)</u> Attest _____

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory-Nomination Form



Continuation sheet

Item number

Page

Multiple Resource Area
Thematic Group

Name Arlington Multiple Resource Area
State -- Massachusetts

Nomination/Type of Review

Date/Signature

- 41. Russell Common *Registered in the National Register* *Keeper* *CZ {4? v} rk!*
Attest _____
- 42. Shattuck, Ralph W., House *Registered in the National Register* *Keeper* *Melora Byers 9/27/85*
Attest _____
- 43. Sterling-Cutter, Ella Mahalla, House *Registered in the National Register* *Keeper* *Melora Byers 4/18/85*
Attest _____
- 44. Swadkins, Thomas, House *Registered in the National Register* *Keeper* *Melora Byers 4/18/85*
Attest _____
- 45. Swan, Henry, House *Registered in the National Register* *Keeper* *Melora Byers 9/27/85*
Attest _____
- 46. Symmes, Jr., Stephen, House *Registered in the National Register* *Keeper* *Melora Byers 4/18/85*
Attest _____
- 47. Taylor-Dallin House *Registered in the National Register* *Keeper* *7/r YJ*
Attest _____
- 48. Wayside Inn *Registered in the National Register* *Keeper* *pf'.y£1*
Attest _____
- 49. Whittemore House *Registered in the National Register* *Keeper* *C>r'/dv <!trAr*
Attest _____ Heeper _____
- 50. Winn Farm *Registered in the National Register* *Keeper* *o<J.J-. W cJ*
Attest _____

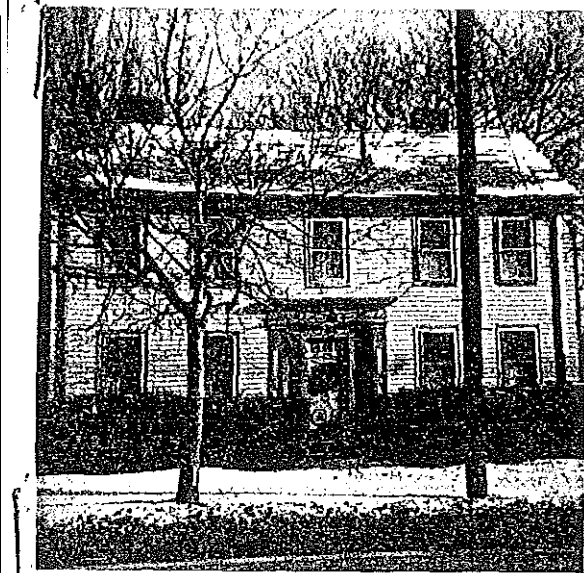
1146 Mass. Ave.: NRIND NRMRA 4/18/1985; PR 01/09/1990

1 whittemore Pk: NRIND NRMRA "1/2311992

FORM B - BUILDING

.....ARB=Ac-r---:F7..,0"RM,,...N"O--- .

COMMONWEALTH OF MASSACHUSETTS 446-A
MASSACHUSETTS HISTORICAL COMMISSION
80 BAYLSON STREET
BOSTON, MASSACHUSETTS 02116



Town. Arlington, MA -----

Re/located to 1 Whittemore Pk 1989

Address: 14 f.zv±Mmas sa e lTid s e1tt sjA v e n ue -----

Historic Name Jefferson Cutter House

Use: Present Original Dwelling -----

Original Dwelling

DESCRIPTION:

Date. 1_B_17 -----

Source Parker's History of Arlington

Style Federal

Architect Unknown

Exterior wall fa"!>ric Vinyl siding

Outbuildings. Garage -----

Major alterations (with dates) ca. 1920:

Rear enclosed porch

Moved No Date N/A

Approx. acreage less than one acre

Setting The house is located close to the street along a residential section of Massachusetts Avenue -----

U..T!":!f21o66j '0 ;g-7'80

SKETCH MAP

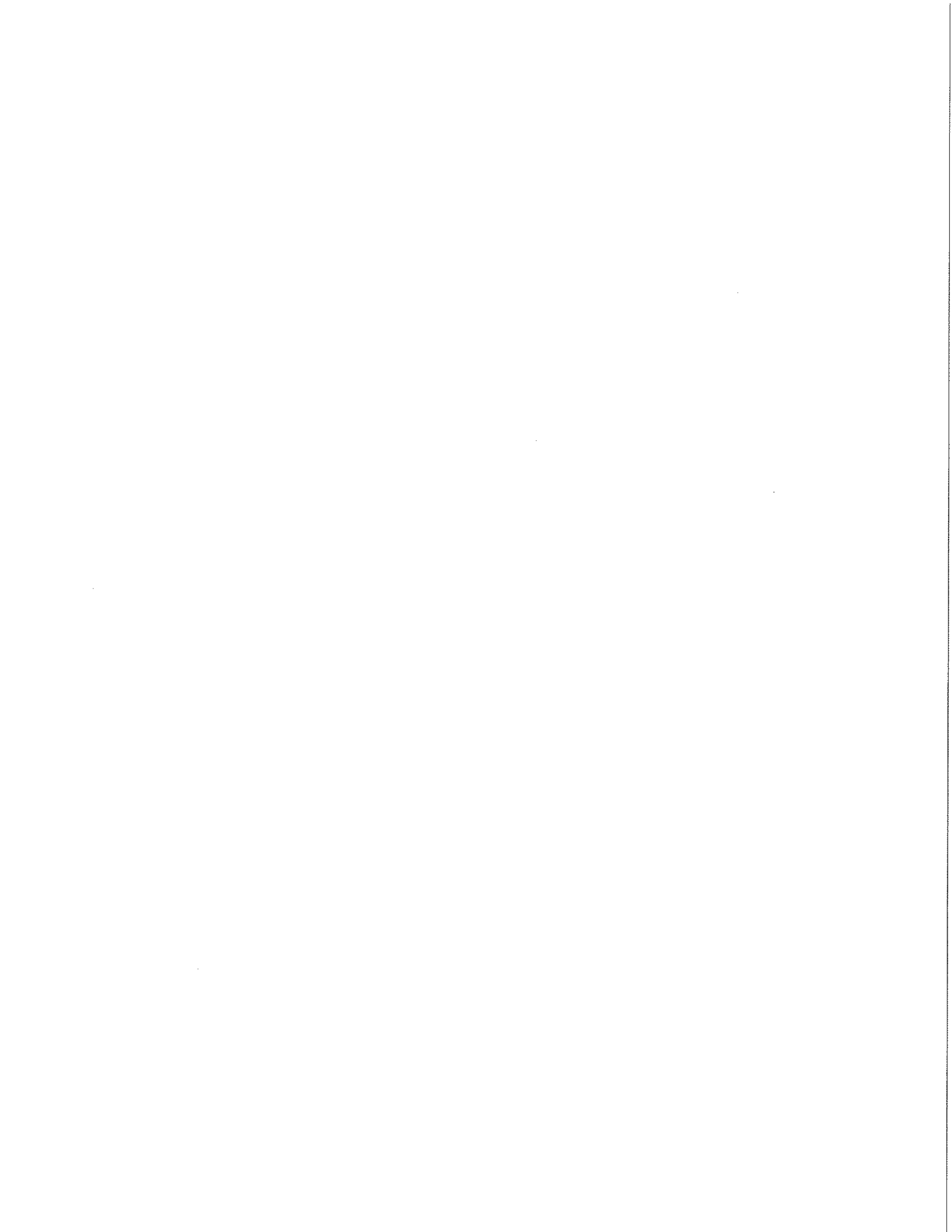
Show property's location in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection. Indicate north.

Recorded by Betsy Friedberg

Organization of Mass. Historical Commission

Date. 12 / 8 4 -----

(Staple additional sheets here)



ARCHITECTURAL SIGNIFICANCE (Describe important architectural features and evaluate in terms of other buildings within the community.)

Despite its vinyl siding, the Jefferson Cutter House remains a distinguished example of the five bay Federal plan. It retains its original character and many original details. The house is particularly noteworthy for its finely carved entryway and its symmetric half-gabled wings. The Greek Revival entrance surround is probably a ca. 1830 addition. The entryway's Greek fret-adorned pilasters supporting a simple pediment, as well as its two-thirds-length sidelights with delicate muntins, closely resemble plates from Asher Benjamin's The Practical House Carpenter (1830). Several homes in adjoining East Lexington display similar entryways. The Jefferson Cutter House also boasts narrow ell on either side, only one bay wide, which are known as "Beverly History," CRITICAL SIGNIFICANCE (Explain the role owners played in local or state history and how the building relates to the development of the community.) It is the only house in Arlington known to have this unusual Massachusetts feature.

The Cutter family had settled in the area in 1692. The family enjoyed mill privileges along Mill Brook for many generations. Jefferson Cutter and his brother, Gershom, built several early houses in Arlington, of which this is the best preserved example. Cutter worked as a mill wright, turner, and edget maker during his career. His mill dam privilege passed ultimately to the Theodore Schwamb Company.

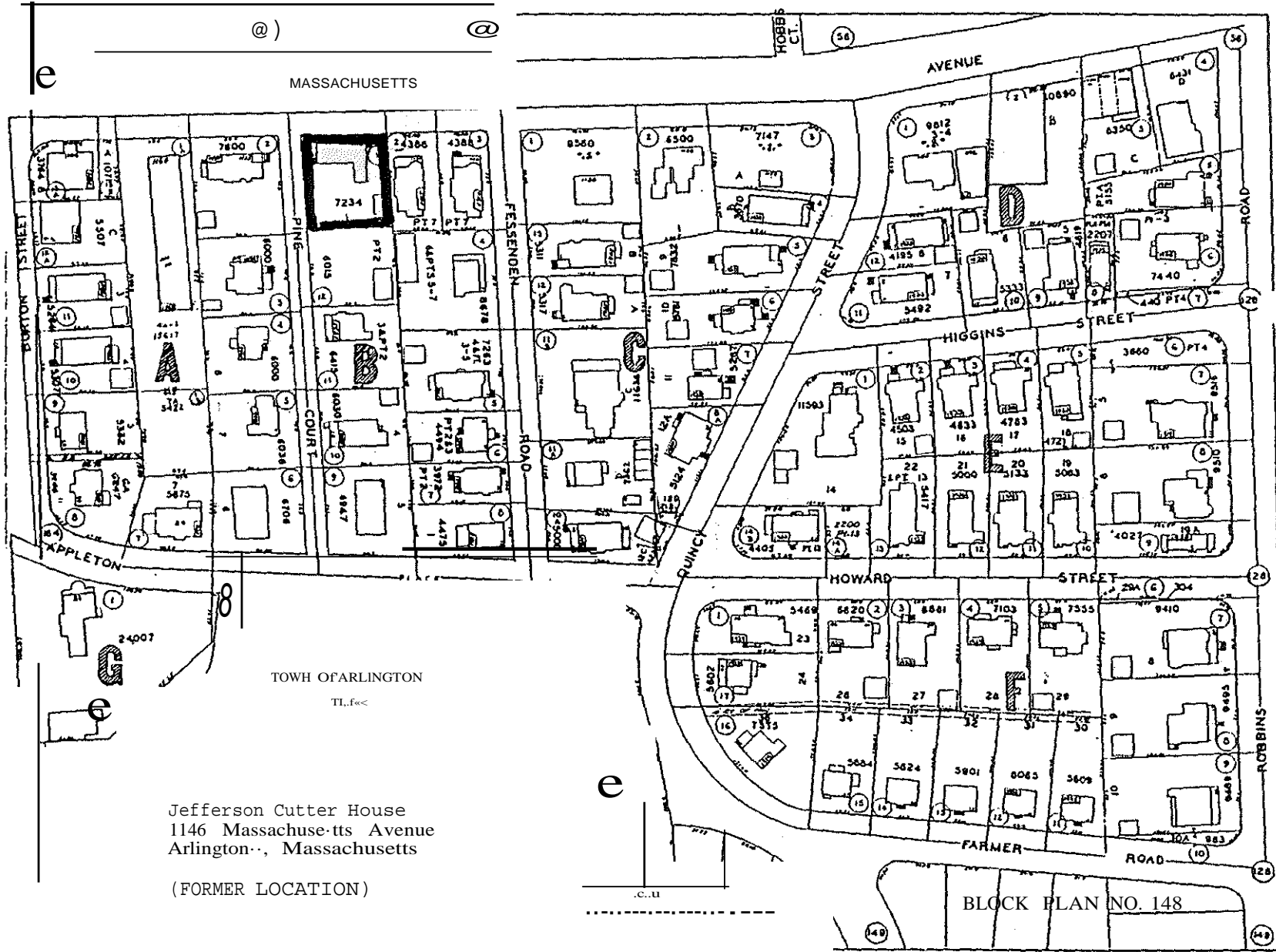
CRITERIA FOR EVALUATION

..

The Jefferson Cutter House possesses integrity of location, design, setting, materials, workmanship, feeling, and association. It fulfills criteria A and C of the National Register of Historic Places for its associations with one of Arlington's founding families, & as a distinguished example of early 19th century domestic architecture,

BIBLIOGRAPHY and/or REFERENCES (name of publication, author, date and publisher)

Parker's History of Arlington
Assessors Records



MASSACHUSETTS

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TOWH OF ARLINGTON

TL, fcc

Jefferson Cutter House
1146 Massachusetts Avenue
Arlington, Massachusetts

(FORMER LOCATION)

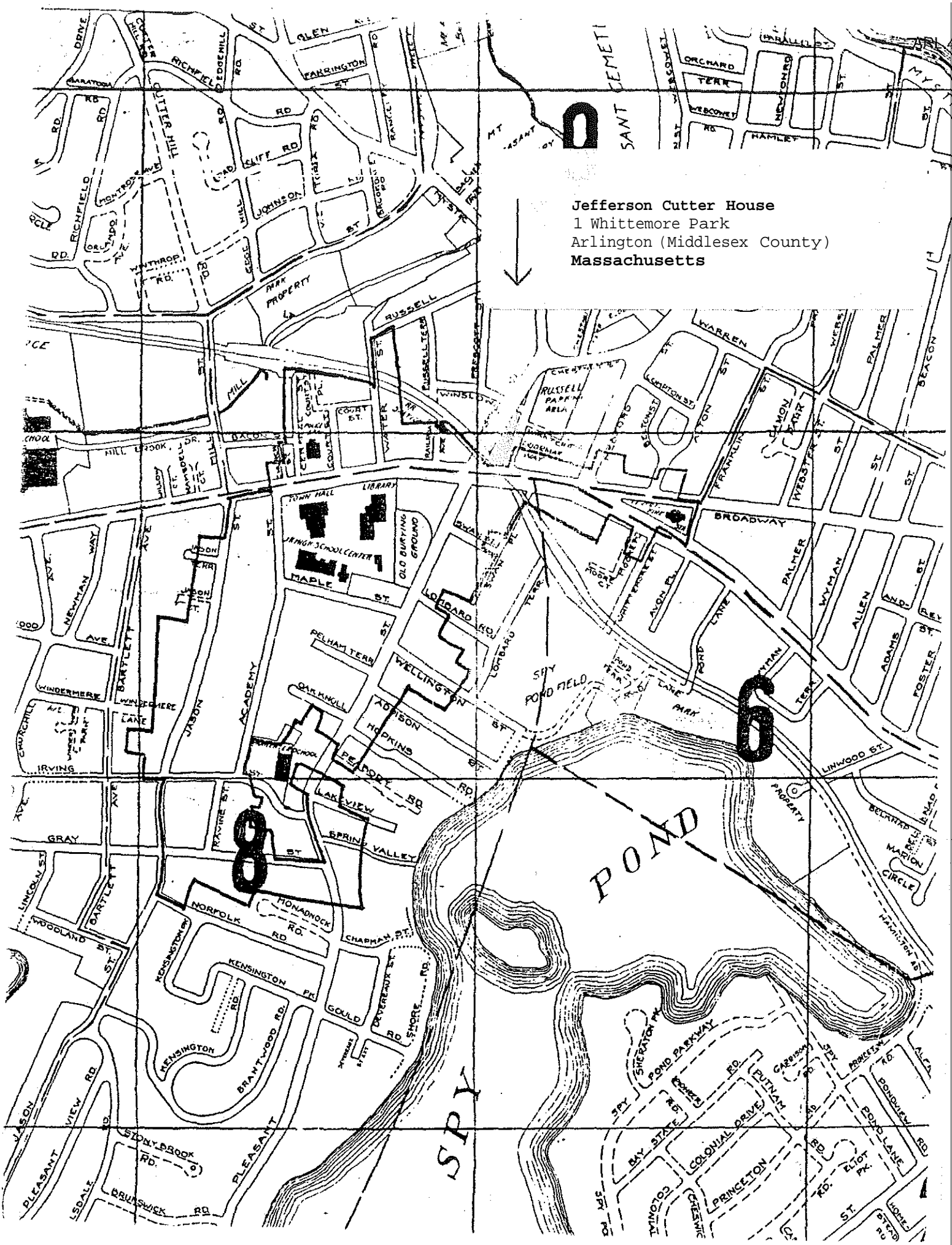
e

c.u

BLOCK PLAN NO. 148

(49)

(49)



Jefferson Cutter House
1 Whittemore Park
Arlington (Middlesex County)
Massachusetts

SANT CEMETI

SPY

POND

8

6

Jefferson Cutter House
1 Whittemore Park
Arlington (Middlesex County)
Massachusetts

ARL.4

136

FORM B - STRUCTURE SURVEY
MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston

2. Town 67e ,£ / /V G £o j/ ---- ,----

1. Is **Structure** historically significant to:
ry Commonwealth Nation

Street, /L/:ci: ,9L. .../Y:JL,US=>:"-/ULF£"C-:.' '----

Name **HOUSE**

Original Use **L>i/:C/1111**

Structure has historical connection with the following themes: (See also reverse side)

Present Use **DWELLING + BUSINESS**

- Agriculture
- Architecture
- Art/Sculpture
- Educational
- Government
- Literature
- Music
- Commerce/Industry
- Science/Invention
- Travel/Communication
- Military Affairs
- Religion/Philosophy
- Illiana.-.
- IOP_I:YI.t::!! /City

Present Owner **rv)flx' TProf. set-/**

Date **/?)I :5-** Style **\:tt£AL**

Source of Date **<OLLvivi"-LL-'K-"...**

Architect, _____

CONDITION: Good - Fair; Determined - Medium {Alter""ad- **AbLnI. r:: :^: rA i(/M ! J;<;**

IMPORTANCE of site to area: Little None SITE endangered by _____

4. DESCRIPTION

FOUNDATION/BASEMENT: High **Regulars**, Material: _____

WALL COVER: **Cl** Fr: >t*llci: > **tiNe, nth 'ilt..** Brwlt Stone Other _____

STORIES: 1 2 3 4 CHIMNEYS: 1 @ 3 4 **Center Cluster** Elaborate Irregular

ATTACHMENTS: Wings Ell Shed Dependency _____ Simple/Complex

PORCHES: 1 2 3 4 Portico Balcony _____ Reces.sed. _____

ROOF: Gambrel Flat Hip Mansard
Tower Cupola Dormer windows Balustrade Grillwork _____

FACADE: Gable End: §/Side **t Asymmetrical** Simple/Complex Ornament

Entrance: **Side** Double Features: _____

Windows: Spacing: **! Irregular** Identical/Varied _____

corners: Pilasters Quoins Obscured _____

OT BUILDINGS **J/z..-l., ""mic •tc., "Ac t ""** "LANDSCAPING. _____

5. indicate location of structure on map below
t/45\$, A VT

6. Footage of structure from street /Q '
Property has **1 J-o** feet frontage on street

F I---

|| q

Recorder **llf/v.7. !'1.7/r . !&,w**

For _____

Photo, _____

E-09-110-1-006

NOTE: Recorder should obtain written permission from Commission or sponsoring organization before using this form. (See Reverse Side)

FOR USE WITH IMPORTANT STRUCTURES (Indicate any interior features of note)

Fireplace *fireplaces, including ovens.*

Stairway *Very deep cellar in this house, owner now carries on his laboratory*

Other *fireplaces, including ovens.*

GIVE A BRIEF DESCRIPTION OF HISTORIC IMPORTANCE OF SITE (Refer and elaborate on theme circled on front of form)

Henry Ford wished to buy the front door of this house for his Greenfield Village restoration, but the owners refused to sell. Some years later a truck crashed into the front door, greatly damaging the front of the house, but repairs were made, and the house suffered no permanent damage.

