



HISTORICAL & CULTURAL RESOURCES WORKING GROUP  
Meeting Minutes 9:00 2/16/18

Town Hall Annex 1st Floor Conference Room

Attendees: Nat Strosberg Planning Dept Chair, Steve Makowka, JoAnn Robinson, Diane Schafer, George Parsons, Ann LeRoy, Pete Howard

Visitor: Len Kardon

The minutes of 1/2/18 were approved as corrected. Unanimous.

Len described his Warrant Article (Ref 1) that would put all buildings 50 yrs old or built 50 yrs ago on the historical register. He wants to preserve streets with small affordable houses. He stated that Wellesley and Newton have similar bylaws, the former built before 1958, the latter older than 50 years. JoAnn was concerned with the extra workload and budget for the Cultural Commission. The committee described the project it is overseeing.

Nat stated that the MHC approved of the inventory survey project so far. He provided a sample of Lara's work (Ref 2). Her goal is to provide a similar document for each of the 135 buildings on the list approved by the HCRWG at the last meeting. These documents will be provided to the committee in 3 batches of 45 on 3/23, 4/27, and 5/25 for review. Several members, including Pete & JoAnn, expressed interest in reading these documents.

Nat led a discussion of what to do next. \$15k of the \$115k CPA grant has been committed to match the MHC \$15k grant. After some discussion, the committee agreed to commit \$25k on developing a Survey Master Plan. This plan will have 4 goals:

- Identify properties on the existing list whose description should be revised.

- Identify properties not on the list that Lara or others recommend adding.

- Identify neighborhoods that might become historical districts.

- Incorporate ideas from other communities.

Nat will draft an RFP for the committee to review.

Nat will use an on line scheduler to arrange a date & time for the next meeting.

Pete Howard 2/16/18 Revised 2/21/18

Ref 1 Article 17 Annual Town Meeting 2018, Bylaw Amendment/Demolition of Historic Structures

Ref 2 AHC Form B for 7 Village Lane (Draft)

**ARTICLE 17 BYLAW AMENDMENT/DEMOLITION OF HISTORIC STRUCTURES**

To see if the Town will vote to amend Title VI, Article 6 of the Town Bylaws ("Historically or Architecturally Significant Buildings") to amend the definition of "Significant Building" to include any building more than 50 years of age at the time of inquiry, or any building built on or before January 1, 1968; or take any action related thereto.

(Inserted at the request of Leonard Kardon and ten registered voters)

**ARTICLE 18 HOME RULE LEGISLATION/APPOINTMENT OF TOWN COMPTROLLER**

To see if the Town will vote to authorize and request the Board of Selectmen to file Home Rule Legislation implementing the recommendations of the 2012 Massachusetts Department of Revenue "Town and School Finance Analysis" report to make the Comptroller an appointment of the Town Manager; or take any action related thereto.

(Inserted at the request of the Town Treasurer)

**ARTICLE 19 HOME RULE LEGISLATION/MUNICIPAL FINANCE DEPARTMENT**

To see if the Town will vote to authorize and request the Board of Selectmen to file Home Rule Legislation that would allow the creation of a consolidated department of municipal finance upon a positive vote of the electorate; or take any action related thereto.

(Inserted at the request of the Town Treasurer)

**ARTICLE 20 HOME RULE LEGISLATION/BYLAW AMENDMENT/CHANGE THE BOARD OF SELECTMEN TO SELECT BOARD**

To see if the Town will vote to authorize and request the Board of Selectmen to file Home Rule Legislation to amend the Town Manager Act, and further to amend the Town Bylaws to change the name of the Board of Selectmen to the Select Board in all relevant provisions and variants of presentation in the Act and the Bylaws; or take any action related thereto.

(Inserted at the request of Clarissa Rowe and ten registered voters)

**ARTICLE 21 VOTE/ VISION 2020**

To see if the Town will vote to further revise Article 41 of the Annual Town Meeting of 1992, which established the Vision 2020 Standing Committee, to amend the name of the committee to "Envision Arlington," provide a new statement of purpose, and revise the length of terms for Standing Committee Members; or take any action related thereto.

(Inserted at the request of the Vision 2020 Standing Committee)

**ARTICLE 22 ACCEPTANCE/LOCAL OPTION TAXES**

To see if the Town will vote to accept any local option taxes or other revenue raising options, which are made available to cities and towns through enactments of the legislature, by state regulation or court action; or take any action related thereto.

(Inserted at the request of the Finance Committee)

**ARTICLE 23 ENDORSEMENT OF CDBG APPLICATION**

To see if the Town will vote to endorse the application for Federal Fiscal Year 2019 prepared by the Town Manager and the Board of Selectmen under the Housing and Community Development Act of 1974 (PL 93-383) as amended; or take any action related thereto.

