



HISTORIC PRESERVATION SURVEY MASTER PLAN

Final Report

4 APRIL 2019

TOWN OF ARLINGTON

HISTORIC PRESERVATION SURVEY MASTER PLAN FINAL REPORT

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The Historic Preservation Survey Master Plan, and copies of the survey documentation (inventory forms, base maps, and final reports) produced according to the recommendations of this plan, will be available for public inspection and archived in the office of the Department of Planning and Community Development, Town Hall Annex, 730 Massachusetts Avenue, with copies at Robbins Library, 700 Massachusetts Avenue, and the Whittemore-Robbins House, 670R Massachusetts Avenue, Arlington

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ABSTRACT

The Town of Arlington, by and through the Department of Planning and Community Development, utilized Community Preservation Act (CPA) funds to conduct an assessment known as the *Historic Preservation Survey Master Plan*. The three-phase project provides the town with a plan for updating and expanding its communitywide comprehensive historic resource inventory, which will support preservation advocacy efforts, future work toward achieving potential historic designations for select significant areas and individual properties, and preservation education activities.

Historic and cultural resource inventories in Massachusetts – the inventory forms produced and the survey methodology used to create them – must conform to the requirements of the Massachusetts Historical Commission (MHC). As the State Historic Preservation Office, the MHC administers the historic preservation planning program in the Commonwealth, in accordance with principles and practice established by the National Park Service, U. S. Department of the Interior. Per the Scope of Work developed by the MHC for this project, Arlington’s *Survey Master Plan* provides recommendations for improving the town’s representation in the *Inventory of Historic and Archaeological Assets of the Commonwealth*, which is maintained by the MHC with a duplicate set of inventory forms kept on file in Arlington.

During this project, the consultants supplied the Historic and Cultural Resources Working Group of the Master Plan Implementation Committee with information on the goals and products of communitywide comprehensive surveys in Massachusetts. The consultants reviewed survey activity in Arlington to date, and assessed how well the existing Arlington inventory meets current MHC expectations. The town was divided geographically into four neighborhood survey units to guide the selection of areas and individual resources for future documentation, and to facilitate the prioritization of survey recommendations. Brief historic contexts, or frameworks, were developed for each survey area so the relative importance of different types of historic resources present in Arlington could be better understood. The consultants compiled lists of specific areas and individual properties to be surveyed and cost estimates, accompanied by recommendations for correcting inconsistencies between state and town records. This project provides the Town of Arlington with information needed to implement the survey update on a multi-phase basis, as local and matching state funding permits.

INTRODUCTION

Historic resources are major character-defining features of Arlington’s cultural landscape and heritage. They are inextricably linked with the community’s image and quality of life, and provide tangible evidence of growth and change in Arlington over nearly four centuries. Preservation of Arlington’s historic resources is in the public interest. Preservation planning helps cities and towns articulate their community character, so they can protect that character while managing growth and change. “Saving it all” is not the goal. The preservation planning process is designed to encourage objective analysis of the town’s historic resources, so informed decisions may then be made about which resources are most important to the community and merit preservation.

As established by the National Park Service, and administered in Massachusetts by the Massachusetts Historical Commission (MHC), preservation planning involves three steps: **identification, evaluation, and protection**. Communities **identify** historic resources by conducting comprehensive historic properties surveys that record the location, form, appearance, condition, and history of those resources. This data is compiled on inventory forms incorporated into the *Inventory of Historic and Archaeological Assets of the Commonwealth*, maintained by the MHC. Resources selected for documentation with inventory forms are generally at least fifty years old at the time of survey. The inventory provides the baseline information needed to **evaluate** those historic resources: to assess whether they retain sufficient integrity to convey their historic associations, and determine their significance relative to other documented historic resources in the community. After establishing priorities for preservation, communities **protect** select historic resources through a variety of programs and partnerships, including rehabilitation and reuse, local bylaws, local and federal historic designations, and state and federal environmental review.

This *Historic Preservation Survey Master Plan* improves Arlington’s ability to recognize, enhance, and protect its cultural heritage, and partially fulfills the first recommendation for the town’s historic and cultural resources identified in the *Arlington Master Plan* (2015). After looking at the big picture of the town’s historic development and existing inventory documentation, the *Survey Master Plan* offers recommendations for neighborhood areas and individual properties that merit study from a preservation planning perspective. Completed inventory forms for those areas and properties would be added to the *Inventory of Historic and Archaeological Assets of the Commonwealth*, with a duplicate set of inventory forms kept on file in Arlington. The plan also provides

recommendations for phasing the survey work in a practical manner, taking into account both local priorities for preservation and potential funding sources.

Components of the *Survey Master Plan* are outlined here. An **overview of the town's history and visual character** sets the stage for evaluation and introduces major preservation planning considerations. The consultants reviewed Arlington's inventory on file with the MHC; this review formed the basis for an **assessment of the town's existing inventory**, along with an **assessment of National Register and local historic district designations**. Knowledge of the full range of documentation in terms of geographical, historical, and architectural scope, as well as the quality of the information recorded, helps support future planning and advocacy efforts throughout the town.

To establish further the broad-based context of Arlington's cultural resources, the *Survey Master Plan* includes a discussion of significant **historic themes and periods** in Arlington history. This narrative provides a concise overview of the development of the community as a whole, identifying themes, events, and persons important for understanding the significance of individual cultural resources from a preservation planning perspective.

Recognizing the distinct patterns of development in different parts of town, the consultants, working with members of the HCRWG, identified four **neighborhood survey units** representing historically, architecturally, and geographically related areas of development. The survey units provided a framework for understanding the recommendations of the plan. Narrative profiles of each survey unit highlight their significant time periods, historic themes, resource types, and architectural styles, summarizing major events and connecting them to representative and outstanding architectural developments. Key sources for documentary research include town histories, survey publications, local historic district study reports, and the National Register of Historic Places Multiple Resource Area nomination for Arlington. For more detailed information, see the **annotated bibliography** at the end of this plan.

Several factors shaped the development and prioritization of the **recommendations and action plan**. In addition to reviewing Arlington's existing inventory, the consultants conducted a field reconnaissance survey to ascertain the nature and distribution of historic resources in the town, to determine how well the existing inventory reflects broad patterns of historic development. The plan describes **threats to historic resources**, discussing in general terms the circumstances that typically lead to the erosion of historic character in many Boston-area communities. The plan also describes **survey methodologies** employed by other communities, which were discussed with the HCRWG in developing recommendations for future survey work. **Survey priorities, selection criteria,**

and coverage goals are examined, providing context for how MHC survey methodology would apply to Arlington. Prepared under the guidance of the Town of Arlington’s Director of Geographic Information Systems (GIS), a **large-scale base map** appended to this plan illustrates the neighborhood survey unit boundaries and plan recommendations.

The Scope of Work for the *Survey Master Plan*, as drafted by MHC survey staff, acknowledged the need to update Arlington’s *Inventory of Historically or Architecturally Significant Buildings*, a list of buildings subject to review by the Arlington Historical Commission under the town’s Demolition Delay Bylaw. As a first step, the plan provides suggestions for **resolving data discrepancies** such as incorrect street addresses and misspellings in the Arlington inventory forms filed with MHC, and providing MHC with updated information on buildings that have been demolished or moved since they were recorded. Further suggestions for better **coordination between the MHC and town inventories**, and improving the documentation on-hand to support administration of the Demolition Delay Bylaw, appear in the plan.

The *Survey Master Plan* is confined to “above-ground,” or non-archaeological, historic resources. The identification and evaluation of prehistoric and historic archaeological sites in Arlington must be undertaken with the guidance of professional archaeologists working with an archaeology-specific project Scope of Work, in coordination with the State Archaeologist and staff archaeologists at the MHC.

TOWN OVERVIEW & IDENTIFICATION OF NEIGHBORHOOD SURVEY UNITS

First settled by Europeans in the 1630s, Arlington is an inland community characterized by rocky highlands on the west, fertile flatlands on the east, and access to several important waterways. Located six miles west of downtown Boston, the town occupies roughly 5.5 square miles of land and contains nearly 12,000 buildings (residential, commercial, and industrial), the great majority of which are over 50 years old. Today, Arlington is bordered by Winchester and Medford on the north; Somerville and Cambridge on the east; Belmont on the south; and Lexington on the west. Route 2 defines most of the southern boundary of present-day Arlington.

Major bodies of water include the Upper and Lower Mystic Lakes and the Mystic River on the northern boundary; Alewife Brook on the eastern boundary; Spy Pond in the southeast part of town; Hills Pond, in Menotomy Rocks Park; and Mill Brook, which bisects the central and western parts of town, running primarily west to east from the Arlington Reservoir to the Lower Mystic Lake. The Arlington Reservoir straddles the Lexington/Arlington town line on the west.

Major open spaces include parts of the Mystic Valley Parkway and Alewife Brook Parkway, along their eponymous waterways; the 103-acre Spy Pond and 15 acres of adjacent parkland and fields; the 66-acre Arlington Reservoir and adjacent natural areas and sports fields; Menotomy Rocks Park, a 35-acre park near Route 2; and McClennen Park, a 20-acre site with trails and playing fields. Robbins Farm Park, Mt. Gilboa, and Turkey Hill are other park and conservation lands of about 10 acres each. Arlington's Great Meadows, encompassing 183 acres of marsh, wet meadows, and uplands, is owned by the town but located in East Lexington. The Minuteman Bikeway follows the right-of-way laid out for the Lexington and West Cambridge Railroad (1846), roughly paralleling Massachusetts Avenue through the center of town.

Note: The following text was extracted from the *Arlington Reconnaissance Report*, Massachusetts Heritage Landscape Inventory Program, prepared by Shary Page Berg and Gretchen G. Schuler for the Massachusetts Department of Conservation and Recreation, 2007. Modifications are provided in brackets.

Alewife Brook and Spy Pond in the eastern part of Arlington were part of an important native American settlement area known as Menotomy. Varied terrain, seasonal fishing, plentiful hunting opportunities and broad plains for agriculture made this area particularly desirable. Native trails were adopted as transportation routes by European settlers by the mid-17th century. Arlington's location between Boston and western communities soon made it an important early transportation corridor, with heavy settlement occurring along Massachusetts Avenue. During the Colonial Period the economy was based primarily on agriculture and grazing, with small mills along the Mill Brook.

After the Revolutionary War, roads improved, with Massachusetts Avenue still the primary east/west route. The economy prospered with diversified small-scale industrial activity along Mill Brook and a few 18th century houses. Many Federal period houses remain in Arlington. The community was incorporated in 1807 as West Cambridge and changed its name to Arlington in 1867.

With the arrival of the railroad in 1846, and a horse drawn trolley [streetcar] a few years later, Arlington became increasingly accessible from Boston resulting in substantial growth of the community. The population was 2,670 in 1855, nearly double what it had been 15 years earlier, and included a growing Irish population. With greatly improved access to Boston, market gardening became an important part of the local economy. The mid-19th century was also a time of industrial growth, focused primarily along the Mill Brook. The Schwamb Mill, which is still active today, was established in [1864] at a site used for mills since the 17th century. Ice was harvested from Spy Pond [well into the early 20th century].

The population continued to grow rapidly in the late 19th/early 20th century, reaching a total of 14,889 in 1915, which still included many Irish immigrants. Easy access by trolley was an important factor in community growth, and the town became increasingly suburban. Housing stock built during this period included multi-family housing, particularly two-family and [apartment houses], many located in the eastern part of town. Many of the town's institutional structures date to this period, including the town hall, library, [and] several schools. [...Manipulation of the Mill Brook's water source at the Arlington Reservoir in the 1870s contributed to the decline of local, water-powered manufacturing.]

Creation of the Metropolitan Park System in the 1890s led to the [transformation] of Alewife Brook and the Mystic River [from tidal to freshwater waterways] along the eastern edge of the community, and the creation of parks and parkways along [them].

By 1940 the population of Arlington had reached 40,000 (roughly what it is today) resulting in continued expansion of residential areas, with a growing commercial strip

along Massachusetts Avenue. Market gardening, which had remained an integral part of the town's economy during the early 20th century, had largely disappeared by this time. Construction of Route 2 [1932-1935, with expansion in 1964] along the southern edge of the town diverted much of the through traffic from local streets but also made Arlington more accessible from all directions.

Between 1940 and 1970, Arlington's population increased by about a third, with a population density of more than 10,000 persons per square mile. Nearly 20% of the town's housing in 1970 was built after 1950, reflecting a striking post-World War II population boom. Although still primarily residential in character, by the end of this period Arlington's commercial/industrial districts hosted 31 manufacturing firms, 31 wholesale firms, and 169 retail businesses. During this period, transportation continued to be a key factor in Arlington's prosperity, as the town was well-supplied with freight service on the Boston & Maine Railroad, four numbered highways, and a handful of public (MBTA) and private bus lines. Proximity to Hanscom Airport in Bedford and Logan Airport in Boston was also touted as an advantage by local planners.

Arlington's cultural heritage is reflected in a range of 18th-, 19th-, and 20th-century architecture, representing most property types, architectural styles, and levels of society. In general, settlement is evenly distributed throughout the town, with little developable land remaining. Single-family homes comprise about one-half of all of Arlington's residential units; two-family and small multi-family dwellings represent about one-third; and mid-size apartment buildings, about one-fifth. Single-family housing prevails west of Pleasant and Mystic streets, while small-scale multi-family housing is common in the Mill Brook corridor (near Massachusetts Avenue and the Minuteman Bikeway) and east of Arlington center (between the Broadway/ Massachusetts Avenue intersection and the Cambridge line). Commercial development is concentrated along Massachusetts Avenue and in the Mill Brook corridor, with major business nodes at Arlington Heights, Arlington Center (at the intersection of Pleasant and Mystic streets), and East Arlington.

Arlington contains many discrete neighborhoods, each with its own architectural and historical character. Among these are East Arlington, Hendersonville, Kelwyn Manor, Jason Heights, Kensington Park, Arlington Center, Mill Brook Valley, Arlington Heights, Arlmont Village, Mt. Gilboa/Crescent Hill, Turkey Hill, and Morningside, as well as several locally and nationally designated historic districts.

These sub-neighborhoods have been organized into four geographic survey units for purposes of this project (see map following):

- **Center:** Development radiating from the intersection of Massachusetts Avenue and the Pleasant-Mystic-Chestnut-Medford streets axis (Route 60), from the Medford town line south to the Belmont town line, and from Franklin Street and Spy Pond on the east and Brattle Street and Highland Avenue on the west, including the eastern end of Mill Brook.
- **East:** The flatlands between the Mystic River on the north, Alewife Brook (at the Somerville and Cambridge town lines) on the east, Route 2 on the south, and Spy Pond and Linwood and Webster streets on the west.
- **West:** The upland areas and western end of the Mill Brook Valley, between Forest Street, Summer Street, Washington Street, Brattle Street, Highland Avenue, and the Winchester, Lexington, and Belmont town lines.
- **North:** Hilly areas north of the Mill Brook Valley, between the Upper and Lower Mystic Lakes, Summer and Forest streets, and the Winchester town line.

The survey units are intended to organize historically, architecturally, and geographically related areas of development into logical and manageable groups. A few cohesive linear corridors, such as Mill Brook Valley and the Massachusetts Avenue commercial spine, overlap multiple survey units. The larger-scale survey units provide a sense of the bigger picture of Arlington's development, and establish a context for understanding and comparing the constituent parts. The survey unit boundaries were initially informed by the consultants' discussion with the town's HCRWG at the beginning of this project. The boundaries also take into consideration the broad areas identified in the town's three survey publications (*Mill Brook Valley*, covering the linear center of Arlington; *Northwest Arlington, Massachusetts* (north and west Arlington); and *Ice, Crops, and Commuters* (covering southern and eastern Arlington)).

Overviews of the historic and architectural resources in the four neighborhood survey units are included in a later section of this report. These summaries are based on previous work found in the *Arlington Master Plan* (2015), the Massachusetts Historical Commission's *Reconnaissance Survey Town Report: Arlington* (1980), a collection of architectural histories and town histories published in the late 20th and early 21st centuries, and the Multiple Resources Area (MRA) National Register nomination (1985) for Arlington. Other valuable references for smaller-scale neighborhood development include the series of local historic district study reports and individual National Register nominations outside of the MRA.

Town of Arlington, MA

LEGEND

- Avon Place District
- Broadway District
- Central Street District
- Jason/Gray Street District
- Mt Gilboa/Crescent Hill District
- Pleasant Street District
- Russell District
- Water Body
- Brook / Stream (surface)
- Brook / Stream (subsurface)
- Town Boundary
- Major Road
- Local Road
- Protected Open Space

Historic Preservation Survey Master Plan

Neighborhood Survey Units

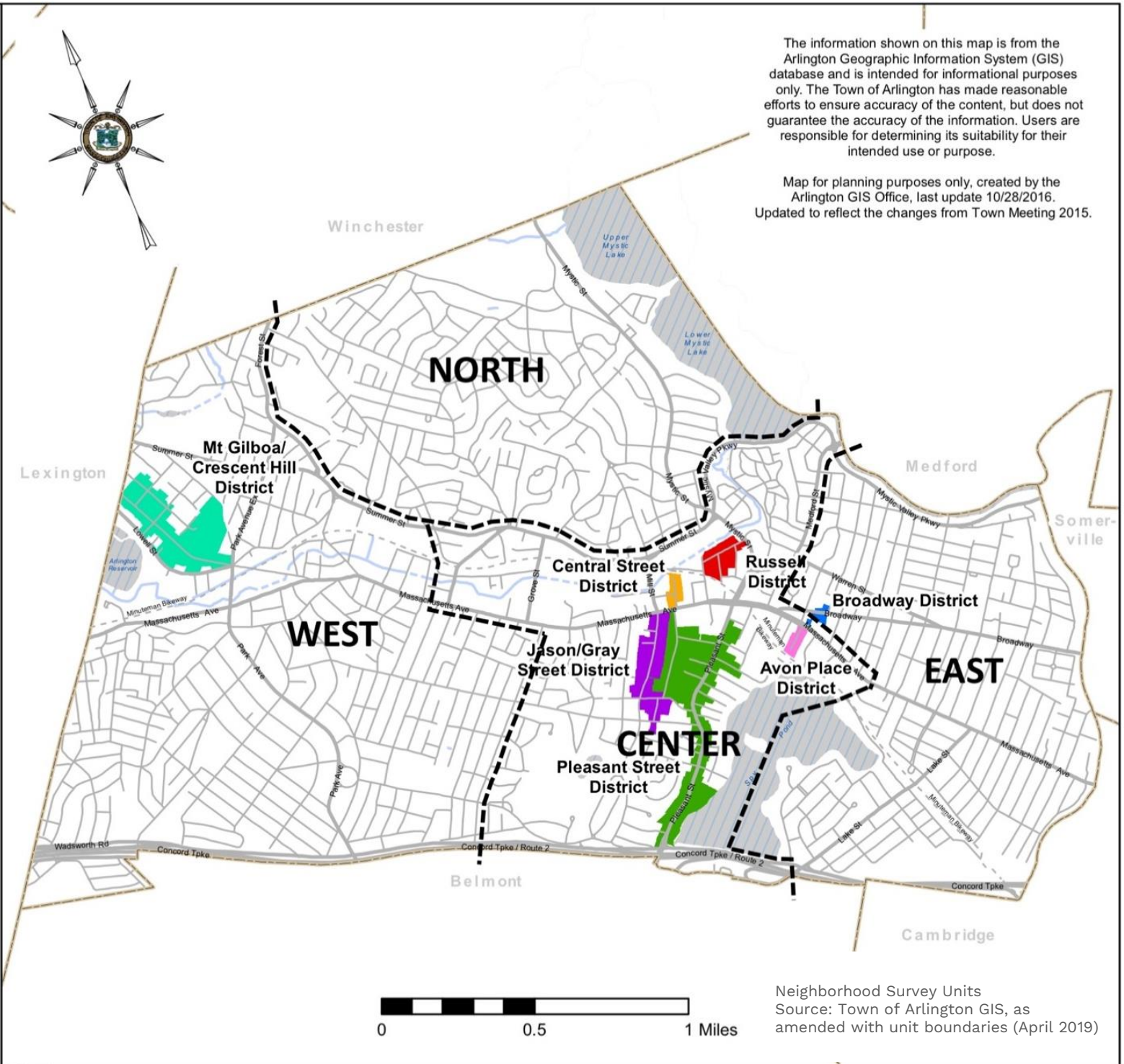
April 2019
 W. Frontiero and K. K. Broomer,
 preservation consultants

For a more detailed map, visit the
 Town of Arlington website:
www.arlingtonma.gov/maps
 Poster sized maps are available
 at Town Hall.



The information shown on this map is from the Arlington Geographic Information System (GIS) database and is intended for informational purposes only. The Town of Arlington has made reasonable efforts to ensure accuracy of the content, but does not guarantee the accuracy of the information. Users are responsible for determining its suitability for their intended use or purpose.

Map for planning purposes only, created by the Arlington GIS Office, last update 10/28/2016. Updated to reflect the changes from Town Meeting 2015.



Neighborhood Survey Units
 Source: Town of Arlington GIS, as amended with unit boundaries (April 2019)

Existing Inventory Documentation

The *Inventory of Historic and Archaeological Assets of the Commonwealth*, maintained by the Massachusetts Historical Commission (MHC), records approximately 1,174 historic buildings, areas, structures, objects, and burial grounds in Arlington. Inventory forms and associated documentation, including National Register of Historic Places nominations, are available through the MHC's Massachusetts Cultural Resource Information System (MACRIS), at <http://mhc-macris.net>. MHC also provides online mapping of the inventory at <http://maps.mhc-macris.net>. An excerpt of the MACRIS street list of Arlington properties is provided in the appendices of this report. The following inventory assessment is limited to Arlington's representation in the statewide historic properties inventory. Arlington Historical Commission maintains a separate inventory for demolition review purposes, the *Inventory of Historically or Architecturally Significant Buildings*, which is not the focus of the *Survey Master Plan*.

To support preservation planning goals, the inventory is expected to record the most intact examples of the town's historic development and demonstrate how historic resources are concentrated. To meet MHC standards that a town's inventory be both communitywide and comprehensive, the process of identifying resources for survey is guided by the goals of recording resources:

- in each geographic area of Arlington;
- reflecting the range of historic resource types (areas, neighborhoods, streetscapes, buildings, structures, objects, landscapes, burial grounds, etc.) present in the town;
- reflecting the range of historic uses (residential, educational, commercial, industrial, private institutional, municipal, etc.) present in the town; and
- illustrating the range of time periods and important themes, events, or persons in the town's history and development.

Communities compile their inventories through survey projects that record historic resources using MHC inventory forms. Only forms submitted to the MHC are included in the statewide inventory; duplicate copies of Arlington's inventory forms are maintained at the Robbins Library. A communitywide comprehensive survey is never *complete*, given the volume of historic resources in Arlington and a rolling age of 50 years for most resources to be considered in a typical survey project. MHC currently recommends an end-date of ca. 1970.

Survey Activity to Date

Survey work undertaken by the Arlington Historical Commission from 1971 to 1981 constitutes the foundation of the town's inventory. Commission volunteers and professional consultants completed three surveys, each targeting one or more geographic areas of the town and concluding with a survey publication.

From 1971 to 1975, the Commission focused on the Mill Brook Valley, with Commission volunteers submitting a number of MHC area and building forms in 1972-1973 before publishing ***Mill Brook Valley. A Historical and Architectural Survey*** (1976, reprinted 1984). In addition to individual buildings, this first phase survey identified about eighteen important areas and streetscapes that correspond to local historic districts subsequently established, and enlarged, from 1977 onward. The Commission's survey work during this period also identified buildings of townwide significance throughout Arlington.