REFERENCE (Where was this information obtained? What book, records, etc.)

From the present owner.

BIBLIOGRAPHY

Original Owner:
Deed Informatio--n-B-""ok:-N:-u-mb"" _



ARL 4

Original yellow form: Eligibility file

copies: Inventory form I/n

Town file(w/cor:re sp--)--
Macris
NR d reC.ct0.or,---

Community: Arlington

MHC OPINION: ELIGIBILITY FOR NATIONAL REGISTER

Date Received: Date Due: Date Reviewed: i((1 (10

Type: Individual District (Attach map indicating boundaries)

Name: Jefferson Cutter House Inventory Form: 446-A 4

Address: 1 Whittemore Park (at Mass. Ave.), Arlington

Requested by: MHC

Action: Honor IRC Grant R & C Other: G, ui
Agency: Staff in charge of Review: Jf & F(AT)

mDnnDUALPROPERTIES

DISTRICTS

- Eligible vi OU..(OCMJ'P"---
- Eligible, also in district
- =Eligible only in district
- Ineligible
- More information needed

- Eligible
- Ineligible
- More information needed
- V Y! - fu M.C-fv HJ)

CRITERIA: A B (f) D 6t (. f3.

LEVEL: @ State ional (vttJ-vedz)

STATEMENT OF SIGNIFICANCE BY.....&F.....(..r(1<f'-(q.-.).....

The Jefferson Cutter House, listed in the NRHP in 1984 as part of the Arlington MRA, is a distinguished example of the five-bay Federal plan house. It retains many original details and is unique in Arlington for its finely carved entryway apparently based on Asher Benjamin plates, and its Beverly ; Several houses in adjoining East Lexington display similar entryways. the time of its listing in the NR, the house was covered with aluminum siding and was otherwise in dilapidated condition. With the help of a grant from MHC, the building was recently carefully restored.

In its original location, the house held historical associations with Jefferson Cutter and the Cutter family, holders of mill priveleges on nearby Mill Brook. In 1989, the house was moved about two miles to a new location in the Arlington Center Historic District. (also NR 1984). Moving the house was the only way of preserving the building, as the owners had other plans for the land on which the building stood. In its new location, the building continues to face south onto Massachusetts Avenue.

The building continues to fulfil Criterion C of the National Register of Historic Places, as well as Exception B, and contributes to the Arl. Ctr. HD, a district representing the historic institutional, commercial, and residential core of Arlington. Because it no longer retains association with its original site near the Mill Brook, the house no longer meets Criterion A.



Massachusetts Avenue Streetscape Concept Plan: Mill Street to Pond Lane

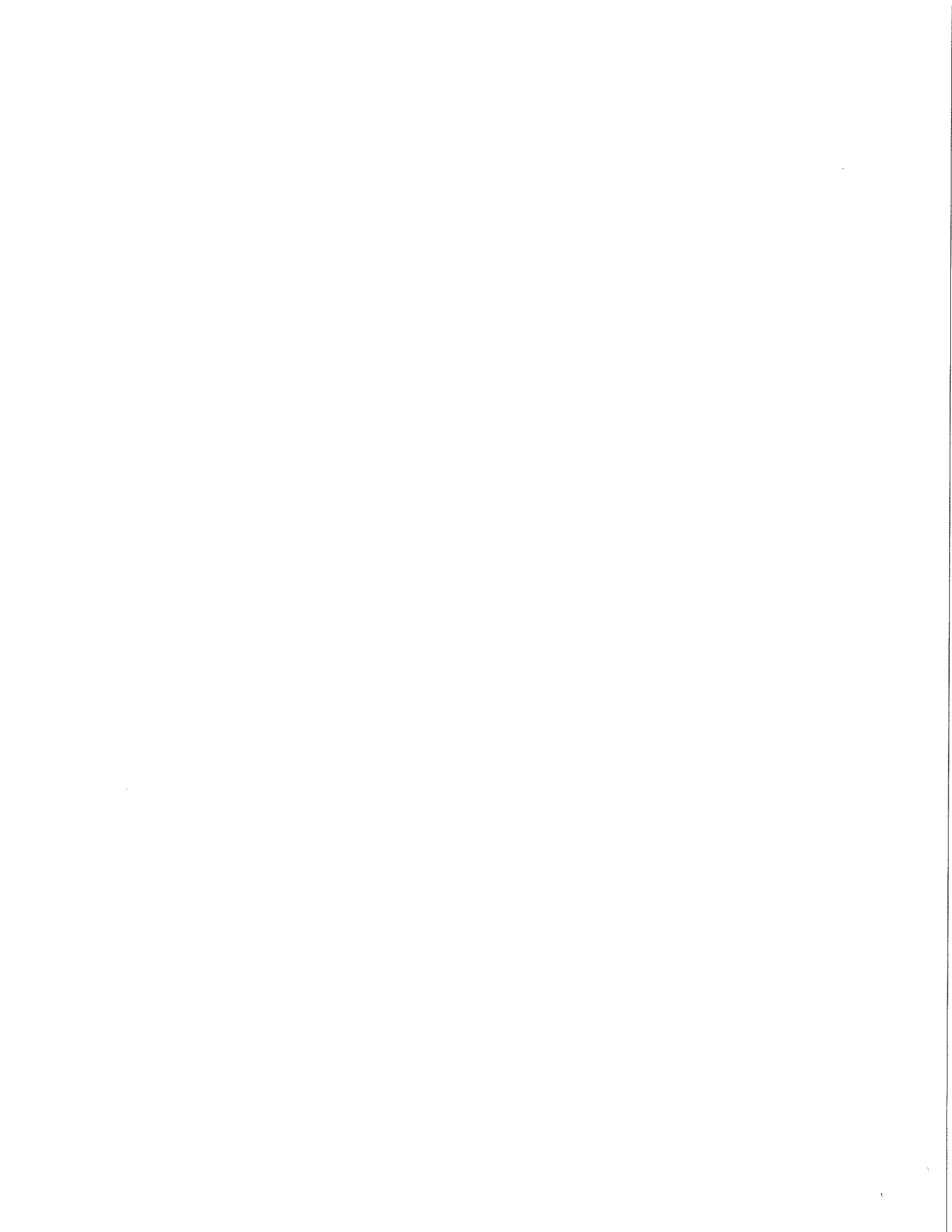


Public Information Meeting 3 – Final Concept Plan

Town of Arlington, Massachusetts

September 22, 2016

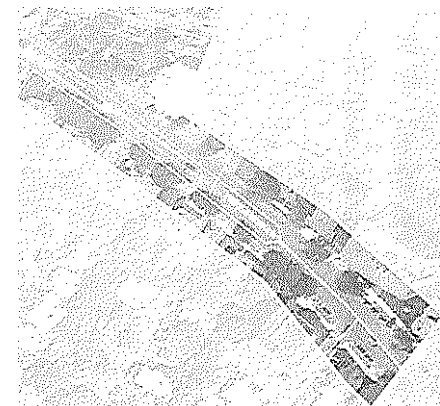
hb



AGENDA

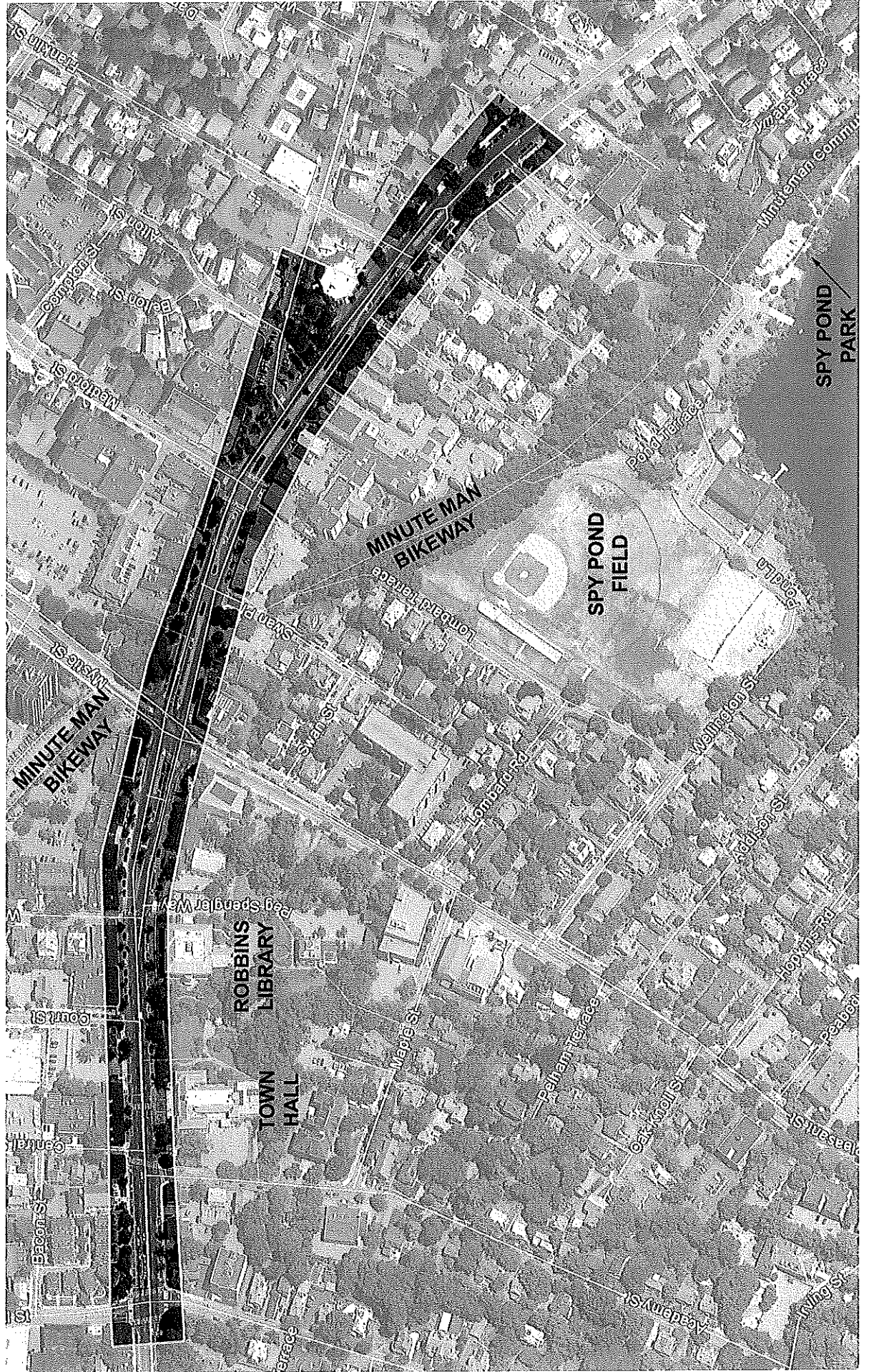
- Welcome and Introduction
 - Review meeting objectives
 - Recap of June Forum
- Final Concept Plan
 - Overall Mass Avenue Phase II Corridor Concept Plan
 - Concepts for key locations along the corridor
 - Review of bicycle accommodations
 - Discussion
- Next Steps
- Open House

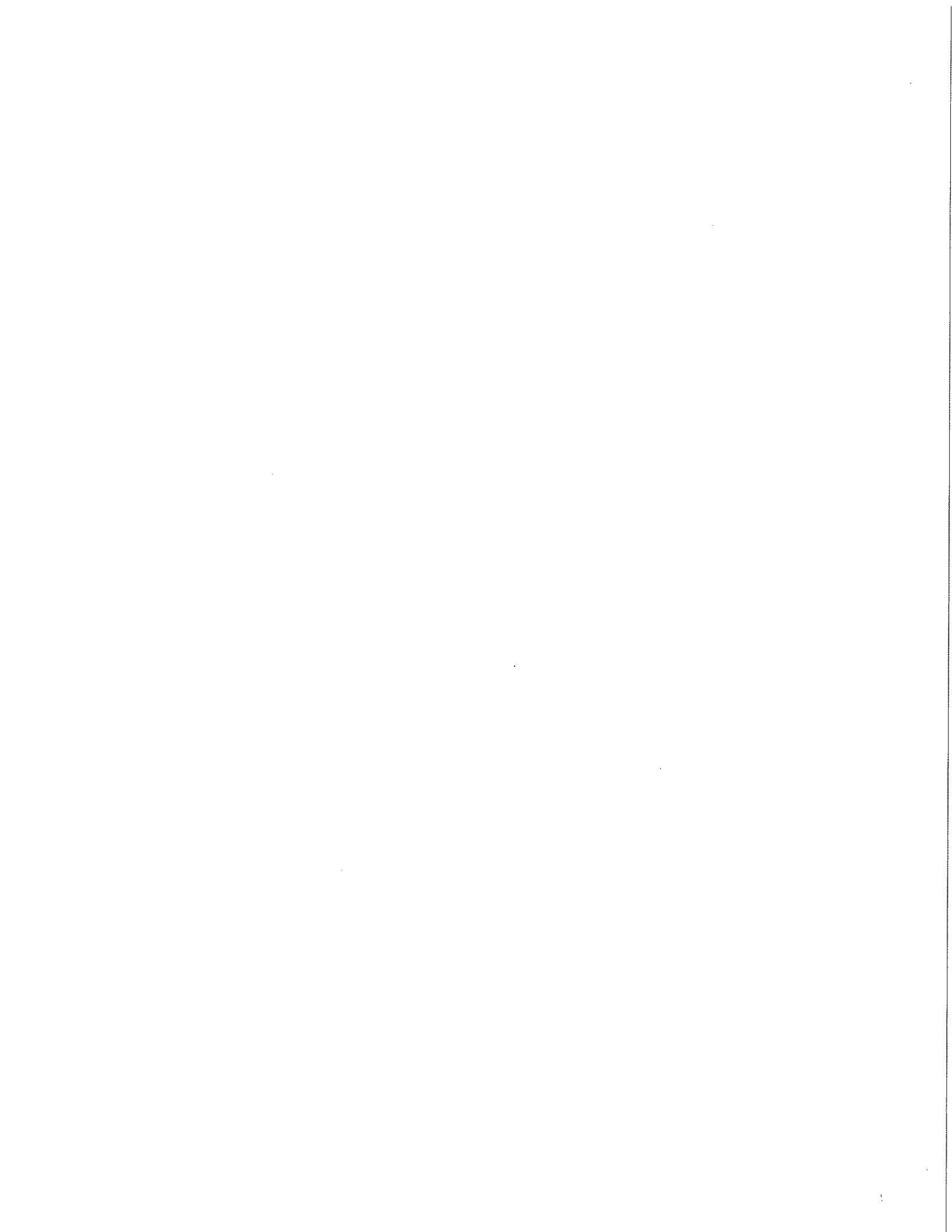
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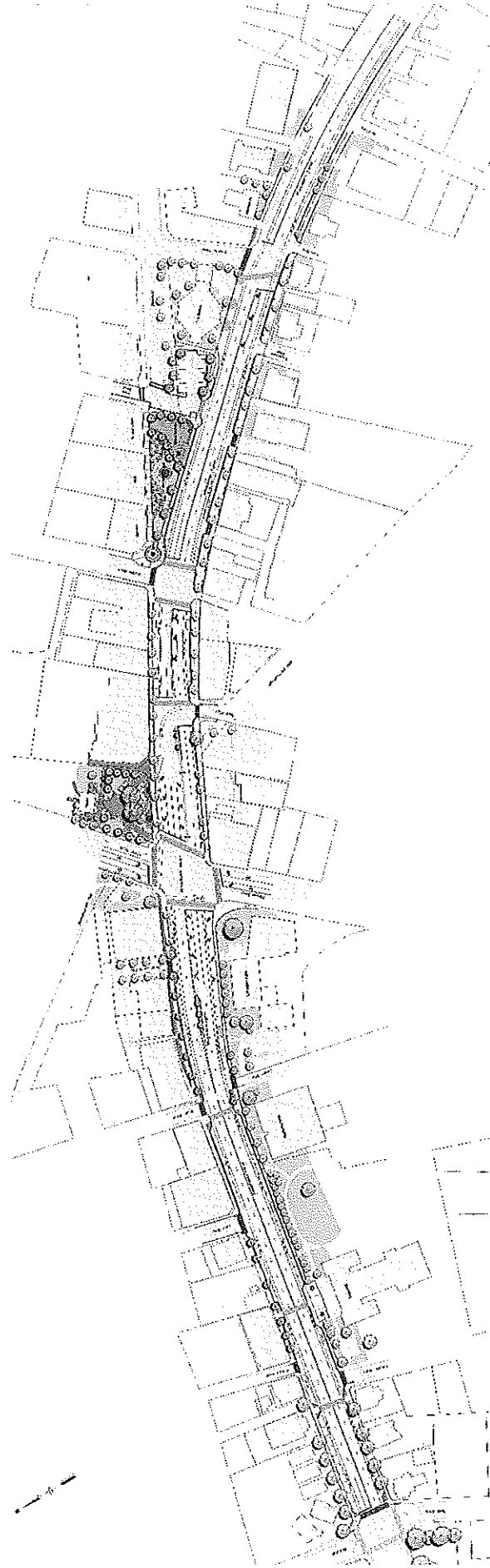