(Inserted by the Board of Selectmen and at the request of the Town Manager)

# FORM B – BUILDING

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

Ref 2

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

022.0-0002-0010.A

Lexington

**Town/City:** Arlington

**Place:** (neighborhood or village):  
Village Lane

**Address:** 7 Village Lane

**Historic Name:** Letitia and Frederick Adams House

**Uses:** Present: Single-Family Residential  
Original: Single-Family Residential

**Date of Construction:** 1930

**Source:** Town of Arlington True List of Persons in Residence, 1930

**Style/Form:** Tudor Revival/Colonial Revival

**Architect/Builder:** Unknown

**Exterior Material:**

Foundation: Concrete

Wall/Trim: Brick/Wood

Roof: Slate

**Outbuildings/Secondary Structures:** Brick retaining wall along the left side of the driveway, running from front right corner of the sunroom to just short of the street behind substantial plantings.

**Major Alterations (with dates):** Mid-twentieth century windows across first floor, including sunroom, and new front entrance door and surround

**Condition:** Good

**Moved:** no  yes  **Date:**

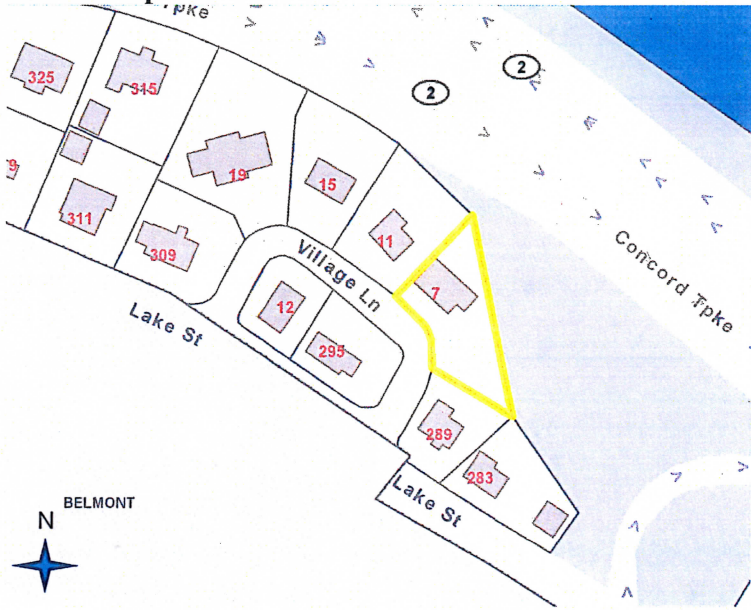
**Acreage:** .216 acres

**Setting:** Located at the edge of Arlington in a neighborhood of eight Tudor Revival style, single family brick residences situated on small open lots around a short curving street sandwiched between a six-lane highway (Route 2) and the neighboring community of Belmont

## Photograph



## Locus Map



**Recorded by:** Lara Kritzer, JM Goldson community preservation + planning

**Organization:** Town of Arlington

**Date (month / year):** January 2018

**INVENTORY FORM B CONTINUATION SHEET**

ARLINGTON

7 VILLAGE LANE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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

*Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.*

**ARCHITECTURAL DESCRIPTION:**

*Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.*

While 7 Village Lane shares the same Tudor Revival style rusticated brick and slate roof seen on the other homes of the Village Lane neighborhood, it is a far simpler example of the style with a Colonial Revival style form. The two-story house is largely rectangular with a typical gable style roof and a small, one story enclosed sunporch, also under a slate roofed gable, on the east (right) façade. The rusticated brick of the building is interspersed with clinker bricks and has been recently repointed with a white colored mortar that gives the building a relatively new appearance when compared to the rest of the street. Across the second floor of the south (front) façade, the original wood six-over-six double hung windows are decorated with projecting wrought iron railings. These railings are the size of window boxes below the single windows at the left and right sides of the façade, with a larger, faux balcony style railing around the paired windows over the front entrance.

On the first floor, both the windows and doors appear to have been replaced with mid-twentieth century replacements. The windows on both sides of the entrance include a large, fixed, single-pane wood window surrounded by two narrow, rectangular wood casements. The front door is a replacement glass door covered in mid-twentieth century style vertical louvered windows. The door is in a painted wood frame with yellow glass or plastic side lights on either side of the door. Vertical patterned brickwork further decorates the front door frame and surrounds the low cement entrance platform, which also includes two cement urns. A band of vertical bricks is located over each window opening, including the basement windows. There are two basement level windows on either side of the front entrance which include the original three-pane wood awning windows.

On the west (left) side, the brick façade includes two windows on each floor and a gable end window at the attic level. The windows here are original wood six-over-six double hung windows under storm windows, with the exception of the first floor, right corner window which is a twelve-pane fixed or casement wood window believed to be original to the house. The west façade has a one story, slate roofed sunroom which is shown on the 1932 Assessor's Map of the property and is believed to be original. Between the sunroom and the west façade there is a projecting chimney which runs up the center of the façade and emerges at the peak of the roof. This façade has fewer windows visible from the street – a single double hung window matching the others found on the house in the left corner of the second floor, and two narrow, fixed or casement windows flank the chimney. The sunroom's windows are now mid-twentieth century replacement windows with vertical glass louvers which match those found on the front door.

