



Article 23

Enlargement of the Pleasant Street Historic District

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Summary Sheet

On July 24, 2003, several residents of Academy Street met with the Arlington Historic District Commissions (AHDC) to discuss the possibility of including Academy and Maple Streets in the Pleasant Street Historic District. At that time, the Historic District Commissions voted to designate these streets as a study area, and designated the Commissions as a study committee as prescribed under M.G.L. Ch. 40C Sec.3, and appointed Jane Becker (an Academy Street resident and member of the Arlington Historical Commission) to be in charge of the research and report-production process.

Research on the 40 properties in the study area was carried out by local historian Richard Duffy and residents of Academy and Maple Streets: Glenn Adelson, Jane Becker, Catherine Hirani, John Lane, Miriam Levine, Thomas Nolden, Rick Norcross, Brian Rehrig, Sheila Rehrig, and Ilene Rosin. Photography and photo-editing were carried out by John Lane. Other residents contributing to the project were Kim Allen Blair and Elizabeth Buchanan. The plan was prepared in the Town Engineer's office under the direction of Ronald Santosuosso, Town Engineer.

The study committee established by Historic District Commissions is comprised of the following:

Stephen Makowka, Chairperson
Michael Logan, Vice-Chairperson
John L. Worden III, Secretary
Andrea Alberg
Madelon Hope Berkowitz
Beth Cohen
Leonard Kuhn
Yvonne Logan
Martha Penzenik
Margaret Potter

The public hearing on this proposal was held January 6, 2005. A large number of area residents and property owners attended, and by a show of hands, expressed unanimous support for historic district protections for their neighborhood. The AHDC then voted to insert an Article in the Warrant for the 2005 Annual Town Meeting. At their meeting on April 4, 2005, the Board of Selectmen voted to endorse the enlargement.

Introduction

Arlington is fortunate in having a wide array of historically and/or architecturally significant buildings and landscapes from the eighteenth to the first half of the twentieth centuries, including the properties clustered in the seven established Local Historic Districts. Although the properties in the various Local Historic Districts vary in age, style, and level of ornamentation, all reflect Arlington's rich history. For over 25 years, Local Historic District status has proven to be one of the most effective tools in the informed preservation of Arlington's historical resources. The Arlington Historic District Commissions, which oversee the 7 existing Local Historic Districts, work with property owners to ensure that the Town's historic buildings will continue to tell us of our past, while meeting our present needs.

Local Historic Districts serve three functions:

1. To preserve and protect the distinctive characteristics of buildings and places significant to the history of the Commonwealth and its cities and towns;
2. To maintain and improve the settings of those buildings and places;
3. To assure that new construction is compatible with existing buildings and their historic relationship to other buildings in the vicinity.

Governed by the Massachusetts General Laws Chapter 40C and Town Bylaws, Title VII, the Arlington Historic District Commissions offer their protections by reviewing the architectural appropriateness of most proposed exterior design changes to properties within Local Historic Districts, except those changes specifically exempted from review including, in part, changes not subject to public view, paint color, repair using like materials, rebuilding of structures damaged by natural disaster, storm windows and doors, lighting fixtures, and window air conditioners. The membership of each Historic District Commission includes architects, realtors, representatives of The Arlington Historical Society, knowledgeable at-large town residents, as well as residents of each of the Historic Districts.

Presently, the impressive grouping of historic structures that grace Academy and Maple Streets is supported by interested property owners and the Arlington Historical Commission, under whose jurisdiction Academy and Maple Streets fall as part of the Arlington Center National Register Historic District. Such designation indicates historical importance but offers little real protection from incongruous changes and demolition of significant structures. The proposal to expand the Pleasant Street Historic District to include Academy and Maple Streets brings to full circle the efforts that began over 30 years ago to promote the preservation of this exceptional group of architecturally significant properties and their historic streetscapes.

Methodology Statement

Initial support for the current effort to expand the Pleasant Street Historic District to include Academy and Maple Streets (including three properties bounded in part by these streets but having addresses on Irving Street, Pleasant Street and Massachusetts Avenue) began with an informal and unofficial neighborhood meeting to which all affected property owners were invited. The meeting took place in June 2003 at the home of Judi and Larry Bohn (38 Academy Street). Local historian Richard A. Duffy gave a slide presentation on the history and development of Academy and Maple Streets. Mr. Duffy also reviewed efforts in the early 1970s to include this area in Arlington's first local historic district (LHD). Jane Becker, an owner of 29 Academy Street and a commissioner on the Arlington Historical Commission, was in attendance. General discussion followed the slide lecture, focusing on the different rights and responsibilities of property owners as part of a LHD, versus those currently in effect for properties listed on Arlington's *Inventory of Architecturally and/or Historically Significant Buildings*. The differences between the neighborhood's status as part of a National Register Historic District and that of properties within the boundaries of a local historic district were reviewed. Lastly, the rationale was outlined for including Academy and Maple Streets as an expansion of the Pleasant Street LHD, rather than as a separate LHD. Refreshments and socializing concluded the evening.

Based upon favorable consensus coming out of the informal neighborhood meeting, and with the support of the Arlington Historical Commission, the Arlington Historic District Commissions were requested to establish a Local Historic District Study Committee (LHDSC). The LHDSC was duly established by vote of the AHDC at its meeting of July 24, 2003.

In September 2003, a neighborhood picnic was held at the home of Gail and Ronald Rivest, (41 Academy Street). Mr. Duffy gave a brief overview of local historic district issues and led a question-and-answer session.

In the summer of 2004, formal efforts to lead the production of the Preliminary Study Report were undertaken by Commissioner Becker and Miriam Levine of 26A Academy Street, in consultation with Mr. Duffy. It was determined that due to funding restrictions, timing and other issues, a grassroots effort on the part of many neighbors would be needed to produce all the required materials. Two major obstacles were encountered: (1) many properties were lacking inventory forms (MHC Form B), largely because the proposed LHD expansion area automatically had been included on Arlington's Inventory due to National Register Historic District Status; and (2) there were many errors, omissions and other problems with the quality of the research in the inventory forms—most of which had been completed nearly 25 years earlier. Simple transcription of the inventory forms would not be acceptable.

Several neighbors took up a variety of tasks. Up-to-date architectural descriptions on each property were prepared by Catherine Hirani (19 Maple St.), Rick Norcross (11 Academy St.),

Ilene Rosin and Glenn Adelson (13 Academy St.), Miriam Levine and John Lane (26A Academy St.), Sheila and Brian Rehrig (28 Academy St.), Jane Becker (29 Academy St.), and Thomas Nolden (48 Academy St.). Mr. Duffy researched and wrote the historical descriptions and the methodology, significance and justification sections. Catherine Hirani researched Building Department and Assessor's Office records for newer properties in the expansion area. Elizabeth Buchanan (35 Academy St.) and Kim Allen Blair (36 Academy St.) prepared the Property Index. John Lane handled photography and photo-editing. Jane Becker and Miriam Levine oversaw production and editing, and met with the LHDSC / AHDC at its meeting of September 23, 2004, to provide a progress report and to determine next steps.