Before completing ***Northwest Arlington, Massachusetts. An Architectural and Historical Study*** (1980, second edition 1995), the Commission's consultant, Landscape Research, submitted about a dozen area forms to MHC, plus individual forms for historic resources on three dozen streets. This survey project, conducted from 1976 to 1980, recorded a range of buildings and streetscapes, from modest to high-style in architectural design, dating from the mid-19th through the mid-20th centuries. Select forms prepared by Arlington Historical Commission volunteers in the early 1970s were updated.

For its study of South and East Arlington, the Arlington Historical Commission contracted with American Landmarks, Inc., and the consultant and Commission volunteers produced inventory forms in tandem. This survey generated more than 300 inventory forms submitted to the MHC in 1980, identifying about six areas of interest and recording individual resources on more than seventy streets at the town center, northeast Arlington, the Spy Pond vicinity, and Arlington Heights. Select forms from the early 1970s survey were updated or expanded. With the publication of ***Ice, Crops, and Commuters: South and East Arlington's Historical and Architectural Heritage*** (1981), the Arlington Historical Commission completed its survey publication series.

Building on the inventory previously compiled, MHC staff in 1983-1985 prepared new MHC area and individual forms to list especially well preserved and historically significant resources in the National Register of Historic Places under the Arlington Multiple Resource Area (NRMRA 1985). These forms updated the survey documentation to National Register requirements in effect at that time, and have been since been integrated with the town's inventory. It should be noted that the National Register of Historic Places has discontinued

the use of the Multiple Resource Area format, and MHC inventory forms are no longer sent to Washington, DC with National Register nominations. See below for a separate assessment of the town's National Register listings.

As the central repository for historic resource inventory forms in the Commonwealth, the MHC has received inventory forms for Arlington resources completed by parties other than the Arlington Historical Commission. Preservation planners and consultants working on multi-town thematic or resource-specific surveys in the Boston area produced forms from 1984 to 2005. Louis Berger & Associates recorded Arlington resources in a study of the **water supply system of metropolitan Boston**; three were included in a thematic nomination listed in the National Register in 1990. Architectural Preservation Associates documented the **Power Substation** on Water Street owned by the Massachusetts Bay Transportation Authority (MBTA), and McGinley Hart and Associates recorded several **MBTA railroad bridges**. Additional bridges under the jurisdiction of the Massachusetts Highway Department (now the Highway Division of the Massachusetts Department of Transportation) were recorded through the **Massachusetts Highway Historic Bridge Inventory**. VHB Inc. prepared inventory forms for two **Roman Catholic parish complexes** in an MHC survey of parishes reconfigured by the Archdiocese of Boston. A volunteer effort undertaken by the **Save Outdoor Sculpture (SOS)** survey generated forms for four works in Arlington.

Arlington began to establish **local historic districts** under M.G.L. c.40C in 1977, guided in part by the MHC area and building forms produced earlier in the decade. Updated and expanded to justify each district's creation or enlargement, new MHC building forms also facilitated a district's administration once approved at Town Meeting. Staff from the Society for the Preservation of New England Antiquities (SPNEA; now known as Historic New England or HNE) submitted updated photographs to MHC in 1981 for about fifteen properties in the Central Street vicinity, in preparation for that district's establishment the following year. In 1996, Claire Dempsey and Linda DesRoches, preservation consultants, documented a larger number of buildings on Bartlett, Gray, Irving, and Jason Streets, principally to support establishment of the Jason/Gray Local Historic District (1998). A contemplated expansion of the National Register district at the town center did not occur.

In 2002, Richard A. Duffy, as preservation consultant, recorded a large number of properties on Gray Street and Bartlett Avenue, and in the Hendersonville neighborhood of East Arlington. This work both expanded the town's inventory by adding newly documented resources, and updated the inventory by providing more information on buildings already listed in the National Register of Historic Places. Subsequent inventory forms were prepared to document significant institutional buildings (*e.g.*, those formerly known as St. James Church and Symmes Hospital).

Aside from updated MHC building forms for select properties subject to new preservation deed restrictions, much of the survey work undertaken by the Arlington Historical Commission since the late 1990s has targeted threatened resources or buildings in potential local historic district expansion areas at the town center. The Commission was awarded an MHC Survey & Planning grant for an intensive-level survey in 2017-2018, undertaken by J. M. Goldson Community Preservation + Planning. The survey, completed in the summer of 2018, produced approximately 135 building forms principally targeting the Bartlett Avenue to Lockeland Avenue residential neighborhood abutting the west side of the Jason/Gray Local Historic District. Select residential and commercial buildings on Massachusetts Avenue, Ramsdell Court, Schouler Court, and Willow Court also were recorded, along with residential buildings in the Lake Street and Village Lane neighborhood, on the Belmont side of Route 2.

Geographic Distribution of Inventoried Resources

Most geographic areas of Arlington are represented in the inventory, though existing documentation overall does not convey the density of historic development across the town. Large concentrations of resources have been inventoried at the town center, both north and west of Spy Pond. These and other concentrations of resources, such as Orvis Road in East Arlington and Mount Gilboa/Crescent Hill in the western part of town, correspond generally to established local or National Register historic districts. Arlington has inventoried very few non-district areas, which is uncommon for a town with village centers and an appreciable number of 19th and 20th-century residential subdivisions. The MHC classifies 60% of the town's recorded historic resources as located at Arlington Center, 28% at Arlington Heights, and about 12% at East Arlington. Outside designated districts, the inventory represents a sampling of historic development on select streets, consistent with survey methodologies of the 1970s and 1980s.

While additional individually inventoried historic resources are scattered across the town, significant geographic gaps remain. Very little has been inventoried in the east part of town from Lake-Winter-River Streets to the Somerville line, and from Lake Street north and west to Spy Pond. In the south, fewer than two dozen buildings have been inventoried between Highland and Oakland-Cedar Avenues, especially from Gray Street to the Route 2 corridor and Belmont line. The southwest part of town, especially west and south of the Appleton-Wachusett Streets intersection, and the north/northwest, from Summer Street north to the Winchester line, are also notably under-represented in the inventory. Even within areas of Arlington considered well documented from a survey perspective, significant gaps exist, such as properties on Norfolk Road and historically associated with the 1920s subdivision now known as Jason Heights.

Resource Types & Uses Represented in Inventory

Reflecting the greatest volume of historic resources in the town, Arlington’s inventory is largely devoted to residential buildings and areas. As demonstrated in the *Arlington Master Plan* (2015, Map 5.2), approximately 94% of Arlington’s existing housing stock predates 1970, making it likely historic residential development will continue to dominate the town’s inventory as survey work continues.

The total number of area forms in the inventory suggests wider survey coverage for Arlington than actually exists. Some areas identified in the 1970s survey have since been consolidated into existing c.40C local historic districts. Other areas correspond to historic districts listed in the National Register in 1985. See **GEOGRAPHIC DISTRIBUTION OF INVENTORIED RESOURCES** above.

Most survey projects in Arlington undertaken in the 1970s and 1980s addressed a range of resource types, while survey work in recent decades has tended to focus on residential buildings. The Arlington Historical Commission’s three survey study reports collectively identify major industrial resources (including mill owner residences and worker housing). The Commission’s 1980 survey also is valuable for recording approximately 50 mixed-use historic resources along Massachusetts Avenue, from Teel Street at East Arlington to Richardson Avenue at Arlington Heights, an important corridor study for the town’s principal east-west transportation artery.

Current distribution of Arlington’s resources included in the MHC inventory is as follows:

Resource	Examples	Total Count & Percent of Inventory
Buildings	Residential, commercial, industrial, institutional	1076 total (91.7% of inventory)
Areas	National Register of Historic Places districts Local historic districts (under <i>M.G.L. c.40C</i>) Residential clusters, subdivisions, or streetscapes Institutional complexes (e.g., churches)	61 total (5.2% of inventory)

Structures	Bridges, dam, water tower	28 total
	Parks and landscapes, parkway	(2.4% of inventory)
Objects	Statues and monuments, milestone, religious shrine	6 total (0.5% of inventory)
	Burial Grounds	Includes cemeteries 3 total (0.3% of inventory)

Source: MHC Town Profile, Arlington (July 2018)

The *Arlington Master Plan* (2015, Appendix F) provides an inventory of town-owned resources. These include community safety buildings (*e.g.*, fire stations); schools (current and former); libraries (current and former); properties managed by the Public Works, Cemetery, or Recreation departments; and other buildings housing municipal functions. Of nearly 30 constructed before 1970, per the Master Plan data, about one-third have been inventoried. For preservation planning and public information purposes, most town-owned historic resources predating 1970 should be included in the inventory.

Representation of Historic Periods & Themes in Inventory

MHC's Town Profile for Arlington shows inventoried resources with construction dates ranging from 1690 to 1980. While construction dates have not been identified for all resources, nearly 16% pre-date 1870, about 67% date from 1870 to 1940, and about 6% post-date 1940. The comparatively limited number of historic resources from the early periods of Arlington's history indicates well preserved examples are likely to be of townwide significance. By contrast, given what is known about residential development in Arlington during the post-World War II era, post-1940 resources are under-represented in the town's inventory. The Arlington Historical Commission's 1980 survey notably records select resources built through the 1960s.

MHC often assigns more than one historic theme (area of significance) to each historic resource represented in the statewide inventory. In Arlington, the top historic themes identified to date are architecture, community planning, agriculture, commerce, religion, transportation, recreation, engineering, industry, education, landscape architecture, and politics/government. While it can be expected that further survey work will document historic

resources associated with these themes, identification of resources associated with other themes, especially ethnic heritage, would be a high priority.

Quality of Inventory Documentation

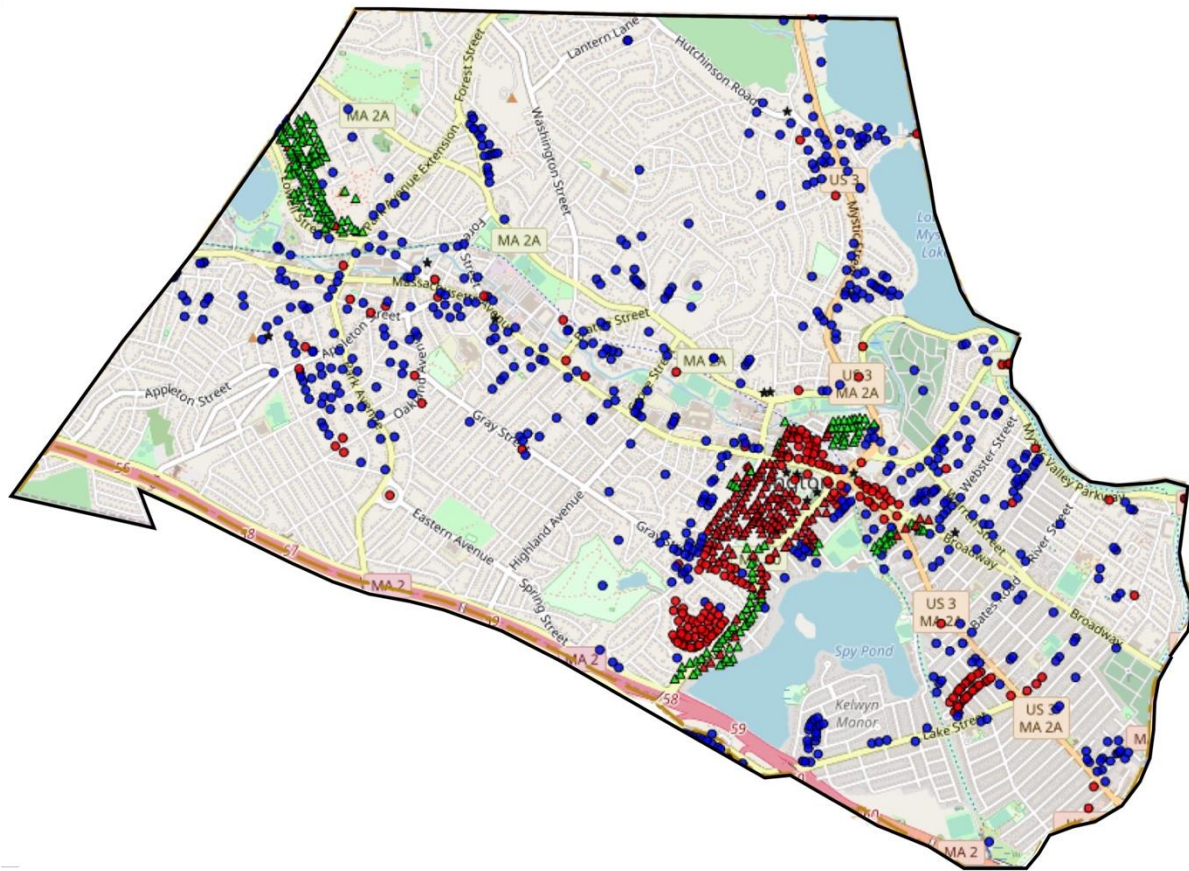
Most of Arlington's inventory was compiled more than thirty-five years ago. Inventory forms met MHC survey standards in effect at the time of submittal. The existing inventory, as a planning document, has considerable value as a starting point for update and expansion efforts to serve current planning needs at the local and state levels. Today, the inventory photographs also provide an important archival record of the appearance of historic resources in the 1970s and 1980s, which will help identify changes since made to those resources. As many historic resources in Arlington were inventoried during neighborhood survey publication projects, much of the critical overview historic context that ties the resources together appears in the separate published reports, rather in the inventory record itself.

By the early 1980s, preservation planning had shifted from an early focus on individual ("landmark") historic buildings to a broader cultural landscape approach that recognized the importance of clusters or concentrations of different types of historic resources. The Arlington Historical Commission's initial 1970s inventory was ground-breaking, from a preservation planning perspective, in flagging important clusters of intact historic resources that merited consideration as historic districts. Decades later, the Arlington inventory has been expanded several times on a building-by-building basis for the purpose of creating and enlarging existing historic districts, yet has not identified any new areas of preservation interest and concerns elsewhere in town with the completion and submittal of MHC area forms.

As MHC survey standards have evolved, inventory form documentation has become more detailed and complex. On the technical side, narrative architectural descriptions are now required, historical research is expected to place the inventoried resource in the context of the broad patterns of the town's development, photographs should reflect current conditions, and digital location maps – ordinarily excerpts of a town planning map – have now replaced hand-drawn sketch maps on the inventory forms.

Updating Arlington's inventory should not entail a re-drafting of every older inventory form to meet current MHC survey standards. This would be an inefficient use of limited resources, and a number of the town's building inventory forms have already been updated more than once. Aside from the goal of expanding local historic districts, recent survey efforts appear to be propelled by the anticipation of receiving demolition review applications, rather than identifying, and promoting locally, new areas of preservation planning interest within the community.

The *Survey Master Plan* provides an opportunity to rekindle the planning function of Arlington's historic assets inventory. By using the existing inventory as a starting point for identifying new areas and resources of interest, the plan will raise public awareness of those areas, and set priorities for completion of the necessary MHC inventory forms, with the goal of having the town's inventory convey, more accurately, the full range of historic (pre-1970) resources surviving in Arlington. Future inventory work may include both revising existing forms, as planning needs warrant it, and documenting previously unrecorded resources.



MHC Inventory Points (blue), including properties listed in the National Register of Historic Places (red) and c.40C Local Historic Districts (green). Recent additions to inventory (completed September 2018) are not shown, pending processing by MHC; see Appendix 2 in this plan for a list. Source: MHC MACRIS Maps, Arlington (July 2018).

EXISTING NATIONAL REGISTER & LOCAL HISTORIC DISTRICT DESIGNATIONS

Arlington has a large number of properties with local, state, and national historic designations. Approximately 370 properties are presently listed in the National Register of Historic Places (NR), and many others may be eligible for listing. Six districts are listed (representing a total of 312 properties), and 58 properties are listed individually (a few of these are also included in listed districts). Arlington is represented in two multiple-town National Register nominations, one for the Mystic Valley Parkway (including one district with eight properties in Arlington) and one for the Water Supply System of Metropolitan Boston (featuring Arlington Reservoir Standpipe and Mystic Dam). Seven local historic districts (LHDs) have been established, representing a total of 359 properties, as per the State Register; some of these LHDs overlap with National Register districts.

The State Register of Historic Places contains all of the above properties, as well as all structures and sites subject to preservation easements approved or held by the Massachusetts Historical Commission (MHC). The State Register is available in hard-copy from the State Bookstore (State House, Room 116 | Boston, Mass. 02133 | tel. 617-727-2834).

National Register-listed properties in Arlington represent a range of ages, styles, and building types. Individually listed properties and most of the districts represent primarily single-family residential buildings. The Arlington Center Historic District, comprising 232 properties on about 78 acres of land, is the largest and most diverse NR district in town. Located at the intersection of Massachusetts Avenue and Pleasant/Mystic streets, it contains significant examples of commercial, civic, and residential buildings constructed between the mid-18th and mid-20th centuries. Notable non-residential, individual listings in Arlington include a few commercial and industrial buildings (U.S. Post Office, Old Schwamb Mill, Arlington Coal & Lumber Building), infrastructure projects (Mystic Dam, Arlington Pumping Station, Mystic Valley Parkway, Arlington Reservoir Standpipe), churches, a movie theater, fire station, and school. A list of all Arlington properties listed in the National Register follows.

National Register Historic Districts

- Arlington Center Historic District (11 properties)
- Arlington Center Historic District Boundary Increase (221 properties)
- Kensington Park Historic District (44 properties)
- Orvis Road Historic District (25 properties)
- Peirce Farm Historic District (3 properties)

National Register Thematic Nominations

- Water Supply System of Metropolitan Boston – includes Arlington Reservoir Standpipe and Mystic Dam (2 properties in Arlington)

National Register Multiple-Property Listings

- Arlington Multiple Resource Area (includes 4 districts and 45 individual properties)
- Metropolitan Park System of Greater Boston (Arlington/Medford/Somerville/Winchester) – includes Mystic Valley Parkway (8 properties in Arlington)
- Winchester Multiple Resource Area – includes 1 individual property crossing the Winchester/Arlington town line

Individual National Register Listings

- Allyn House (94 Oakland Ave.)
- Arlington Coal and Lumber Company Building (41 Park Ave.)
- Arlington Gaslight Company (Grove St.)
- Arlington Pumping Station (Brattle Court off Brattle St.)
- Arlington Reservoir Standpipe (Park Circle)
- Baptist Society Meeting House (3-5 Brattle St.)
- Bassett, Maria House (8 College Ave.)
- Belcher House (64 Old Mystic St.)
- Butterfield-Whittemore House (54 Massachusetts Ave.)
- Call-Bartlett House (216 Pleasant St.)
- Calvary Methodist Church (300 Massachusetts Ave.)
- Capitol Theater Building (202-208 Massachusetts Ave.)
- Chapel of St. Anne (Claremont Ave.)
- Cushman House (104 Bartlett Ave.)
- Cutter, Ephraim House (4 Water St.)
- Cutter, Gershom House (1146 Massachusetts Ave.)
- Cutter, Jefferson House (1 Whittemore Park)
- Cutter, Second, A. P. House (89 Summer St.)
- Damon House (275 Broadway)
- Farmer, Kimball House (1173 Massachusetts Ave.)

- First Parish Church Parsonage (232-234 Pleasant St.)
- Greek Orthodox Church (735 Massachusetts Ave.)
- Hall, Edward House (187 Pleasant St.)
- Highland Hose House (1007 Massachusetts Ave.)
- Hill, Addison House (83 Appleton St.)
- Hornblower, Edward House and Barn (200 Pleasant St.)
- House at 45 Claremont Avenue (45 Claremont Ave.)
- House at 5 Willow Court ((5 Willow Ct.)
- House at 5-7 Winter Street (5-7 Winter St.)
- Kimball, W. W. House (13 Winter St.)
- Locke School (88 Parke Ave.)
- Locke, Capt. Benjamin House (21 Appleton St.)
- Locke, Lt. Benjamin, Store (11-13 Lowell St.)
- Milestone (Appleton St. and Paul Revere Rd.)
- Old Schwamb Mill (17 Mill Lane and 29 Lowell St.)
- Pleasant Street Congregational Church (75 Pleasant St)
- Prentiss-Payson House (224-226 Pleasant St.)
- Prentiss, William House (252 Gray St.)
- Prince Hall Mystic Cemetery (Gardner St.)
- Proctor, William House (390 Massachusetts Ave.)
- Rawson, Warren House (37-49 Park St.)
- Rawson, Warren, Building (68-74 Franklin St.)
- Robindreau, Alfred E. House (28 Lafayette St.)
- Robinson – Lewis – G. F. Fessenden House (40 Westminster Ave.)
- Robinson House (19 Winter St.)
- Russell Common (2-10 Park Terrace)
- Russell, Jason House (7 Jason St.)
- Shattuck, Ralph W. House (274-276 Broadway)
- Sterling, Ella Mahalla Cutter House (93 Summer St.)
- Swadkins, Thomas House (160 Westminster Ave.)
- Swan, Henry House (418 Massachusetts Ave.)
- Symmes, Stephen, Jr. House (215 Crosby St.)
- Taylor-Dallin House (69 Oakland Ave.)
- U.S. Post Office – Arlington Main (10 Court St.)
- Wayside Inn (393 Massachusetts Ave.)
- Whittemore House (267 Broadway)
- Winn Farm (57 Summer St.)

All but one of Arlington’s **local historic districts** are located in Arlington Center, near the intersection of Massachusetts Avenue and Pleasant and Mystic streets (see Neighborhood Survey Units map, above). The Mount Gilboa - Crescent Hill District is located in northwest Arlington, near Arlington Reservoir and the Lexington town line. Properties in these local

historic districts represent primarily single-family residential buildings constructed in the late 19th through early 20th century, as well as a few distinct pockets of mid-19th century dwellings. Duplexes are most notable in the Mount Gilboa - Crescent Hill District. Arlington's seven local historic districts were established between 1977 and 1996. Three have been enlarged— the Russell Historic District, once; the Broadway District, twice; and the Pleasant Street District, four times— the latest enlargement occurring in 2006. Expansions were often related to town survey efforts.

Local Historic Districts

- Avon Place Historic District (12 properties)
- Broadway Historic District (8 properties)
- Central Street Historic District (17 properties)
- Jason-Gray Historic District (50 properties)
- Mount Gilboa – Crescent Hill Historic District (104 properties)
- Pleasant Street Historic District (137 properties)
- Russell Historic District (31 properties)

HISTORIC THEMES & PERIODS OF DEVELOPMENT IN ARLINGTON

Previous publications and reconnaissance, survey, and planning work suggest five major periods of historic development in Arlington:

Menotomy: Native American & Colonial Settlement, ca. 1500 – 1806

Arlington's history began as a significant area of Native American settlement, followed in the 1630s by European settlement as part of the town of Cambridge. The area's mixed agricultural and milling economy was manifested in rural farmsteads, mostly along Massachusetts Avenue, and small-scale mills and associated housing along Mill Brook and the Mystic River. A small town center developed near the intersection of the present Massachusetts Avenue and Pleasant Street. Slow but steady population growth occurred during this period, with a brief flourish of industrial-based prosperity at the turn of the 19th century.

West Cambridge: Country Retreat & Early Industrialization, 1807 – 1866

This period begins with incorporation as a separate town from Cambridge, reflecting considerable and distinctive growth. Major transportation improvements began with the establishment of the Middlesex Turnpike and extended to the arrival of the railroad, omnibus, and horse-drawn street railway. Industrial expansion included a diversity of industries, although still comparatively small in scale; ice harvesting flourished at Spy Pond. The agricultural landscape persisted throughout most areas of town, gradually developing into commercial production in large, commercial-scale market gardens. Connections with Boston propelled the development of genteel country houses at the town center for wealthy mercantile commuters. Industrial and agricultural development began to attract a substantial foreign-born immigrant community as well, and the town's first large subdivision was laid out in East Arlington in 1856.