MASSACHUSETTS AVENUE PHASE II PROJECT EXTENTS

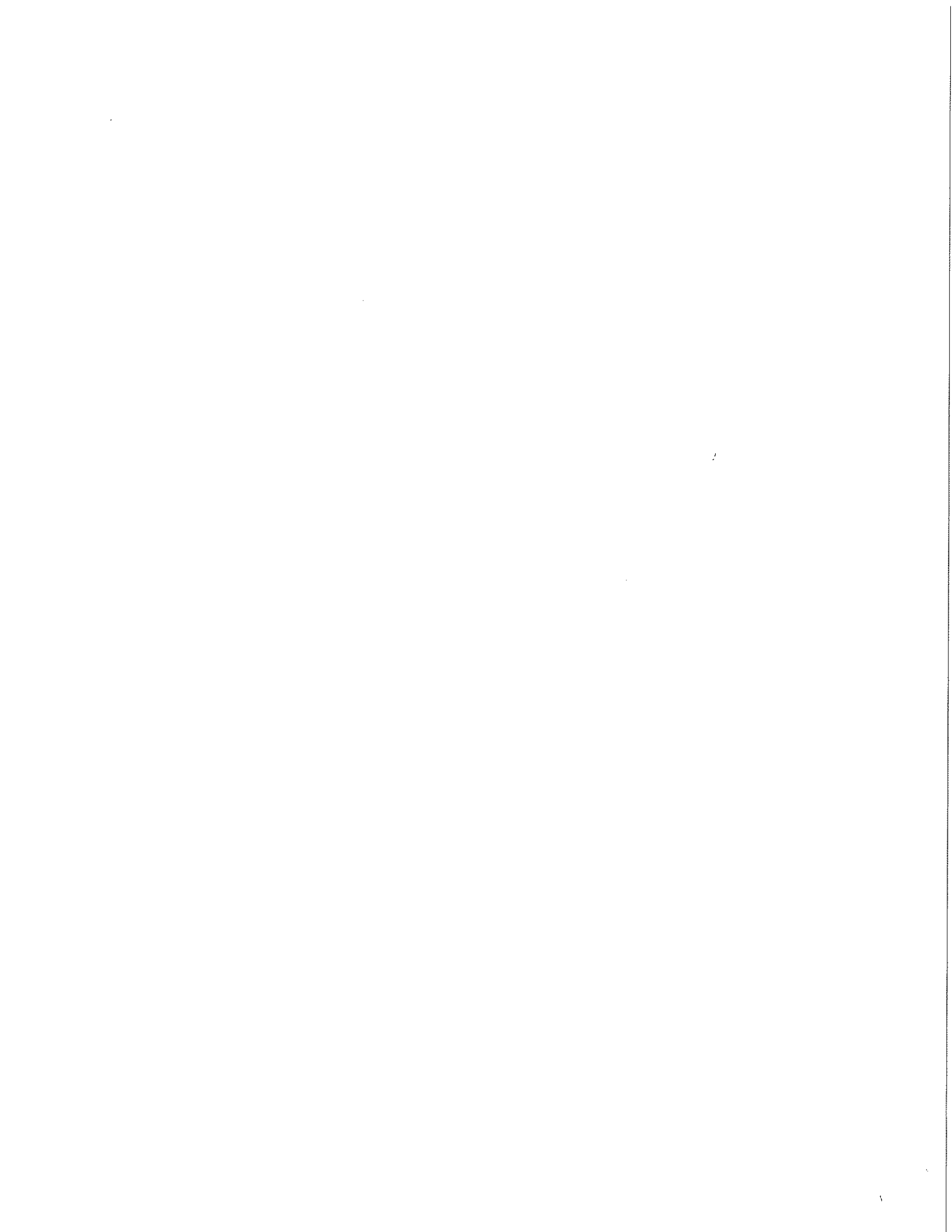




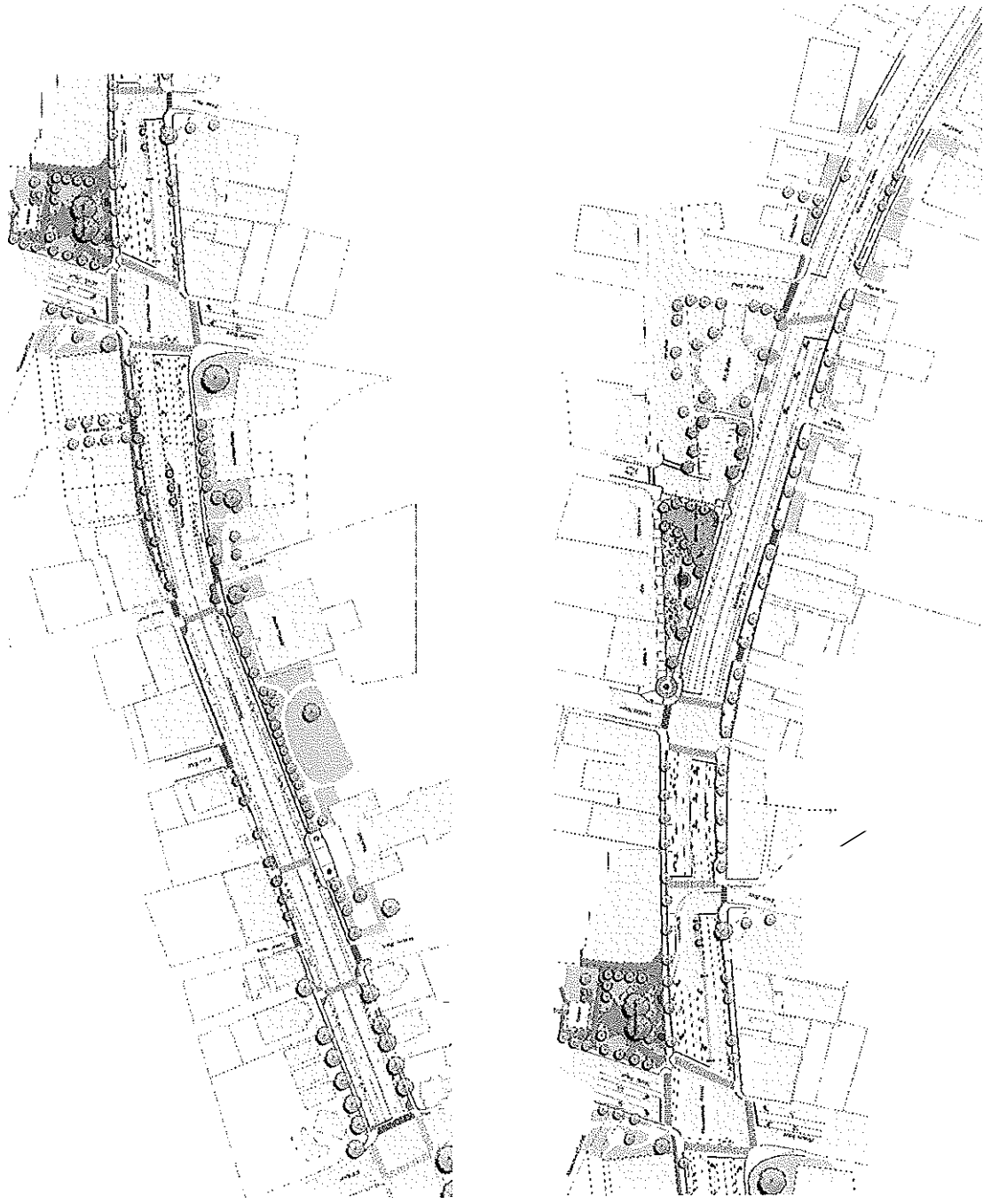
PHASE I CORRIDOR CONCEPTUAL MASTER PLAN

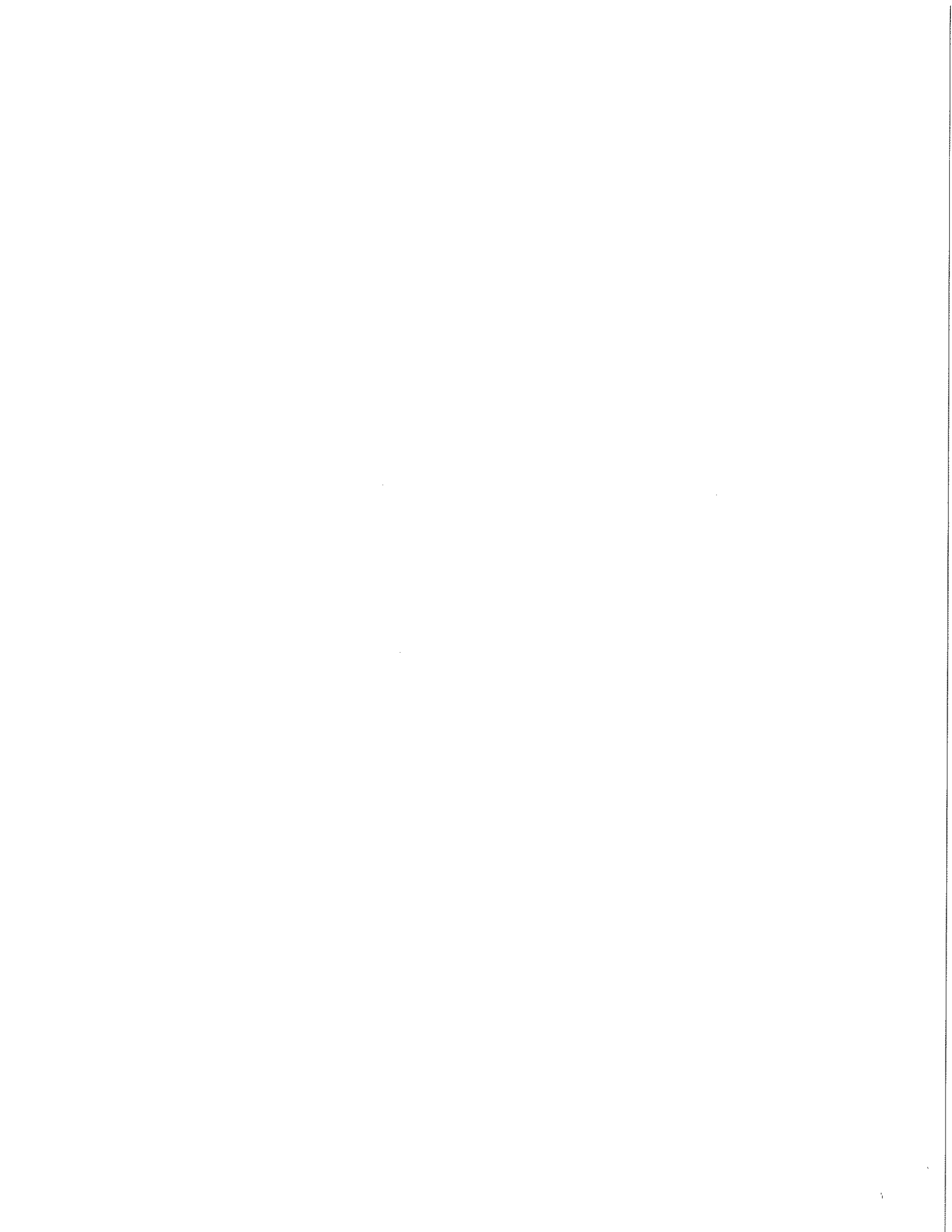


D. 1/8" = 1'-0" A. 1/4" = 1'-0" D.



PHASE I CORRIDOR CONCEPTUAL MASTER PLAN

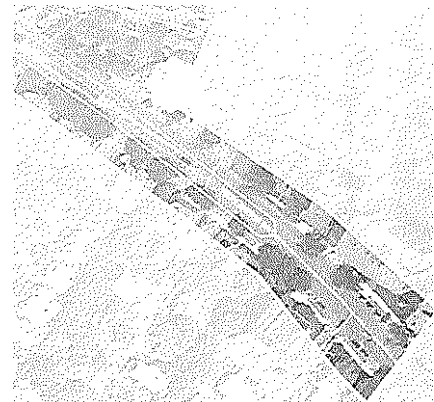


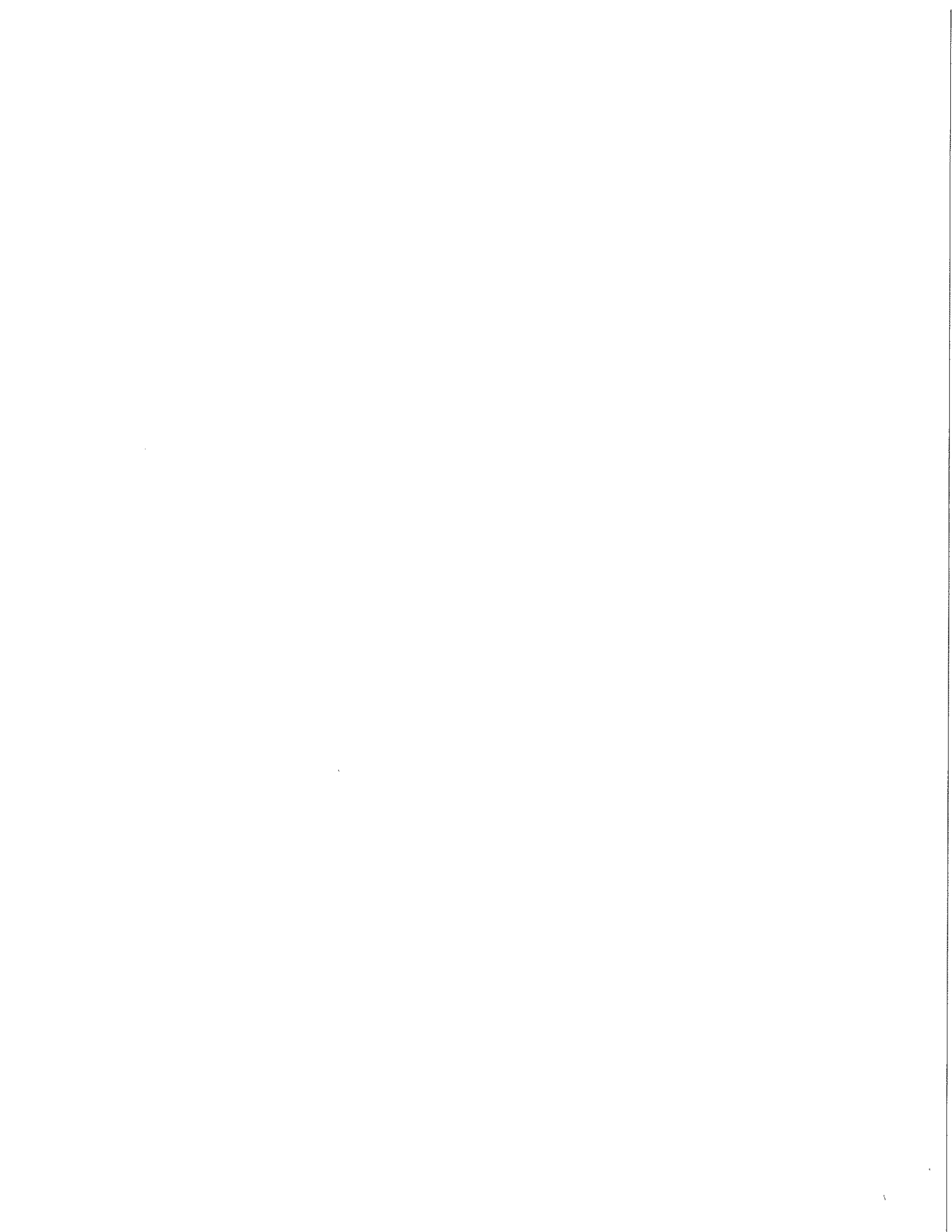


TRANSPORTATION REVIEW

- Bike, pedestrian, vehicle counts at 5 locations (7-9 AM, 4-6 PM)
- Inform ability for cross-sectional changes
- Initial review/recommendations regarding crosswalk locations
- Continued evaluation as part of design phase

1- 11"
· >ft..