An informal neighborhood meeting, to which all affected property owners were invited, was held on October 17, 2004 at the home of Elizabeth Buchanan and Kevin Knobloch (35 Academy Street). Also in attendance were: Stephen Makowka, Chairman of the Arlington Historic Districts Commission, Richard Duffy (in his capacity as Co-Chairman of the Arlington Historical Commission), and Madelon Hope Berkowitz, Commissioner-At-Large of the AHDC. At this meeting, neighbors reviewed draft copies of the preliminary report; Mr. Makowka discussed the review process and the scope of oversight and exclusions. There was also discussion about the pressures on the neighborhood and the protections and responsibilities afforded by historic district status and the difference between protections offered by historic district status and those offered by inclusion in the inventory of historic structures. In addition, there was discussion of the calendar, and the process for this application.

At its meeting of October 25, 2004, the Arlington Redevelopment Board unanimously voted to endorse the proposed boundaries of the Pleasant Street Historic District, as contained in this report.

At its meeting of October 28, 2004, the AHDC formally accepted the final draft of the Preliminary Study Report and voted that it be transmitted to the MHC, and to Arlington Redevelopment (acting as the Town's planning board). This was done on November 1, 2004, more than 60 days before the public hearing.

Thereafter notice of a hearing on January 6, 2005 was given by mail to all property owners as required by law, and was published in the *Arlington Advocate*. As mentioned on page 4, the AHDC unanimously voted for the enlargement and subsequently the Board of Selectman did the same.

<p>HDC/PLEASANT ST. LEGAL NOTICE NOTICE OF PUBLIC HEARING Re: Expansion of Pleasant Street Historic District</p> <p>Notice is hereby given that a public hearing will be held on Thursday, January 6, 2005 at 8:00pm in the Whittemore-Robbins House, 670R Massachusetts Avenue (behind the Robbins Library), to discuss the proposed expansion of the Pleasant Street Historic District to include 40 addresses on Massachusetts Avenue, Pleasant, Irving, Academy and Maple Streets. Copies of the Preliminary Report on the proposed expansion will be available at the hearing or they can be downloaded from the AHDC website: www.arlingtonhistoricdistrict.com.</p> <p>AD#685507 Arlington Advocate 12/23/04</p>



The Commonwealth of Massachusetts
William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

February 16, 2005

Mr. Stephen Makowka, Chairperson
Arlington Historic District Commission
17 Russell Street
Arlington, MA 02474

Dear Mr. Makowka:

I am pleased to inform you that the Massachusetts Historical Commission voted on February 9, 2005 to acknowledge receipt of the Preliminary Study Report for the expansion of the Pleasant Street Historic District and provide the following advisory recommendations and comments:

- The Massachusetts Historical Commission encourages the town of Arlington to expand the Pleasant Street Historic District in order to protect this historically significant area.

The Massachusetts Historical Commission commends the town of Arlington for recognizing the need for a local historic district. Today, there are over 200 local historic districts in Massachusetts. Local Historic Districts are the most effective method of preservation available and are an essential component to local preservation efforts.

I wish you the best of luck in expanding the local historic district. If you have any questions or if I can be of any assistance, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Christopher C. Skelly".

Christopher C. Skelly
Director of Local Government Programs

220 Morrissey Boulevard, Boston, Massachusetts 02125
(617) 727-8470 • Fax: (617) 727-5128
www.state.ma.us/sec/mhc

THE SIGNIFICANCE STATEMENT

ACADEMY AND MAPLE STREETS IN THE PROPOSED EXPANSION OF THE PLEASANT STREET HISTORIC DISTRICT

By Richard A. Duffy
Co-Chairman, Arlington Historical Commission

The proposal to expand the Pleasant Street Historic District to include Academy and Maple Streets brings to full circle the efforts that began over 30 years ago to promote the preservation of this exceptional group of architecturally significant properties and their historic streetscapes.

In 1972 the “Menotomy Historic District” was conceived. It was to include most of the structures within the boundaries of this proposed district expansion, plus several non-contiguous properties on Pleasant Street. The Menotomy Historic District proposal might be best described as having been ahead of its time. In the early 1970s the notion of a historic district was an untested one in Arlington and there was uncertainty about how it would fit in with broader redevelopment and planning activities that were already underway; thus, the proposal did not receive final approval.

In 2004 Arlington is home to seven local historic districts, and has expanded the boundaries of some of them since their original establishment. For over twenty-five years, district status has proven to be one of the most effective tools in the informed preservation of Arlington’s historical resources. Time and again it has been shown to enhance neighborhood identity and pride.

From a historical perspective, incorporating Academy and Maple Streets into the Pleasant Street District is particularly fitting because their most intense period of development came about in direct relationship to major changes on Pleasant Street that began in the mid-1870s. The cutting-through of Maple Street (originally named Church Street) in 1873 provided a direct physical link between Academy and Pleasant Streets and opened many new building lots. Around the same time, Academy Street frontage started to fill-in with homes built on the rear sections of Pleasant Street parcels. Moreover, during this era, two of the most important properties in the proposed expansion area (16 Maple Street and 26 Academy Street) were moved from Pleasant Street to their present sites.

The Academy-Maple expansion would add a concentrated array of mid-19th century to early 20th century significant properties to the Pleasant Street District. The stylistic variety of dwellings includes Greek Revival, Gothic Revival, Italianate, Second Empire, Queen Anne, Colonial Revival and Craftsman Colonial—even a schoolhouse converted into a single-family home. Among institutional structures, the architecture ranges from excellent

examples of Carpenter Gothic to Romanesque Revival to Neo-Classical to Colonial Revival—including the adaptive re-use of a c.1865 barn.

The Greek Revival double-house at 738-740 Massachusetts Avenue (then Main Street), on the southwest corner of Academy Street, is both the oldest property on its original foundation and a “gateway” structure for the expanded district. Immediately behind this property (but now a few doors away due to intervening construction) appeared the first house on Academy Street: the 1858 Jonas C. Nickerson House at number 13 (Greek Revival-Italianate transitional style). Nickerson had purchased the house lot from William Cotting, who operated a bakery on a portion of the present Robbins Memorial Town Hall site. That same year, Cotting deeded the parcel now occupied by the Masonic Temple (25 Academy Street) to a group of local trustees who erected a private high school there. Cotting Academy was Arlington’s (then the town of West Cambridge) first secondary school, and inspired the name Academy Street. Taken over by the Town in 1864 and operated as Cotting High School, it was abandoned in 1894 when a new Arlington High School was built across the street. The former Cotting Academy soon had to be razed due to repeated “prank” arson attempts.

In 1862 the Town voted to accept Academy Street as a 40-foot wide public way, the same year that a subdivision “Plan of Land in West Cambridge belonging to the Cotting Estate” was filed at the Middlesex South Registry of Deeds (Book 11, Plan 42 A&B). Three years earlier, the new street railway established its terminus on the southeast corner of Main Street (now Massachusetts Avenue) and Academy Street, where its horse and streetcar barns had been erected on what is the site today of the Town Hall parking lot and flagpole garden. Also by this time, the B. Delmont Locke House (29 Academy Street) and the Rev. Samuel Abbot Smith House (41 Academy Street) had been built.