Arlington: Early Suburbanization, Ice-Cutting, & Market Gardens, 1867 – 1910

Beginning with re-incorporation as the Town of Arlington, this period witnessed the peak and decline of industrial development (including mills, factories, and ice-harvesting), which was replaced by the predominance of market gardening. Civic improvements and municipal services abounded. Seminal planned developments appeared in the western part of town; three major commercial centers with

substantial masonry buildings coalesced along Massachusetts Avenue; and grand institutional development concentrated near the center of Arlington. Electric railway service was extended throughout the town; the first automobile owned by a local resident appeared in 1900. With easier and more affordable transportation, the town's population quadrupled during this period: vacationers were accommodated in hotels and health facilities; farms were subdivided for middle-class housing, including a substantial community of literary and visual artists in western Arlington; and the foreign-born population continued to expand. Two-family housing became common in the early 20th century to accommodate the town's increased population.

Accelerated Suburbanization, 1911 – 1940

The Boston area's continued population growth and accompanying demand for residential development in this period led to the closing of most of Arlington's large market gardens and the selling off of their land for dense, single- and multi-family housing and an increasingly working-class population in East Arlington. Major immigrant groups included the Irish, Italians, Swedes, and Armenians. In northern and eastern Arlington, the town's last major farms were substantially if not completely subdivided by the 1930s. Extension of rapid transit to Harvard Square in Cambridge in 1912 was pivotal to the growth of East Arlington. Massachusetts Avenue became almost exclusively commercialized, abetted by commercial zoning instituted there in 1924; a great loss of the town's 18th century houses along the roadway soon followed. In the 1930s, the Concord Turnpike (Route 2) was built to relieve traffic on Massachusetts Avenue, diverting traffic away from the town center and reducing connections to the neighboring town of Belmont.

Modernization, 1941 – 1970

Arlington's position as a desirable bedroom community in close proximity to downtown Boston was solidified in this period with the construction of medium-rise apartment blocks (mostly along Massachusetts Avenue, with some in isolated, surviving large parcels); subdivisions of single-family, Colonial Revival-style and ranch houses; and modern commercial strip development along the major thoroughfares. Route 128 was constructed nearby in the 1950s, signaling the pre-eminence of automobile-related commuting and development. Several modern office buildings and public housing projects were built, and the demolition of 18th and 19th century structures continued, especially along Mass. Avenue. One of Arlington's few remaining 19th century factories, the Old Schwamb Mill (1861), was saved from near-destruction

in 1969, marking the beginning of a renewed interest in preservation activities throughout the town.

Of these periods of development, most are reasonably well represented in existing survey documentation. Properties constructed before World War I account for a much greater percentage of inventoried resources than of existing building stock, which is typical of municipal inventories. Pre-1867 buildings in Arlington, for example, are comparatively rare, having frequently succumbed to demolition during the late 19th and early 20th centuries. They represent nearly one-quarter of all inventoried resources, vs. 1% of total housing stock. Survey documentation is relatively weak in the two most recent periods of development, largely reflecting the timing of the town's intensive professional surveys in the 1970s and 1980s and the typical 50-year-old threshold for survey work per Massachusetts Historical Commission (MHC) survey methodology.

The MHC's MACRIS system identifies a large range of "areas of significance" to which individual properties are attributed for purposes of data analysis. For purposes of understanding broad patterns of Arlington's history, however, a smaller list seems more appropriate. Major themes proposed for consideration in this project include the following:

- Agriculture
- Industry
- Transportation and infrastructure
- Suburbanization and subdivisions (including recreational structures and landscapes)
- Artists' communities
- Ethnic heritage

Each of these themes potentially encompasses a range of property types, including residential, commercial, industrial, and civic buildings, landscapes, and structures. Most of these themes are addressed at some level in Arlington's existing inventory documentation. The preparation of additional area forms, which are significantly under-represented in the existing inventory, would greatly advance the understanding of these larger themes of development. Such documentation would put in context many of the individual building forms that have already been prepared.

OVERVIEWS OF NEIGHBORHOOD SURVEY UNITS

Narrative profiles of the historic and architectural resources of the four neighborhood survey units identified for this project are provided as context for the evaluation of existing survey work and recommendations for future inventory. As planning documents, these overviews are intended to summarize the development of the survey units and their historic and architectural resources.

These neighborhood descriptions are based on previous work found in the *Arlington Master Plan* (2015); the description and statement of significance provided in the townwide National Register nomination, *Historic Resources of the Town of Arlington, Massachusetts (Arlington Multiple Resource Area, 1985)*; the Mass. Historical Commission's *Reconnaissance Survey Town Report: Arlington* (1980); and the collection of architectural surveys and town histories published from 1976 to 2006. Other valuable references for individual neighborhood development include the series of local historic district study reports and various individual National Register nominations. Source materials referenced in the bibliography of this plan should be consulted for additional information.

Center Survey Unit

Radiating from the intersection of Massachusetts Avenue and Pleasant/Mystic Streets (a.k.a. the Town Center), the Center survey unit includes the section of the Mill Brook Valley between Brattle Street and the Mystic River and the middle third of Massachusetts Avenue in Arlington, and extends southward to the Belmont town line. A remarkably diverse area, this commercial and civic center of the Town of Arlington also encompasses a variety of high quality, 19th and early 20th century residential development, as well as notable industrial and recreational properties.

The central business district runs along Massachusetts Avenue and is characterized by one- to two-story masonry structures. The civic block at Mass. Ave. and Pleasant Street, which contains the First Parish Church, earliest burial ground, town library, and town hall, is Arlington's largest collection of substantial public structures. Also in the survey unit, a short distance to the west and east, respectively, are the high school and main fire station. Half a dozen churches are located along or near Massachusetts Avenue in this area. The town's greatest concentration of industrial buildings is also found in the Center survey unit, mostly distributed along the Mill

Brook Valley between Massachusetts Avenue and Summer Street. Residential buildings, historically part of the town center and forming the majority of development in the study unit, are usually single-family and not uncommonly two-family structures of wood-frame construction. Apartment buildings in the study unit are infrequent but often notable.

The major thoroughfares of Massachusetts Avenue, Pleasant Street, and Mystic Street originated as regional trail routes of the Native Americans; these three roads and Medford Street were laid out as colonial highways by the mid 17th century. By 1750, a town center coalesced at the intersection of Massachusetts Avenue and Pleasant Street, containing a burial ground, meeting house, school, store, and houses. Farmsteads and taverns clustered along Massachusetts Avenue, and small-scale, water-powered mills and related housing were constructed along the Mill Brook.

For three centuries, Massachusetts Avenue served as a principal thoroughfare to Cambridge for farmers from the north and northwest; in April 1775, it was the scene of two memorable battles between American Minutemen and British soldiers. (The thoroughfare has been designated a scenic by-way known as Battle Road.

Arlington's brief period of prosperity at the turn of the 19th century focused on the Amos Whittemore cotton and wool card factory, the town's largest employer, which operated in the center of town from 1799 to 1812. Several substantial Federal period houses of this period were located near the intersection of Massachusetts Avenue and Pleasant Street, including the elegant Whittemore-Robbins House (1800) on Massachusetts Avenue. During the first three-quarters of the 19th century, an increasing variety of products originated from Mill Brook factories, including wood and grain products, fabric, spices, drugs, saws, tools, piano cases, and picture frames. Industrial properties here were complemented by dense settlements of workers' housing in Federal, Greek Revival, and Italianate styles. Benjamin Woods's mid-19th century tide mill on the Mystic River, near the mouth of the Mill Brook, is linked with the development of the Franklin – Medford Street corridor in the northern tip of the survey unit. As Arlington's population slowly increased, the original burial ground in the town center filled up. Mount Pleasant Cemetery was established at the northern end of the survey unit in 1843 as part of the new "rural" cemetery movement, which promoted park-like, contemplative landscapes.

The arrival of the railroad in 1846 transformed the movement of Boston-bound commuters, who in this period were primarily well-to-do businessmen, professionals, and literary people. The Center area had two railroad stations, one near Pleasant Street and one near Brattle Street. Elite country estates began to develop along Pleasant Street in the mid 19th century, characterized by large and fashionable houses on sizeable parcels with picturesque landscapes—first for summer use and later for year-round occupation. Spy Pond was an

important attraction for the development of Pleasant Street, and organized recreational activities (such as the Arlington Boat Club, 1872; not extant) eventually arose here. (A significant ice-harvesting business did, too, although apparently not operating from the western shore of the pond. See East survey unit for further information on the ice industry.)

North of Massachusetts Avenue, the Broadway and Central Street Local Historic Districts represent mid-19th century developments of sturdy, stylish Greek Revival residences. Arlington's first town hall (1852), on Massachusetts Ave. across from Pleasant Street, and the town's first public high school (acquired from the private Cotting Academy in 1864) signaled a strong new civic identity in the Center survey unit in the mid-19th century. The Greek Revival-style Pleasant Street Congregational Church and Universalist (now Greek Orthodox) Church at 735 Massachusetts Avenue (the latter renovated in the Romanesque Revival style) represent civic architecture of this era.

Following the Civil War, wealthy mercantile and professional commuters continued to concentrate near Pleasant Street, south of the town center, but their estates, as well as the older Colonial period farms, began to be subdivided. Transportation improvements propelled population growth and intensified development, beginning with omnibus service to Boston (1838) and horse-drawn railway cars (1859) before the war, and more dramatically afterwards with the introduction of electric railway service in 1889. Electric trolley cars ran along Mystic Avenue to Winchester, Broadway and Medford Street to Charlestown, and Massachusetts Avenue to Cambridge and Lexington. These lines were instrumental in attracting middle- and working-class residents, who were accommodated in the Center survey unit in new, speculative subdivisions south and west of the town center, near and around Menotomy Rocks Park (established in 1895) and off Medford Street in the northern end of the survey unit.

A variety of housing types arose in the Center survey unit. Tracts of upscale, upper middle-class houses characterize Pleasant, Academy, and Jason streets and Kensington Park, south of Massachusetts Avenue. Important examples of stylish, mostly middle-class Victorian homes survive in the Russell Historic District, and sprinkled along Medford Street, Franklin Street, and Lewis Avenue in the far northern end of the Center survey unit. Saint Malachy's Roman Catholic Church (now Saint Agnes; 24 Medford Street, 1874 and 1900) built a substantial brick edifice at a prominent site near the intersection of Medford and Chestnut streets, just north of Massachusetts Avenue. (St. Agnes Grammar School was built nearby in 1925.)

Mill Brook, fed by the Great Meadows in Lexington, supplied seven mill ponds and as many as eight major factories along Mill Brook by 1871; the mills were typically family-owned, domestically-scaled, and wood-frame construction. Construction of the Arlington Reservoir on the Lexington border in 1872, however, ended most water-powered activity on Mill Brook. Few industrial buildings in this

part of town have survived, most notably the Arlington Gas Light Co. (1914) on Grove Street in the Mill Brook corridor. Some mill owner's houses and modest workers housing remain, now accompanied by modern apartment complexes and large recreational facilities.

At the end of the 19th and beginning of the 20th centuries, Arlington's substantial growth culminated in a wave of new public buildings in the Center survey unit: Robbins Library (1892), Winfield Robbins Memorial Garden (1913), the present Town Hall (1913), a purpose-built public high school constructed a block south of Massachusetts Avenue (1894), the present high school on Massachusetts Avenue (1914), and Central Fire Station (1926). The first town-owned, purpose-built athletic field was Spy Pond Field (1910) at the northwest corner of Spy Pond.

Although the section of Massachusetts Avenue in the survey unit contained many large, stylish, single-family houses through the turn of the 20th century, the Center also featured substantial, multi-story, wood-frame and masonry commercial blocks at this time. The Fowle Block (444-446 Massachusetts Avenue, 1896) and the Associates Block (659-663 and 665-671 Massachusetts Avenue, 1900 and 1905) are handsome and substantial examples of the Renaissance Revival style. The Regent Theatre, an ornate concrete building featuring a vaudeville stage, stores, offices, and bowling alleys, opened on Medford Street, a block off Massachusetts Ave., in 1916. In 1924, a new zoning law created a commercial strip zoning along Massachusetts Avenue, which was manifested in a flurry of one-story, concrete commercial blocks in the survey unit, employing Classical Revival and Art Deco architectural influences.

While the market garden industry was not as prevalent here as in the other three survey units, the former Morton Farm at the south end of Highland Avenue, near Menotomy Rocks Park, was one of the last areas in this survey unit to be developed, with middle-class suburban housing in Colonial Revival and Craftsman styles constructed in the second quarter of the 20th century. At about the same time, the Henry S. Locke farm, a 45-acre parcel of open land on the south side of Massachusetts Avenue— between Gray, Highland, and Bartlett streets— was developed with new streets and larger single-family homes, typically in elegant Colonial Revival styles.

Speculative subdivisions in the southern and northern sections of the survey unit are characterized by more repetitive housing forms on smaller, gridded plats, although these grids were often adapted for Arlington's hilly terrain. The first apartment houses were constructed at the turn of the 20th century near the town center and public transportation. Surviving early examples, principally intended for upper-middle class occupants, include 15A Jason Street (ca. 1900), The Irvington at 135 Pleasant Street (1906), and the Spanish Oaks Apartments at 3-11 Lake View Street (1912). Others followed along Massachusetts Avenue.

During the Great Depression, the Works Progress Administration channeled the Mill Brook between stone walls; the mill ponds were filled in by mid-20th century. Development of available land in the Center area was virtually complete by the mid-20th century. As automobiles predominated, Mystic Street was re-aligned to connect directly with Pleasant Street in 1962, and a sprinkling of mid-rise, brick apartment buildings appeared along the Massachusetts Avenue corridor in the 1960s and early 1970s, along with a few modern commercial buildings. Passenger railroad service through the Center ended in 1977, freight service stopped in 1981, and the downtown railroad station (built in 1883) was demolished in the 1980s. The Minuteman Bikeway opened along the railroad alignment in 1992. The section of Massachusetts Avenue in the town center continues as a thriving commercial district, its variety of small, mostly local businesses interspersed with residential and civic uses.

East Survey Unit

The East survey unit covers a wide range of historic resources at the eastern end of Arlington, roughly from Webster Street, Linwood Street, and Spy Pond eastward to the town line at Alewife Brook. The survey unit incorporates a village business district and mixed-use development, scattered dwellings associated with Arlington's rich agricultural heritage, a high concentration of closely settled mid-19th to mid-20th century residential neighborhoods of townwide significance, notable examples of apartment houses and public housing from the post-World War II era, and important cemeteries and open space.

Serving as the principal gateway to Arlington from points east, the Massachusetts Avenue corridor in this survey unit displays a mix of business, residential, and institutional buildings, largely one-story brick commercial blocks interspersed with 2½-story wood-frame dwellings. Capitol Square, centering on the intersection with Lake Street and extending east to Milton Street and west to Oxford Street and Orvis Road, encompasses the greatest concentration of commercial buildings in the survey unit, anchored by the Capitol Theatre Building, 202-208 Massachusetts Avenue (1925), and including the Fox Branch Public Library (1952, renovated 1969). Quality 20th-century commercial blocks – both corner stores and detached buildings – are present on Broadway and, to a much lesser extent, Warren Street. The survey unit retains four 20th-century church complexes in whole or part, and four current or former public schools. Wood-frame residential buildings predominate, mostly single- and two-family dwellings, though notable examples of multi-unit worker housing remain, along with three-deckers on Broadway. Masonry apartment buildings from the second and third quarters of the 20th century are prominent in the streetscape, and two complexes of brick-faced garden apartments (1950-1951), constructed with Federal funds for veterans' and public housing, are the largest of their

type in the town. Historically significant open space includes two cemeteries, Thorndike Field (1937), the eastern shore of Spy Pond, the Alewife Brook Reservation, and Bicentennial Park.

Important for its association with concentrated native settlement at Menotomy, the broad plain defined by the Mystic River, Alewife Brook, and Spy Pond was long a desirable area for agriculture and access to seasonal fish runs. Major thoroughfares through the survey unit – Massachusetts Avenue, Lake Street (formerly Pond Street and previously Weir Lane), and Broadway – were colonial highways. One of the oldest buildings in the town and associated with two families prominent in the early political, military, religious, and agricultural life of Arlington and Cambridge, the Butterfield-Whittemore House, 54 Massachusetts Avenue, appears to be the only building in the survey unit known to predate the mid-19th century. Previously believed to have been built ca. 1729 when listed in the National Register of Historic Places, the oldest section of the house has since been determined to date to ca. 1695. Lesser known vestiges of Colonial-period transportation patterns survive at Marathon Street, a section of the highway from Cambridge to Woburn, and Gardner Street, built on a rangeway, which provided access to ranges, or outlying land, that lacked frontage on a highway. The Warren Street-Waldo Road axis preserves a section of the 1636 “eight-mile line” dividing Cambridge and Charlestown; in the East survey unit, the area south of the line was incorporated with the rest of West Cambridge (Arlington) in 1807, while the area north of the line remained part of Charlestown until 1842. In municipal developments, the new town established an East District school (1808) and a poor house (1817) in this survey unit, near the training field in the present Massachusetts Avenue-Linwood Street-Tufts Street vicinity. The poor house was replaced in 1851 on a new site north of Summer Street (see North survey unit).

Railroad construction in the 1840s facilitated the growth of ice harvesting in the East survey unit. Ice cutting for commercial purposes on Spy Pond began in the 1830s. Ice houses survived on the northern and southeastern shores of the pond into the 1920s, the last burning in 1930. The town’s first railroad connection (1841), a spur built to Spy Pond from the south (now the MBTA Fitchburg commuter rail line in Belmont), was built to transport ice. An ancillary industry, the manufacture of ice-cutting tools, evolved from a blacksmithing business on the pond’s northern shore by 1845. With the completion of the Lexington & West Cambridge Railroad (1846), a passenger and freight depot opened on Pond Street (Lake Street), contributing to development of a commercial node at the intersection with Massachusetts Avenue. Lake Street, however, retained a principally agricultural, then residential, character, due in part to the presence, from the 1850s to 1907, of a summer resort hotel and picnic grove on the shore of Spy Pond near the depot.

Market gardening spread throughout the East survey unit from the 1840s to the early decades of the 20th century. The heirs or successors of the area's subsistence farmers increasingly turned to scientific farming methods – including construction of irrigation systems and vast greenhouses to “force vegetables” in the winter and spring – that allowed produce to be cultivated through a longer growing season. Warren Winn Rawson, who operated here, was known nationally as a seed dealer. As these enterprises grew, new types of residential buildings were introduced as well, such as wood-frame dormitories and attached multi-unit dwellings to house the work force. The Rawson enterprise, which expanded to thirty greenhouses plus dozens of acres of open-field crops, adopted the concept of industrial worker housing, constructing attached units such as 37-49 Park Street (ca. 1885-1890) to house laborers. This modest block is significant in Arlington for its architectural form; other examples of the building type, if extant, have yet to be identified. Greenhouses are not known to survive.

The earliest subdivision of significant market garden tracts for residential construction began in 1856 in the area bounded by Broadway, Everett Street, the Mystic River, and Alewife Brook. Pockets of 2½-story, wood-frame dwellings in the Greek Revival and Italianate styles are seen at Webster Street, Beacon and Park Streets, and Winter Street. Proximity to transportation improvements and the characteristics of the subdivision layout often determined the success of some of these speculative developments: Nahum Packard's layout of Beacon, Park, and Coral Streets (1854-1855), in anticipation of construction of a new bridge over the Mystic River, and William Whittemore's subdivision of the Fremont and Decatur Streets area (1856), where development was not built up as envisioned due to lack of convenient and inexpensive public transportation. Also developed from a market garden tract, Hendersonville (1874), covering Henderson, Teel, Sawin, and Cross Streets and Cottage Avenue at the Cambridge line, emerged as the most concentrated area of settlement in the East survey unit. Subdivided by brothers John J. Henderson and Robert J. Henderson, Jr., the area displays the largest cluster of mansard-roof houses, with both 1½-story cottages and 2½-story dwellings extant. Other local developers acquired multiple lots for residential construction, continuing the speculative nature of the subdivision.

Two cemeteries opened in the survey unit in the late 19th century, each serving a population that extended beyond Arlington. The Prince Hall Grand Masonic Lodge of Boston, the first lodge for African American Masons in the United States, established Prince Hall Mystic Cemetery, Gardner Street (1868). St. Paul Cemetery, 30 Broadway (1884), opened as the parish cemetery of St. Paul's Church in Cambridge. The Town of Arlington built the former Crosby School, 34 Winter Street (1895), on a site centrally located to serve the eastern sections of town.

Escalating land values led to more widespread speculative subdivisions of former market garden tracts along electric street railway routes on Massachusetts Avenue and Broadway,

starting in the late 1890s and accelerating in the 1910s, following the 1912 extension of Boston's subway system to Harvard Square in Cambridge. Movement of a growing working-class population from Boston and Cambridge into Arlington increased the demand for commuter housing. The East survey unit encompasses Arlington's greatest concentration of two-family dwellings. Comparatively few small-scale single-family dwellings were built. By 1925, about one-half of the town's population resided in the eastern sections of Arlington, within one mile of the Cambridge line.

Individuals who subdivided tended to be descendants or extended family of the original market gardeners. In one example illustrating successive waves of residential development, the Arlington farm associated with John P. Squire, who owned the largest meat-packing business east of the Mississippi River, based in East Cambridge, yielded dwellings from the late 19th century through the 1920s, starting with a Squire residence at 13 Winter Street (ca. 1847-1865) and Squire's mansion at 226 Massachusetts Avenue (ca. 1871). A two-family dwelling at 5-7 Winter Street (ca. 1895), one of the largest and best detailed examples of the Queen Anne style in the East survey unit, is an early example of the efforts to develop Squire holdings after his death. His heirs scaled back the development in the 1910s to allow two-family dwellings on smaller parcels, which included the Orvis Road Historic District (ca. 1918-1930), with a collection of single- and two-family dwellings. Among the more successful examples of this development in Arlington, Orvis Road is also the most distinctive, as the town's only residential thoroughfare to feature dwellings lining a landscaped median. Several properties in the district retain 1920s garages that reflected the increasing importance of the automobile. Other examples of "evolutional subdivisions" include Whittemore Park in the vicinity of Thorndike Street (initially platted 1896, largely developed 1915-1925), and Rawson's Garden flanking Rawson Road (1915).

A major shift toward the use of automobiles as the preferred means of transportation fueled development pressures, as the Metropolitan Park Commission constructed pleasure boulevards, which became automobile parkways, in the river reservations bordering the East survey unit on the north (Mystic Valley Parkway, 1906 onward) and east (Alewife Brook Parkway, 1909 onward). On the south, the Commonwealth rebuilt the Concord Turnpike as state Route 2 (1933-1935), bypassing town centers and including an interchange at Lake Street. The Lake Street depot of the Boston & Maine Railroad, located on the south side of the railroad right-of-way across from Orvis Road, was converted to use as a store by 1951; diminishing commuter rail service resulted in demolition of the depot by 1969.

The last sizable market gardens still operating in the East survey unit, principally in the northeast (north of Broadway, east of River Street) and southwest (Lake Street spine south of Boston & Maine Railroad right-of-way), were developed for housing from the late 1930s through

the late 1950s. Kelwyn Manor (1938) offered 194 single-family dwellings in Colonial Revival subtypes, including garrisons and capes. (Comparable 2½-story, wood-frame houses had been built in 1936 in a smaller project in the Bates Road vicinity). The Kelwyn Manor subdivision layout was widely acclaimed as Arlington's most advanced use of community development principles. Continued pressure to develop agricultural land in Arlington, plus the community's need to respond to the postwar demand for veterans' and public housing, led to construction of Menotomy Manor (1950) on Fremont Court and Arlington Gardens (1951) on Broadway, complexes of brick-faced garden apartments constructed with Federal assistance on the Campobasso and Moore farms, respectively.