To the right of the sunroom, a low curving brick wall runs from the front corner of the house almost to the sidewalk and serves as a retaining wall for the curving driveway that leads from the right corner of the house to a garage in the basement on the right side of the building. Mature plantings along the brick wall and the angle of the driveway make it difficult to get a clear view of the garage or north (rear) façade. Based on the 1932 Assessor's Map, the north façade has a small bumpout at its center for a rear entrance, and there is no visible evidence of any later additions or significant changes to the building aside from the window replacements.

The property has large trees in front of the house along the sidewalk and across the rear yard, and smaller, mature bushes and plantings to either side of the house. The paved walkway leads from the rounded front entrance porch, a cement pad surrounded by vertical brick, to the sidewalk.

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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## HISTORICAL NARRATIVE

*Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.*

Village Lane is a small development of Tudor Revival style, single family brick homes developed on Lake Street in the late 1920s by Arlington resident and MIT professor Claire Turner. In 1926, Turner purchased the George E. Tobey property on Lake Street, a large parcel of 87,700 sf. running from Lake Street to Spy Pond. Although the property had had a home on it when the site was purchased, this building appears to have been demolished shortly after the land was sold to make way for the new development. By 1929, Turner had subdivided the property according to a plan by the C.H Gannet Company and had begun to sell the lots to individual home owners.<sup>1</sup> Letitia and Frederick Adams appear to be the first owners to purchase a lot on Village Lane and are listed as pulling their own permit for their water pipe installation in 1929.<sup>2</sup> Because of this, it is not clear whether Byron Merrill, a local carpenter who is credited with several of the other Tudor Revival homes on the street, was in any way involved in the design or construction of this building, or whether another architect or builder was used. 7 Village Lane stands out from the other houses on the street for its straightforward Colonial Revival form but is still consistent in materials with the rest of the street.

Assessor's records report that the Adams family moved to Village Lane from Jamaica Plain and was in residence at 7 Village Lane with their maid, Mary Corcoran, by 1930. As the street was under development through 1935, the Adams were the first family, aside from the Turners, to move to the street. The interesting couple both worked, Frederick as a bond salesman and Letitia as a surgeon in private practice who over the course of her career also served as the chief of staff for the New England Hospital as well as Tufts Medical and Dental Schools.<sup>3</sup> In 1933, two listings are included in the Town's directory for this address – one for "Mr. and Mrs. Frederick Adams" and a second for "Dr. Letitia Adams", suggesting that Dr. Adams had an office in her home. After her husband's death in 1936 or 1937, her sister, Frances Pidgin, moved into the home as well. Dr. Adams remained here until 1949, when she retired to Rockport and sold 7 Village Lane to Helen and James Macklin.<sup>4</sup>

James Macklin was also a doctor and lived at 7 Village Lane until his death in 1963, after which Helen Macklin continued to live in the house. In 1977, Helen sold the house to James Leddy and his daughter, Helen T. Haight. James Leddy sold his half of the property to Helen Haight that same year.<sup>5</sup> Helen Haight owned the property until her death in 2005, after which it passed to her children, James Haight, and Sheila Haight Harmon. James C. Haight appears to have already been in residence at 7 Village Lane at that time, and in 2006, he received Sheila's half of the estate and became its full owner. James C. Haight is still listed as the owner in residence of this property.

## BIBLIOGRAPHY and/or REFERENCES

Town of Arlington Department of Public Works, Water and Sewer Hookup and Repair Records, Subdivision and Water line plans. Located in Engineering Department.

### Robbins Library Local History Room Resources

Town of Arlington Annual Reports for 1929 – 1935.

Town of Arlington Assessor's Map, 1932. Block Plans 21 and 22.

Town of Arlington Assessor's True List of Persons in Residence, 1928-1945.

Town of Arlington Directories, 1929 through 1940.

### Online Resources

<sup>1</sup> Town of Arlington Engineering Department, scanned copy of water line plan for new Village Lane subdivision

<sup>2</sup> Arlington Engineering Department, Water and Sewer hookup and repair records.

<sup>3</sup> Obituary for Dr. Letitia Adams, 86, Ex-N.E. Hospital Official. Boston Herald, February 17, 1964. Page 18

<sup>4</sup> Middlesex South Registry of Deeds, Deed of Letitia Douglas Adams to Helen F. Macklin, May 31, 1949, Book 7435, Page 161

<sup>5</sup> Middlesex South Registry of Deeds, Deed of Helen F. Macklin to James J. Leddy, Book 12552, Page 723, and of James J. Leddy to Helen T. Haight, Book 13128, Page 303.

**INVENTORY FORM B CONTINUATION SHEET** . . . . . ARLINGTON . . . . . 7 VILLAGE LANE . . . . .

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s)    Form No.  
   

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Articles on and references to Village Lane development, Letitia Adam's obituary, [www.Genealogybank.com](http://www.Genealogybank.com)

Middlesex South Registry of Deeds at <http://www.masslandrecords.com/middlesexsouth/>

Sanborn Fire Insurance Maps, 1885-1951 at <http://www.pittsfieldlibrary.org/online-databases-classified.html>

Town of Arlington Assessor's Database at [www.arlington.patriotproperties.com/default.asp](http://www.arlington.patriotproperties.com/default.asp)

US Census for 1930 and 1940 at [www.ancestry.com](http://www.ancestry.com)