Academy Street originally made a right angle westward, and eventually ended at Jason Street. This type of awkward street planning was often seen to maximize building lot frontages before the arrival of the automobile demanded more logical layouts and names. The right-angle section of Academy Street was renamed in 1900 as a continuation of Irving Street. Later subdivision of Cotting Estate lots numbered 15 and 16 (the portions facing Irving Street) made subsequent development more closely linked, architecturally and historically, to the subdivision of the adjacent George H. Gray estate; thus, this small piece of the original Academy Street subdivision is today within the boundaries of the Jason-Gray Historic District.

The Cotting Estate subdivision carved out 21 additional building lots of greatly varying sizes, and included a 35-foot wide unnamed dead-end lane to provide street frontage for three lots (nos. 4, 5 and 6). Little more than a decade later, this lane would be cut-through other lands to Pleasant Street and named Maple Street.

Development on the Cotting Estate would be very slowly paced until Maple Street was opened. On the west side of Academy Street the “pioneer” Nickerson, Locke and Smith families acquired building lots adjacent to their homes and laid out extensive gardens. The Smith gardens enjoy new life after being rescued in 1997 from subdivision for the construction of three houses. On the east side, one of the most phenomenal gardens in the

country had been created when Joseph S. Potter of 119 Pleasant Street acquired most of the parcels south of Maple Street and developed them in the mid-1860s into “Potter’s Grove,” a three-acre landscaping extravaganza that extended from Pleasant Street to Academy Street. The renown of this regional tourist attraction went far beyond the Boston area as the subject of many stereopticon views. Potter’s financial difficulties and his appointment to a diplomatic post in Germany led to the sale of his grand gardens within 10 years. Yet vestiges of the Grove’s fanciful landscape features, ornaments, and plantings exist to this day.

With so much of Academy Street given over to botanical pursuits, only two other homes would be built in the 1860s, both three-story Second-Empire structures with large barns: the Dr. Jonas Harris House (23 Academy Street) and the George Croome House (moved in 1893 from the northeast corner of Academy and Maple Streets to 23 Maple Street). It is significant to note that all of the homes built in the first wave of the Cotting Estate’s Academy Street subdivision are still standing in the proposed historic district expansion area.

Proximity to Arlington Center meant that the mid-1870s development of the Academy/Maple expansion area would continue apace following the opening of Maple Street, whereas other developments in town (Arlington Heights, Hendersonville, and Franklin/Lewis Streets) had stalled due to the lasting effects of the 1873 nationwide financial panic. Emblematic of this phase of development was the purchase of Joseph Potter’s c.1845 Gothic Revival cottage by streetcar manufacturer Daniel P. Green. Green lived in the cottage at 119 Pleasant Street for a brief period before selling it for removal around the corner to 16 Maple Street. Meanwhile, Green built the Second Empire house at the rear of his Pleasant Street property (44 Academy Street) to occupy while a mansion-house in the same style was under construction to become his permanent residence on the Pleasant Street side. The opportunities presented by this dual-frontage configuration soon would be pursued in varying forms by neighboring property owners.

Maple Street filled-in quickly compared to Academy Street in the 1870s and 1880s, with picturesque structures in the Second Empire, Stick, and early Queen Anne styles. Most of these buildings survive in generally good states of preservation. The only significant loss in the proposed expansion area occurred in the mid-1950s, when New England Telephone razed three houses along the north side of Maple Street for the construction of its new exchange building and parking lot. Although this created a substantial disruption to the residential fabric of the Pleasant Street end of Maple Street, the Colonial Revival telephone exchange building is architecturally significant as a later commission of Cram, Ferguson and Associates.

On the Academy Street end of Maple Street residential use gave way to academic, purposes when the Croome house was moved to 23 Maple Street and the 1894 Arlington High School was built (a Romanesque Revival structure by Arlington architect William Proctor). The latter has been sensitively restored and serves as the Town of Arlington’s Senior Center. It is a cornerstone structure in the proposed expansion area and a source of municipal pride as an integral part of Arlington’s “Civic Block.” Along with the 1923 Masonic Temple (Neo-Classical) and the 1876 “temporary” wooden chapel of St. John’s Episcopal Church (a Carpenter Gothic structure in excellent preservation as the theater since 1933 of the

Arlington Friends of the Drama), the 1894 High School forms an “institutional junction” that gives special visual and historical interest to the neighborhood.

By the close of the 19th-century, stylish and substantial Colonial Revival homes took the place of the B. Delmont Locke garden, signaling an end to the semi-rural character that had persisted on Academy Street, but preserving the fashionable feeling of the streetscape. The Colonial Revival style in its later, more modestly scaled variations predominated in the development of the remaining lots over the course of 50 years. Indeed, the William E. Parmenter School, anchoring the Irving-Street end of Academy Street, twice embodied institutional interpretations of the Colonial Revival. First, when the original wooden primary schoolhouse was built in 1903. And again when a handsome brick structure went up on an adjacent parcel, to coincide with the Parmenter’s expansion into a full elementary school in 1927. Since ceasing to operate as a public school in 1983, the building has housed private educational organizations. The wooden schoolhouse was razed in the 1950s to create the school playground that recently has been renewed as an active recreation space for neighborhood children.

In the more than three decades since Academy and Maple Streets were first proposed as part of a Massachusetts Chapter 40C local historic district, the historic character and physical condition of the structures in the neighborhood have continued to improve. This is due to both a vibrant community of interested property owners and the longstanding volunteer commitment of the Arlington Historical Commission, under whose jurisdiction Academy and Maple Streets fall as part of the Arlington Center National Register Historic District. Now perhaps more than ever, this proposal to expand the Pleasant Street Historic District offers the appropriate means to further protect and preserve one of Arlington’s key historical resource areas.

Justification of Boundaries

The boundaries of the proposed expansion area of the Pleasant Street Local Historic District (to include Academy and Maple Streets) already fall within those of the Arlington Center National Register Historic District. They encompass the entirety of Academy and Maple Streets, as well as addresses on Irving Street, Massachusetts Avenue, and Pleasant Street that have frontage on either Academy or Maple Streets.

The Arlington Center National Register Historic District boundaries cover a large territory that includes other Local Historic Districts.

The proposed expansion area is bounded almost entirely on the east by properties located in the Pleasant Street Local Historic District. The Jason-Gray Local Historic District forms the entirety of the western and almost all of the southern boundaries. On the north are properties that form Arlington's "Civic Block" (Town Hall, Robbins Library, Whittemore-Robbins House, and the Old Burying Ground). The Central Street LHD is at the northwest boundary.

The boundaries were selected to promote the preservation of the complete streetscapes of Academy and Maple Streets. The proposed expansion area is a fully contiguous one. Vacant parcels and open space were included because they were either located in between, or facing structures. Moreover, from a historical perspective, the boundaries correspond almost entirely to the 1862 Plan of Land of the William Cotting Estate, which forms the nucleus of the expansion area.