Concomitant commercial and institutional construction served the burgeoning population in the East survey unit and reflected the area's transition from a market gardening center to a rapidly growing suburb. The mixed-used character and scale of the Capitol Theatre Building (1925), incorporating stores, offices, a moving picture theater seating 1,700, and apartments on the third floor, signaled greater demands on the real estate here. New municipal construction included the Hardy School, 52 Lake Street (1926); the former Gibbs School, 41 Foster Street (1928); Fox Branch Library, 175 Massachusetts Avenue (1952); and Thompson School, 60 North Union Street (1956). Twentieth-century church construction in revival styles included Trinity Baptist Church, 115 Massachusetts Avenue (1905); the Episcopal Church of Our Saviour, 21 Marathon Street (ca. 1914-1922); Calvary Methodist Church, 300 Massachusetts Avenue (1920-1923); and St. Jerome Roman Catholic Church, 197 Lake Street (1934). Recent demolition of Saint Jerome Church (the rectory of which survives) demonstrates that, in this densely settled survey unit, historic resources remain vulnerable to redevelopment.

West Survey Unit

Covering a broad expanse in the western section of Arlington, roughly from Turkey Hill, Brattle Street, and Highland Avenue west to the Arlington Reservoir and Lexington town line, the West survey unit features hilly terrain, rock outcroppings, and steep grades north and south of the Mill Brook Valley, which passes through the unit at its midsection. The two highest elevations in Arlington are located here: Peirce's Hill-Circle Hill in the south (which includes a water tower that figures prominently in the greater Boston skyline) and Mount Gilboa-Crescent Hill in the north. The topography leads many residents to describe this survey unit in its entirety as Arlington Heights, a term coined in 1872 for a subdivision on Peirce's Hill. Stone retaining walls contribute significantly to the historic character of the unit's 19th and 20th-century streetscapes. The West survey unit encompasses a village institutional and business district; mill sites, pre-Civil War farmhouses, and railroad suburbs

of townwide significance; as well as a range of residential building types and styles spanning nearly 250 years. Aside from resources associated with the public water supply, historically significant open spaces include Robbins Farm Park and the Mount Gilboa Conservation Area.

Passing south of Mill Brook, Massachusetts Avenue (1636) is Arlington's principal route to Lexington. The Colonial highway was routed uphill over the present Appleton Street and Paul Revere Road. The town constructed the segment between Lowell Street and Paul Revere Road in 1811. Foot of the Rocks, where Lowell Street meets Massachusetts Avenue, is the site of a major battle on the opening day of the Revolutionary War on April 19, 1775. To the north, Bow Street (1819) originally traced a curved path resembling an archery bow from Massachusetts Avenue over Forest Street, Frazer Road, and the western segment of the current Bow Street en route to Lowell Street. Upper Forest Street was a country road in place by ca. 1830. A cluster of important Colonial and Federal-period resources survives in the vicinity of the Massachusetts Avenue intersections with Forest, Appleton, and Lowell Streets, including the Capt. Benjamin Locke House, 21 Appleton Street (ca. 1720); Lt. Benjamin Locke Store, 11-13 Lowell Street (1816); the Kimball Farmer House, 1173 Massachusetts Avenue (1826); and the only historic milestone (ca. 1790) extant in Arlington, at Appleton Street and Paul Revere Road.

Aside from settlement oriented toward Massachusetts Avenue, a remarkable group of three houses associated with the Peirce family survives where Oakland Avenue meets Claremont Avenue on Peirce's Hill. Encompassing the last vestiges of the 250-acre Peirce Farm, these Greek Revival-style houses (ca. 1830-1850) reflect Arlington's agrarian past, offset from the existing, late 19th century road grid.

Most prominent individuals associated with the West survey unit before the Civil War engaged in milling and manufacturing. Schwamb Mill, 17 Mill Lane (1861), occupies the only 17th-century mill site still in operation in Arlington. A grist mill and spice mill occupied this site before Charles and Frederick Schwamb began manufacturing wood picture frames here. Nearby on the east side of Forest Street another brother, Theodore Schwamb, expanded a mill site for his piano case factory. Greek Revival-style residences (ca. 1835-1845) associated with these mills are clustered on Massachusetts Avenue near Forest Street.

Through the 1860s, there was little concentrated development in the West survey unit beyond the Massachusetts Avenue – Mill Brook corridor. The Lexington & West Cambridge Railroad through Arlington (1846) did not have a station stop here initially. Major routes connected to Massachusetts Avenue, among them Forest (Bow) Street and Lowell Street on the north, and Appleton, Oakland, and Cedar Streets and Highland Avenue on the south. Residential construction on hillside locations offering desirable views and railroad access began in earnest by the mid-1870s. The town's completion in 1872 of the Arlington Reservoir, and the Boston &

Lowell Railroad's 1873 depot at Mount Gilboa in Arlington Heights, encouraged new development. Crescent Hill, at Mount Gilboa, and the Arlington Heights Land Company subdivision, ascending Peirce's Hill, evolved over decades, reflecting growth and settlement in Arlington over nearly a century. Both also attracted a range of professionals and trades people, among them artists, poets, and intellectuals drawn to the area's potential as a railroad suburb offering a direct connection to Boston. Between the two new neighborhoods, Park Avenue at Massachusetts Avenue emerged as a commercial and institutional focus for the survey unit. Immediately south of the 1873 railroad depot (no longer extant), the Victorian eclectic Union Hall, 41 Park Avenue (ca. 1875) functioned as a civic center, with a second-floor meeting hall providing worship space for newly formed religious societies, and, later, room for the first branch public library in the western part of town. Construction of 1334 and 1339 Massachusetts Avenue (both ca. 1901), wood-frame commercial blocks at the corner of Park Avenue, contributed to the area's identity as a village center, along with High Street School, the original Locke and Cutter Schools, and the post office.

As a new neighborhood based on a cooperative form of land and home ownership, Crescent Hill differed significantly from the speculative development that characterized most later subdivisions in Arlington. With an emphasis on providing affordable housing for working class residents, the neighborhood preserves a range of house types – workers' cottages, two-family dwellings, and high-style single-family dwellings – based on period pattern book sources, including those of Frank L. Smith of Arlington Heights. The Crescent Hill Club House, 41 Crescent Hill (1898, now a dwelling), reflected the social and recreational structure of the community, which experienced significant growth in the last quarter of the 19th century. Also noteworthy are houses that pre-date the subdivision, such as the Robinson-Lewis farmhouse, 40 Westminster Avenue (1855) and the W. R. Wright House, a mansard cottage at 62 Westminster Avenue (1872), both of which are oriented downhill, toward the Mill Brook Valley, rather than toward the street in a subdivision manner. Development on Crescent Hill continued into the 1960s, by which time technological advances facilitated house construction on the steepest northernmost slopes of hill. Originally intended to be a park for the neighborhood, the open space on Mount Gilboa was not acquired by the town until the 1960s.

Arlington Heights Land Company first platted Peirce's Hill in 1872. Investors built Park Avenue from the railroad depot to the summit of the hill, laying out Park Circle, where a high service standpipe was built in 1894, a few years before the Town of Arlington joined the metropolitan Boston water supply system. Like Crescent Hill, this neighborhood was not intended to be a speculative subdivision initially: rather than simply selling lots, the Land Company conducted an architectural competition to secure plans and elevations for the houses that would be built. While ninety houses were completed by 1878, the scale of the subdivision proved immense; as

late as 1923, streets at the summit were sparsely settled, with the most concentrated development focused downhill in the area from Oakland Avenue to Tanager Street.

The topography in the West survey unit, combined with hilltop views, salubrious air, and ready railroad access, was well suited to summer resort hotels. At least three operated south of Massachusetts Avenue in the last quarter of the 19th century. Extant is the original section of the Robbins Spring Hotel, 90 Robbins Road (operated 1898 to 1910), part of the Robbins Spring Water Company enterprise. The hotel and annex later housed Marycliff Academy, a Roman Catholic girls' school; the annex was demolished ca. 1950 and the original guest house, "Robbins Spring Nest," survives as residential condominium units. The spring house/bottling plant was remodeled in the 1920s for residential use. In 1942, the town acquired the Nathan Robbins Farm on Eastern Avenue for a park. Most prominent of private institutions was Dr. Arthur H. Ring's Sanatorium and Hospital (1888, no longer extant) on Hillside Avenue.

Residential development continued apace from the 1890s through the 1920s, fueled in part by the area's improved access by electric street railway, and extended westward down Massachusetts Avenue from the town center. With adjustments made through the 1930s, most of the West survey unit was zoned for single-family residences, especially north of Summer Street to the Winchester town line, and from Gray Street and Wollaston Avenue south to the Belmont town line. While this survey unit did not have the acreage devoted to market gardening seen elsewhere in Arlington, a half-dozen farms still operated here in the 1920s, both north and south of Massachusetts Avenue.

Real estate developers and builders initiated widespread speculative residential construction, with considerable variation in the size, scale, and architectural design of houses produced. Reminiscent of earlier development, however, is 176 Lowell Street (late 19th century), described as the only farmhouse in the Mill Brook Valley retaining its outbuildings, and 140 Lowell Street (1894), one of the valley's finest examples of worker housing. New construction ranged from modestly scaled pattern book houses, brick bowfront apartment blocks facing the street railway on Massachusetts Avenue, and scattered bungalows, to architect-designed, 2½-story single-family dwellings in the Queen Anne, Colonial Revival, and Craftsman styles. Subdivisions of this period – most no longer known by their original marketing names and all requiring decades to complete – included Forestdale (1893 onward) at Forest and Aerial Streets near Turkey Hill; Arlington Heights Park (1895-1896 onward) off Paul Revere Road, more recently known as Little Scotland; the Robbins Spring Water and Land Associates subdivision (1897 onward) in the Grandview Road vicinity between Eastern Avenue and Gray Street; Church Hill Park (1907 onward) at Park Street Extension and Alpine Street; Arlington Gardens (1912 onward) in the Thesda Street-Dothan Street neighborhood; and Appleton

Terrace (1917 onward) in the Sylvia Street vicinity on the Lexington line, marketed to Italian families from Boston. In addition to these new neighborhoods, construction continued on the 1870s subdivisions at Crescent Hill and Peirce's Hill (Arlington Heights Land Company).

A small institutional focus emerged in the 1890s on Park Avenue at Paul Revere Road. The town built Hose House No. 1 (no longer extant) and the Locke School, 88 Park Avenue (1899), joining the Park Avenue Congregational Church in the originally non-denominational Union Church (1885, no longer extant) at 91 Park Avenue. At Crescent Hill, two Protestant denominations built churches at the gateway to the community from Park Avenue: Arlington Heights Baptist Church, 9 Westminster Avenue (1899), and Arlington Heights Methodist Episcopal Church, 26 Westminster Avenue (1907, replaced in 1946). A third house of worship belonged to St. John's House, an Episcopal orphanage established in 1910. Of Arts and Crafts design, the fieldstone Chapel of St. Anne, 22 Claremont Avenue (1915), anchors the small campus, which became a girls' boarding school in 1928. A convent remains at 14-18 Claremont Avenue next to the chapel.

Following the pattern established in the last quarter of the 19th century, institutional development in the West survey unit tended to be located in the mixed-use corridor in and around Massachusetts and Park Avenues. In 1914, St. James the Apostle Roman Catholic parish began construction of its complex (now owned by St. Athanasius the Great Greek Orthodox Church), comprising a church (1929-1959), school (1949) and convent/parish center (1955) along Appleton and Acton streets. The town built the Vittoria C. Dallin Branch Library, 85 Park Avenue (1937). Rapid expansion of residential areas called for three public schools in outlying locations, including the surviving Junior High West-Ottoson School, 63 Acton Street (1921, remodeled). At Park Circle, a new Classical Revival-style water tower (1921-1924) replaced the 1894 high service standpipe at the summit of Peirce's Hill, and the town built the first Park Circle Fire Station (not extant), reflecting the southerly shift of new residential development.

At the Belmont town line, the Commonwealth's reconstruction of the Concord Turnpike as state Route 2 (1933-1935) initially extended from Park Avenue westerly to the Lexington line. The turnpike continued the path of Arlmont Street, where the J. W. Wilbur Company had developed a residential neighborhood (1911 onward) with a range of house types around the former intersection with Bellington Street. The street layout was modified in 1964 to accommodate turnpike expansion, with Frontage Road replacing a section of Arlmont Street. South of the turnpike, Arlmont Village (1936) was developed with colonials, garrison colonials, and capes. Originally accessible only from the Concord Turnpike, Arlmont Village was later connected via Dow Avenue to the rest of Arlington.

Institutional construction close to the Concord Turnpike also reflected population growth after World War II as the earlier subdivisions continued to be built out. St. Paul Lutheran Church, 929 Concord Turnpike (1952), and St. Camillus Roman Catholic Church, 1185 Concord Turnpike (1961) completed new complexes. The town built Dallin School, 185 Florence Avenue (1956, rebuilt in 2005-2006). Closer to the mid-section of the survey unit, Park Avenue Congregational Church, 91 Park Avenue (1961), replaced its first church building.

Arlington has two uncommon historic resources located in this survey unit. Drake Village (1961), a complex of mostly Contemporary-style brick garden apartments on Drake Road at the Lexington town line, is the first development built by the Arlington Housing Authority and provides senior housing. Also of note is the state-owned Veterans' Memorial Skating Rink (now Ed Burns Arena), 422 Summer Street (ca. 1969).

North Survey Unit

The North survey unit is defined by strong physical boundaries at the Upper and Lower Mystic Lakes on the east and the semi-circle of two major thoroughfares, Forest and Summer streets, on the south. The hilly topography in-between is overwhelmingly residential in character today. Despite the presence of several early roads and isolated farmsteads in the 18th and early to mid-19th centuries, the survey unit remained mostly agricultural land well into the 20th century. Single-family, wood-frame buildings with wood siding prevails in the North survey unit, but brick veneer is also notable on houses built in the first half of the 20th century. Historically significant open space includes the Turkey Hill Reservation in the western part of the survey unit, the grounds of the Winchester Country Club in the north, and the shores of the Mystic Lakes on the east. The western slope of the hill has historically been known as Turkey Hill. Early on, the eastern slope was termed both Mysticside and Morningside, and today is entirely known as Morningside.

The northern half of the North survey unit was originally part of Charlestown and was annexed to Arlington in 1842. Mystic Street, at the eastern edge of the survey unit, originated as a regional trail route of the Native Americans; it was laid out as a colonial highway by the mid-17th century. Forest Street and Hutchinson Road (originally Oak Street) soon followed.

Settlement of the North survey unit before the mid-19th century was sparse, modest, and little documented. Only a handful of simple houses from the 18th and early 19th centuries are known. One of Arlington's oldest extant dwellings, the Fowle-Reed-Wyman House at 64 Old Mystic Street (ca. 1706) was built in the northernmost corner of the survey unit, near the

Mystic Lakes. The town's first mill was constructed in 1637, outside of the survey unit but very near its southeastern end, south of the intersection of Mystic and Summer streets.

A combination of open fields, pasture, and woodland predominated in the North survey unit through the early 20th century. Farming emerged here in the 17th century and enlarged into market gardening in the early to mid-19th century. The first substantial settlement of the North survey unit began in the mid-19th century, with a small but significant sprinkling of homes—many of them for prosperous local farmers, some for summer people— along the eastern perimeter of the survey unit, on or near Summer and Mystic streets. (Summer Street ran only between Mystic and Brattle streets throughout the 19th century.) Several early summer homes also appeared in this period. A few confident interpretations of the Greek Revival and early Italianate styles survive, including the farmhouses of Stephen Symmes, Jr. at 215 Crosby Street (ca. 1850) and of J. H. Crosby at 262 Mystic Street (ca. 1865), and the Lucius B. Horton House at 8 College Avenue (ca. 1860).

In 1842, Arlington inherited a school house on Mystic Street, near the present Winchester town line, with the annexation of land from Charlestown, but the school was quickly closed; the fate of the building is unknown. In 1851, the town's poor house was relocated from East Arlington to a more remote site on the north side of Summer Street, near its intersection with Brattle Street; it operated until 1907.

Following the Civil War, the area's agricultural land was rapidly adapted to market gardening, which dominated the landscape of the North survey unit through the first quarter of the 20th century. Half a dozen large farms—most of them upwards of 40 acres each—included numerous greenhouses and agricultural outbuildings; they ringed the western, northern, and eastern edges of the survey unit, which was still interspersed with woodlands. A few new roadways (such as Hemlock Street) tentatively pushed their way northward from Summer Street, accessing several new buildings at the interior of the survey unit. Residential development was slow and typically isolated through the 19th century, however. As a result, few examples of Queen Anne and Italianate houses exist in the survey area today, a notable distinction from other parts of Arlington. Among the largest and finest of these is the Elizabeth Dunlap House at 35 Draper Ave. (ca. 1895), near the Mystic Lakes. Colonial Revival style mansions from the turn of the 20th century are common on the northern reaches of Mystic Street, exemplified by the E. F. Cronin House at 441 Mystic Street (ca. 1895), now occupied by the Armenian Cultural Foundation.

The introduction of electric streetcar trolley service on Massachusetts Avenue and Mystic Street in the late 1890s undoubtedly facilitated denser growth in the North survey unit. By the late 1890s, two discrete, densely-platted subdivisions had been laid out, but were still only

lightly developed— one on a new leg of Brattle Street north of Summer Street and the other at the southeast end of Mystic Street (Glen to Fairview avenues), near Mill Brook and the Mystic Lakes. The latter area was gradually occupied by a few substantial Queen Anne and Shingle Style home and then filled in with more middle-class, Colonial Revival and Dutch Colonial dwellings. The section of Brattle Street in this survey unit is a *mélange* of more modest homes, principally Colonial Revival and Craftsman in style.

Automobile-oriented suburbanization substantially increased in the early 20th century, as open agricultural lands were sold off and subdivided at ever accelerating rates. Between ca. 1900 and 1910, Summer Street was extended westward from Brattle Street to Forest Street, and new development was soon laid out to its north. The densely-platted residential neighborhoods at the southern end of the survey unit were largely developed in the second quarter of the 20th century, displaying Colonial Revival, Tudor/Medieval Revival, and bungalow styles. The geometrically distinctive oval of Overlook and Ronald roads was developed with heterogeneous but cohesive Colonial Revival, Craftsman, and bungalow designs. A notable streetscape of identical, early 20th century two-family houses survives along Pine Street.

The privately-owned Winchester Country Club, established in 1902 between Hutchinson and Mystic streets, occupied a large farm property at the northern end of the survey unit, on the Winchester town line. The sophisticated Greek Revival farmhouse that came with the property (Swan House, 468 Mystic Street, ca. 1845) was retained as part of the clubhouse. Serving as both a recreational and social facility, the establishment of the country club is likely associated with a number of elite residences constructed nearby. A significant number of large, mainly Colonial Revival, Tudor/Medieval Revival, and Spanish Colonial style estates were built near the Mystic Lakes in the late 19th and early 20th centuries, attracted by the picturesque views. Other recreational facilities in the area included the Medford Boat Club (1899, not extant) at the dam between the Upper and Lower Mystic Lakes, and YousaY cottage on Mystic Street (1909), which featured a street-side garage and a clubhouse with views of Upper Mystic Lake.

To the south of the country club, farms along the west side of Mystic Street became the Morningside development (laid out in 1911 and 1924), which was developed with sinuous streets and relatively large homes on proportionally-sized lots, constructed chiefly in Colonial Revival and Tudor/Medieval Revival styles. Cohesive streetscapes of similar but somewhat smaller residences also developed in the southeastern part of the survey unit, along Richfield and Cutter Hill roads, Oak Hill Drive, and Ridge Street. A secluded area of smaller bungalows and Colonial Revival homes occupied the Interlaken peninsula between the Upper and Lower Mystic Lakes in the 1910s and 20s.

Turkey Hill, at the western side of the survey unit, was long part of a large farm between Forest and Washington streets. A popular spot for rustic hikes in the late 19th century, it became a town-owned park ca. 1913, and the MWRA constructed a water tower there in 1947. Symmes Hospital (not extant) was built in 1912 above the site of the 1851 poor house, taking advantage of the hillside location's fresh air and views. (It has recently been replaced by a large residential apartment complex.)

By the second quarter of the 20th century, the remaining farms in the North survey unit were criss-crossed by paper roads but still maintained large landholdings and extensive greenhouses. The Crosby farm on Mystic Avenue was one of the last to survive in the North survey unit; most of its property was sold off in the mid-1930s and the remainder in the late 1950s. Large swaths of formerly agricultural land in the northwest section of the survey unit and in the interstices of the eastern section were principally developed after World War II. Curvilinear streets and the iconic suburban cul-de-sac characterize the car-oriented street plan of this era, lined with small house lots on which stand unassuming ranches, capes, and 2 ½ story Colonial homes. The unique cottage at 15 Oldham Road (1938), which features an attached replica of a working windmill, reportedly was built as a real estate office for a developer of one of the 1930s subdivisions. A few examples of aspirational mid-20th century modern design are notable; a conspicuous pair stands at the intersection of Morningside Drive and Melvin Road. Several small ranch houses from the 1950s or 1960s also stand out for their very modest yet thoughtful and well-preserved designs.

Two new elementary schools, the Bishop School near Mystic Avenue (1949) and the Stratton School at the top of the hill (180 Mountain Avenue, 1960 with recent alterations), reveal the baby-boom orientation of the survey unit after World War II. The Bishop Elementary School was the first to serve the survey unit since it became part of Arlington. With most of the North survey unit densely developed, late 20th and early 20th century construction is characterized by ample additions, assertive renovations, and the replacement of existing buildings with larger-scale single-family houses. At the southeast end of the survey unit, a contemporary, mid-rise apartment building (ca. 1963) at 151 Mystic Street, at a prominent corner with the Mystic Valley Parkway, illustrates the higher density of residential development more typical of the nearby town center.

THREATS TO HISTORIC RESOURCES

A prosperous economy and proximity to Boston, Cambridge, and the Route 128 periphery have made Arlington a thriving and desirable place to live. Threats to the town’s historic character are common to many Boston-area towns: lack of understanding and appreciation of historic resources; teardowns and incompatible large-scale additions; development pressures in an already densely-built community; concerns for greater energy efficiency; and increasing costs for building maintenance.

Arlington’s historic central core—with its civic, commercial, and residential buildings clustered at the intersection of Massachusetts Avenue and Mystic Street and along most of Pleasant Street —is well-protected by designations as both National Register and local historic districts. These designations provide an important level of protection for a large number of highly visible resources of townwide significance. Federal and state laws provide for design review of projects that utilize federal or state funds, licenses, or permits for properties listed in the National Register. At the local level, Arlington’s seven local historic districts, encompassing over 300 properties, regulate the removal, construction, or alteration of buildings and structures within their boundaries. Most of Arlington’s buildings have no protective historic designations, however.

The most common threats to historic resources in Arlington are synthetic siding, inappropriate replacement windows, additions of inappropriate scale or style, and tear-downs. While historic siding materials, texture, and detail still predominate in Arlington, vinyl and aluminum siding have resulted in a significant loss of historic and architectural character in locations throughout the town. Increased energy costs and a growing emphasis on energy conservation and sustainability often put pressure on retaining historic windows, a prominent architectural element. However, energy-saving is not inherently incompatible with historic building fabric. Many manufacturers now offer historically-sensitive replacement windows as well as high-quality storm sash, both of which are effective in reducing energy use while retaining architectural integrity.

The *Arlington Master Plan* (2015), members of the Historic and Cultural Resources Working Group, and consultants’ field observations all raise additional concerns for smaller historic houses, especially those situated on relatively large lots. Pressures for more intensive redevelopment include the construction of large additions that overwhelm smaller historic buildings, teardowns of more modest housing for larger-scale homes, and the subdivision of lots followed by denser development. In some areas, such as East Arlington, relatively small

lots may be reconfigured for the construction of new, larger scale development. Corner lots were identified by members of the Historic and Cultural Resources Working Group as more vulnerable to redevelopment because of their larger amount of valuable street frontage. Such intrusions affect the integrity of historic settings. Because zoning allows by right the replacement of single-family houses with new two-family dwellings, careful attention to guiding harmonious new development is needed.