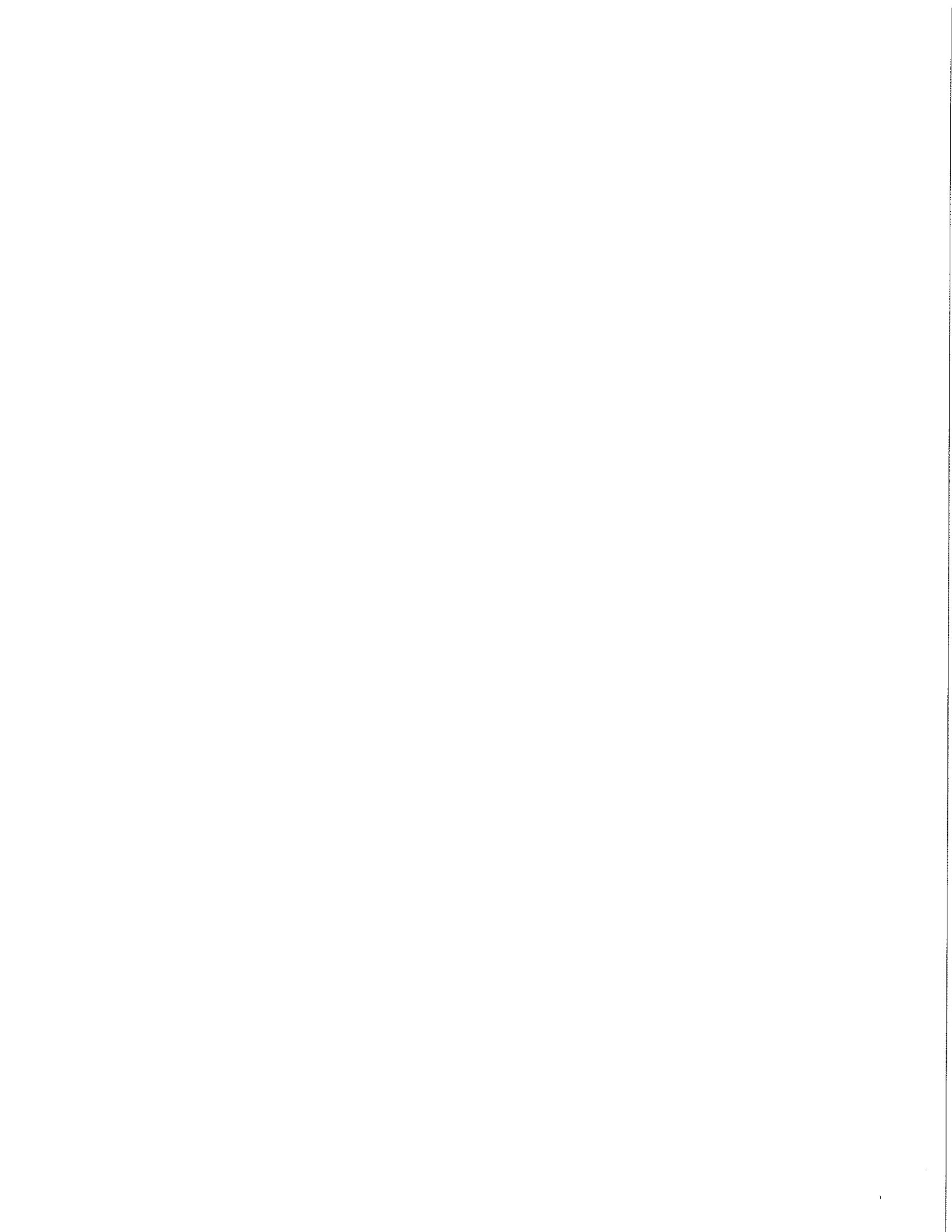




PHASE II CORRIDOR CONCEPTUAL MASTER PLAN

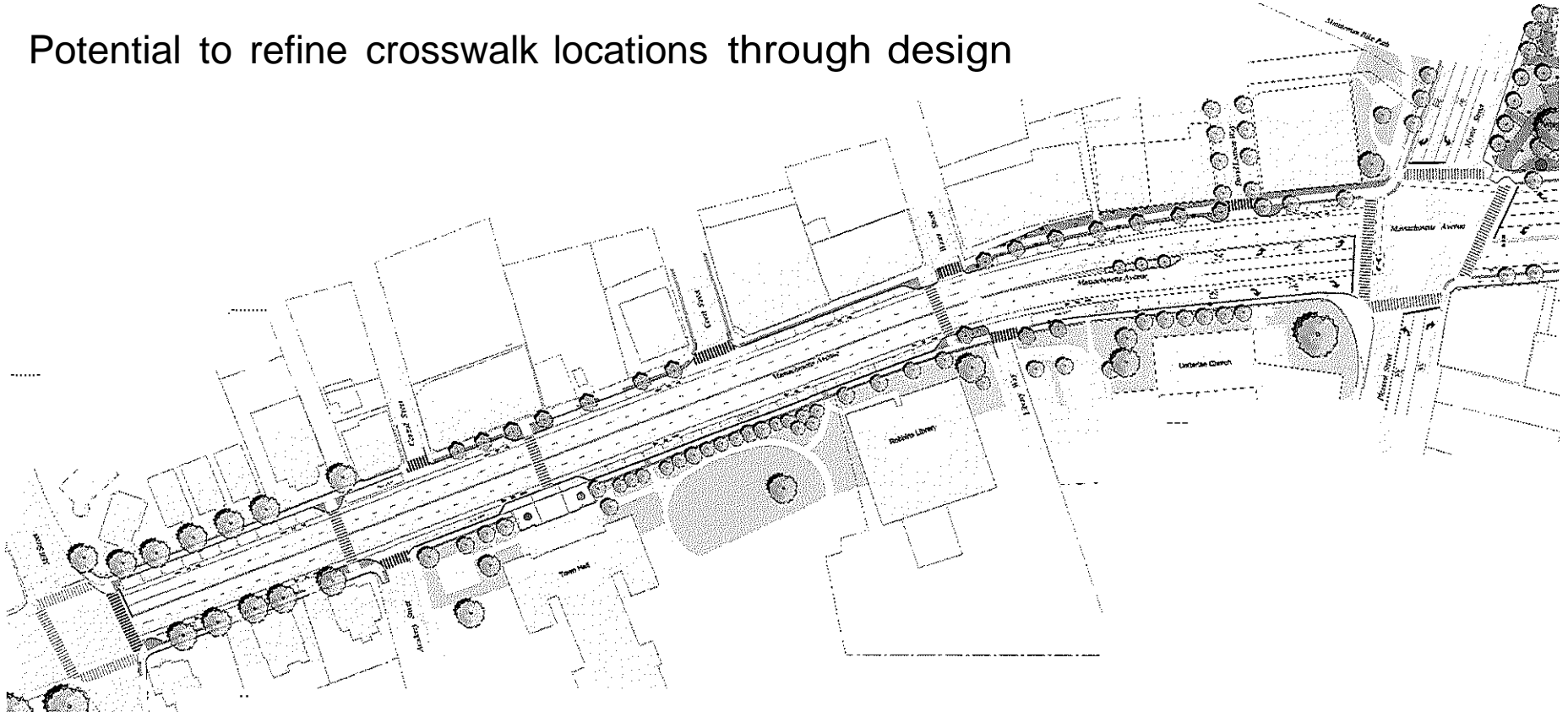


- Ability to remove left-turn lanes at Medford and Franklin
- Ability to remove median and create wider sidewalks along south side
- Off-set bike lane from parking space (similar to East Arlington)
- Requires modification to signal timing and phasing



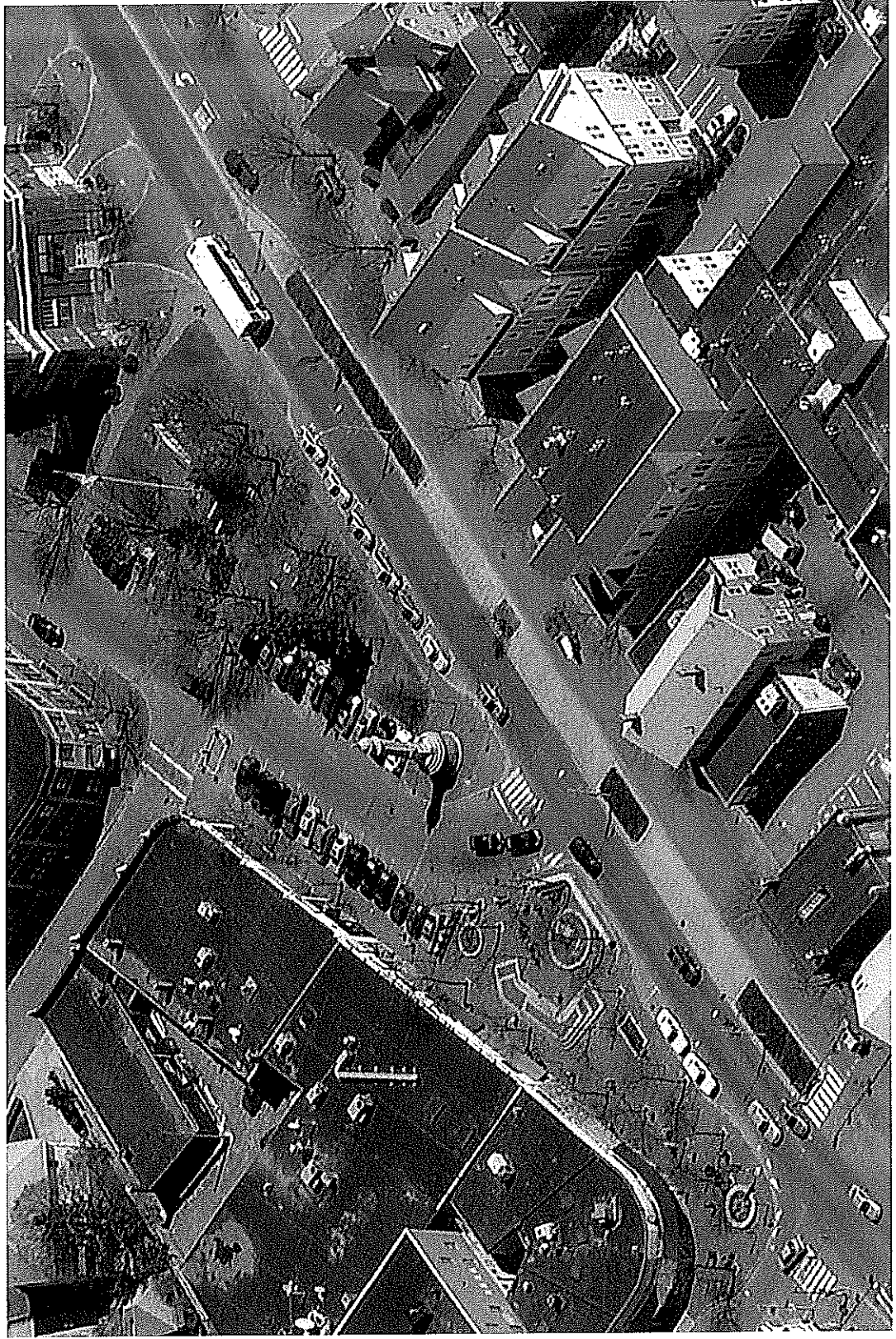
PHASE II CORRIDOR CONCEPTUAL MASTER PLAN

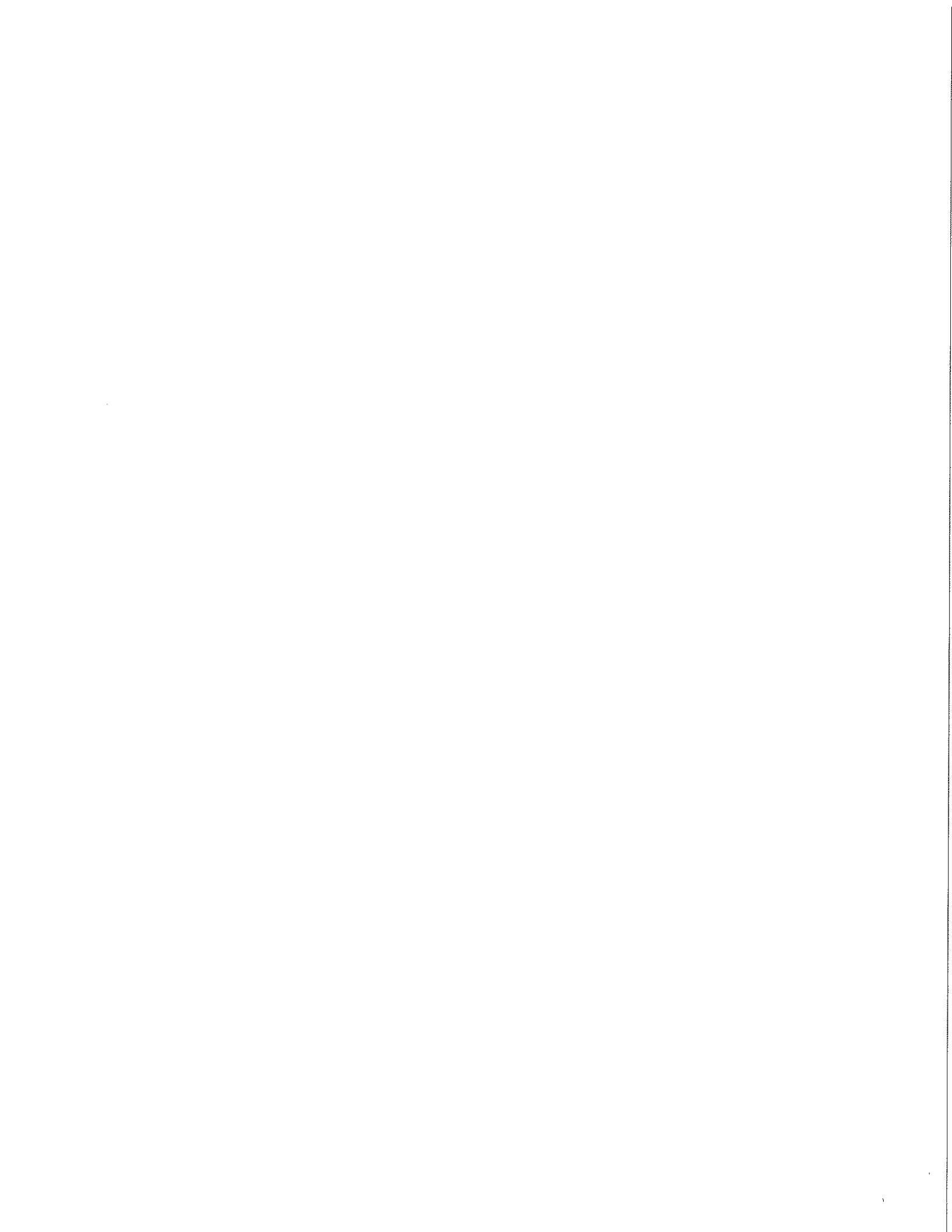
- Ability to relocate crosswalks
 - Further evaluation of right-turn conflicts throughout day
- Provision of bike lanes on both sides of Mass Ave
- Consideration of 3-lane section
- Potential to refine crosswalk locations through design