The boundaries were reviewed at all neighborhood meetings. They are inherently logical based on geographic, historical, and contextual criteria.

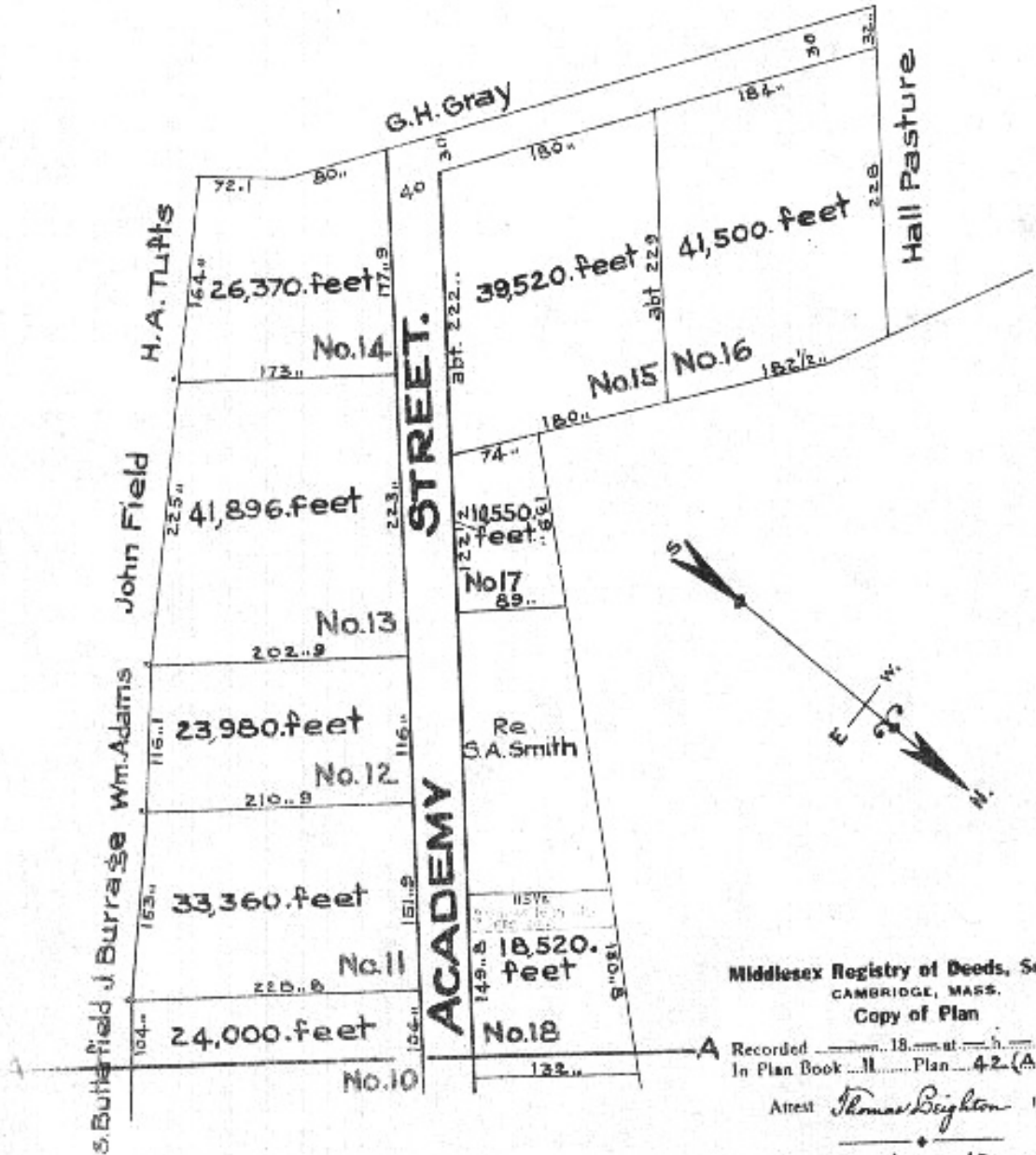
Historical Maps

Plan of Land
in
WEST CAMBRIDGE. & Arlington
belonging to the
Cotting Estate.

Scale 60 ft. to an inch. May 30th 1862

W.A. Mason & W.S. Barbour
Engineers & Surveyors.
469 Main St. Cambridgeport.

(Original on file.)
(Scale of this plan: 1 inch = 100 ft.)



Middlesex Registry of Deeds, So. Dist.
CAMBRIDGE, MASS.
Copy of Plan

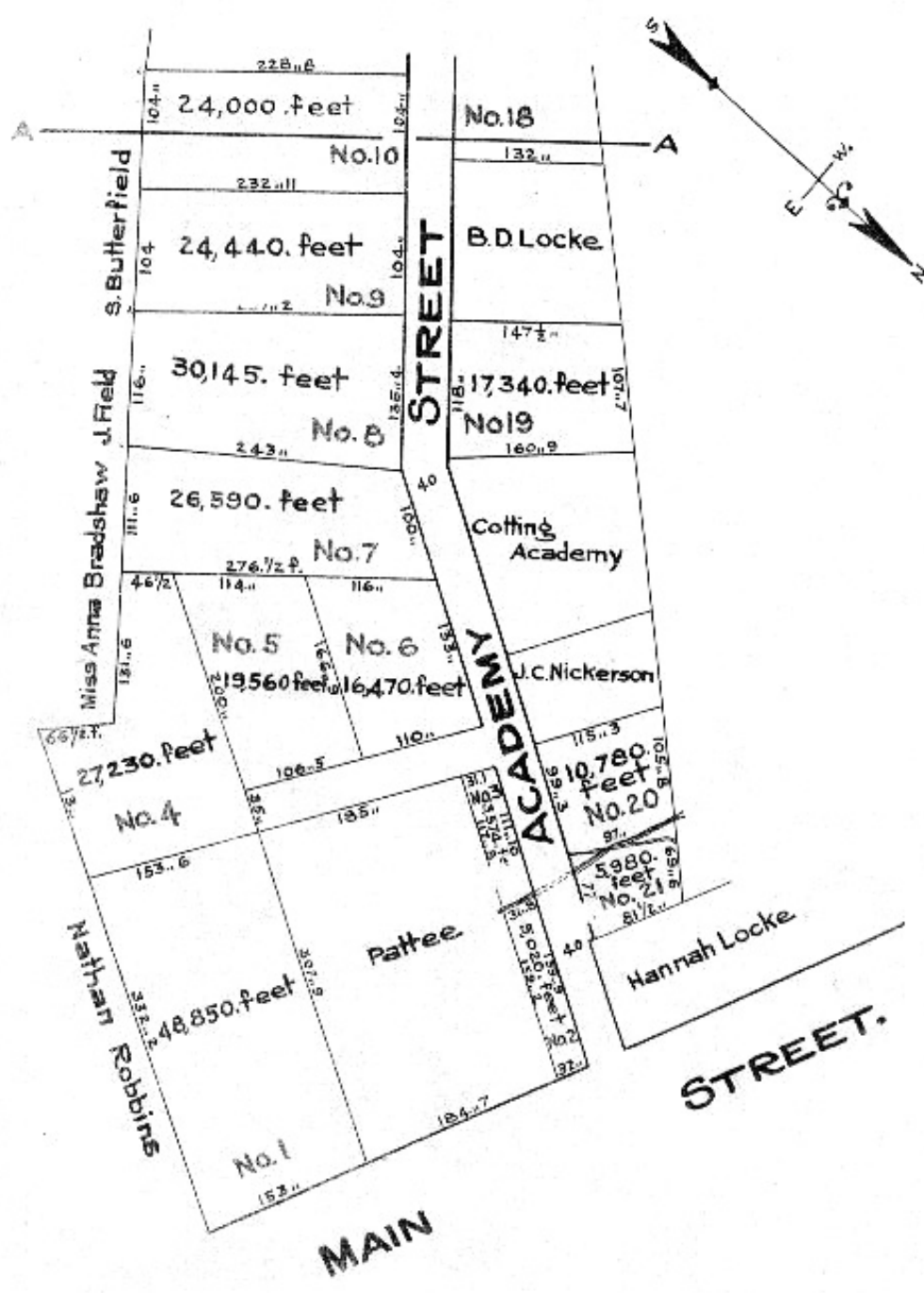
Recorded _____ 18____ at _____ h. _____ m. _____ V.
In Plan Book _____ Plan _____ 42 (A.C.P. 2)