Arlington's commercial buildings, especially along the Massachusetts Avenue spine, are susceptible to normal cycles of storefront renovations, many of which were necessitated by severe deterioration of the cast-concrete façade elements that were popular in the 1920s and 1930s. Due to their utilitarian nature, industrial structures are continually subject to changes in function and technology. Members of the Historic and Cultural Resources Working Group advise that at this time, commercial and industrial development seems relatively stable. Nonetheless, many of the one-story commercial blocks on Massachusetts Avenue and Broadway are not at their highest and best economic use, and could be considered vulnerable to replacement with larger, mixed use blocks.

Threats are only one factor for prioritizing future survey work. Survey of threatened historic resources should focus on situations that could be directly ameliorated by a property's addition to the inventory or updating of an existing inventory form.

ANALYSIS OF SURVEY METHODOLOGIES

The volume of historic resources meriting documentation in a community very often exceeds the funding available to conduct a single survey that is at once communitywide and comprehensive. In these instances, surveying historic resources by geographic location, age, or resource type allows the community to identify significant historic resources in a more focused manner, while updating and expanding its inventory over successive survey projects.

Most communities employ a **geographic or neighborhood approach** to sequencing survey projects and selecting historic resources to target. This tends to be the most efficient method for recording survey priorities for each section of town. Some communities have recorded town and village centers and mixed-use districts with area forms to support National Register district evaluations and local planning and development activity. Others have identified specific geographic neighborhoods and scoped phased comprehensive surveys within the boundaries of those neighborhoods. This method allows the community to prioritize, on a neighborhood-by-neighborhood basis, the full range of historic resource types, uses, and periods present.

Some geographic surveys are undertaken to support a local historic district or district expansion study under M.G.L. c.40C, or establishment of a neighborhood conservation district under home rule. Ideally, an MHC area form is already on hand that records the architectural characteristics and development history of the area as a whole, and identifies boundaries. The area form also includes a data sheet listing the address, parcel number, MHC inventory number (if any), construction date, and architectural style for each property within the area boundaries. This area form can then be used for public information purposes to build support for the district, and its narratives provide the necessary analysis for the preliminary study report. An area form demonstrates the whole is greater than the sum of its parts, and unites, through assignment of an MHC area code in the inventory, all resources in the area that might be inventoried subsequently on a building-by-building basis. Individual building inventory forms, if prepared, can then focus on property-specific details without repeating the overview information contained in the area form narratives.

With an increase in the number of reviews undertaken through local demolition delay bylaws, some communities have conducted **surveys using the demolition review cut-off date** to determine the scope of the survey project, with mixed results. Arlington does not employ a

building age criterion in its Demolition Delay Bylaw; review may be triggered for properties listed in the National Register of Historic Places or included in the *Inventory of Historically or Architecturally Significant Buildings* (a list of buildings designated by the Arlington Historical Commission to be significant, after a finding by the Commission). Surveying to a specific building date or age (*e.g.*, trying to capture all pre-1945 buildings in town, or all buildings 50 years old in town) is an inefficient method for adding to the inventory and does not recognize that prioritizing is essential to successful preservation planning. Such a survey places undue emphasis on the quantity, rather than quality, of historic resources to be documented, and tends to inflate the relative significance of marginal resources that may make the age cut-off, but are not high priorities for preservation when evaluated in a communitywide context.

Several communities in greater Boston have completed surveys targeting **20th-century resources**, typically to expand their inventory beyond the 1920s, the end date for many early surveys conducted in the 1970s. Documentation of post-World War II development also is an important consideration, now that MHC recommends survey projects should consider historic resources in place by 1970. In some communities, 20th-century surveys examined the full range of resource types present from ca. 1920 onward. In others, 20th-century surveys were confined to documenting residential subdivisions, both pre- and post-World War II. Better documentation in the form of building permits, directories, historic maps, and secondary sources for 20th century, compared with earlier, historic development yields greater precision in determining construction dates and periods for survey purposes.

Central to the expansion of many inventories for Boston-area suburbs are surveys of 19th and 20th-century **residential subdivisions**. This survey methodology identifies clusters of historic resources with similar circumstances of development, and articulates the boundaries of those clusters for future planning purposes. An MHC area form discusses each subdivision's architectural characteristics and development history, accompanied by photographs of unique and representative buildings, and a data sheet listing the address, parcel number, MHC inventory number, construction date, and architectural style for each property within the subdivision boundaries. Area forms are the most efficient method for conveying subdivisions in the inventory and connecting multiple related properties in MHC's MACRIS database; subsequent survey efforts can include building-by-building inventory forms within the area, if desired. Depending on the community, these area forms support the study, evaluation, and designation of historic districts; demolition and "large house" review in which proposed new construction is assessed in the context of a subdivision's existing historic character; and public information efforts such as walking tours and civic activities. It should be noted that MHC no longer provides the streetscape inventory form template commonly used in 1970s

and 1980s surveys and used in limited fashion in Arlington; today, well preserved streetscapes are recorded with MHC area forms.

Thematic surveys targeting specific types of historic resources throughout a community can be useful to improve inventory documentation for resources that tend to be of townwide significance. Examples include **town-owned historic properties**, private **institutional buildings and complexes** (*e.g.*, houses of worship, private school buildings); and **open space** (*e.g.*, parks and landscapes). Some communities have completed surveys devoted to historic **outbuildings**, as a follow-up to earlier surveys that did not address outbuildings on a parcel.

Communities have employed various **methods for updating inventory forms** prepared during surveys from the 1970s through the 1990s. Once an inventory form for an area or individual historic resource is submitted to MHC, the form remains in the statewide inventory under the same MHC area code or inventory number. Older forms are not discarded or removed from the online MACRIS database. The nature of the updated information tends to determine the format of the update. Current photographs, and minor corrections to historic name, street address, or construction date may be submitted to MHC on inventory form continuation sheets, which would be attached to the inventory form already on file. For more substantive updates to architectural descriptions and historical narratives, new inventory forms prepared to current survey standards, including standards for location maps and photography, are recommended. Information on recent building demolitions, or corrections to discrepancies between an older and a current street address, may be relayed to MHC survey and MACRIS staff by letter or email; formal inventory form amendments are not always necessary.

SURVEY PRIORITIES, SELECTION CRITERIA, & COVERAGE GOALS

Identify, evaluate, and protect are the fundamental steps of historic preservation planning, which provides the mechanisms for protecting historic resources under local, state, and federal regulations. To make informed decisions about priorities for preservation, the Town of Arlington must document where its historic resources are, what form they take, how they are concentrated, and which ones most contribute to the town's historic character. The Arlington Historical Commission compiles the cultural resource inventory through the historic properties survey, which provides baseline information on the town's historic resources for planning, environmental review, protection, and advocacy purposes.

As explained more fully in **EXISTING INVENTORY DOCUMENTATION**, the Massachusetts Historical Commission (MHC) establishes the methodology and procedures employed in conducting communitywide comprehensive surveys of historic resources in Massachusetts to meet preservation planning standards. Historic resources are recorded with MHC inventory forms; one set is filed locally and a duplicate set is submitted to MHC for incorporation into the *Inventory of Historic and Archaeological Assets of the Commonwealth*, or statewide inventory. Only those resources documented on forms submitted to the MHC are included in the statewide inventory and afforded consideration and protection under preservation planning mechanisms at the state and federal levels. Inventory forms submitted to the MHC are readily accessible to the public online via <http://mhc-macris.net>.

Arlington's cultural resource inventory (*i.e.*, town collection of inventory forms for properties included in the statewide inventory) is principally a planning document intended to support preservation planning decisions. The *Survey Master Plan* aims to add previously unrecorded resources to the inventory, with a view toward identifying additional resources that may be eligible for the National Register of Historic Places and for local historic districts. Resources already listed in the National Register or included in designated local historic districts are typically not re-surveyed. Survey recommendations also include suggestions for updating select existing inventory forms to ensure the documentation conveys more accurately the quantity and character of extant historic resources throughout the town.

Factors used by professional survey consultants to select resources for documentation include:

- uniqueness in Arlington;
- good example of a particular resource type or architectural style;
- prominence in the landscape;
- good example of historic development patterns, including largely intact historic neighborhoods, streetscapes, and settings; and/or
- association with important themes, events, or persons in Arlington's history, including architects, builders, and real estate developers.

Historic integrity – the physical characteristics that enable an area or individual property to convey the significant aspects of its past – is a key factor in the survey selection process. Highly altered resources ordinarily are not prioritized for survey. Visual cohesiveness (in the cases of areas and streetscapes) strengthens the integrity of clusters of resources. Since preservation planning allows for change over time and opportunities exist for reversing certain alterations, the fact that some resources have sustained alterations or acquired additions later in their history does not automatically disqualify them from consideration for survey.

While existing threats to historic resources in Arlington are certainly considered in the survey selection process, a guiding focus based on surveying specific historic resources in anticipation of receiving applications for review under the town's Demolition Delay Bylaw (*e.g.*, in instances of a pending ownership change) is not recommended. Preservation planning fosters objective analysis of the town's historic resources so informed decisions can be made about which resources are the most important to the community and therefore the highest priority for preservation. Survey recommendations in this plan help ensure that resources are selected for documentation in a planning, rather than reacting, mode. Similarly, building-by-building survey of a historic neighborhood to produce individual inventory forms for demolition review purposes, in lieu of an area form emphasizing the significance of the whole, is inconsistent with preservation planning objectives and also not recommended.

Identification of four neighborhood survey units in Arlington (Center, East, West, and North) ensured broad-based examination of all sections of town for their survey potential. Both individual resources and visually cohesive areas, such as residential subdivisions, mixed-use village centers, and private institutional complexes, are identified for survey. An effort was made to identify historic resources of different types, time periods, and/or architectural styles that are underrepresented in Arlington's existing inventory. To facilitate local planning needs, communication with state officials, and advocacy by the Arlington Historical

Commission, all municipal properties built by ca. 1970 should be targeted for survey – if not previously recorded – or survey updates, unless they are listed in the National Register or included within the boundaries of a designated local historic district.

Recommendations in previous survey and planning studies, as identified in the **ANNOTATED BIBLIOGRAPHY FOR SURVEY RESEARCH**, inform the survey recommendations in this plan. Also consulted in the development of the survey recommendations was the town's *Inventory of Historically or Architecturally Significant Buildings in Arlington*, a list used by the Arlington Historical Commission in its administration of the Demolition Delay Bylaw.

AREAS & PROPERTIES RECOMMENDED FOR SURVEY

TOWNWIDE (THEMATIC)

Per the project Scope of Work, the *Survey Master Plan* makes recommendations for additions to the *Inventory of Historic and Archaeological Assets of the Commonwealth*. Future survey work in Arlington will identify historic resources that are important to the character of their respective neighborhoods and may also possess townwide significance for their architecture and/or history. Certain types of historic resources – among them municipal buildings, private institutional properties, and 20th-century apartment buildings – merit survey on a thematic basis to determine their relative significance.

Resources noted in this section are cross-referenced to the appropriate survey unit, where their boundaries are more specifically identified, and keyed to the project base map, as follows:

C = Center Survey Unit W = West Survey Unit
E = East Survey Unit N = North Survey Unit

Townwide (thematic) survey recommendations generally exclude resources that are protected by virtue of their listing in the National Register of Historic Places or inclusion in designated local historic districts under M. G. L. c.40C. Recommendations for select protected properties, typically private institutional buildings, are provided to improve the documentation for those buildings should their owners choose to pursue bricks-and-mortar grant funds for preservation.

The current list of **municipal resources and complexes** (see *Arlington Master Plan*, Appendix F: Public Facilities Inventory) should be examined to ensure up-to-date documentation for all properties more than 50 years old (constructed before 1970), including buildings, structures, and landscapes. Buildings originally constructed for municipal use but now in private use should be added to Appendix F, to comprehensively address the continuum of this important building type. All current and former municipal buildings that retain integrity and are not already listed in the National Register or a local historic district should be surveyed to current MHC standards, whether by developing a new inventory form or updating an existing form. Survey documentation will provide a valuable planning tool for the town when assessing building conditions, establishing appropriate maintenance plans and renovation projects, and planning for adaptive re-use or sale to private entities.

Arlington Master Plan (2015), Appendix F, indicates nearly 30 municipally-owned resources at least parts of which predate 1970. Survey recommendations therefore include the following municipal properties (codes key to both survey unit recommendations and project base map):

Building forms

Survey unit/no.	Address	Description	Parcels/buildings
N11	Columbia Road, 25	Bishop Elementary School	
E18	Foster Street, 41	Gibbs School	
E19	Lake Street, 52	Hardy School	
N14	Mountain Avenue, 180	Stratton Elementary School	
E37	Winter Street, 34	Crosby School	

Landscape forms

Survey unit/no.	Address	Description	Parcels/buildings
N16	Brand Street, 9	Turkey Hill Reservation	
C24	Jason Street, 129	Menotomy Rocks Park	
E40	Margaret Street, 99	Thorndike Field (Park)	
C25	Pond Lane, 60	Spy Pond Field (Hornblower Field)	

Burial ground/cemetery form

Survey unit/no.	Address	Description	Parcels/buildings
C23	Medford Street, 70	Mt. Pleasant Cemetery; update form ARL.801	

A large scale development project at Arlington High School, 855 Massachusetts Avenue, is currently in planning and design stages. Constructed in multiple phases between 1914 and 1988, the historic character of the complex is well known and well documented in various places, although it has not previously been surveyed. The property is not recommended for

survey in this report due to complex planning factors. However, existing documentation of the property should be consolidated in a meaningful format determined by the High School Building Committee and the Arlington Historical Commission, to encourage understanding of the property and to facilitate possible re-use/interpretation of its architectural elements.

Private **institutional properties of townwide significance** include religious complexes, private school campuses, and one cemetery. Additional private institutional resources that merit survey may not be noted here if they are located in larger areas recommended for documentation, such as the Arlington Heights Village Area. See survey unit recommendations for further details.

Area forms (area names to be revised as needed with research during survey work)

Survey unit/no.	Address	Description	Parcels/buildings
C8	St. Agnes Church Area	Medford Street, 16, 24, 25, 32, 37-51 – update form ARL.633	Appx. 5 parcels with 7 buildings
W12	St. Anne School (Germaine Lawrence School) Campus	Area roughly bounded by Claremont Avenue, Appleton Street, Hillside Avenue, and Wollaston Avenue	Appx. 9 parcels with 13 buildings
W13	St. Camillus Roman Catholic Church Parish Complex	1175 Concord Turnpike	1 parcel with 3 buildings
W14	St. Paul Lutheran Church Complex	929 Concord Turnpike and 291 Hillside Avenue	2 parcels with 2 buildings

Building forms

Survey unit/no.	Address	Description	Parcels/buildings
C16	Massachusetts Avenue, 815-819	First Baptist Church; update form ARL.608	
E20	Magnolia Street, 72	Magnolia Bungalow Meeting Hall	
E25	Massachusetts Avenue, 115	Trinity Baptist Church	

W35	Walnut Street, 72	Former Walnut Street Hospital
W37	Westminster Avenue, 9	Arlington Heights Baptist Church; update form ARL.138
W38	Westminster Avenue, 26	Arlington Heights M.E. Church

Burial ground/cemetery forms

Survey unit/no.	Address	Description	Parcels/buildings
E39	Broadway, 30	St. Paul Roman Catholic Cemetery	

Arlington has roughly forty **20th-century masonry apartment buildings or complexes** that merit a townwide thematic survey to ascertain which ones appear to be the most significant, architecturally and historically, to the community and should be recorded with MHC inventory forms. Described in the *Arlington Master Plan* (2015) as apartments with more than eight units, these resources are prominent in their respective streetscapes and introduced a new scale of high-density, private development to Arlington that is not fully represented in the statewide inventory. Sixteen apartment buildings or complexes, most predating World War II, have been inventoried to date and are excluded from this list. Additional apartment buildings or complexes to be considered generally predate the early 1970s, per assessors' records, and have not been listed in the National Register or local historic districts.

Note: The following is a comprehensive list of apartment buildings or complexes to be considered, from which approximately fifteen would be chosen for survey in the future pending further study of this resource type in Arlington. They have not been assigned recommendation numbers because the entire group is not expected to merit eventual documentation with MHC inventory forms. Assessors' dates provided here may be adjusted with additional research when the apartment building survey is undertaken.

Survey unit area	Address	Year
C	1-12 Brattle Drive	ca. 1954-1972
E	70-78 Broadway	1947
E	100 Broadway	1961
E	106 Broadway	1970
C	269-277 Broadway	Noted in assessors' records as 1830
C	8 Dudley Street	1965
E	35 Fremont Street	1968
E	180-186 Gardner Street	1967
C	14-14A Grove Street	1962
C	17-21 Grove Street	1967
C	24-26 Grove Street	1955
C	67-71 Grove Street	1965
E	8 Lake Street	1969
E	215 Massachusetts Avenue	1966
E	224 Massachusetts Avenue	1960
E	231 Massachusetts Avenue	1948
E	276 Massachusetts Avenue	1952
E	285 Massachusetts Avenue	1950
C	333 Massachusetts Avenue	1968
C	379-385 Massachusetts Avenue	1971
C	382 Massachusetts Avenue	1958
C	389 Massachusetts Avenue	1940
C	840 Massachusetts Avenue	1940

Survey unit area	Address	Year
C	846 Massachusetts Avenue	1963
C	898 Massachusetts Avenue	1964
C	924-932 Massachusetts Avenue	1950
C	990 Massachusetts Avenue	1972
C	1033 Massachusetts Avenue	1965
W	1160 Massachusetts Avenue	1965
W	1226-1230 Massachusetts Avenue	1950
W	1260 Massachusetts Avenue	1960
W	1484 Massachusetts Avenue	1968
C	4-8 Menotomy Road	1950
N	151 Mystic Street	1963
E	19-27 North Union Street	1958
C	49 Summer Street	1968
W	489 Summer Street	1965
E	20 Tufts Street	1960
W	1-6 Viking Court	1968
C	16 Walnut Street	1966

Under-represented in Arlington’s inventory, historic **outbuildings** provide a deeper understanding of agricultural and transportation history. The *Arlington Master Plan* (2015) identifies these structures as a vulnerable category of historic resources that are worthy of preservation. Outbuildings include carriage houses and barns, some of which are relatively large and stylish. Most extant examples in Arlington are likely to be early 20th century garages, which have limited viability for modern automobiles and are therefore susceptible to neglect and demolition.

Attempting to identify these outbuildings is impractical to undertake on its own, but larger scale survey efforts should consciously document significant outbuildings where they accompany principal buildings on a property. The Town of Brookline has conducted a

comprehensive survey of carriage houses and automobile garages in that community; its publication *Carriage House to Auto House* (2002) is a valuable resource for evaluating this resource type.

Objects and structures such as public sculpture and stone landscape walls, respectively, are also under-represented in Arlington’s existing survey. Future efforts to identify and document such resources should be considered by the Arlington Historical Commission in the future, in conjunction with additional building and area survey efforts.

Archaeologically sensitive historic and cultural landscapes, such as day-lighted sections of Mill Brook with adjacent industrial and residential development, or town-owned recreational and formerly industrial spaces bordering or near Spy Pond, merit study in a **communitywide archaeological reconnaissance survey**. In the case of Mill Brook, the *Mill Brook Linear Park Report* (April 2010) provides important data to support such a survey. Integrating below-ground and related above-ground resources, the reconnaissance survey could identify and define areas of archaeological and historic sensitivity, and produce an archaeological sensitivity map. An archaeological reconnaissance survey could be used in the future to lay the groundwork for an Archaeological Protection District requiring review of proposed new development, if desired. Several above-ground resources in these locations are already represented in the town’s inventory; others are included in the recommendations of this plan.

CENTER SURVEY UNIT

Area forms (area names to be revised as needed with research during survey work)

Survey unit/no.	Address	Description	Parcels/buildings
C1	Devereaux Street Area	Devereaux Street (entirety), Chapman Street (3, 6, 7, 10), Gould Road (entirety)	Appx. 24 parcels
C2	Grove Street Place Area	Grove Street Place (entirety)	Appx. 12 parcels
C3	Jason Heights Area	Bounded by Jason Street, Hillsdale Road (entirety), and Spring Street. Includes Pleasant View Road (entirety), 135 to 209 (odd) and 150 to 208 (even) Jason Street, 5	Appx. 75 parcels

Survey unit/no.	Address	Description	Parcels/buildings
		Stony Brook Road, and 21 Spring Street. (Early 20 th century subdivisions plans should be identified and consulted.)	
C4	Laurel Street Area	Laurel Street (entirety)	Appx. 15 parcels
C5	Lewis Avenue Area	Lewis Avenue (entirety)	Appx. 22 parcels
C6	Medford Street Area	81 to 113 (odd) Medford Street (Lewis Road almost to Jean Road; #81-83, 87, 91, 93, 95 are already surveyed)	9 parcels
C7	Norfolk Road – Kensington Park Area	Norfolk Road (entirety) and 50 to 90 (even) and 61 to 81 (odd) Kensington Park	Appx. 38 parcels
C8	St. Agnes Church Area	Medford Street, 16, 24, 25, 32, 37-51 – update form ARL.633 to include church, rectory, parish center, elementary school, and high school	Appx. 5 parcels with 7 buildings
C9	Webcowet Road Area	Hayes Street (entirety), Maynard Street (entirety), Orchard Terrace (entirety), Mystic Lake Drive (entirety), Sherborn Street (entirety), Webcowet Road (entirety)	Appx. 92 parcels
C10	Woodland-Lincoln Street Area	Woodland Street (entirety), Lincoln Street (entirety)	21 parcels
C11	Wyman Terrace Area	Wyman Terrace (entirety), 358 Massachusetts Avenue	21 parcels

Building forms

Survey unit/no.	Address	Description	Parcels/buildings
C12	Franklin Street, 68-74		
C13	Franklin Street, 94		
C14	Gray Street, 76		
C15	Jean Road, 21		
C16	Massachusetts Avenue, 815-819	First Baptist Church; update form ARL.608	
C17	Massachusetts Avenue, 846		
C18	Medford Street, 54	Chestnut Manor	
C19	Pleasant Street, 221		
C20	Pleasant Street, 252		
C21	Pleasant Street, 256		
C22	Winslow Street, 4	Winslow Towers	

Burial ground/cemetery form

Survey unit/no.	Address	Description	Parcels/buildings
C23	Medford Street, 70	Mt. Pleasant Cemetery (update form ARL.801)	

Landscape forms

Survey unit/no.	Address	Description	Parcels/buildings
C24	Jason Street, 129	Menotomy Rocks Park	
C25	Pond Lane, 60	Spy Pond Field (Hornblower Field)	

EAST SURVEY UNIT

Area forms (area names to be revised as needed with research during survey work)