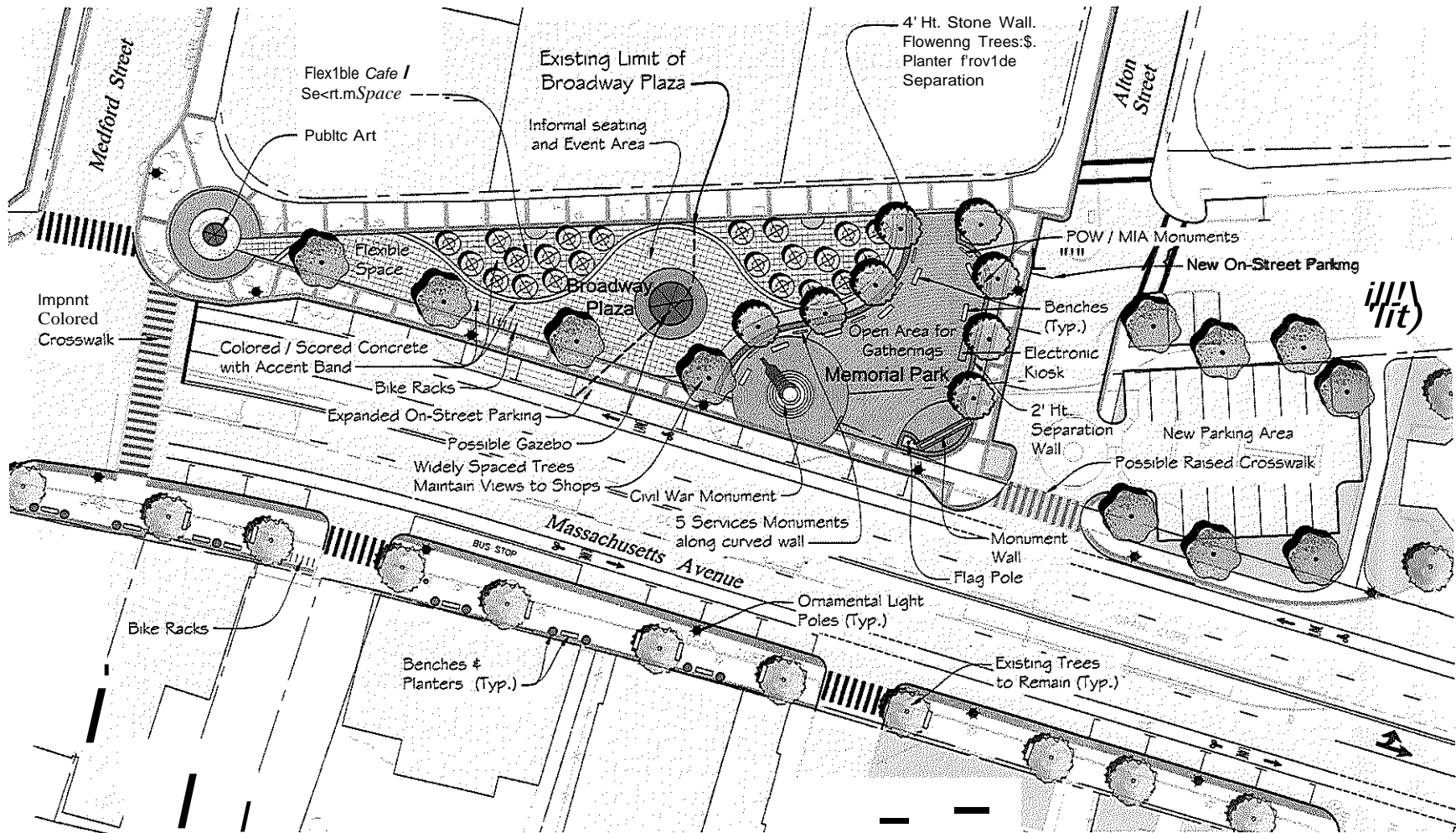


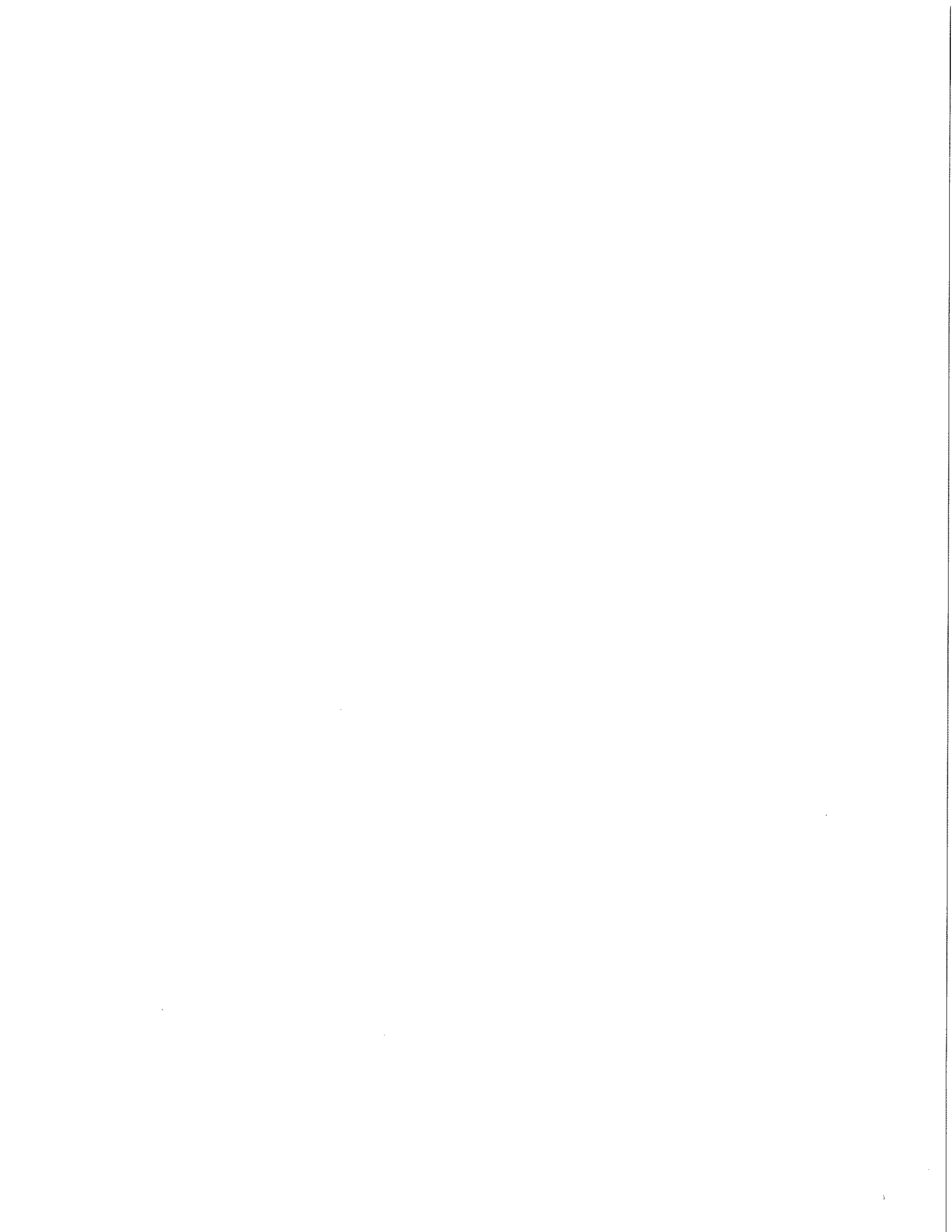
BROADWAY PLAZA/MEMORIAL PARK TODAY



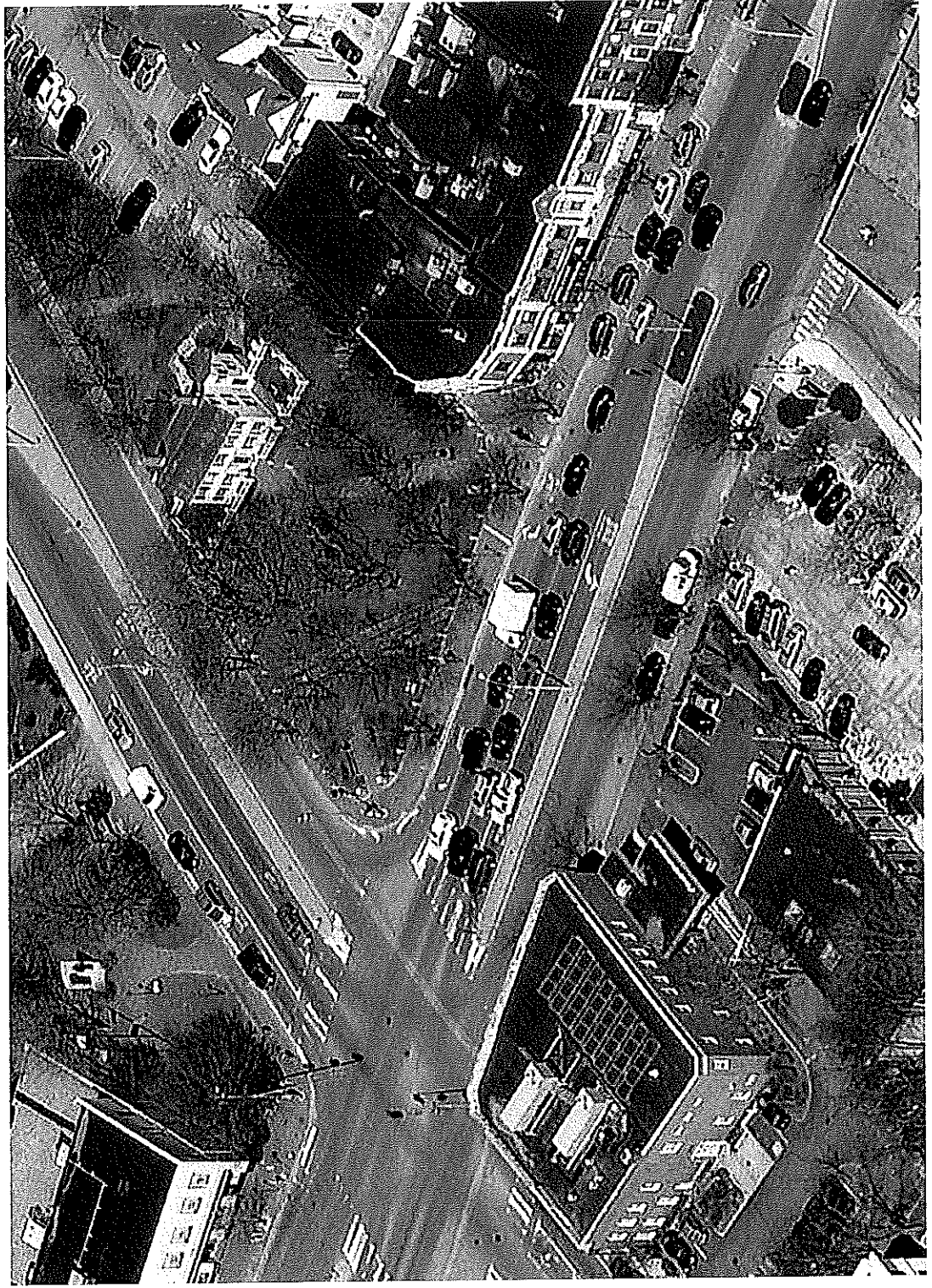


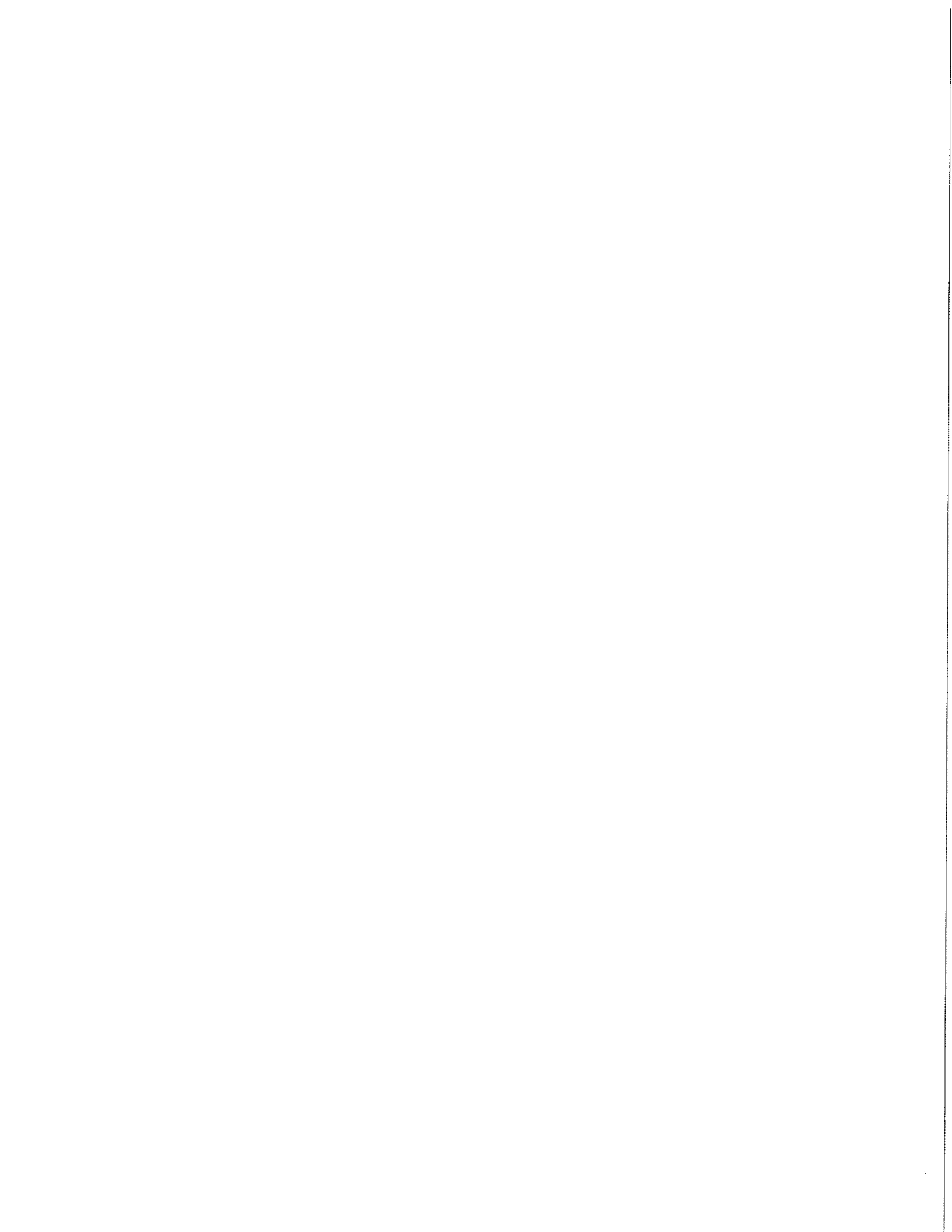
BROADWAY PLAZA & MEMORIAL PARK



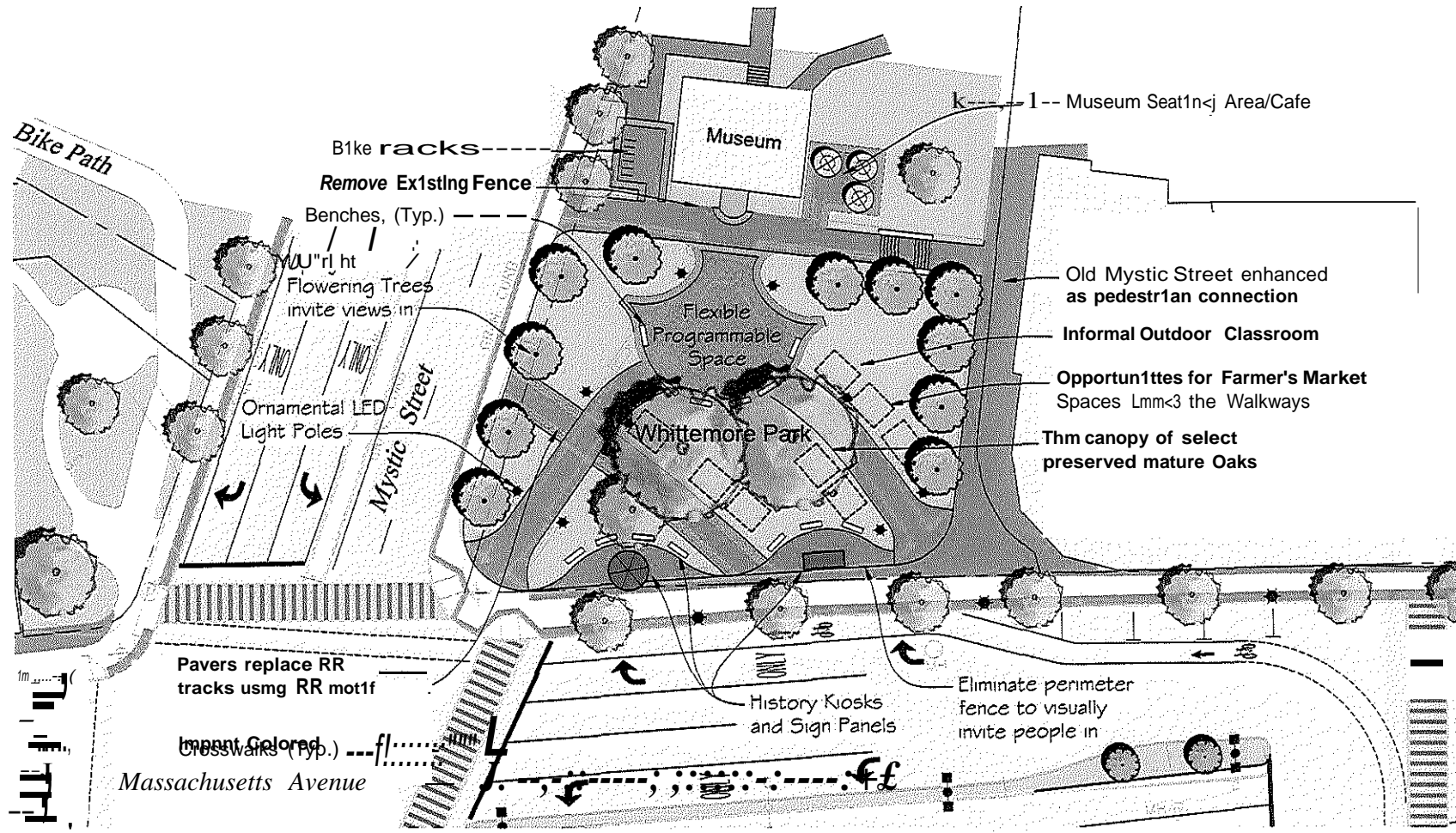


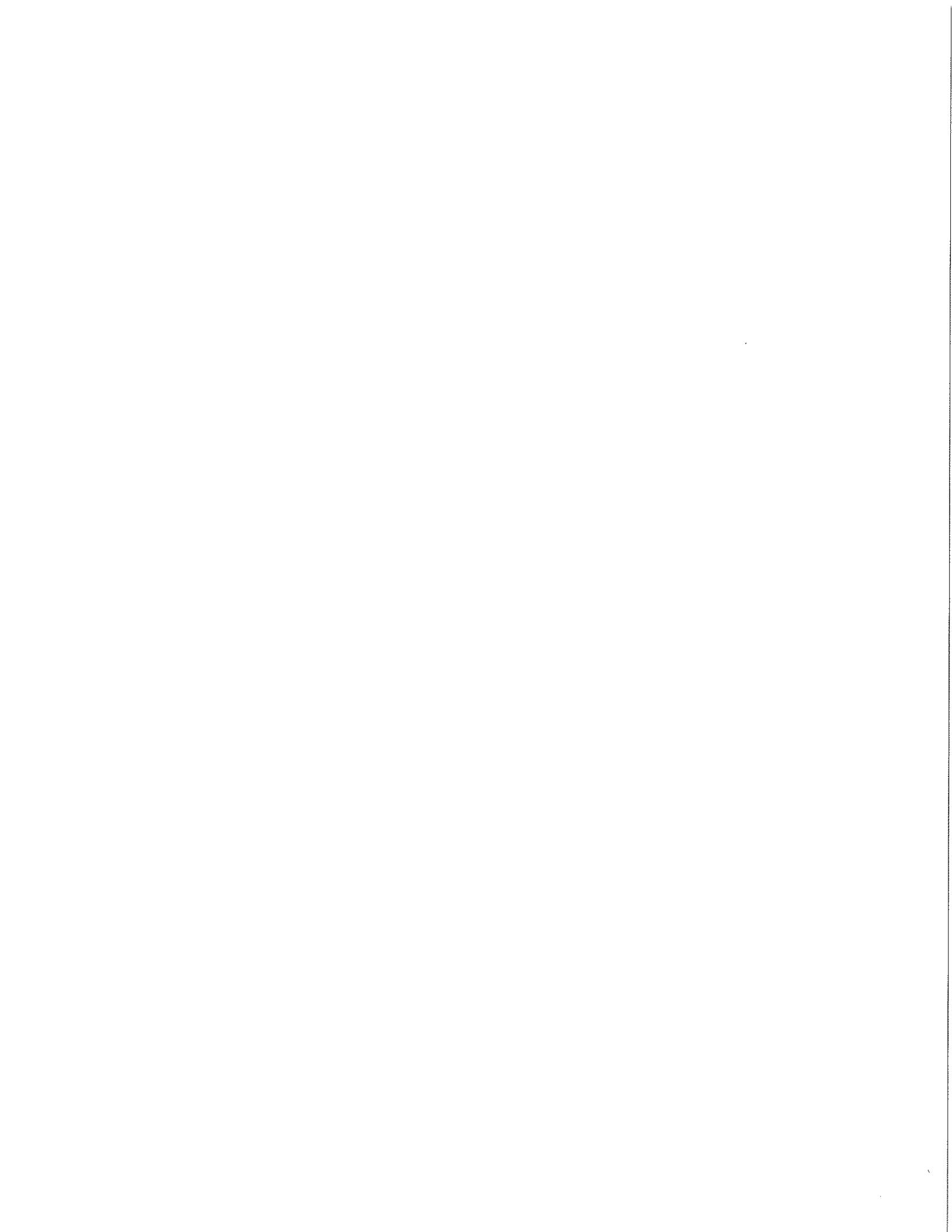