Attest *Thomas Brighton* Register

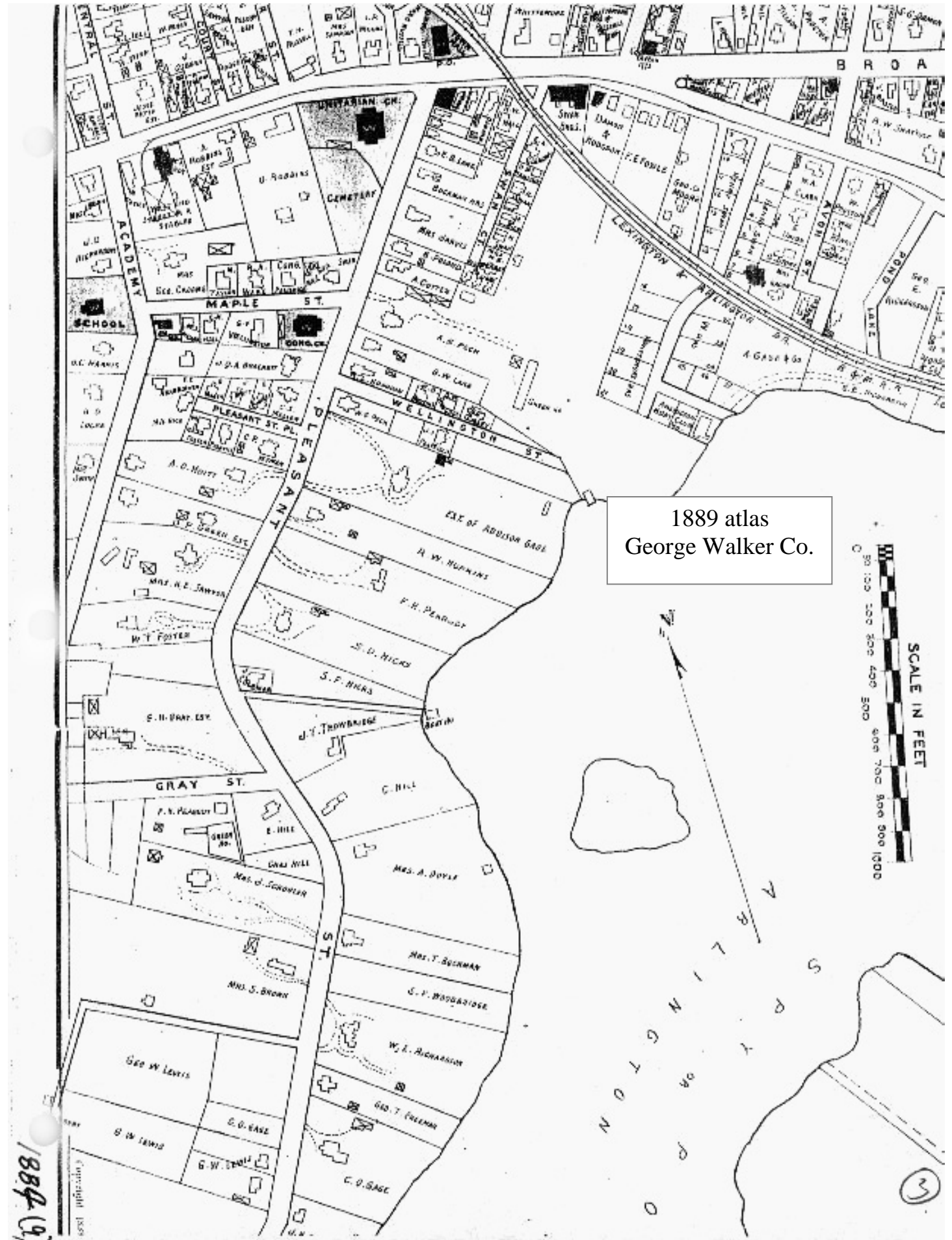
Copy made _____ June 12 _____ 1844
by Plan Department.

Attest *Harold J Hunt*
Supervising Draftsman

①



2



1889 atlas
George Walker Co.