Survey unit/no.	Address	Description	Parcels/buildings
E1	Adams Street Area	44 to 63 Adams Street	9 parcels
E2	Arlington Gardens Area	127 to 133 (odd) Broadway; 4 to 20 (even) Ernest Road; 120 to 138 (even) Everett Street; 5 to 19 (odd) River Street; and 5 to 9 (odd) Warren Street	1 parcel with 28 buildings
E3	Brookes Avenue-Orvis Circle Area	128 and 142 Brooks Avenue; 91 and 96 Orvis Circle	4 parcels
E4	Capitol Square Village Area	152 to 218 (even) and 153 to 201 (odd) Massachusetts Avenue	Appx. 11 parcels
E5	Hendersonville Area	Cottage Avenue (entirety), Cross Street (entirety), Henderson Street (entirety), Sawin Street (entirety), Teel Street (entirety), and Teel Street Place (entirety)	Appx. 92 parcels
E6	Kelwyn Manor Area	Update and expand existing area form (ARL.AZ) for properties in area roughly bounded by Spy Pond, Lake Street, and Spy Pond Lane; including 51 to 108 Bay State Road; Cabot Road (entirety); Cheswick Road (entirety); 6 to 70 Colonial Drive; Eliot Park (entirety); Eliot Road (entirety); 139 to 189 (odd) Lake Street; Pioneer Road (entirety); 23, 27, and 31 to 78 Princeton Road; Putnam Road (entirety); Roanoke Road (entirety); Sheraton Park (entirety); and 18 to 103 Spy Pond Parkway	Appx. 179 parcels
E7	Lake-Mary-White Streets Area	Homestead Road (entirety); 82 to 130 (even) Lake Street; 2 to 70 (even) and 1 to 57 (odd) Mary Street; and White Street (entirety)	Appx. 57 parcels
E8	Massachusetts Avenue, 251, 255, and 259 area		3 parcels
E9	Menotomy	Fremont Court (entirety); 10 to 96 (even)	1 parcel with 23

	Manor Area	Fremont Street; and 70 to 168 (even) Gardner Street	buildings
E10	Park Street Place Area	Park Street Place (entirety) – update form ARL.BA	4 parcels
E11	Webster Street Area (some overlap with ARL.T)	109-111 and 114 Warren Street; and 5 to 22 Webster Street	Appx. 16 parcels

Building forms

Survey unit/no.	Address	Description	Parcels/buildings
E12	Broadway, 195		
E13	Broadway, 205		
E14	Broadway, 234		
E15	Broadway, 241		
E16	Broadway, 246		
E17	Broadway, 256		
E18	Foster Street, 41	Gibbs School	
E19	Lake Street, 52	Hardy School	
E20	Magnolia Street, 72	Magnolia Bungalow Meeting Hall	
E21	Marathon Street, 21	Episcopal Church of Our Saviour	
E22	Massachusetts Avenue, 82-84		
E23	Massachusetts Avenue, 102-106		
E24	Massachusetts Avenue, 108-114		
E25	Massachusetts Avenue, 115	Trinity Baptist Church	

E26	Massachusetts Avenue, 135-137	
E27	Massachusetts Avenue, 144	
E28	Massachusetts Avenue, 167-173	
E29	Massachusetts Avenue, 281	
E30	Park Street, 37-49	Update form ARL.420
E31	Spy Pond Parkway, 114	
E32	Warren Street, 60	
E33	Warren Street, 63	
E34	Warren Street, 75	
E35	Warren Street, 86-92	
E36	Warren Street, 89-91	Update form ARL.217 aka 85 Warren Street
E37	Winter Street, 34	Crosby School
E38	Wyman Street, 59	

Burial ground/cemetery form

Survey unit/no.	Address	Description	Parcels/buildings
E39	Broadway, 30	St. Paul Roman Catholic Cemetery	

Landscape form

Survey unit/no.	Address	Description	Parcels/buildings
E40	Margaret Street, 99	Thorndike Field (Park)	

WEST SURVEY UNIT

Area forms (area names to be revised as needed with research during survey work)

Survey unit/no.	Address	Description	Parcels/buildings
W1	Aberdeen-Inverness-Sutherland Road Area	Aberdeen Road at Inverness and Sutherland Roads, including 25 to 56 Aberdeen Road; 3 to 39 Inverness Road; 6 Kilsythe Road; and 66 and 67 Sutherland Road	Appx. 26 parcels
W2	Appleton Street-Florence Avenue Area	Roughly bounded by Appleton Street, Oakland Avenue, and Cliff Street, including 66 to 128 (even) and 107 to 129 (odd) Appleton Street; Ashland Street (entirety); Elmore Street (entirety); 3 to 56 Florence Avenue	Appx. 65 parcels
W3	Arlington Heights Village Area	Massachusetts Avenue and Paul Revere Road at Park Avenue, including 1297 to 1389 Massachusetts Avenue; 47 to 91 Park Avenue; 54 and 88 Paul Revere Road	Appx. 26 parcels
W4	Arlmont Village	Brewster, Indian Hill, Mayflower, Sagamore, Standish Roads (entirety)	Appx. 64 parcels
W5	Chester Street-Eustis Street-Glenburn Road Area	Chester Street (entirety); 2 to 46 (even) and 3 to 23 (odd) Eustis Street; and 11 to 39 Glenburn Road	Appx. 65 parcels
W6	Claremont Avenue-Hillside Avenue Area	Claremont and Hillside Avenues from Appleton Street to Oakland Avenue, including 156 to 206 (even) and 201 to 207 (odd) Appleton Street; 45 to 118 Claremont Avenue; 77 to 124 Florence Avenue; 46 to 126 Hillside	Appx. 90 parcels

		Avenue; and 165 Oakland Avenue	
W7	Cliff Street-Linden Street Area	Roughly bounded by Cliff Street and Florence, Oakland, and Park Avenues, including Cliff Street (entirety); Florence Terrace (entirety); Linden Street (entirety); and 69 to 119 (odd) Oakland Avenue	Appx. 50 parcels
W8	Drake Village Area	Drake Road (entirety)	1 parcel with 11 buildings
W9	Forestdale Area	Update and expand existing area form (ARL.M) for properties in area roughly bounded by Forest Street and Brand Street; including 147 to 247 (odd) Forest Street; and 3 to 25 Aerial Street	Appx. 38 parcels
W10	Lowell Street, 159, 163, and 167 Area		3 parcels
W11	Robbins Road Area	Robbins Road roughly from Massachusetts Avenue to Gray Street, including 294 to 329 Gray Street; 1090 Massachusetts Avenue; 7 to 70 (inclusive) and 90 Robbins Road; and 1 School Street (Cutter School)	Appx. 38 parcels
W12	St. Anne School (Germaine Lawrence School) Campus	Area roughly bounded by Claremont Avenue, Appleton Street, Hillside Avenue, and Wollaston Avenue, including 173 and 181 Appleton Street; 3 and 6 to 22 (even) Claremont Avenue; and 13 and 23 Hillside Avenue	Appx. 9 parcels with 13 buildings
W13	St. Camillus Roman Catholic Church Complex	1175 Concord Turnpike	1 parcel with 3 buildings
W14	St. Paul Lutheran Church	929 Concord Turnpike	2 parcels with 2

	Complex	and 291 Hillside Avenue	buildings
W15	Sunset Road-Summer Street Area	Sunset Road and Forest Square vicinity, including 500 to 542 (even) and 519 to 561 (odd) Summer Street; and 57 to 134 Sunset Road	Appx. 40 parcels

Building forms

Survey unit/no.	Address	Description	Parcels/buildings
W16	Acton Street, 19		
W17	Appleton St., 122		
W18	Dothan Street, 72		
W19	Hathaway Circle, 93		
W20	Hillside Avenue, 149		
W21	Hillside Avenue, 157		
W22	Lowell Street, 51		
W23	Lowell Street, 221		
W24	Lowell Street Place, 10-12		
W25	Madison Avenue, 60		
W26	Massachusetts Avenue, 1087-1089		
W27	Massachusetts Avenue, 1189-1195		
W28	Massachusetts Avenue, 1210		
W29	Park Avenue Extension, 1		
W30	Park Place, 2		
W31	Smith Street, 51		
W32	Sutherland Road, 6-8		

W33	Tanager Street, 28	
W34	Thesda Street, 103	
W35	Walnut Street, 72	Former Walnut Street Hospital
W36	Washington Avenue, 3	
W37	Westminster Avenue, 9	Arlington Heights Baptist Church (update form ARL.138)
W38	Westminster Avenue, 26	Arlington Heights M.E. Church
W39	Wollaston Avenue, 211	

NORTH SURVEY UNIT

Area forms (area names to be revised as needed with research during survey work)

Survey unit/no.	Address	Description	Parcels/buildings
N1	Crosby Street Area	25 to 43 Crosby Street (odd numbers)	6 parcels
N2	Edmund Road Area	Edmund Road (entirety)	Appx. 20 parcels
N3	Interlaken Area	Cheviot Road (entirety), Intervale Road (entirety), Lake Shore Drive (entirety), Parker Road (entirety), Robin Hood Road (entirety)	Appx. 45 parcels
N4	Lower Mystic Lake Area	Davis Avenue, Draper Avenue, Fairview Avenue, Glen Avenue, Kimball Road, Mystic Bank (all in their entirety); 185 to 281 Mystic Avenue (odd)	Appx. 120 parcels
N5	Morningside Area	Bordered by Bradley Road, Columbia Road, Hutchinson Road, Mystic Street, Old Mystic Street, Upland Road, Upland	Appx. 122 parcels

		Road West, and Winchester Road. Includes portions of Bradley Road, Crosby Street, Frost Street, and Hutchinson Road, and the entirety of Falmouth Road, Falmouth Road West, and Langley Road. (Early 20 th century subdivisions plans should be identified and consulted.)	
N6	Overlook Road-Ronald Road Area	12 to 104 (even) and 11 to 97 (odd) Overlook Road 2 to 74 (even) and 3-5 to 67 (odd) Ronald Road	Appx. 73 parcels
N7	Pine Street Area	14, 18, and 17 to 51 (odd) Pine Street	13 parcels
N8	Richfield Road Area	26 to 95 Richfield Road	Appx. 36 parcels

Building forms

Survey unit/no.	Address	Description	Parcels/buildings
N9	Beverly Road, 82		
N10	Brand Street, 116		
N11	Columbia Road, 25	Bishop Elementary School	
N12	Morningside Drive, 52		
N13	Morningside Drive, 59		
N14	Mountain Avenue, 180	Stratton Elementary School	
N15	Summer Street, 24		

Landscape form

Survey unit/no.	Address	Description	Parcels/buildings
N16	Brand Street, 9	Turkey Hill Reservation	

RECOMMENDATIONS FOR CORRECTIONS

Corrections to existing inventory forms filed with the Massachusetts Historical Commission

For the Town of Arlington to communicate most effectively with the Massachusetts Historical Commission (MHC) on preservation planning issues, corrections and updates to the *Inventory of Historic and Archaeological Assets of the Commonwealth* become necessary from time to time. It is incumbent upon the Arlington Historical Commission to monitor the content of MHC's inventory files for the town – mindful of the fact that MHC receives inventory forms from sources outside of and frequently unrelated to the town – and supply MHC with desired modifications to Arlington's records.

While members of the Arlington Historical Commission, or their representative, may submit corrections and updates to MHC on an *ad hoc* basis, it is often most efficient for multiple requests to be consolidated into a **single correction and coordination project undertaken by a professional preservation planning/survey consultant for submittal on the town's behalf**. The most common requests to correct or update MHC inventory forms involve:

- adding a notation that an inventoried resource has been **demolished**;
- **modifying a street address** to reflect the data in current assessors' records;
- correcting or augmenting data fields on the inventory form to reflect **new information obtained through additional research**; and
- submitting current photographs with a revised architectural description to reflect **renovation of an inventoried building**, when its appearance has been substantially modified by either restoration or alteration beyond recognition.

MHC has procedures in place for the Arlington Historical Commission to submit these types of corrections to the inventory forms filed in Boston, and MHC staff will integrate the new data with both its MACRIS (Massachusetts Cultural Resource Information System) database and GIS mapping of the town's historic resources.

In 2016, staff of Arlington's Department of Planning and Community Development compiled a list of discrepancies between the MHC inventory, as reflected in MACRIS, and Arlington's inventory records. The list, which totaled roughly 1000 resources then in MACRIS, identified:

- approximately 41 properties with spelling errors on the MHC inventory form;
- approximately 72 address discrepancies between MHC forms and Arlington records; and

- approximately 160 “record discrepancies” between the MACRIS database and the content of the town’s forms. The precise nature of these “record discrepancies” is unclear, though some could be explained by reasonable interpretations of the inventory form data on the part of MACRIS data entry staff.

To notify MHC of building demolitions and address changes, the Arlington Historical Commission can request a spreadsheet from MHC survey staff showing addresses with inventory numbers (each coded with the prefix ARL.) for all Arlington properties in the MACRIS database. This spreadsheet is then annotated locally and returned to MHC with the desired corrections. **Building demolitions** may be noted on the list, with the date of demolition, if known. MHC flags demolitions to its files and database, but *does not remove the demolished resources, or their corresponding inventory forms, from the statewide inventory*. Demolished resources will, therefore, continue to appear in the MACRIS street index of inventoried properties in Arlington. **Address changes** would be noted on the list as well: these typically involve changes in assigned street numbers, though on occasion the street name has changed since a resource was inventoried. In the case of **moved buildings**, a request for an address change is not sufficient for notifying MHC; in order for all MHC files to be updated properly, a new location map, along with the new address, move date, and ideally a description of the circumstances leading to the move, should be submitted on an inventory form continuation sheet, available on the MHC website.

An appreciable number of inventoried resources in Arlington were recorded from the 1960s through the 1990s. MHC survey standards have evolved since that time, as discussed in more detail elsewhere in this plan. While it is beyond the scope of this plan to identify all inventoried resources in Arlington that merit submittal of updated historical and/or architectural descriptions to the MHC, the Arlington Historical Commission is encouraged to maintain a **running list of inventoried properties for which inventory form updates are desired** in the future. New information may be submitted to MHC on an inventory form continuation sheet at any time. The Arlington Historical Commission should anticipate that any requests to update or amend architectural descriptions, exterior materials, and existing conditions will require current photographs printed and submitted in conformance with MHC survey standards. When inventory form updates are submitted to the MHC, the updated forms are filed in the MHC inventory *with the original inventory forms*, which are not discarded.

In some instances, the Arlington Historical Commission may find that multiple fields of the original MHC inventory form merit correction or updating, in which case an entirely new MHC inventory form should be prepared to current MHC survey standards. The application of this approach to updating specific inventory forms must be determined on a case-by-case basis.

As a planning document used at the state and local levels, the *Inventory of Historic and Archaeological Assets of the Commonwealth* evolves continually and is never considered “complete.” The content of the inventory, while aiming to convey a broad overview of Arlington’s resources, will necessarily reflect the constraints of time, budget, and personnel. The Arlington Historical Commission is encouraged to evaluate the long-term benefits of updating existing inventory forms for individual properties within the context of townwide preservation planning priorities.

STATE & LOCAL COORDINATION

Coordination between the Massachusetts Historical Commission inventory and Arlington's inventory for demolition review

The *Survey Master Plan* provides recommendations for updating, correcting, and expanding Arlington's cultural resource inventory, to meet current survey standards of the Massachusetts Historical Commission (MHC) and support local priorities for preservation. When a survey planning project is undertaken using a Scope of Work produced by the MHC, as is the case here, the plan's recommendations are geared toward improving documentation of Arlington's historic resources in the MHC or statewide inventory, the *Inventory of Historic and Archaeological Assets of the Commonwealth*.

The Town of Arlington through the Arlington Historical Commission maintains a separate list for demolition review purposes, known as the *Inventory of Historically or Architecturally Significant Buildings* and referenced here as the demolition review list. Procedures for the creation of this list locally are outlined in the town's Demolition Delay Bylaw. This inventory and the MHC inventory serve different purposes: while the Arlington inventory is regulatory in nature and designed to preserve and protect significant historic buildings in the town, the MHC inventory is simply a record of information on historic resources in Arlington (*i.e.*, areas, buildings, objects, cemeteries, structures, and parks/ landscapes) that does not in and of itself confer any official historic protection on those resources.

The content of the two inventories is not identical: some historic resources in Arlington are in both inventories, and others are included in only one inventory. The Arlington Historical Commission has identified the need to improve coordination between the two inventories and strengthen the documentation on-hand to support its administration of the Demolition Delay Bylaw. Approximately 761 addresses on the *Inventory of Historically or Architecturally Significant Buildings* are reviewed by the Arlington Historical Commission under the Demolition Delay Bylaw (the remaining addresses on the town's list are located in local historic districts enacted under *M.G.L. c.40C* and reviewed by the Arlington Historic District Commissions).

The Scope of Work for the *Survey Master Plan* allowed for only a cursory review of the demolition review list. General recommendations are made here, pending more detailed review of the list in a separate correction and coordination project. Roughly 20% of the addresses on the list are inconsistent with addresses in MHC's MACRIS database, indicating that either addresses (usually street numbers) of some inventoried buildings have changed

over time, or the buildings are not included in the MHC inventory. The process of making address corrections has been discussed in the last chapter. To the extent feasible, this plan's recommendations for future survey have been developed with a view toward improving documentation for a number of undocumented buildings already on the demolition review list. Addition of parcel numbers to the demolition review list would improve coordination among town departments, the Arlington Historical Commission, and property owners.

At a future date, the Town of Arlington might consider funding to create a database of research information extracted from historic building permit records, beginning with the index files. While the digitization of the records would be a substantial undertaking, key data, such as property address, year of construction, and architect name, could be extracted through visual inspection of the records and compiled in an electronic format to make important information readily accessible. This type of project could be undertaken in stages, depending on budget and staffing constraints, and could be performed either by contracted personnel or as a service project by Arlington High School students with the appropriate supervision. The nature of the data contained in these hard-to-access records makes this a worthwhile effort to enhance understanding of Arlington's built environment and facilitate future survey work *[database project description supplied by Richard Duffy, Arlington Historical Society]*.

SURVEY ACTION PLAN WITH COST ESTIMATES

Based on the recommendations for future survey work described in the previous chapter, the Action Plan prioritizes the recommendations by neighborhood (Townwide, Center, East, West, and North) and by resource type (areas and individual properties). Before the town proceeds with new survey work, the highest priority task is making corrections to Arlington inventory forms on file with the Massachusetts Historical Commission (e.g., corrections to street addresses, notations of buildings demolished or moved) and concomitant coordination with Arlington Historical Commission records. The cost estimate provided in the Action Plan for the correction and coordination work does not include submittal of inventory form continuation sheets to correct or augment the architectural descriptions or historical narratives on inventory forms already filed; these cannot be scoped or priced until an approximate number of forms to be updated, and the nature of the updates needed, is known.

Following recommendations of the Historic and Cultural Resources Working Group, area forms are given higher priority than individual property forms, except in cases involving individual properties owned by the town or private institutions, which tend to be resources of townwide significance. Higher priority is given, too, to intact neighborhoods and less well-documented resource types and geographic areas, addressing gaps in the existing inventory documentation. In a geographic context, for example, higher priority is given to properties in the under-documented North survey unit, while the more extensively documented Center survey unit is a lower priority. In a resource context, worker housing and mid- to late 20th century buildings have been given a higher priority than late 19th to early 20th century, middle-class suburban housing developments, which are already recorded in some number. Where relevant, village centers are also a higher priority.

In the following chart, Priority Level 1 represents immediate priorities, Priority Level 2 is recommended to be undertaken within 1 to 3 years, and Priority Level 3 is recommended to be initiated within 3 to 5 years, but completion will extend well beyond five years. It is anticipated the Arlington Historical Commission will choose among the recommendations in each group of survey priorities as funding permits and as the context of town planning directs. Once Priority 1 and Priority 2 tasks are complete, the consultants encourage the Commission to implement Priority 3 recommendations geographically by study unit, focusing on what makes each study unit unique.

Per the Scope of Work for the *Survey Master Plan*, recommendations for new survey work made here are limited to expanding Arlington’s representation in the *Inventory of Historic and Archaeological Assets of the Commonwealth*, maintained by the Massachusetts Historical Commission (MHC). Updated or new survey forms for properties located in existing National Register or local historic districts are not recommended at this time.

A sample proposal package for future survey projects funded entirely with town funds, using the MHC’s standard survey Scope of Work, is included in this plan as Appendix 3. Any future survey work partly funded with grant assistance from the MHC will utilize a separate Scope of Work provided by the MHC. A different scope of work will be needed for the recommended correction and coordination work.

Survey Action Plan with Cost Estimates

Plan Page(s)	Recommendations	# of Resources	Estimated Cost	Priority Level
Townwide recommendations			\$57,400	
50-53	Corrections to MHC inventory forms and coordination between MHC inventory and Arlington demolition review list	NA	\$10,000	1
39-40	Municipal resources and complexes Building (5), landscape (4), and cemetery (1) forms	12	\$3,000	1
40-41	Private institutional properties Area forms (4) Building (7) and cemetery (1) forms	25 8	\$7,500 \$2,400	2
43	Communitywide archaeological reconnaissance survey	NA	\$30,000	2
41-42	20 th century apartment building survey	15	\$4,500	3
Highest priority residential & mixed-use properties (by survey unit)			\$136,200	
49	Crosby Street Area (North)	6	\$1,800	2
50	Overlook-Ronald Road Area (North)	73	\$14,600	2
50	Morningside Area (North)	122	\$20,000	2
45	Capitol Square Village Area (East)	11	\$2,200	2
45	Hendersonville Area (East)	92	\$18,400	2

Plan Page(s)	Recommendations	# of Resources	Estimated Cost	Priority Level
45	Kelwyn Manor Area (East)	179	\$20,000	2
47	Arlington Heights Village Area (West)	26	\$5,200	2
47	Claremont-Hillside Ave Area (West)	90	\$18,000	2
48	Cliff-Linden Streets Area (West)	50	\$10,000	2
43	Grove Street Place Area (Center)	12	\$2,400	2
43	Jason Heights Area (Center)	75	\$12,000	2
43	Laurel Street Area (Center)	15	\$3,000	2
44	Lewis Avenue Area (Center)	22	\$4,400	2
44	Wyman Terrace Area (Center)	21	\$4,200	2
Remaining recommendations for survey by geographic area			\$176,700	
49-50	North survey unit (\$34,800 total)	185	\$33,000	3
	Area forms (3): Edmund Road, Interlaken, Lower Mystic Lake Building forms (6)	6	\$1,800	
45-47	East survey unit (\$24,900 total)	93	\$18,600	3
	Area forms (6): Adams St, Brooks Ave-Orvis Cir, Lake-Mary-White, Mass Ave (251-259), Park St Place, Webster St Building forms (21)	21	\$6,300	
47-49	West survey unit (\$74,100 total)	339	\$67,800	3
	Area forms (8): Aberdeen-Inverness, Appleton-Florence, Arlmont Village, Chester-Eustis-Glenburn, Forestdale, Lowell St (159-167), Robbins Rd, Sunset-Summer Building forms (21)	21	\$6,300	
43-45	Center survey unit (\$42,900 total)	204	\$40,800	3
	Area forms (5): Devereaux St, Medford St, Norfolk Rd – Kensington Park, Webcowet Rd, Woodland-Lincoln St Building forms (7)	7	\$2,100	
TOTAL		1,728	\$370,300	

ANNOTATED BIBLIOGRAPHY FOR SURVEY RESEARCH

A guide to key sources for survey research in Arlington, this list is confined to sources with a townwide application. Sources specific to one historic property have been excluded, unless that property has significance in a townwide context (*e.g.*, municipal open spaces) or the source provides information on the surrounding historic neighborhood. The cut-off target date for surveys, which currently stands at 1970, is used to distinguish historic documents from more contemporary sources.

An appreciable amount of vital record and biographical data for individuals (*e.g.*, births, marriages, deaths, gravestone transcriptions, etc.) may be found online; those sources are not enumerated here. No effort has been made to catalogue subdivision plans for this list, a monumental task given the volume of historic residential construction in Arlington.

All sources are available at the Robbins Library of the Town of Arlington, except as noted.

Town Records and Planning Reports (to 1970)

Arlington, Town of. *Annual Report*. From 1842 to 1868 annual report is titled *Town of West Cambridge Annual Report*. Full range at Robbins Library, Arlington (microfilm and/or hard copy). Digital copies from 1933 to present also available through <https://archive.org/details/robbinslibrary>. Pre-1933 being prepared for digitization.