WHITTEMORE PARK TODAY





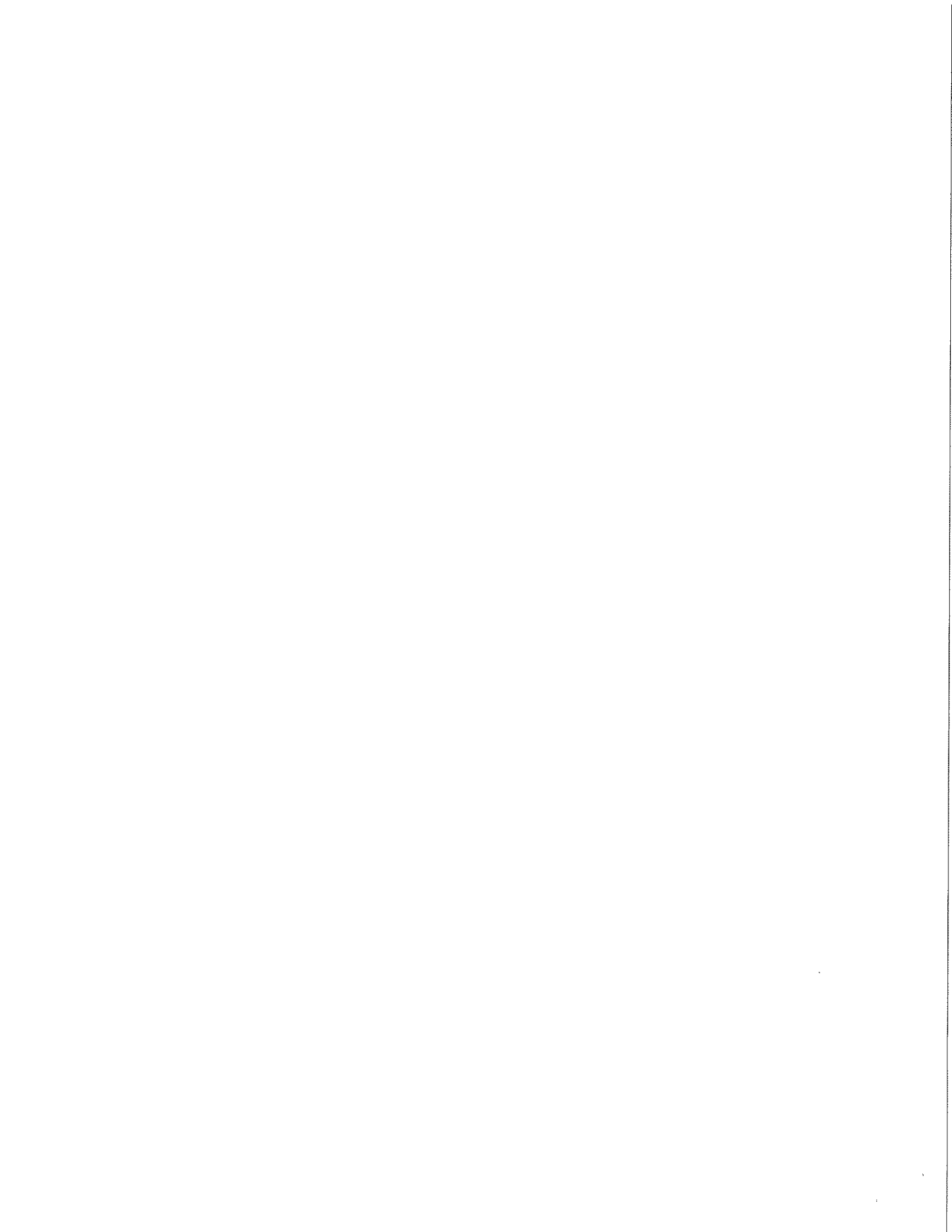
WHITTEMORE PARK CONCEPT PLAN



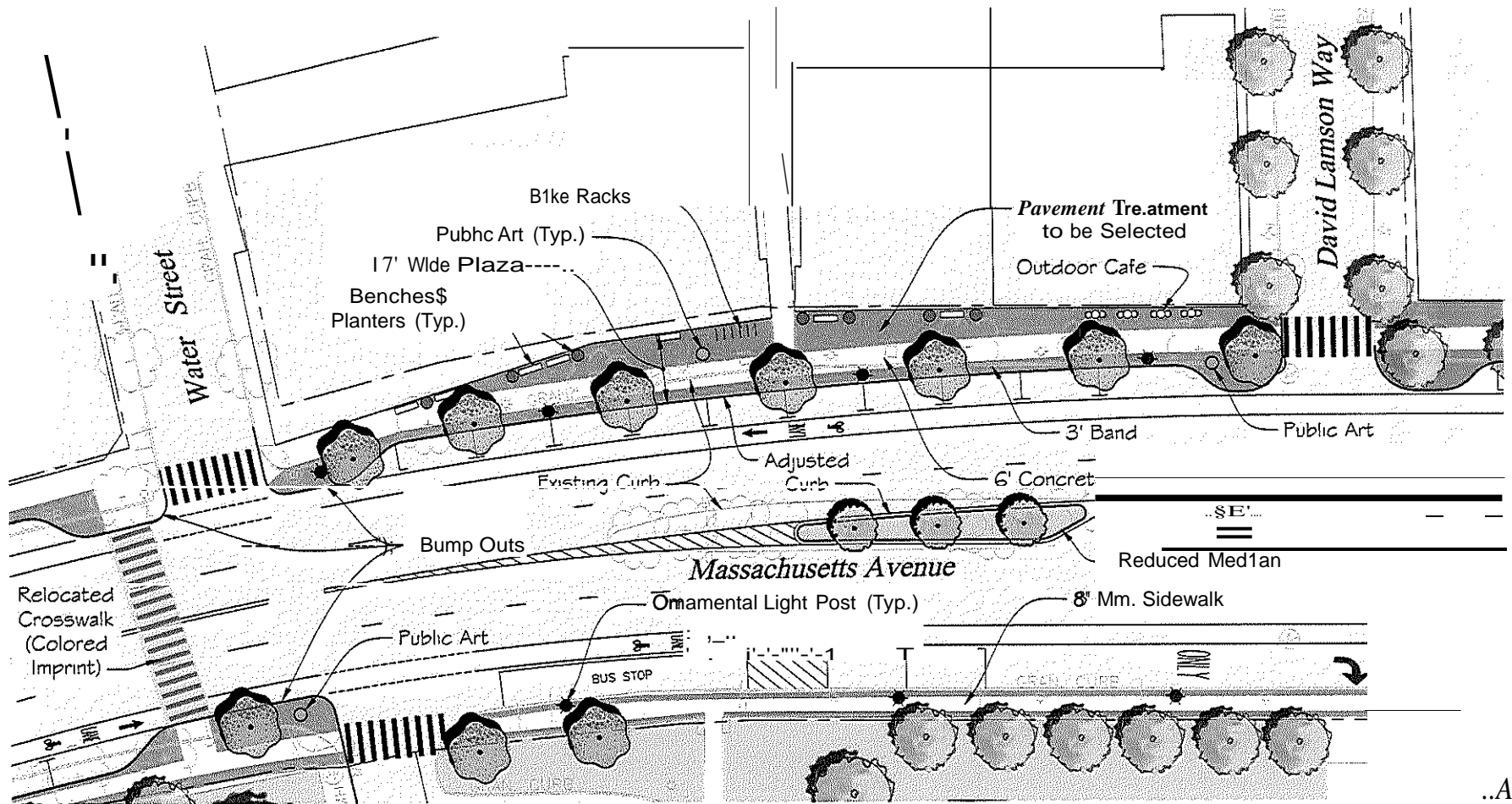


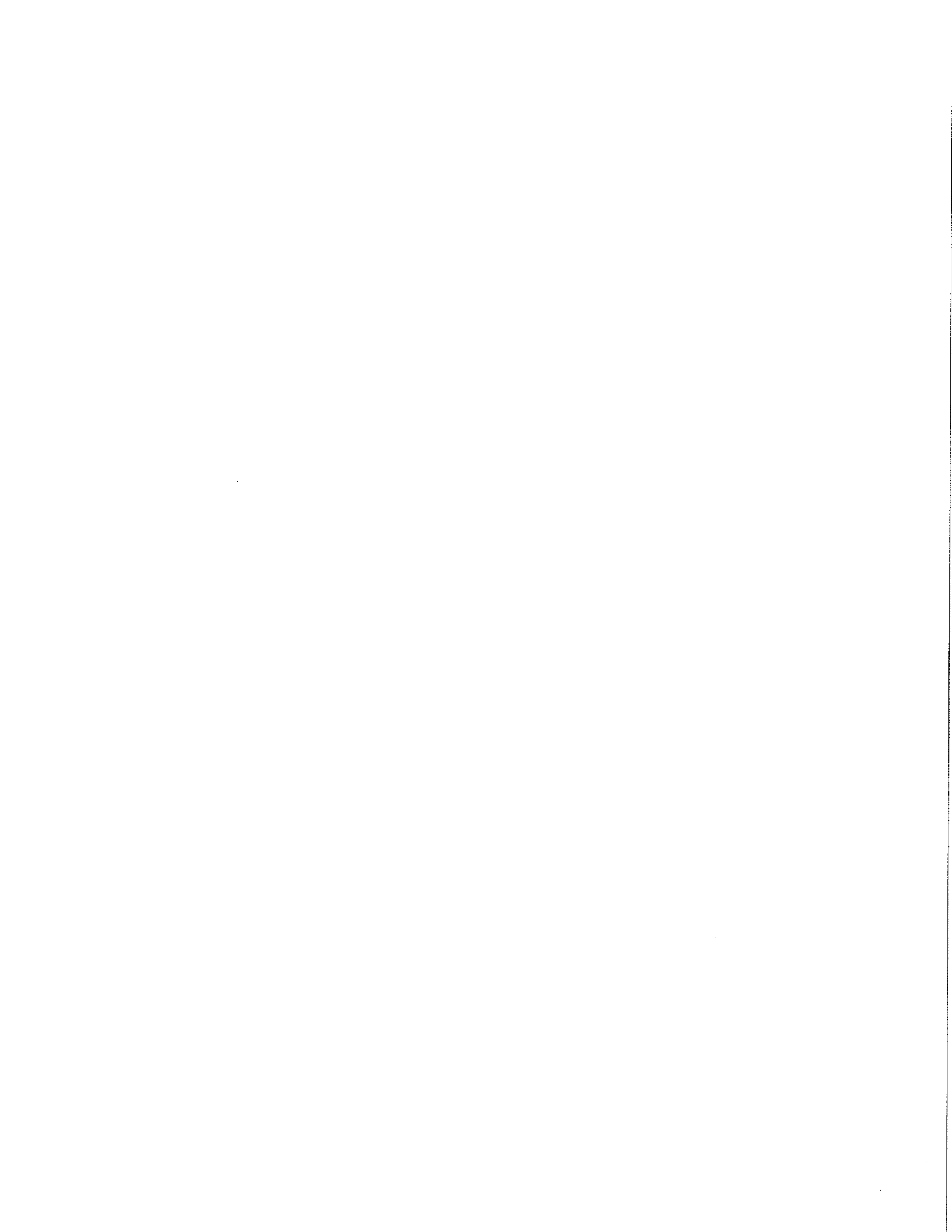
COMMERCIAL BLOCK TODAY





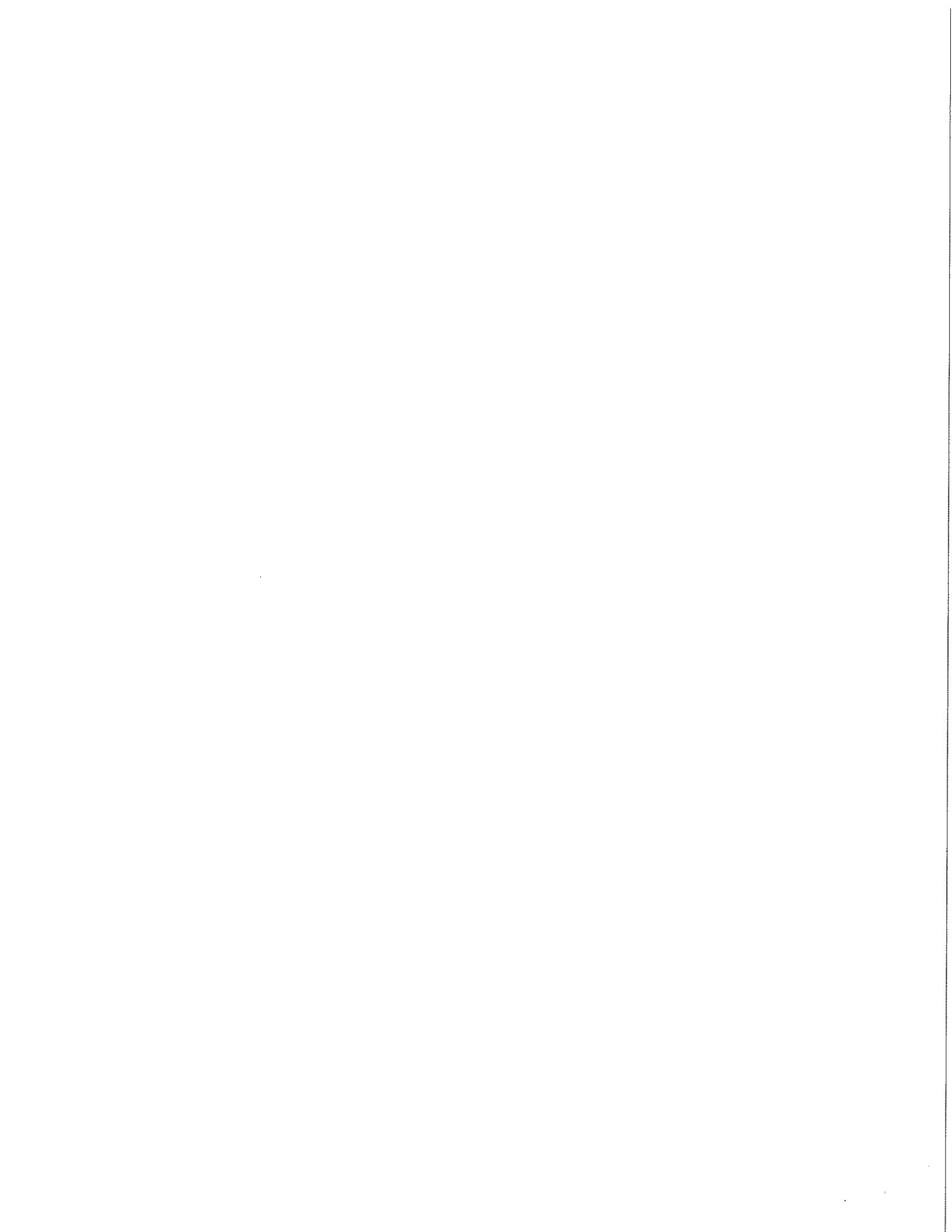
COMMERCIAL BLOCK SIDEWALK & PLAZA TREATMENTS