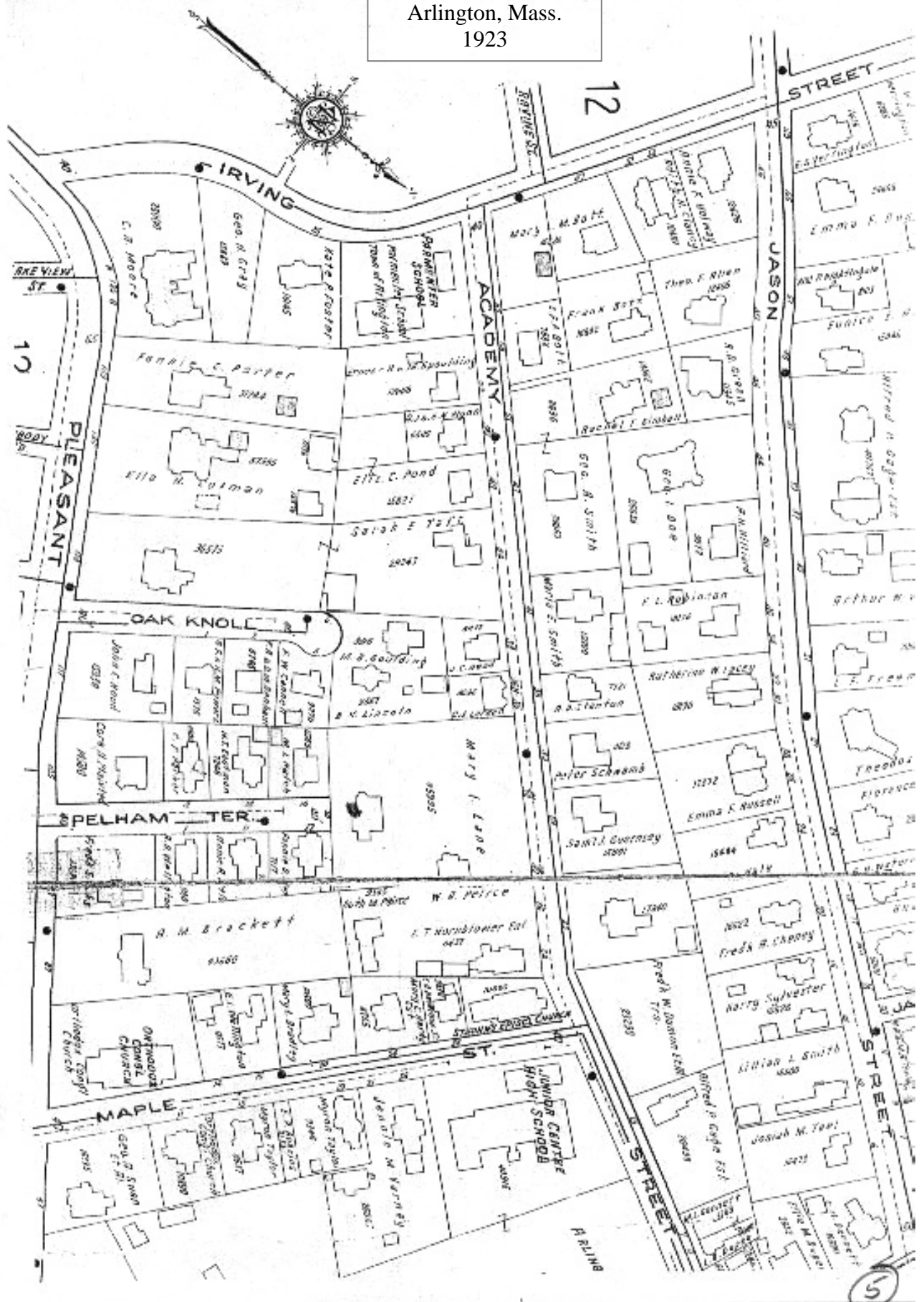


1889
Copyright 1888

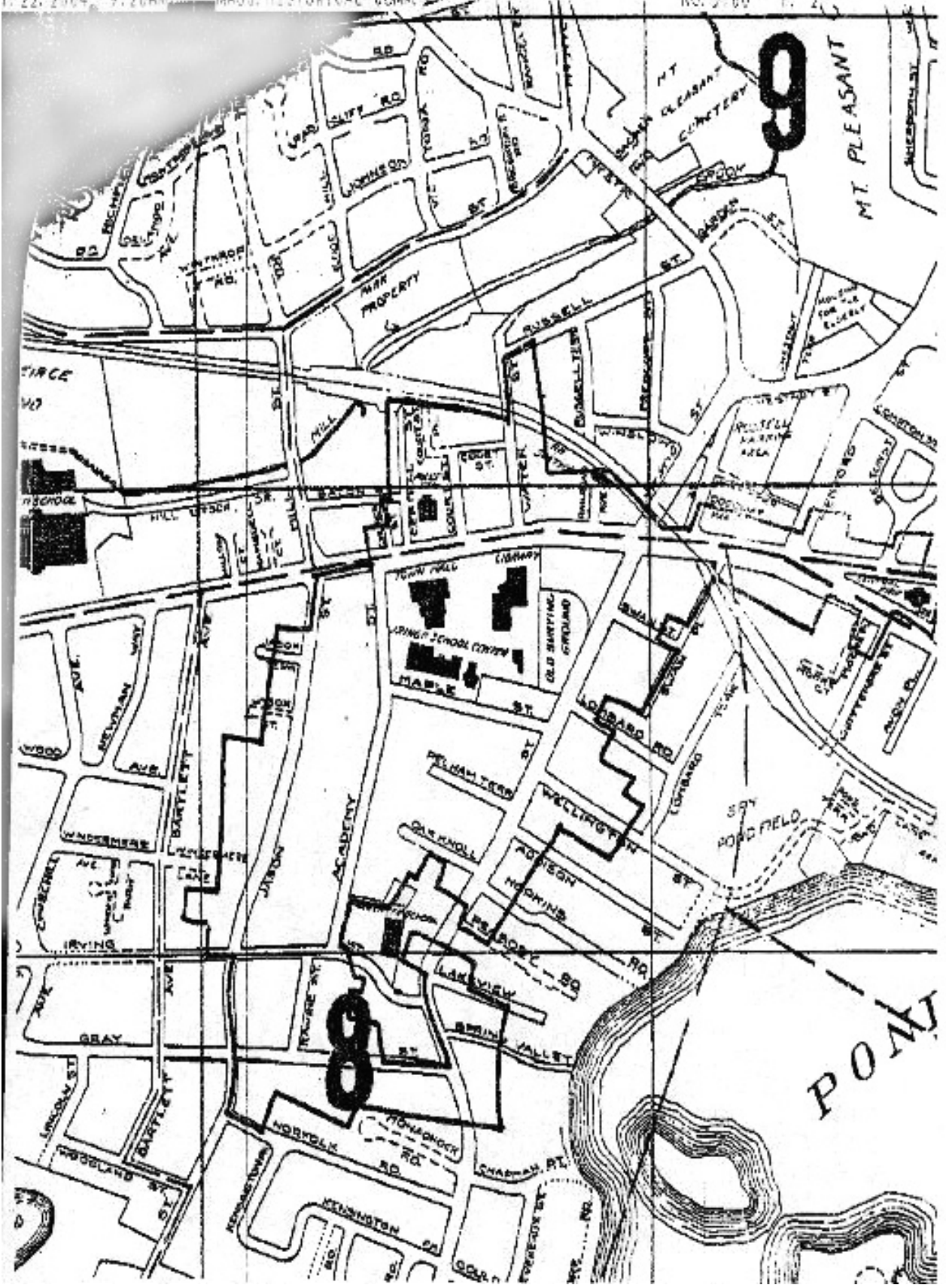
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Sanborn Atlas
Arlington, Mass.
1923