------. Planning Board. *Report on Re-Drawing and Bringing Up-to-Date the Existing Zoning Map of the Town of Arlington*. Works Progress Administration, U. S. A., Official Project No. 465-14-3-764-15982. December 1, 1938.

Comprehensive Town Plan Report. A Summary Report to the Town of Arlington, Massachusetts. December 1962. Prepared for the Arlington Planning Board by Planning and Renewal Associates, a division of The Planning Services Group, Cambridge, MA.

List of Assessed Polls of the Town of Arlington, Massachusetts. Cambridge, MA: The Murray Printing Company, 1919, 1920. Includes Assessors' Street List of Assessed Polls.

Report on a Town Plan for Arlington, Mass. Submitted to the Arlington Planning Board by Charles W. Eliot 2nd, city planning consultant. 1926. Includes maps.

True List of Person Twenty Years of Age or Older Residing in the Town of Arlington, Massachusetts. 1921 onward (previously known as List of Assessed Polls).

In addition to published records, building permits and water connection records are available through the town's Department of Inspectional Services and the Engineering Department, respectively. Given the limitations of current indexing and physical storage, and many changes in street names and street numbers in Arlington prior to the 1930s, experienced members of the Arlington Historical Commission and Historic and Cultural Resources Working Group should contribute research in building permit and water records pending digitization for easier retrieval.

Maps, Atlases, Bird's Eye View, and Aerial Views (by year)

- Menotomy maps. 1650, 1700, 1750, 1800. Unattributed and undated reconstruction maps. Scale 600 feet = 1 inch. Via www.digitalcommonwealth.org.
- 1833 Hales, John G. *Map of Boston and Its Vicinity from Actual Survey*. With corrections in 1833. Boston Public Library via <https://collections.leventhalmap.org>.
- 1852 Sidney, F. G. *Map of the City and Vicinity of Boston, Massachusetts*. Boston, MA: J. B. Shields. Boston Public Library via <https://collections.leventhalmap.org>.
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- 1884 Arlington, Massachusetts [bird's eye map]. Boston, MA: O. H. Bailey & Co. Boston Public Library via <https://collections.leventhalmap.org>.
- 1889 *Atlas of Middlesex County, Massachusetts*. Boston, MA: George H. Walker & Co. Via www.historicmapworks.com.
- 1898 *Atlas of the Towns of Watertown, Belmont, Arlington and Lexington, Middlesex County, Mass.* Boston, MA: George W. Stadly & Co. Via www.historicmapworks.com.
- 1900 *Atlas of Middlesex County, Massachusetts*. Vol. 1. Boston, MA: George W. Stadly & Co. Via www.historicmapworks.com.
- 1903 Historic USGS Maps of New England and New York: Boston, MA Quadrangle. University of New Hampshire Dimond Library via <http://docs.unh.edu/nhtopos/Boston>. Reprinted 1942.
- 1907 *Historical Map* [of Arlington boundaries. In Charles Symmes Parker, *Town of Arlington, Past and Present*. See **Arlington History** below.

- 1923 *Map of the Town of Arlington*. George E. Ahern, Town Engineer. Illustrates location of [market garden] farms.
- 1930 Arlington, Town of. Aerial map [aerial photograph]. Made for the Arlington Planning Board by Aeronautical Service Inc., Boston, MA.
- 1932 Arlington, Town of. Assessors' Plans. Boston, MA: Spaulding-Moss Co. Includes buildings and owners' names on parcels.
- 1946 Historic USGS Maps of New England and New York: Lexington, MA Quadrangle. Surveyed 1943, reprinted 1950. University of New Hampshire Dimond Library via <http://docs.unh.edu/nhtopos/Lexington7,5MA>.
- *Insurance Maps of Arlington*. NY: Sanborn Map Company. 1885, 1892, 1897, 1903, 1908, 1914, 1922, 1923, 1927, 1928, 1935, and 1951. Via www.pittsfieldlibrary.org. August 2018. Paper copies of 1922, 1923, 1928, and 1935 at Robbins Library.
- Aerial views: 1938, 1955, 1957, 1969, 1971. Via <https://www.historicaerials.com>.

Land Records

Middlesex County (MA) Deeds. Land and property records, by book and page numbers (including Plan Books). 1900-present on recorded and registered land, 1899-present on plans. Database and images. Via <http://www.masslandrecords.com/MiddlesexSouth>.

----- . Land and property records, by book and page numbers. Database and images. For recorded land to 1899, grantee index to 1905, and grantor index to 1950. Via <https://www.familysearch.org/search/collection/2106411>.

Directories and Census Records (by year and publisher)

Note: Town directories from 1869 through 1940 are available on microfilm at Robbins Library. Digital copies noted here are available through <https://archive.org/details/robbinslibrary>. They include street lists (*i.e.*, residents listed by street address, in addition to a separate list by surname) from 1894 onward.

U. S. Census: 1790-1940 (excludes 1890). Database and images via www.ancestry.com and www.heritagequestonline.com.

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The Somerville, Arlington and Belmont Directory. Boston, MA: Dudley & Greenough, 1869-1870.

The Somerville, Arlington and Belmont Directory. Boston, MA: Greenough, Jones & Co., 1871-1872.

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The Arlington Directory. Arlington, MA: First Universalist Church, 1890.

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Resident and Business Directory of Arlington, Massachusetts (aka Lothrop's Arlington, Mass. Directory). Boston, MA: Union Publishing Co., 1912, 1914, 1916, 1918, 1920, 1923, 1925, 1928, 1930, 1933, 1935, 1937, 1940.

For voting lists, see above under **TOWN RECORDS AND PLANNING REPORTS** (to 1970).

Photograph, Postcard, Newspaper, and Other Collections

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Arlington Historical Photograph Collection, ca. 1885-1992. Robbins Library, Town of Arlington. Accessed (and can be downloaded) via www.digitalcommonwealth.org. August 2018. Collection of 1,238 photographs depicting people, buildings, businesses, and street scenes, searchable by date and keyword.

Arlington Enterprise (newspaper). Microfilm index, 1898 to 1903.

Arlington Historical Postcard Collection, ca. 1907-1981. Robbins Library, Town of Arlington. Accessed (and can be downloaded) via www.digitalcommonwealth.org. August 2018. Collection of 267 postcards depicting buildings, streets, special events, and scenic views, searchable by date and keyword.

Arlington Historical Society. Online collections database, for keyword and more advanced searches of the Society's archives, photograph collection, object collection, and library. Via <https://arlingtonhistorical.org/learn/collections>.

Arlington News (newspaper). Microfilm index, 1932 to 1938. Card file index, 1939, 1955-1958.

Duffy, Richard. "History of Arlington Street Names." *Arlington Advocate*, 2008 to 2011. One hundred installments covering about 300 streets in Arlington. Searchable via *Arlington Advocate* database at Robbins Library.

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Massachusetts Division of Inspection. Building inspection plans, 1889-1987 (also known as the Public Safety Plans). Card file index and architectural plans for buildings accessible to the public. Massachusetts State Archives.

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Callahan, D. W., compiler. *The One Hundred and Fiftieth Anniversary of the Town of Arlington's (Menotomy, West Cambridge) Part in that Memorable Struggle of April 19, 1775. Arlington's Part in All Country's History. Its Schools, Churches, Art, Literature, Etc.* Arlington, MA: Town of Arlington, 1925. Useful as a snapshot in time, also includes many histories of institutions (including houses of worship) and businesses/industries, with photographs and period advertisements.

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Plimpton, Oakes. *Robbins Farm Park, Arlington, Massachusetts. A Local History*. 3rd ed. of Robbins Farm, 1880-1990, with Addendums. Camden, Maine: Penobscot Press, 1995.

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Trowbridge, J. T. *The Tinkham Brothers' Tide-mill*. Edited and with commentary by Richard A. Duffy. Arlington, MA: Arlington Historical Society, 1999 (annotated republication of 1883 original).

Worden, John L., III. *Arlington's Little Local Railroad. An Illustrated History of the Lexington and West Cambridge Railroad and Its Successors*. Arlington, MA: Arlington Historical Society, 1991.

Survey and Planning Sources (1970 to present)

Note: The reader is referred to historic maps and bibliographies in these sources, where they appear, for further information.

Arlington, Massachusetts Preservation Plan. Prepared for the Arlington Historical Commission by American Landmarks, Inc., 1981.

Arlington Historic District Commissions as Study Committee. Final reports for c.40C local historic districts (with publication date of report):

Avon Place Historic District. 1996.

Broadway Historic District (preliminary report). 1977.

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Jason/Gray Historic District. 1998.

Mount. Gilboa/Crescent Hill Historic District. 1991.

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Russell Historic District. 1983.

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Arlington Master Plan. Your Town, Your Future. Prepared for Arlington Redevelopment Board, Master Plan Advisory Committee, and Department of Planning & Community Development by RKG; Howard/Stein-Hudson, Associates, Inc.; Gamble Associates; Community Opportunities Group, Inc.; and Ezra Glenn. Adopted February 4, 2015.

Arlington Open Space and Recreation Plan, 2015-2022. Prepared for the Arlington Open Space Committee, Redevelopment Board, Board of Selectmen, and Department of Planning & Community Development by VHB/Vanasse Hangen Brustlin Inc. Adopted 2015.

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Massachusetts Historical Commission (MHC). Massachusetts Cultural Resource Information System (MACRIS). Online database of historic properties statewide, including properties in the Inventory of Historic Assets of the Commonwealth and State Register of Historic Places. Via <http://mhc-macris.net> with companion mapping via <http://maps.mhc-macris.net>.

------. National Register of Historic Places nominations for historic context (*for further context, see full list of all nominations earlier in this report*):

Historic Resources of the Town of Arlington, Massachusetts (Arlington Multiple Resource Area). Townwide overview context with architectural descriptions and significance statements, plus appended MHC inventory forms, for listing 45 individual properties

and 4 historic districts (Town Center, Kensington Park, Orvis Road, and Peirce Farm).
NRMRA 1985.

Metropolitan Park System of Greater Boston Multiple Property Submission. Overview context
for listing of Mystic Valley Parkway. NRDIS/NRMPS 2006.

Water Supply System of Greater Boston Thematic Resource Area. Overview context for
Arlington Reservoir Standpipe and Mystic Dam. NRTRA 1990.

------. Reconnaissance Survey Town Report: Arlington. 1980. MHC files, Boston, and
<http://www.sec.state.ma.us/mhc/mhcpdf/townreports/Boston/ar1.pdf>.

Mill Brook Linear Park Report. Arlington, MA: Mill Brook Linear Park Study Group. April 2010.

Mill Brook Valley. A Historical and Architectural Survey. Arlington, MA: Arlington Historical
Commission, 1976. Second printing 1984.

Northwest Arlington, Massachusetts. An Architectural and Historical Study. Prepared by
Landscape Research. Arlington, MA: Arlington Historical Commission, June 1980.
Second edition 1995.

APPENDIX 1

MACRIS STREET INDEX FOR ARLINGTON (excerpt)

Source: Massachusetts Cultural Resource Information System (MACRIS), maintained by the Massachusetts Historical Commission, 13 July 2018

A full copy of this 48-page document is available in the office of the Department of Planning and Community Development, Town Hall Annex, 730 Massachusetts Avenue.

Data in this document also is available via <http://mhc-macris.net>.

Street Name.....	St No...	MHCN.....	Loc Nbr.....	Historic Name.....	Ar Code	Places.....	Type	NF
		ARL.A		Arlington Center Historic District	A	Arlington Center	A	*
		ARL.AA	130	Oak Knoll	AA	Arlington Center	A	
		ARL.AB	140	Pelham Terrace	AB	Arlington Center	A	
		ARL.AC	150	Pleasant Street Area	AC	Arlington Center	A	
		ARL.AD	160	Ravine Street Area	AD	Arlington Center	A	
		ARL.AE	170	Academy Street Area	AE	Arlington Center	A	
		ARL.AF	180	Mystic Street Area	AF	Arlington Center	A	
		ARL.AG	190	Russell Street Area	AG	Arlington Center	A	
		ARL.AH	200	Russell Terrace Area	AH	Arlington Center	A	
		ARL.AI		Jason - Gray Historic District		Arlington Center	A	*
		ARL.AJ	220	Arlington Center Commercial Area	AJ	Arlington Center	A	
		ARL.AK	230	Central Street - Mill Brook Valley Area	AK	Arlington Center	A	
		ARL.AL	240	Schouler Court - Mill Brook Valley Area	AL	Arlington Center	A	
		ARL.AM	250	Whittemore Street - Mill Brook Valley Area	AM	Arlington Center	A	
		ARL.AN	260	Avon Place Historic District	AN	Arlington Center	A	*
		ARL.AP	280	Franklin Street - Mill Brook Valley Area		Arlington Center	A	
		ARL.AQ	NW1	Brattle Street - Brattle Park Streetscape	AQ	Arlington Center	A	
		ARL.AR	NW2	Cheviot Streetscape	AR		A	
		ARL.AS	NW3	Draper Avenue Streetscape	AS		A	
		ARL.AT	NW4	Park Triangle - Falmouth, Crosby and Langley Area	AT		A	
		ARL.AU	NW5	Forest Streetscape	AU	Arlington Heights	A	
		ARL.AV	NW6	Pine Streetscape	AV		A	
		ARL.AW	NW7	Richfield Streetscape	AW		A	
		ARL.AX	NW8	Ridge Streetscape	AX		A	
		ARL.AZ	S10	Kelwyn Manor Subdivision	AZ	East Arlington	A	
		ARL.B		Kensington Park Historic District	B	Arlington Center	A	
		ARL.BA	NE12	Park Street Place Streetscape	BA	Arlington Center	A	
		ARL.BB	S13	Swan Street - Mill Brook Valley Area	BB	Arlington Center	A	
			270					
		ARL.BC	S14	Woodbury Street - Lancaster Road Area	BC	Arlington Heights	A	
		ARL.BE		Mount Gilboa - Crescent Hill Historic District	BE		A	*

* Has No Written Form in MHC Files

Note: This list represents the computerized inventory currently available in the MHC inventory files. Other historic properties may exist that are not on file in our office and are therefore not on this list. Call 617-727-8470 for more information.

APPENDIX 2

Properties added to MHC inventory in 2017-2018 survey project

Source: Town of Arlington, Department of Planning and Community Development, September 2018.

Note: Inventory forms for these addresses are not yet available through the MACRIS database.

Inv. No.	Address	Construction Date
ARL.1399	38 Bailey Road	1928
ARL.1400	41 Bailey Road	ca. 1933
ARL.1401	42 Bailey Road	ca. 1928
ARL.1402	43 Bailey Road	ca. 1928
ARL.1403	46 Bailey Road	ca. 1926
ARL.1404	47 Bailey Road	ca, 1933
ARL.1405	50 Bailey Road	ca. 1940
ARL.1406	5 Bartlett Avenue	1905
ARL.1407	7-9 Bartlett Avenue	ca. 1887
ARL.1408	15-17 Bartlett Avenue	1902
ARL.1409	20 Bartlett Avenue	1896
ARL.1410	29-31 Bartlett Avenue	1896
ARL.1411	30 Bartlett Avenue	1896
ARL.1412	34-36 Bartlett Avenue	1897
ARL.1413	35 Bartlett Avenue	1896
ARL.1414	57 Bartlett Avenue	1903
ARL.1415	60 Bartlett Avenue	1896
ARL.1416	61 Bartlett Avenue	1902
ARL.1417	64 Bartlett Avenue	1941
ARL.1418	67 Bartlett Avenue	1900
ARL.1419	68 Bartlett Avenue	1903
ARL.1420	77 Bartlett Avenue	1905
ARL.1421	79-81 Bartlett Avenue	1912
ARL.1422	83 Bartlett Avenue	1925

Inv. No.	Address	Construction Date
ARL.1423	11 Churchill Avenue	1925
ARL.1424	14 Churchill Avenue	1925
ARL.1425	15 Churchill Avenue	1925
ARL.1426	18 Churchill Avenue	1925
ARL.1427	19 Churchill Avenue	1925
ARL.1428	22 Churchill Avenue	1925
ARL.1429	28 Churchill Avenue	1926
ARL.1430	29 Churchill Avenue	1925
ARL.1431	32 Churchill Avenue	1927
ARL.1432	33 Churchill Avenue	1925
ARL.1433	36 Churchill Avenue	1925
ARL.1434	37 Churchill Avenue	1925
ARL.1435	41 Churchill Avenue	1926
ARL.1436	44 Churchill Avenue	1930
ARL.1437	45 Churchill Avenue	1926
ARL.1438	48 Churchill Avenue	1927
ARL.1439	49 Churchill Avenue	1926
ARL.1440	52 Churchill Avenue	1927
ARL.1441	53 Churchill Avenue	1925
ARL.1442	56 Churchill Avenue	1940
ARL.1443	57 Churchill Avenue	1928
ARL.1444	64 Churchill Avenue	1925
ARL.1445	67 Churchill Avenue	1926
ARL.1446	74 Churchill Avenue	1927
ARL.1447	8 Endicott Road	1839
ARL.1448	10 Endicott Road	1929
ARL.1449	11 Endicott Road	1929
ARL.1450	12 Endicott Road	1929
ARL.1451	21 Endicott Road	1928
ARL.1452	25 Endicott Road	1932
ARL.1453	1-3 Field Road	1927
ARL.1454	4 Field Road	1926
ARL.1455	5-7 Field Road	1927

Inv. No.	Address	Construction Date
ARL.1456	8 Field Road	ca. 1927
ARL.1457	11 Field Road	1925
ARL.1458	14-16 Field Road	ca. 1927
ARL.1459	15 Field Road	ca. 1927
ARL.1460	102 Gloucester Street	ca. 1930
ARL.1461	112 Gloucester Street	ca. 1927
ARL.1462	131 Gloucester Street	ca. 1947
ARL.1463	135 Gloucester Street	ca. 1951
ARL.1464	141 Gloucester Street	ca. 1927
ARL.1465	144 Gloucester Street	ca. 1927
ARL.1466	147 Gloucester Street	1934
ARL.1467	153 Gloucester Street	ca. 1935
ARL.1468	159 Gloucester Street	ca. 1935
ARL.1469	97 Gray Street	1927
ARL.1470	141 Gray Street	1931
ARL.1471	145 Gray Street	1933
ARL.1472	289 Lake Street	1935
ARL.1473	295 Lake Street	1932
ARL.1474	309 Lake Street	1930
ARL.1475	5 Lockeland Avenue	1926
ARL.1476	6 Lockeland Avenue	1925
ARL.1477	9 Lockeland Avenue	1925
ARL.1478	10 Lockeland Avenue	1925
ARL.1479	11 Lockeland Avenue	1925
ARL.1480	12 Lockeland Avenue	1926
ARL.1481	16 Lockeland Avenue	1925
ARL.1482	17 Lockeland Avenue	1925
ARL.1483	18 Lockeland Avenue	1925
ARL.1484	21 Lockeland Avenue	1927
ARL.1485	22 Lockeland Avenue	1925
ARL.1486	25 Lockeland Avenue	1925
ARL.1487	26 Lockeland Avenue	1925
ARL.1488	31 Lockeland Avenue (21 Plymouth Street)	1925

Inv. No.	Address	Construction Date
ARL.1489	35-37 Lockeland Avenue	1925
ARL.1490	39 Lockeland Avenue	1925
ARL.1491	40 Lockeland Avenue	1931
ARL.1492	44 Lockeland Avenue	1931
ARL.1493	45 Lockeland Avenue	1926
ARL.1494	47 Lockeland Avenue	1927
ARL.1495	50 Lockeland Avenue	1935
ARL.1496	51 Lockeland Avenue	1927
ARL.1497	55 Lockeland Avenue	1933
ARL.1498	59 Lockeland Avenue	1931
ARL.1499	840 Massachusetts Avenue	1927
ARL.1500	10 Ramsdell Court	ca. 1903
ARL.1501	6 Schouler Court	ca.1951
ARL.1502	26 Temple Street	1931
ARL.1503	27 Temple Street	1932
ARL.1504	30 Temple Street	1936
ARL.1505	31 Temple Street	1932
ARL.1506	34 Temple Street	1936
ARL.1507	35 Temple Street	1932
ARL.1508	38 Temple Street	1932
ARL.1509	39 Temple Street	1932
ARL.1510	42 Temple Street	1932
ARL.1511	43 Temple Street	1932
ARL.1512	46 Temple Street	1932
ARL.1513	50 Temple Street	1932
ARL.1514	54 Temple Street	1935
ARL.1515	7 Village Lane	1930
ARL.1516	11 Village Lane	1933
ARL.1517	12 Village Lane	1929
ARL.1518	15 Village Lane	1929
ARL.1519	19 Village Lane	1933
ARL.1520	48 Wildwood Avenue	1931
ARL.1521	10 Willow Court	ca. 1875

Inv. No.	Address	Construction Date
ARL.1522	12 Windermere Avenue	ca. 1903
ARL.1523	15 Windermere Avenue	ca. 1903
ARL.1524	18 Windermere Avenue	ca. 1907
ARL.1525	19 Windermere Avenue	ca. 1904
ARL.1526	24 Windermere Avenue	ca. 1903
ARL.1527	25 Windermere Avenue	ca. 1912
ARL.1528	31 Windermere Avenue	ca. 1924
ARL.1529	6 Windermere Park	ca. 1923
ARL.1530	9 Windermere Park	ca. 1911
ARL.1531	11 Windermere Park	ca. 1911
ARL.1532	14 Windermere Park	ca. 1911
ARL.1533	15 Windermere Park	ca. 1908

APPENDIX 3

SAMPLE SCOPE OF WORK FOR TOWN-FUNDED SURVEY PROJECTS

Note: This Scope of Work is not appropriate for use in the correction and coordination project.

Consult with MHC preservation planners for technical assistance in drafting a suitable scope, development of which was not covered by the Scope of Work for the **Survey Master Plan**.

Items to be supplied before finalizing this Scope of Work are indicated with blank spaces or in red. Time frame for each phase is based on a typical 40-week survey project.

Town of Arlington Communitywide Historic Properties Survey

SCOPE OF WORK

PROJECT OBJECTIVES

The purpose of this project will be to undertake an intensive-level communitywide survey of cultural and architectural resources in the Town of Arlington. This project will be structured to provide professional cultural and architectural resource survey expertise to the community. Specific project goals are as follows:

- 1) To conduct a communitywide survey to assess and document approximately ___ selected cultural and architectural resources not currently included in the *Inventory of Historically or Architecturally Significant Buildings in the Town of Arlington*, following Massachusetts Historical Commission (MHC) survey standards and methodology.
- 2) To identify contexts for National Register evaluation and to apply the National Register criteria to all resources identified in the survey;
- 3) To submit to MHC a list of individual properties and/or districts that are recommended for nomination to the National Register of Historic Places.

METHODOLOGY

The Analytical Framework:

The communitywide survey project must incorporate MHC criteria and methodology, to current standards. (See MHC's Historic Properties Survey Manual: Guidelines for the Identification of Historic and Archaeological Resources in Massachusetts (1992), Survey Technical Bulletin #1 (1993), MHC Interim Survey Guidelines (March 1999, et seq.), MHC Interim Guidelines for Inventory Form Photographs (2009), and MHC's Interim Guidelines for Inventory Form Locational Information (2016). Both MHC survey guidelines and the tasks and products of the survey Scope of Work meet the Secretary of the Interior's Standards and Guidelines for Identification (1983).

The MHC criteria for conducting a communitywide survey are designed to identify the full range of cultural resources. Cultural resources are the physical elements in the landscape that remain from historical patterns of human activity. There are many components of a community's historical development that are associated with the location and type of surviving cultural resources. A communitywide survey should therefore relate cultural resources to historic patterns of architectural development, land use, economic development, social and demographic history, and events that had an impact on the community. The communitywide survey should recognize ethnic and cultural diversity within the community, and seek to identify cultural resources associated with the history of the minority social and cultural groups and individuals that may have played a role in the community's history.