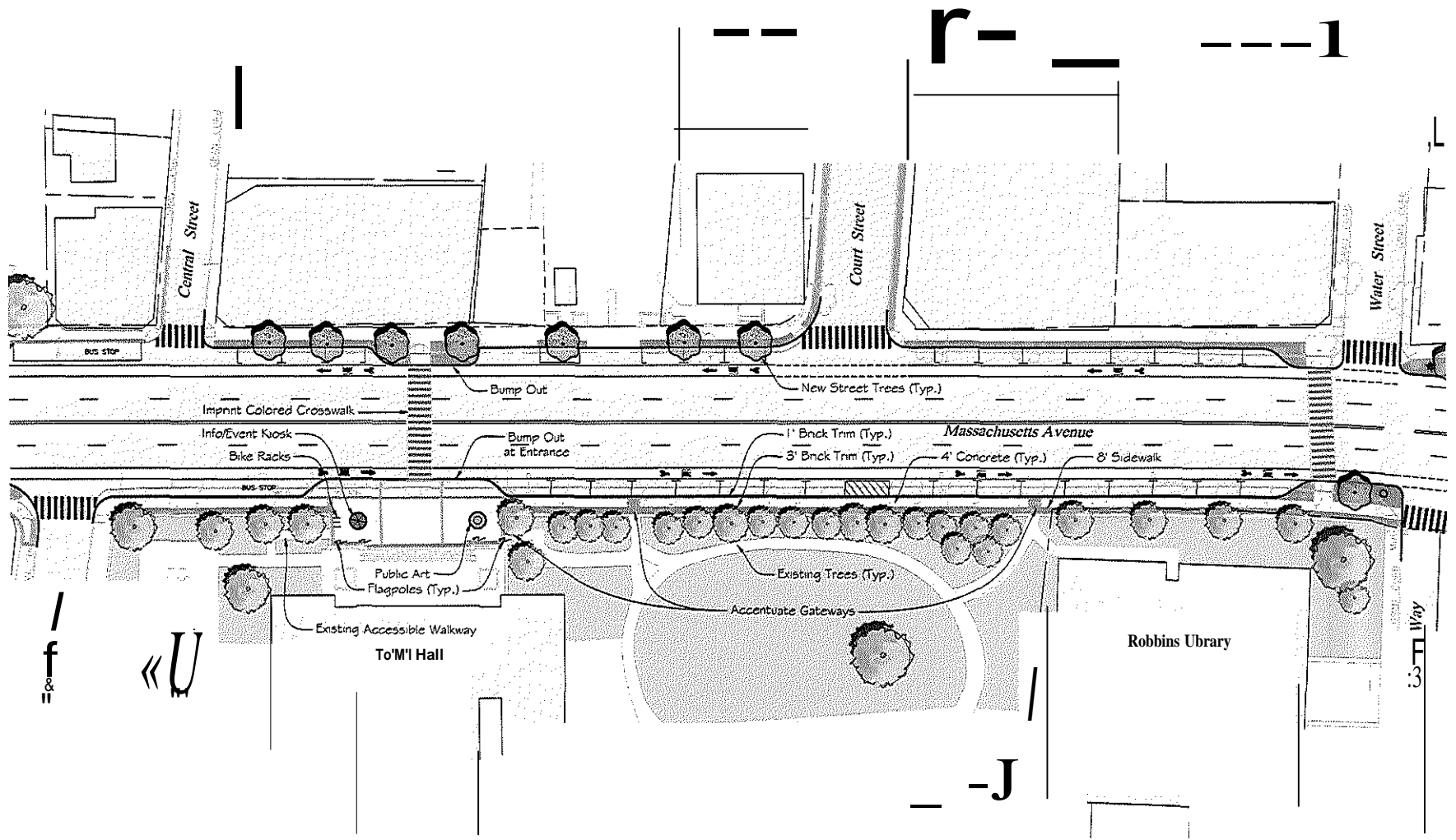


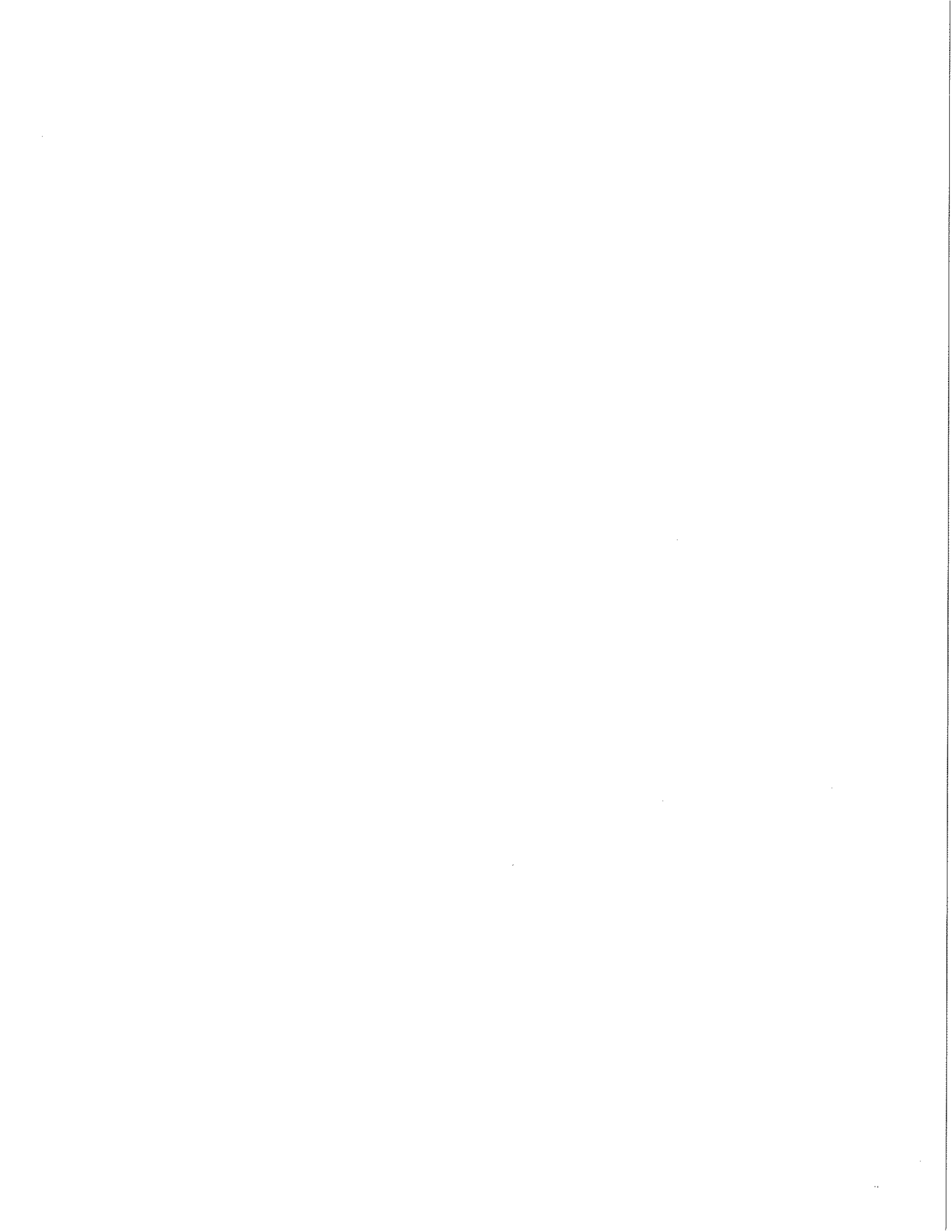
ΣΥΝΙΣΤΑΣΕΙΣ



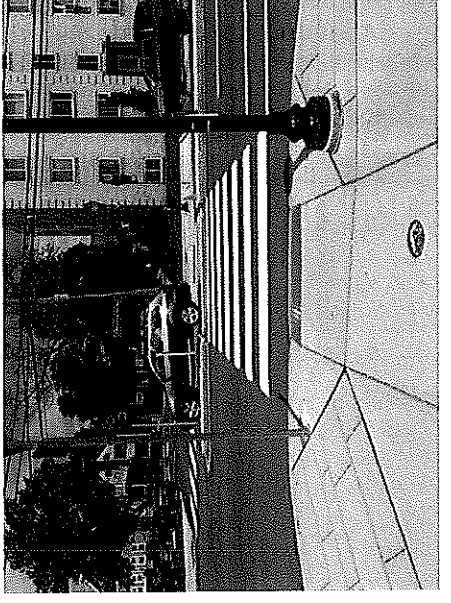
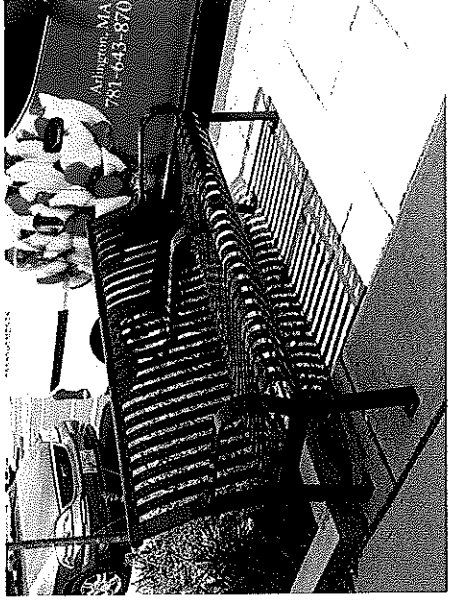
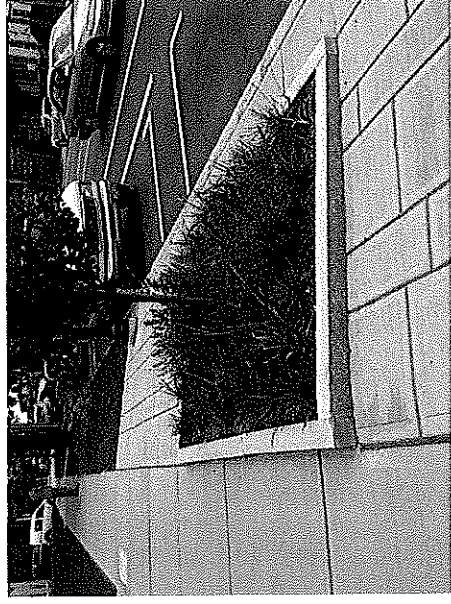
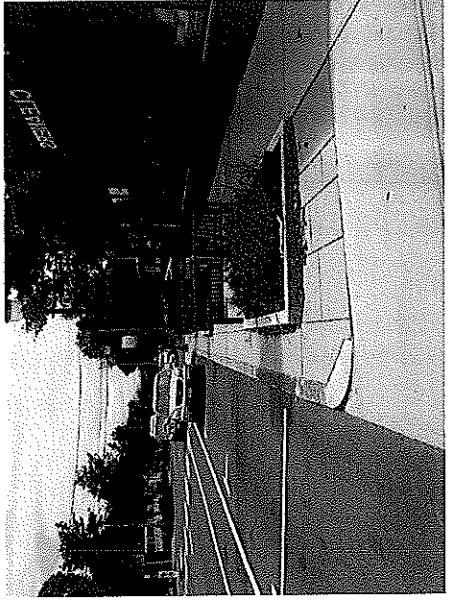


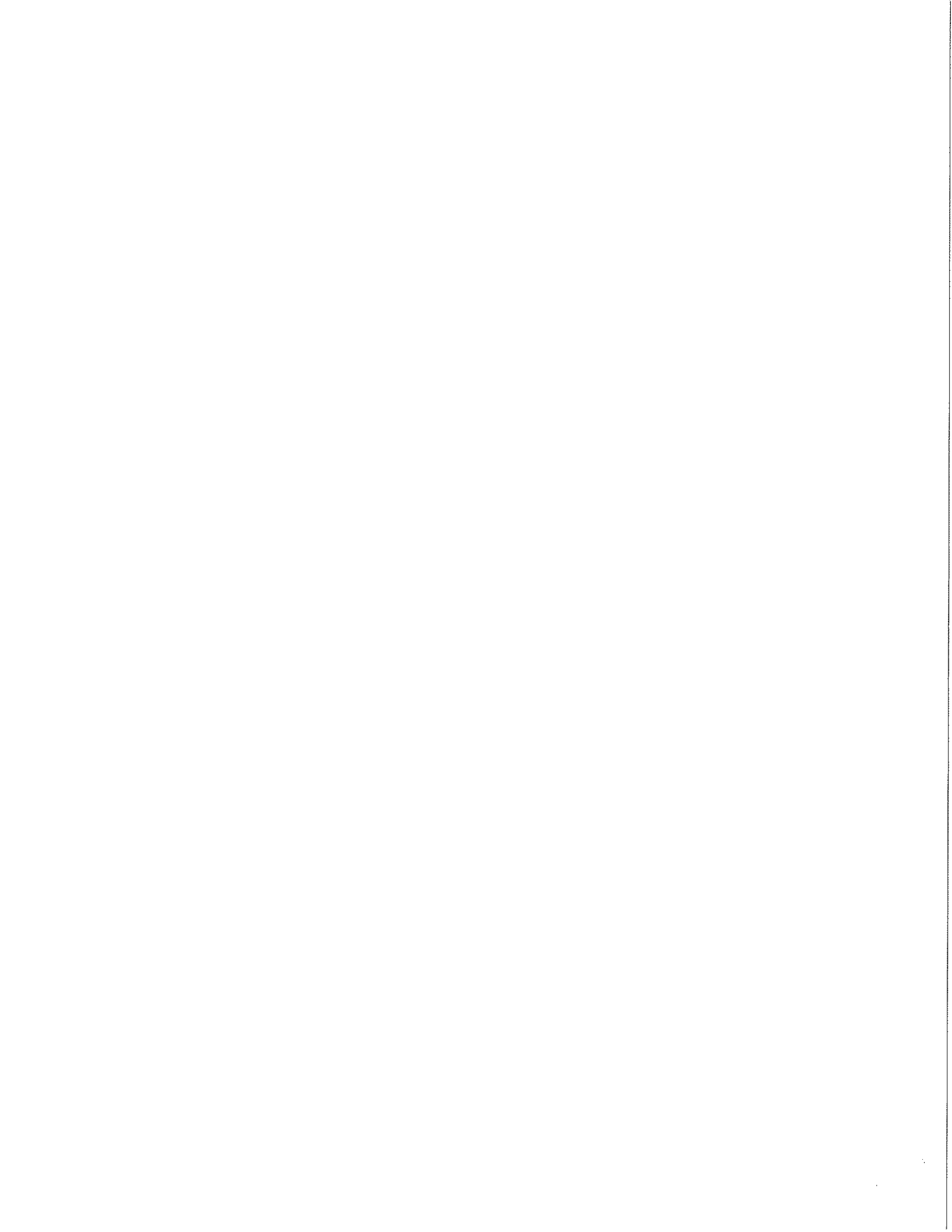
CIVIC BLOCK CONCEPT PLAN



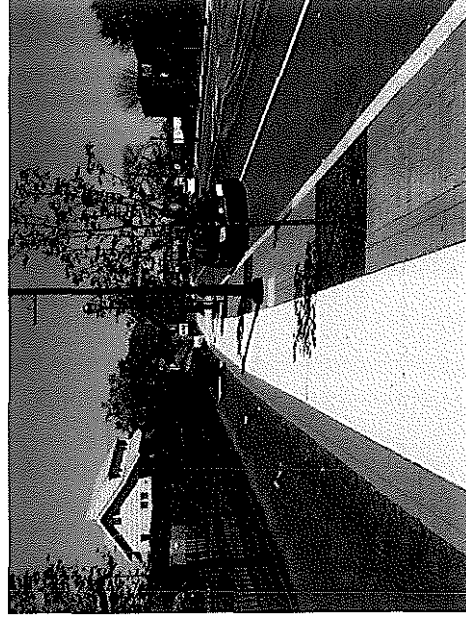
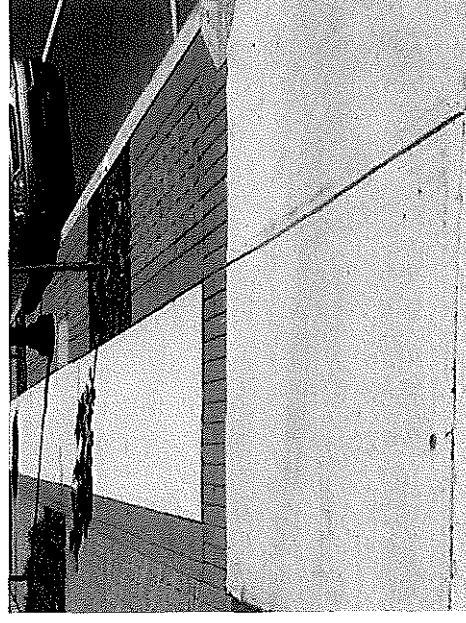
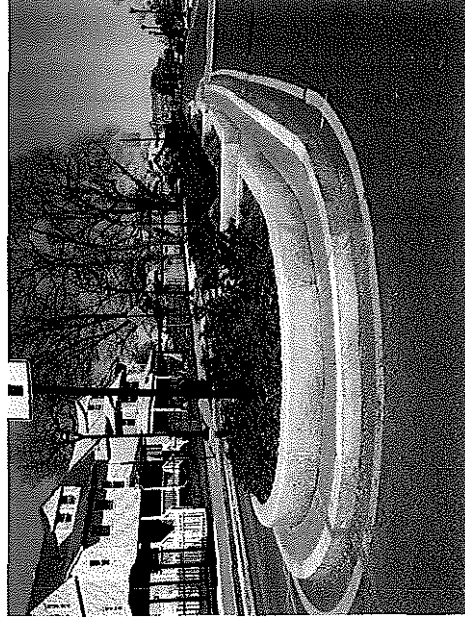


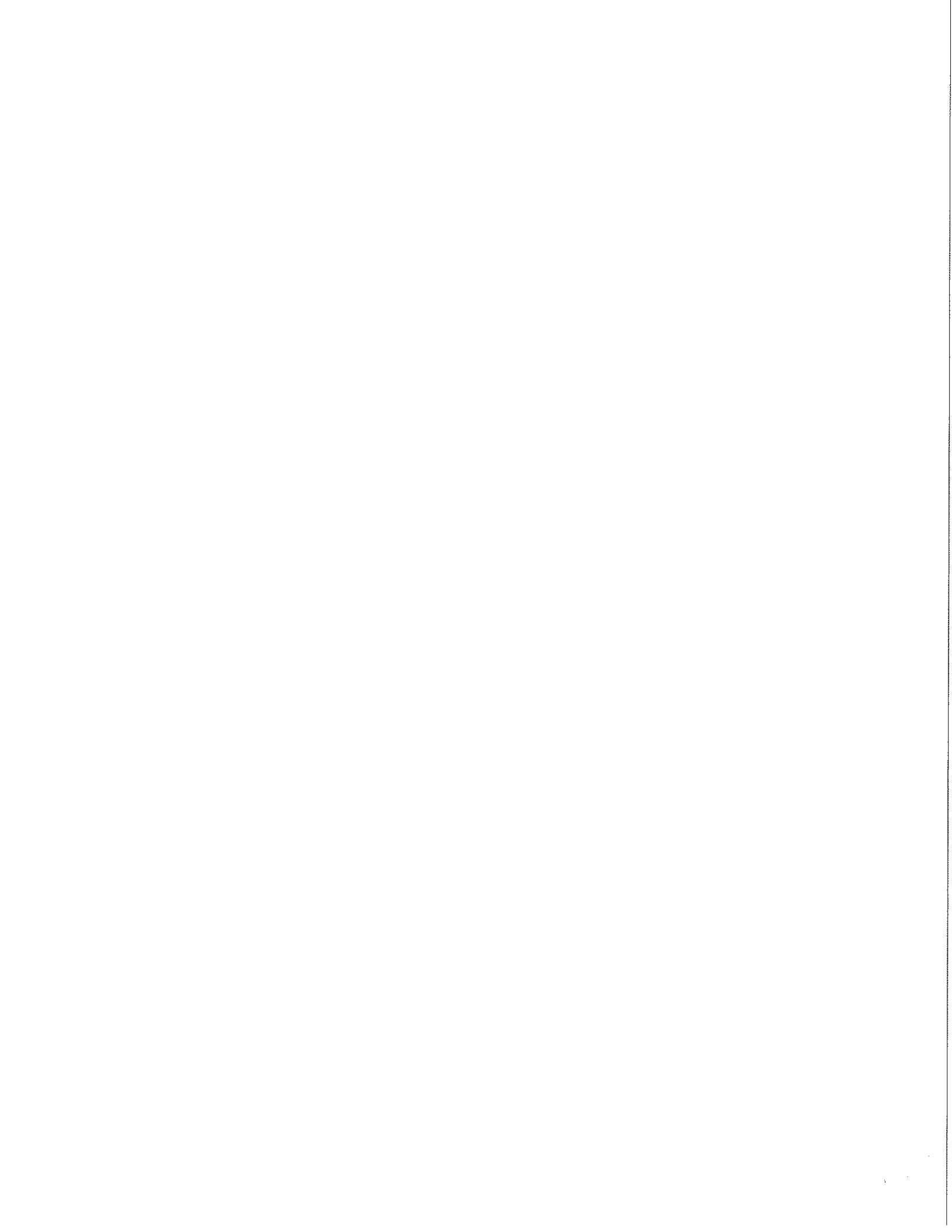
EAST ARLINGTON MASS AVENUE PALETTE OF MATERIALS