923



National Register District Map

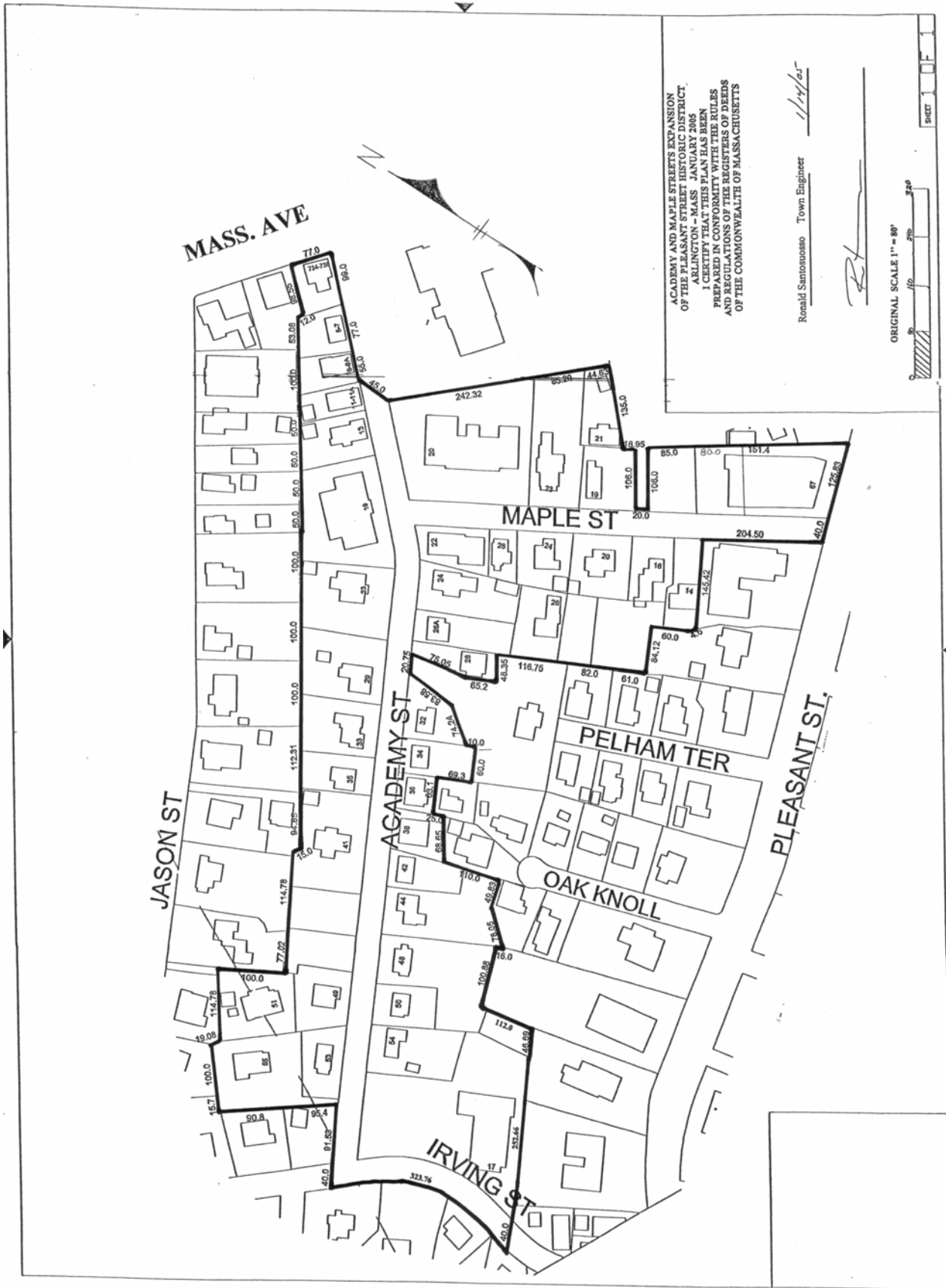


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8

POWELL

Map of Proposed Enlargement



Property Index

Property Index

Street Address	Inventory Form Number	Construction Date	Historic Name	Architectural Style
734-36 Massachusetts Ave.		Circa 1850	Hannah Locke House	Greek Revival
5-7 Academy Street		1862	Winn's Express Barn	Two Family
9 Academy Street		1923		Two Family
11 Academy Street		1923		Two Family
13 Academy Street		1858	Jonas C. Nickerson	Greek Revival
19 Academy Street	194	1923	Masonic Temple	Neo-classical
20 Academy Street	195	1894	Central School	Romanesque Revival
22 Academy Street	196	1877	Arlington Friends of the Drama	Gothic Revival
23 Academy Street	197	1862	The Reverend Lord House	Second Empire
24 Academy Street	198	1890	Warren A. Peirce House	Second Empire
26 Academy Street	199	circa 1843	The Reverend Francis Horton House	Greek Revival
26A Academy Street		1941		Colonial Revival
28 Academy Street	200	1885	Edward T. Hornblower House	Elements of Stick and Queen Anne
29 Academy Street	201	1859	B. Delmont Locke House	Italianate
32 Academy Street		1961		Garrison Colonial
33 Academy Street		1895	Prof. Peter Schwamb House	Colonial Revival
34 Academy Street		1961		"Neo-colonial" Cape
35 Academy Street		1895		Queen Anne

Street Address	Inventory Form Number	Construction Date	Historic Name	Architectural Style
36 Academy Street		1916		Two-family
38 Academy Street		circa 1880		Elements of Italianate and Greek Revival
41 Academy Street	202	1859	The Reverend Samuel Abbot Smith House	Italianate
42 Academy Street		1963		Split-level Ranch
44 Academy Street		1874	D.P. Green House	Second Empire
48 Academy Street		1916	Robert Pond House	Colonial Revival
49 Academy Street		1896	George A. Smith House	Colonial Revival
50 Academy Street		1916	Amy J. & Edith Winn House	Colonial Revival
51 Academy Street		Circa 1890		Queen Anne
53 Academy Street		1915	William G. Bott House	Craftsman Colonial Revival
54 Academy Street		1917	Ernest Spaulding House	Colonial Revival
55 Academy Street	204	Circa 1880	Frank Bott House	Italianate
17 Irving Street		1927	Parmenter School	Colonial Revival
14 Maple Street		1896	"Pleasant Hall"	
16 Maple Street	325	circa 1842	Chase-Wellington House	Gothic Revival
19 Maple Street	326	1873	Myron Taylor House	Second Empire
20 Maple Street			Andrew F. Reed House	Shingle Style
21 Maple Street			Croome barn	Greek Revival
23 Maple Street	327	1862	George Croome House	Second Empire

Street Address	Inventory Number	Construction Date	Historic Name	Architectural Style
24 Maple Street	328	1885	Wellington A. Hardy House	Elements of Stick and Queen Anne Styles
28 Maple Street	329	Circa 1900	Moses J. Colman House	Elements of Queen Anne and Colonial Revival Styles
67 Pleasant Street		1954	New England Telephone Exchange	Colonial Revival

**Architectural & Historical Descriptions &
Photographs of the Properties**

Massachusetts Avenue



734-36 Massachusetts Avenue

This two-and-one-half story Greek Revival building, on Massachusetts Avenue at the corner of Academy Street, retains much of its historic character in the surviving granite foundation, gable roof, clapboard surfaces, simple pilasters, and distinctive, slightly arched flat window trim. The glass enclosure of the front porch, presumed to be the only major alteration to this “gateway” property to Academy Street, has two doors, each with twelve lights over a single panel. The doors are flanked by sidelights with three panes over a panel. Above each door is a rectangular panel of glass. The porch has square balusters. The windows are double-hung, six-over-six, with a pediment above the frame. On the south side of the house, there is a cross-gabled rear wing with a single Doric column supporting a clipped-hip entry roof.