The *MHC Reconnaissance Survey Town Report* for the town and the corresponding MHC Reconnaissance Survey Regional Report, existing survey forms, and National Register nominations on file with the MHC will provide a preliminary framework and base of information for this analysis. Individual forms and area forms will expand upon the information in the *Town Report* and will relate inventoried properties to the significant themes in the historical development of the town.

Phase Meetings:

The project consists of four phases. Project personnel – the consultant, project coordinator, and Arlington Historical Commission representative – will meet to review project progress and products at the end of each phase. Work to be carried out during each phase, and products due at the end of each phase, are described below.

The Inventory:

The communitywide survey will consider the full range of cultural resources in terms of period, theme, property type, architectural form and style, and geographic distribution. The

survey will consider all periods of architectural and historic development from the period of first colonial European presence to circa 1970. Significant themes of historical and architectural development will be identified, and resources will be related to these themes.

The community survey will identify currently undocumented buildings and structures that are architecturally and historically important in the history and development of the community. The survey will include both representative and outstanding examples of the building forms, types, and styles present in the community. Priorities for survey were established in the *Town of Arlington Historic Preservation Survey Master Plan* (2019). **A list of areas and individual properties targeted in this survey project is appended to this Scope of Work.**

MHC individual property and area inventory forms, maps and National Register recommendations will be completed and submitted to the Arlington Historical Commission and the MHC in accordance with the survey guidelines set forth in the MHC's *Historic Properties Survey Manual: Guidelines for the Identification of Historic and Archaeological Resources in Massachusetts* (1992) and *Survey Technical Bulletin #1* (1993), MHC *Interim Survey Guidelines* (March 1999 et seq.), and MHC *Interim Guidelines for Inventory Form Photographs* (2009), MHC *Interim Guidelines for Inventory Form Locational Information* (2016), as well as the Secretary of the Interior's *Standards and Guidelines for Identification* (1983, copies available from the MHC). These publications and memoranda are all incorporated into this contract by reference. The work to be carried out during each phase, and products due at the end of each phase, are described on the following pages.

Scope of Work

PHASE I (5 WEEKS)

Tasks:

- Start-up meeting: Meet with project coordinator and Arlington Historical Commission to discuss the scope and inventory methodology of the project and to assess the available documentary materials (AHC files, collections and existing research, maps, local histories, etc.);
- Select maps, including a working map and large-scale base map (assessor's parcel map is preferred), to identify inventoried areas and properties;
- Determine availability of electronic mapping and parcel data and of town-based GIS data suitable for use in the project;
- Review existing inventory forms on file at the MHC;

- Conduct initial research and reconnaissance survey to verify the types and geographical distribution of cultural resources selected for intensive research in the survey.
- Meet with project coordinator and Arlington Historical Commission to review the products of Phase I and discuss any research/records access issues pertaining to the resources to be surveyed.

Products:

- Working maps and large scale base map(s) to be used to identify inventoried properties
- Methodology statement, specifying:
 1. Survey objectives;
 2. Summary of properties targeted for survey;
 3. Procedures to be followed in the survey and forms of products to be created;
 4. Expectations about the kind, location, and character of historic properties to be recorded;
 5. An assessment of existing documentation;
 6. A brief description of the amount and kinds of information to be gathered about the properties;
 7. Bibliography.

Phase I will be completed by **DAY, DATE, YEAR**.

PHASE II (8 WEEKS)

Tasks:

- Conduct continued architectural assessments and documentary research to identify important historic themes, events, and persons for the survey target areas, with particular attention to substantially synthesizing and supplementing the information already available. Research collections, should include relevant local, regional and state library and archive collections, as well as web-based research sites.
- Prepare list of specific areas and properties to be surveyed, indicating any recommended modifications to list appended to this Scope of Work.
- Complete representative draft inventory forms for different property types.
- Meet with project coordinator and Arlington Historical Commission to review property list and draft forms.

Products:

- List of properties to be surveyed, arranged alphabetically by area, then by street address
- Representative draft inventory forms, to be submitted in both hard copy and MS Word format.

Phase II will be completed by **DAY, DATE, YEAR.**

PHASE III (20 WEEKS)

Tasks:

- Conduct intensive research of properties selected for inventory
- Identify contexts for National Register evaluation and apply National Register criteria to inventoried areas and resources;
- Prepare draft list of all areas and resources recommended for National Register nomination;
- Prepare inventory forms with photographs and property location maps. Forms for any surveyed properties listed in the State Register of Historic Places must be marked at top front with appropriate designation code and date.
- Submit draft inventory forms with photographs, draft National Register contexts, and National Register recommendation to Arlington Historical Commission for review and comment (comments to be incorporated during Phase IV).
- In consultation with MHC survey and MACRIS staff, develop lettering and numbering system for inventoried properties (numbers to be incorporated during Phase IV).
- Meet with project coordinator and Arlington Historical Commission to review the draft survey forms and National Register nomination recommendations.

Products:

- Unnumbered complete draft inventory forms for approximately ___ areas and properties with photos and locus maps for all areas, buildings, sites, structures, and parks/landscapes. (This information may optionally be submitted in electronic form only for this project phase [CD or DVD].)
- Draft discussion of National Register contexts and list of all areas and resources recommended for National Register nomination

Phase III will be completed by **DAY, DATE, YEAR.**

PHASE IV (7 WEEKS)

Tasks:

- Add inventory letters/numbers to forms, if these were not added in Phase III.
- Name MS Word files to conform to MHC file-naming convention.
- Complete National Register Criteria Statement forms to be attached to appropriate inventory forms.
- Prepare base map(s) identifying inventoried properties.
- Prepare street index of inventoried areas and properties.

Products:

- Hard-copy numbered MHC inventory forms for approximately ___ areas and properties (two sets with original photographic prints: one for MHC and one for the Arlington Historical Commission. Inventory forms must be printed on 24 lb. bond paper of at least 25% cotton fiber content. Photographs must be 3½” x 5½” or 4” x 6” digitally produced ink jet prints using MHC-approved printer/paper/ink combinations that produce prints with a minimum 75-year permanence rating. (The paper inventory forms should incorporate the electronic version photograph(s) in addition to an attached photographic print. Only one archival permanent paper print, of the primary view or view on the cover page of the form, is required.)
- Large-scale base map(s) with all inventoried areas and properties identified by inventory number (two sets: one for MHC and one for the Arlington Historical Commission).
- Survey Final Report (two *paginated, unbound* copies (one for MHC, one for Arlington Historical Commission) which will include the following sections:
 1. Abstract;
 2. Methodology statement, including survey objectives, assessment of previous research, selection criteria, procedures followed in the survey, description of products and accomplishments and an explanation of how results of survey differed from those expectations;
 3. Street index of inventoried properties. Areas will be listed separately at the beginning, arranged alphabetically by area name. Individually inventoried properties follow, arranged alphabetically by street name. Property name (if any) and inventory number also will be included on this list;
 4. Final discussion of National Register contexts and list of recommendations for areas and properties to be nominated to the National Register of Historic Places
 5. Further study recommendations; and
 6. Bibliography.

- CD containing a MS Word file for each inventory form. Each Word file should conform to MHC file naming convention, and incorporate photograph(s) and map(s). The CD should also include an MS Word version of the final survey report.
- A separate CD containing high-resolution JPG or TIF images for surveyed properties, identified by street address or MACRIS number, following MHC file naming convention for photographic images.

**The Survey Final Report should identify the community repository and/or municipal office(s) where completed survey documentation (inventory forms, base maps and final report) will be made available to the public.

Phase IV will be completed and submitted to the Arlington Historical Commission by DAY, DATE, YEAR.

Append to the Scope of Work a list of areas and properties targeted for survey in this project, per the recommendations of the *Historic Preservation Survey Master Plan (2019)*, as amended.

APPENDIX 4

KnowHow #6: Information and Assistance from the Massachusetts Historical Commission

This information sheet also is available in PDF format (without Arlington-specific annotations) through the MHC website: <http://www.sec.state.ma.us/mhc/mhcpdf/knowhow6.pdf>.

KnowHow #6

INFORMATION AND ASSISTANCE FROM THE MASSACHUSETTS HISTORICAL COMMISSION

Historic Properties Inventory Forms

1. What is an MHC inventory form?

Massachusetts Historical Commission inventory forms are the primary means for recording information on historic and archaeological resources in the Commonwealth. The forms are designed to record information on the location, appearance, and condition of these resources. They also allow the recording of information on the history of the resources, including their uses and the people and activities associated with them over time. Finally, inventory forms provide an evaluation of the significance of resources relative to similar properties and sites in a local or statewide context. Current photographs are attached to the forms, which also include a map showing the location of the resource.

2. Are there different types of inventory forms?

Yes. The MHC has developed standard inventory forms for ten categories of cultural resources: buildings, structures, objects, bridges, areas, parks and landscape features, burial grounds, streetscapes, historic archaeological sites, and prehistoric archaeological sites.

3. Who fills out MHC inventory forms?

Most inventory forms are completed by local historical commissions or by professional historic survey consultants working for local historical commissions. Inventory forms also are completed by municipal planning and community development offices and by local historic district commissions. Avocational and professional archaeologists complete inventory forms for historic and prehistoric archaeological sites. State and federal agencies complete inventory forms for historic properties under their ownership or properties that may be affected by their activities. Planners for both public and private projects subject to state or federal licensing, funding, or permitting may prepare inventory forms for historic properties potentially affected by the project. Historic preservation organizations, local historical societies, property owners, and other individuals and groups all regularly submit inventory forms for historic properties to the MHC.

4. Where are these inventory forms kept?

The Inventory of Historic and Archaeological Assets of the Commonwealth, also known as the statewide inventory, is a public record and therefore available for public use at the MHC office. Information on an estimated quarter-million historic properties is included in these files. The historic properties inventory forms are arranged by town and indexed by street address. In addition to the inventory forms, the statewide inventory files include information recorded on maps, in reports, and on computer database files.

Within local government, local historical commissions maintain a duplicate set of inventory forms, with original photographs, for their respective communities. Photocopies of local inventory forms often are available for public use at municipal libraries, offices, town halls, or other local repositories. Contact your local historical commission for more information on the location and availability of forms in your city or town. Remember that the MHC receives inventory information from many sources statewide, and may have forms and other materials not included in local files. Only forms on file with the MHC, however, are considered part of the Inventory of Historic and Archaeological Assets of the Commonwealth.

5. Can users search for specific information in the statewide inventory?

Yes. The MHC has developed a computer database, the Massachusetts Cultural Resource Information System (MACRIS), that has significantly improved a user's ability to locate information in MHC's inventory files. MHC staff is able to search the historic properties database for a wide variety of attributes or combination of attributes, including (to name just a few) historic name, date of construction, architect's name, architectural style, historic use, or building material. Researchers can then use the resulting database reports to locate more detailed information on the inventory forms.

(over)

KnowHow #6

6. In what other ways are inventory forms used and who uses them?

Inventory forms are the foundation of municipal historic preservation efforts, and local historical commissions should keep other local government boards and officials aware of the availability of the inventory as a planning tool. Local inventories support the establishment of specific historic preservation tools, such as local historic districts and demolition review measures, and aid in their administration. Information from inventory forms finds its way into local classrooms, walking tours, historic marker programs, local comprehensive plans, and publications. Through their use, inventory forms help to raise public appreciation for and understanding of historic properties and sites.

Inventory forms also are the fundamental research and planning document supporting the MHC's efforts to evaluate and protect cultural resources. At the MHC, project planners and MHC staff consult the inventory files to determine whether historic resources are present in a project area and, if so, to assess the potential impacts of projects on historic resources. MHC staff also uses the inventory to determine whether historic properties are eligible for listing in the National Register of Historic Places; information from the inventory can be the basis for preparing a National Register nomination. Historians, students, property owners, realtors, and journalists are among the users who consult inventory forms regularly at the MHC. Location scouts even use the inventory to find possible settings for film and television shoots!

7. Does completing an inventory form place a property in the State or National Registers of Historic Places?

No. The inventory form is simply a record of information on a historic property. It does not give a property any official historic designation. Properties are listed in the State Register of Historic Places only when they have received one of several historic designations established under local, state, or federal law. A list of these designations is available from the MHC. Properties are listed in the National Register of Historic Places through a multiple step nomination process

administered by the MHC and the National Park Service. For further information, see MHC's *Know How #3: What You Need to Know About Listing in the National Register*.

8. Does inclusion in the statewide inventory place any restrictions on a property or its use?

No. However, inventory forms may be used to implement various locally adopted historic preservation mechanisms. Local demolition review, site plan and design review, and zoning overlays may cite the local inventory as a basis for identifying properties that are subject to the provisions of the ordinance or bylaw.

See below for Arlington Demolition Delay Bylaw.

9. Where can I get inventory forms or help in preparing an inventory form?

First contact your local historical commission or the MHC to determine whether an inventory form has already been completed for the property in question. If not, ask your local historical commission for assistance in completing a form. Detailed instructions for completing all inventory forms are included in MHC's *Historic Properties Survey Manual*, on file with your local historical commission, and also available from the State Bookstore (617) 727-2834. Blank inventory forms and instructions for completing specific forms are available from the MHC.

Know How #6 has been financed in part with Federal funds from the National Park Service, U. S. Department of the Interior. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior.

This program receives Federal funds from the National Park Service. The U. S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, age, gender, or handicap in its Federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to:

Office for Equal Opportunity
U. S. Department of the Interior
1849 C Street NW, Room 1324
Washington, D. C. 20240

Per Historically or Architecturally Significant Buildings (Town Bylaws, Title VI, Article 6), the Arlington Historical Commission maintains a separate list of buildings the Commission has found significant for the purposes of demolition review.

William Francis Galvin
Secretary of the Commonwealth
Chairman, Massachusetts Historical Commission
Massachusetts Archives Building, 220 Morrissey Boulevard, Boston, MA 02125
Phone: (617) 727-8470 Fax: (617) 727-5128
Website: www.sec.state.ma.us/mhc

APPENDIX 5

Base Map with Areas and Properties Recommended for Survey

Areas and properties recommended for documentation with Massachusetts Historical Commission inventory forms are illustrated on a separate base map appended to this plan. This map was prepared in cooperation with the Town of Arlington GIS and Department of Planning and Community Development staff.

The base map reflects the neighborhood survey units identified as a framework for organizing this plan. For a map showing the survey unit boundaries only, see page 7.

Historic Preservation Survey Master Plan

Areas and Properties Recommended for Survey
April 2019

Town of Arlington, MA

LEGEND

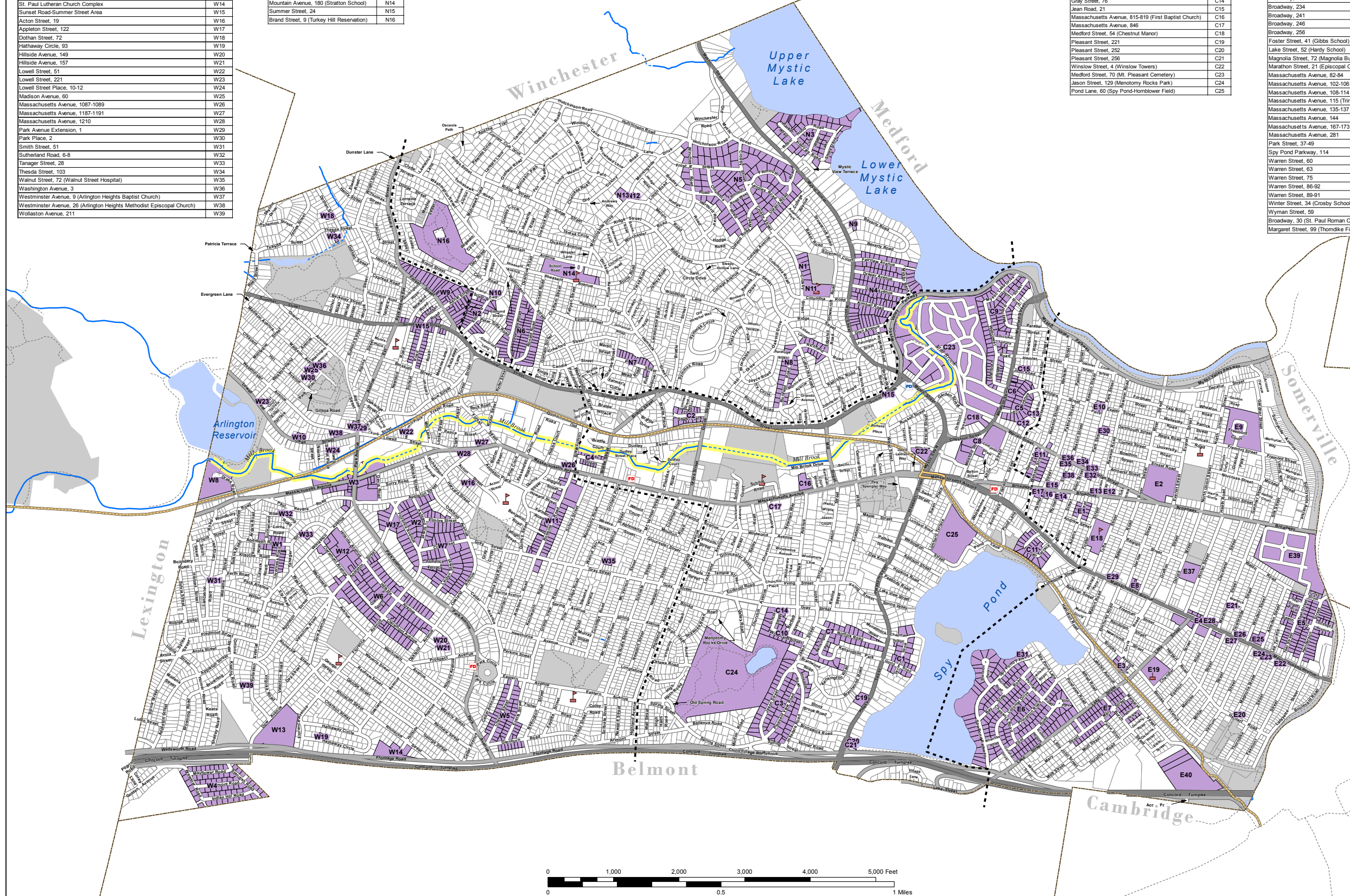
- Recommended for Inventory Form
- Recommended for Inclusion in Communitywide Archaeological Reconnaissance Survey
- Survey Unit Boundary
- Open Space and Town Land
- School
- Community Safety Building
- Fire Station
- Town Boundary
- Highway
- Major Road
- Public / Private Road
- Minuteman Bikeway
- Brook / Stream (surface)
- Brook / Stream (subsurface)
- Water Body

West Survey Unit	
Area or Property	Label
Aberdeen-Inerness-Sutherland Road Area	W1
Appleton Street-Florence Avenue Area	W2
Arlington Heights Village Area	W3
Arlmont Village Area	W4
Chester Street-Eustis Street-Glenburn Road Area	W5
Claremont Avenue-Hillside Avenue Area	W6
Cliff Street-Linden Street Area	W7
Drake Village	W8
Forestdale Area	W9
Lowell Street (159, 163, 167) Area	W10
Robbins Road Area	W11
St. Anne School (Germaine Lawrence School) Campus	W12
St. Camillus Roman Catholic Church Complex	W13
St. Paul Lutheran Church Complex	W14
Sunset Road-Summer Street Area	W15
Acton Street, 19	W16
Appleton Street, 122	W17
Dothan Street, 72	W18
Hathaway Circle, 93	W19
Hillside Avenue, 149	W20
Hillside Avenue, 157	W21
Lowell Street, 51	W22
Lowell Street, 221	W23
Lowell Street Place, 10-12	W24
Madison Avenue, 60	W25
Massachusetts Avenue, 1087-1089	W26
Massachusetts Avenue, 1187-1191	W27
Massachusetts Avenue, 1210	W28
Park Avenue Extension, 1	W29
Park Place, 2	W30
Smith Street, 51	W31
Sutherland Road, 6-8	W32
Tanager Street, 28	W33
Thessia Street, 103	W34
Walnut Street, 72 (Walnut Street Hospital)	W35
Washington Avenue, 3	W36
Westminster Avenue, 9 (Arlington Heights Baptist Church)	W37
Westminster Avenue, 28 (Arlington Heights Methodist Episcopal Church)	W38
Wollaston Avenue, 211	W39

North Survey Unit	
Area or Property	Label
Crosby Street Area	N1
Edmund Road Area	N2
Interlaken Area	N3
Lower Mystic Lake Area	N4
Morningside Area	N5
Overlook Road-Ronald Road Area	N6
Pine Street Area	N7
Richfield Road Area	N8
Beverly Road, 82	N9
Brand Street, 116	N10
Columbia Road, 25 (Bishop School)	N11
Morningside Drive, 52	N12
Morningside Drive, 59	N13
Mountain Avenue, 180 (Stratton School)	N14
Summer Street, 24	N15
Brand Street, 9 (Turkey Hill Reservation)	N16

Center Survey Unit	
Area or Property	Label
Devereaux Street Area	C1
Grove Street Place Area	C2
Jason Heights Area	C3
Laurel Street Area	C4
Lewis Avenue Area	C5
Medford Street Area	C6
Norfolk Road-Kennington Park Area	C7
St. Agnes Church Area	C8
Webcovert Road Area	C9
Woodland-Lincoln Street Area	C10
Wyman Terrace Area	C11
Franklin Street, 68-74	C12
Franklin Street, 94	C13
Gray Street, 76	C14
Jean Road, 21	C15
Massachusetts Avenue, 815-819 (First Baptist Church)	C16
Massachusetts Avenue, 848	C17
Medford Street, 54 (Chestnut Manor)	C18
Pleasant Street, 221	C19
Pleasant Street, 252	C20
Pleasant Street, 256	C21
Winslow Street, 4 (Winslow Towers)	C22
Medford Street, 70 (Mt. Pleasant Cemetery)	C23
Jason Street, 129 (Menotomy Rocks Park)	C24
Pond Lane, 60 (Spy Pond-Hornblower Field)	C25

East Survey Unit	
Area or Property	Label
Adams Street Area	E1
Arlington Gardens Area	E2
Brooks Avenue-Onis Circle Area	E3
Capitol Square Village Area	E4
Hendersonville Area	E5
Kelwyn Manor Area	E6
Lake-Mary-White Streets Area	E7
Massachusetts Avenue (251, 255, 259) Area	E8
Menotomy Manor Area	E9
Park Street Place Area	E10
Webster Street Area	E11
Broadway, 195	E12
Broadway, 205	E13
Broadway, 234	E14
Broadway, 241	E15
Broadway, 246	E16
Broadway, 256	E17
Foster Street, 41 (Gibbs School)	E18
Lake Street, 52 (Hardy School)	E19
Magnolia Street, 72 (Magnolia Bungalow Meeting Hall)	E20
Marathon Street, 21 (Episcopal Church of Our Saviour)	E21
Massachusetts Avenue, 82-84	E22
Massachusetts Avenue, 102-106	E23
Massachusetts Avenue, 108-114	E24
Massachusetts Avenue, 115 (Trinity Baptist Church)	E25
Massachusetts Avenue, 135-137	E26
Massachusetts Avenue, 144	E27
Massachusetts Avenue, 167-173	E28
Massachusetts Avenue, 281	E29
Park Street, 37-49	E30
Spy Pond Parkway, 114	E31
Warren Street, 60	E32
Warren Street, 63	E33
Warren Street, 75	E34
Warren Street, 86-92	E35
Warren Street, 89-91	E36
Winter Street, 34 (Crosby School)	E37
Wyman Street, 59	E38
Broadway, 30 (St. Paul Roman Catholic Cemetery)	E39
Margaret Street, 99 (Thomdike Field-Park)	E40



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4/3/2019.