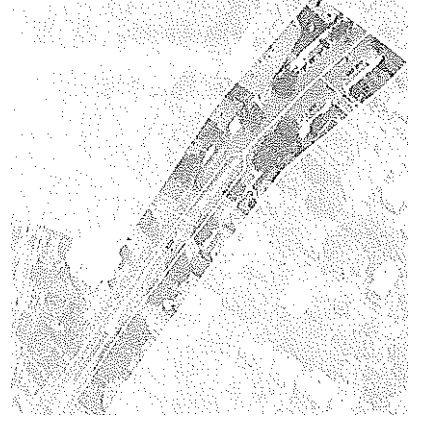


ADDITIONAL SIDEWALK TREATMENT EXAMPLES





DISCUSSION

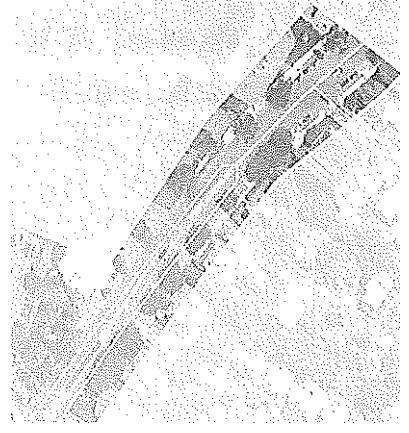


MINUTE MAN
BIKEWAY

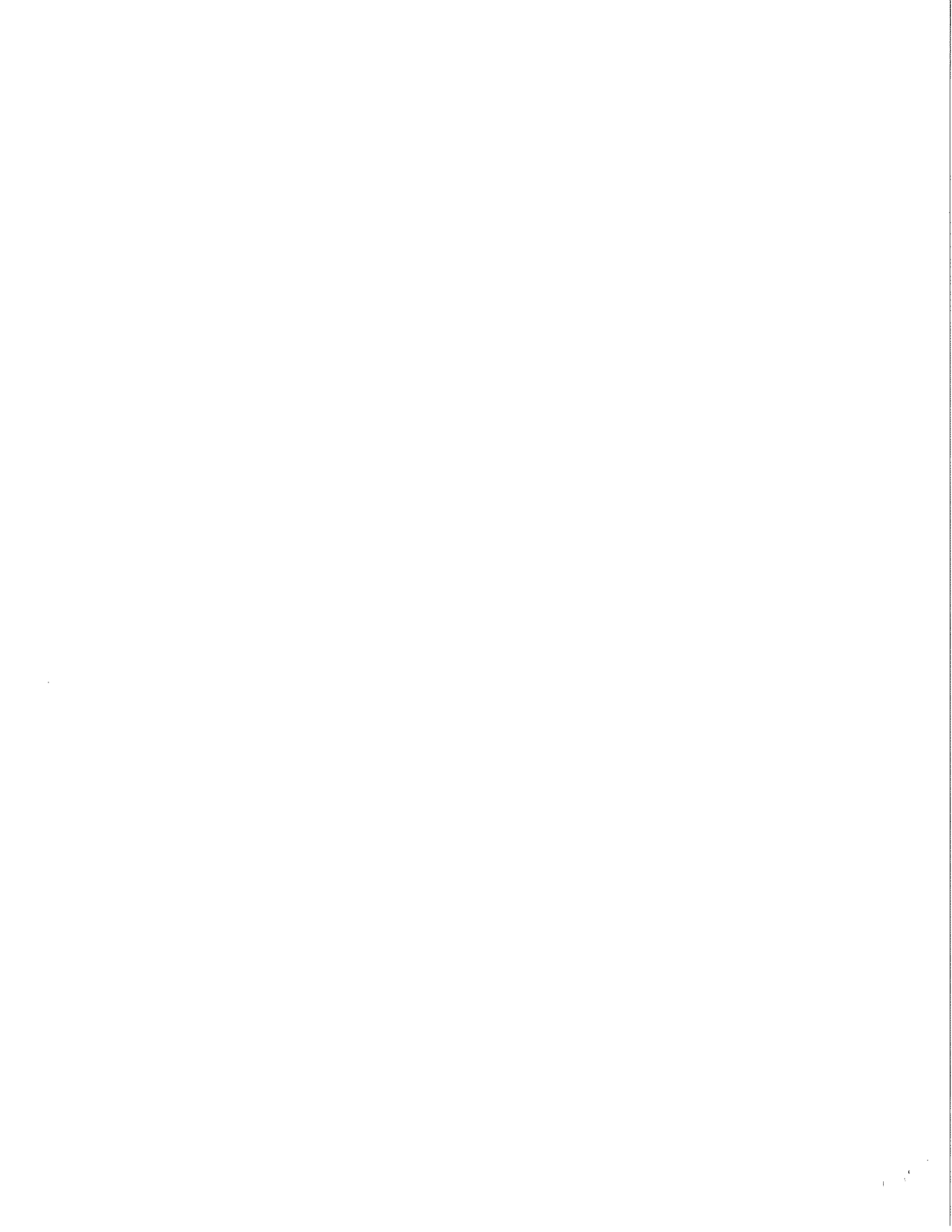


NEW YORK CITY

- **NEW YORK CITY**
- **NEW YORK CITY**
- **NEW YORK CITY**
- **NEW YORK CITY**



MINUTE MAN
BIKEWAY





101 Walnut Street
 Watertown, MA 02472
 Telephone (617) 924-1770
 Fax (617) 924-2286
 www.vhb.com

ORDER OF MAGNITUDE COST ESTIMATE

Broadway Plaza/Memorial Park Sidewalks	Unit Cost	Quantit	Total
Concrete Sidewalk	\$ 10.00 /SF	6000	\$60,000.00
Sidewalk Paver Trim Bands	\$ 35.00 /SF	2500	\$87,500.00
Ornamental LED Light Poles	\$ 16,000.00 /EA	6	\$96,000.00
			\$243,500.00
Broadway Plaza/Memorial Park Sidewalks SAY=			\$245,000.00

Broadway Plaza/Memorial Park SAY- \$1,135,000.00

Whittemore Park Reconstruction

History Kiosk	\$ 25,000.00 /EA	2 EA	\$50,000.00
Sign Panels	\$ 4,000.00 /EA	1 EA	\$4,000.00
Upright Flowering Trees	\$ 1,700.00 /EA	11 EA	\$18,700.00
Shrub Bed	\$ 10.00 /SF	1000 SF	\$10,000.00
Bike Posts	\$ 1,000.00 /EA	6 EA	\$6,000.00
Benches	\$ 2,000.00 /EA	13 EA	\$26,000.00
Cafe Tables with Chairs	\$ 2,500.00 /EA	3 EA	\$7,500.00
Trash Receptacles	\$ 2,000.00 /EA	1 EA	\$2,000.00
Steps	\$ 1,000.00 /EA	11 EA	\$11,000.00
Paver Bands (edges)	\$ 35.00 /SF	550 SF	\$19,250.00
Brick Pavers	\$ 25.00 /SF	5500 SF	\$137,500.00
Ornamental LED Light Poles	\$ 16,000.00 /EA	10 EA	\$160,000.00
Accent Lighting Allowance	\$ 5,000.00 /LS	1 LS	\$5,000.00
Granite Post & Fence Removal	\$ 15.00 /FT	350 FT	\$5,250.00
Tree Removal & Tree Pruning Allowance	\$ 25,000.00 /LS	1 LS	\$25,000.00
Grading Allowance	\$ 30,000.00 /LS	1 LS	\$30,000.00
Demolition Allowance	\$ 50,000.00 /LS	1 LS	\$50,000.00
RR Track Removal	\$ 5,000.00 /LS	1 LS	\$5,000.00
			\$572,200.00
			<u>Whittemore Park SAY-</u> \$575,000.00

From: Nat Strosberg [mailto:NStrosberg@town.arlington.ma.us]
Sent: Monday, December 05, 2016 1:23 PM
To: Derdarian, Steve <SDerdarian@VHB.com>
Cc: Amico, Wayne <WAmico@VHB.com>
Subject: Re: FW: schedule breakdown

Thank you very much.

Nat Strosberg

Senior Planner

Town of Arlington

730 Massachusetts Avenue

Arlington, MA 02476

-----Original Message-----

From: "Derdarian, Steve" <SDerdarian@VHB.com>
To: Nat Strosberg <NStrosberg@town.arlington.ma.us>
Cc: "Amico, Wayne" <WAmico@VHB.com>
Date: Mon, 5 Dec 2016 18:02:43 +0000
Subject: FW: schedule breakdown

For Whittemore Park only:

Timeline (see below):

Interpretive signs: (assumes not electronic) includes design, fabrication, installation: 3-5 months

Granite post and fence removal: 1-2 months

Bike post installation: 1-2 months

Tree removal and selective pruning: 1-2 months

Costs:

Interpretive signs: (assumes not electronic) includes design, fabrication, installation: 7 signs at \$4,000 each = \$28,000

Granite post and fence removal: \$6,000

Bike post installation: 6 bike posts at \$1250 ea.= \$7500

Tree removal and selective pruning: \$25,000 allowance

Annual Maintenance cost: assume \$5,000 for plant beds only (note: trees warranted for 1 year by installer)

Nat, hope this helps; I'm on a conference call for the next hour.

Steve

Stephen F. Derdarian, ASLA, LEED AP

Director Landscape Architecture Design



Same people. Same passion. Fresh look.

101 Walnut Street

Watertown, MA 02472

p 617.924.1770 | M 508.498.67991 | F 617.924.2286

sderdarian@vhb.com

Engineers | Scientists | Planners | Designers

www.vhb.com

From: Amico, Wayne

Sent: Monday, December 05, 2016 12:46 PM

To: Derdarian, Steve <SDerdarian@VHB.com>

Subject: FW: schedule breakdown

Wayne P. Amico, PE

Senior Team Leader

p 617.607.1577

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From: Amico, Wayne
Sent: Friday, December 02, 2016 11:34 AM
To: Nat Strosberg <NStrosberg@town_.arlington.ma.us>
Cc: Stowell, Joanna <JStoweii@VHB.com>
Subject: schedule breakdown

Constructing Staking- 2 weeks

Demolition- 1 month

Grading- 1 month

Construction of Walkways- 2 months

Hardscape Construction- 2 months

Lighting Construction- 1 month

Landscape Construction- 1 month

Specialty items installation- 1 month

Loam and Seed or Sod- 1 week

Project cleanup- 2 weeks

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Attachments:

November 15, 2016

To: Community Preservation Act Committee
From: Alyssa K. Clossey, co-founder of Support Arlington Center
Re: Whittemore Park Revitalization Project

Dear CPAC members:

I am writing to you to share my strong endorsement of Community Preservation Act funding for the Whittemore Park Revitalization Project. Whittemore Park is situated at the core of Historic Arlington Center and it houses key facilities to the Arlington Community-- the Dallin Museum, the Chamber of Commerce, and the Cutter Gallery. With CPA funding for the historic Whittemore Park, it will aid to make improvements to the future plans for the park. The conceptual plan created by the Engineering Firm VHB is part of a broader Massachusetts Avenue Streetscape Phase II project in Arlington Center. Project leadership is being provided by the Department of Planning and Community Development (DPCD). They have been working diligently alongside a multitude of stakeholders, including other town departments, the Chamber, Dallin Museum, members of the Arlington Center Merchants' Association, and the general public through two well-attended public forums and an Arlington walkshop.

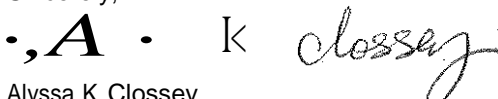
The Whittemore Park Revitalization project will address many needed improvements for the park, including the removal of the perimeter fence that is currently keeping people out of the park. By removing this stone and metal heavy fence, it will allow people to come into the park, enjoy the space, and visit the museum. Installing a bike rack is critical to the project scope as well. Arlington Center is a hub for bikers to stop, take a break off the bike path, grab a bite to eat, and sit and rest in the park, and Whittemore Park is the perfect place for people to congregate. In addition, adding park lighting and thinning out the trees will be more inviting and welcoming to residents and visitors.

I have been working with the Department of Planning and Community Development on a number of initiatives, including the implementation of a new bylaw requiring landlords/owners to register, maintain, and seek to fill vacant storefronts. With the Department's tremendous efforts, this bylaw was passed and implemented by the Town of Arlington this winter. In addition, I have been working closely with DPCD on other initiatives pertaining to the local advocacy group that I co-founded, Support Arlington Center. Such initiatives included participating in their "booth" at Town Day as a means to advertise the efforts of DPCD and Support Arlington Center, meeting periodically to discuss the landlords and businesses within the Center, and finding creative ways to keep local, small businesses energized and successful.

As the co-Founder of Support Arlington Center, I see Whittemore Park as an integral convening space for residents and visitors. It is vital to the core of Historic Arlington- and in its current state, it is in dire need of improvement and revitalization. Following extensive exterior improvements at the Jefferson Cutter House this spring, this upcoming revitalization project will further enhance the park, improve park access, and beautify those elements of the park which are not contributing to the historic nature of its surroundings. This project will improve the quality of life for residents, visitors, and local business owners nearby, and it will strengthen the town's ability to pursue the greater improvements needed.

I fully endorse the efforts of the DPCD and encourage you to provide full funding for the Whittemore Park Revitalization Project.

Sincerely,



Alyssa K. Clossey
Co-Founder of Support Arlington Center

Bt:Z Wd L I ION 9I

PLANNING & COMMUNITY
DEVELOPMENT

November 12,2016

16 NOV 17 PH 2: 38

To: Community Preservation Act Committee

From: Jeanne Tift

RE: Whittemore Park Revitalization Project

Dear CPAC members,

I am writing to enthusiastically recommend the Whittemore Park Revitalization Project for CPA funding, as a small but vital part of the conceptual plan for the park. The conceptual plan by VHB is part of the broader Massachusetts Avenue Streetscape Phase II project, whose leadership comes from the Department of Planning and Community Development (DPCD). They have been working alongside many stakeholders, including other town departments, the Chamber of Commerce, the Dallin Museum, members of the Arlington Center Merchants' Association, and Arlington residents through two well-attended public forums and a walkshop.

I have worked extensively with the organization Support Arlington Center, seeking to support our wonderful small businesses, retail and restaurants, and to encourage my fellow Arlington residents to patronize and celebrate our terrific town center, the heart of Arlington, with the main library, Town Hall, the garden, Spy Pond, and so much more.

As a longtime Arlington resident and a new community organizer, I am certain this project will convert a beautiful but overlooked spot in Arlington Center to a much more vibrant, popular centerpiece to the center. Removal of fences and some tree thickness will invite pedestrians and bikers who happen by, as well as people who will make it a destination. Its location is especially key because it is on the Minuteman Bikeway. Better lighting and a bike rack will also enhance it greatly at a cost that is not great. As a resident of Arlington Center, I have attended many events in this spot with my family-concerts, art exhibits, children's events, etc. Making this space more inviting and usable would keep it in constant use, and a centerpiece that the town can be proud of.

I fully endorse the efforts of the DPCD and urge you to provide full funding for the Whittemore Park Revitalization Project.

Sincerely,

///; 



December 6, 2016

Amy Fidalgo
Community Preservation Committee
Arlington Town Hall
760 Mass. Ave.
Arlington, MA 02476

Dear Ms. Fidalgo:

I would like to express my enthusiastic support for the Department of Planning and Community Development's application for funds to revitalize Whittemore Park. This project will support essential first steps in the Town's long-term plan to enhance and preserve this vital municipal asset by building on two recently completed projects, the Jefferson Cutter House restoration and the Massachusetts Avenue Streetscape Concept Plan.

As valuable open space and the location of the Cyrus Dallin Art Museum, Arlington Chamber of Commerce, and Cutter Gallery (all located in the Jefferson Cutter House), Whittemore Park is an important community anchor and tourist destination. The Dallin Museum welcomes approximately 2000 visitors annually, more than any other museum or cultural heritage site in Arlington, for a wide variety of tours, programs, and events throughout the year. Popular museum events that take place in the park include ArtVenture, a K-5 family program; Art on the Green during Arlington Town Day; and Chairful Where You Sit, an outdoor exhibition co-sponsored with Arlington Public Art. This year the Dallin Museum collaborated with the Arlington Chamber of Commerce and the Town on First Lights in Whittemore Park. This tremendously successful event gave museum staff and volunteers the opportunity to engage hundreds of new visitors and potential supporters.

While an asset, Whittemore Park presents a number of obstacles that detract from its use as a recreational space and impact museum visitation. Over the years we have received anecdotal feedback from visitors and community members about the siting of the museum within the park. Many people generally aren't aware of the building's purpose and often walk or drive by without noticing it. CPA funds will be used to remove the unwelcoming the iron fence around the perimeter of the park, trim overgrown trees that currently conceal the building, and update signage. These improvements will enhance the visibility of the Jefferson Cutter House and make Whittemore Park a more welcoming and usable space. This project will also lay the groundwork for additional structural improvements to the park as outlined in the Massachusetts Avenue Concept Plan.

The Town of Arlington has demonstrated a commitment to, and willingness to invest in, the long-term stewardship of Whittemore Park and the Jefferson Cutter House. Please support this important work and help Whittemore Park reach its fullest potential as a vibrant, engaging, and family-friendly outdoor space.

Sincerely,

A handwritten signature in blue ink that reads "Heather Leavell".

Heather Leavell
Director/Curator



December 2, 2016

Community Preservation Committee
c/o Amy Fidalgo
Town of Arlington
730 Massachusetts Ave.,
Arlington, MA 02476

Members of the Community Preservation Committee,

The Town of Arlington and the Chamber of Commerce recently collaborated on the design and funding of a holiday lighting display in Whittemore Park. Last night, Thursday, December 1, the Chamber and the Cyrus Dallin Art Museum hosted a holiday tree lighting event in the park. Many of the park's trees were wrapped in white lights and the roofline of the Jefferson Cutter house was entirely outlined with prominent lighting. The lamp posts in the park were illuminated and wrapped in garland and lights. Hundreds of community members, many of them young children, came to witness the lighting of the park for the first time and to enjoy musical entertainment, an ice sculpture demonstration, tours of the museum, and an artisan craft fair in the Cutter Gallery. The nearby gift shop, Arlington Centered, stayed open late that night in hopes of attracting customers and the adjacent restaurants were bustling with business. By all accounts, the event was a huge success. It was exactly the type of event that the creators of the park might have envisioned.

As a representative of the Chamber, I am writing in support of the application to revitalize Whittemore Park which has been submitted by the Department of Planning and Community Development. We encourage any improvements that can be made to increase usage and enjoyment of the park and therefore improve the environment for adjacent businesses. The items outlined in the application, especially the thinning of existing tree canopy and removal of the existing perimeter fence, will significantly increase the usability of the park. The addition of an outdoor performance space would directly benefit activities such as the tree lighting event that we hosted last night. Had we had a larger performance space, we would have been able to host multiple singing groups as well as a holiday dance troupe who was interested in performing. The addition of an accessible ramp to the museum would have opened the event up to a wider group of the town's citizens.

Our office is on the 2nd floor of the Jefferson Cutter House. As a result, I am able to witness the daily comings and goings of the park. While there is some activity in the park, there is no doubt that the site is underutilized. I urge you to approve the grant application and its improvements. I believe the results will increase usage of the park and benefit the surrounding businesses, creating a more vital atmosphere in Arlington Center.

Sincerely,

Beth Locke
Executive Director
info@arlcc.org
617-429-2558