The double townhouse structure was built circa 1850, when this portion of Massachusetts Avenue was called Main Street. It is believed to be the oldest structure in the district that is still in its original location. Known as the Hannah Locke House, this building was the home of Judge William Parmenter for part of his youth. The memory of Parmenter, a prominent civic leader known as the “Father of Arlington Schools,” has been honored since at the opposite end of Academy Street with the naming of Parmenter School. Originally a residence, it has served in recent years as professional office space and now houses a supervised residential program for individuals with special needs.

Academy Street



5-7 Academy Street

This four-bay double house features a moderately sloping gable roof, which is covered with asphalt shingles. The center entrance has a small front-gabled entry porch with wrought-iron posts and railings. The front elevations are covered in vinyl siding and the side elevations in painted aluminum siding. Original fenestration is only somewhat intact, with modern replacement windows in reduced-size openings in their original locations. There is a mix of double-hung and casement windows. The house is sited close to the sidewalk, with minimal landscaping.

In 1862, John Winn acquired land at public auction to the rear of 734 Massachusetts and built a barn for the wagons and horses of his express company. By 1875 this barn had been moved from its original location near the rear of the property and sited on its present foundation closer to Academy Street. It was converted to a fashionable double-house that featured a full-length bay where the driveway is now located. A handsome full-width porch with an elaborate second-story railing system was removed in the 1960s when the dwelling underwent further unsympathetic renovation (synthetic siding and replacement windows) that drastically altered its appearance. The late Esther Henderson, a long-time officer and benefactor of The Arlington Historical Society, recalled that when she lived here as a young girl there was a stream at the southerly side of the property, which flowed into what is now the Town Hall Site.

Academy Street



9 Academy Street

This two-family house, built in 1923, is clad in natural cedar shingles. There are five brick and stone steps leading to the front entryway, which is offset on the left side. This two-and-one-half-story house has a concrete-block foundation covered by lattice on the front façade, wrapping around at the north and south corners. The three windows located on the first and second story are double-hung (six panes above), and there is a single window over the front entryway. The composite-material front door has nine lights with simulated muntins over two panels below, and is flanked by sidelights of three panes over a single panel. The cross-hipped roof has asphalt shingles and hipped dormers on the north and front-facing sides and a shed dormer on the south side. There are no outbuildings. The driveway is on the south side of the building.

Albert Bender, a coat maker, and his family lived in here in the 1920s and 1930s.

Academy Street



11 Academy Street

The multi-window, enclosed porches are distinctive features of this two-family house—a treatment seen frequently in other dwellings of the same type in Arlington. There are four sets of rectangular, metal-framed, crankshaft porch windows on the first floor, each with ten panes. On the second floor there are three sets of two stationary porch windows, each with eight panes of glass. Five steps lead up to double doors to the porch; each wooden door contains fifteen panes of glass. The interior entry doors are wood with six lights in each door above two side-by-side panels. There is a gable roof covered with asphalt shingles. The exterior of the house is covered with vinyl siding. The foundation of this two-and-one-half-story house is cinder block, covered by lattice on the front face. The house windows are double-hung (six panes above), and there are gable dormers on the north, south, and east sides. A driveway on the south side leads to a two-car garage located behind the house.

The house was built in 1923 and was for many years the home of the related Hatch and Kendall families. Sarah R. Kendall was a long-time officer of The Arlington Historical Society.

Academy Street



13 Academy Street

This is a Greek Revival house with Italianate features. It has two-and-one-half stories, with a gable roof. A full shed dormer was added to the south elevation in 1998. Having been restored to its original clapboard exterior, it is an example of the simple beauty of New England homes built in the mid-19th century. The open porch, chamfered porch supports, and full-length six-over-six, first-story windows epitomize this straightforward style. The arched window in the front gable peak is a focal point on the front façade. Each window is topped with a hood, which is echoed at the top of the front doorway. Dentil molding decorates the porch and the under-eave frieze boards. The front door with four octagonal panels is flanked by four-paned sidelights, which run the length of the door. The house is roofed in asphalt shingle, and the foundation is a combination of brick, granite, and concrete.

There is a two-story addition at the rear, which itself carries a small single-story addition on the side that includes a shed addition. An open wooden porch has been added to the rear as well. The two-car garage, much later than the house, has two wooden doors with six glass panes on each door. It is built of molded concrete blocks and wood and has a hip roof.

The house was built circa 1856 for Jonas C. Nickerson, a bookkeeper at Faneuil Hall Market for renowned Arlington poultry merchant Nathan Robbins. Nickerson owned the land now occupied by the houses at 9 and 11 Academy Street, where he is said to have had “a long, pleasant garden, divided by a garden-path running from the house to the adjoining property.” In the mid-20th century the house underwent unsympathetic remodeling, including aluminum siding and enclosure of the front porch. The house was sensitively brought to its current appearance in 1998.

Academy Street



19 Academy Street

This red brick, neo-classical structure features a columned portico with Doric columns. Built as a Masonic Temple, it was designed by Charles B. Dunham. Sited at the top of a steep hill at the head of Maple Street and overlooking the Friends of the Drama and the Central School building, the Lodge has a unique presence in this mainly residential neighborhood. It originally was the home to two Masonic Lodges: the Hiram Lodge, one of the oldest orders in Massachusetts, founded 1797; and the Russell Lodge, founded 1923. Later the John Abbott-Samuel Crocker Lawrence Lodge, serving Medford and Somerville, also operated from the Masonic Temple. In 2004, the three lodges underwent a historic merger to become the Mystic Valley Lodge.

The main building is a two-story rectangle with single-story wings on the north and south sides. The windows are double-hung, eight-over-eight, with keystone lintels above. The roof is flat. Striking neo-classical features are seen in the imposing entryway. The wooden double doors each have two lights over two panels; there is a single light above the doors. The doorway is surrounded by a painted stone frame with small brackets and a triangular pediment above, which carries the Masonic symbol in yellow and blue. Flanking the doorway are double-hung, two-over-two windows. Above the pediment, is a six-over-six, double-hung window with four flanking lights on each side. This window is capped by a fan window with a keystone above. The entire entryway is set off by the dramatic Ionic pillars and Doric columns supporting a stone hood. Carved into the stone, the words: "MASONIC TEMPLE."

This lot was the site of Cotting Academy, Arlington's first high school and the namesake of Academy Street. The school was built in 1858 on land donated for this purpose by William Cotting, who at one point owned most of the property between Massachusetts Avenue and Kensington Park. Following the opening of the Arlington High School in 1894, directly across the street, the old Cotting Academy was abandoned and had to be razed following several "prank" arson attacks. William Cotting's heirs successfully sued for the return of land once it was no longer being used for a school, and the site therefore stood empty for two decades. The Masons purchased the lot in 1923 and the building was dedicated on September 25, 1925.

MHC Inventory Form B #194. This description substantially corrects and/or modifies the information contained in Form B.

Academy Street



20 Academy Street (also bearing address 27 Maple Street)

Designed by prominent Arlington architect William Proctor, of the Boston firm Gay and Proctor, the architecturally distinguished “Centre School” building is one of Arlington’s handful of truly monumental structures. Its form was equally based on theories of public health, scholastic organization, and architectural effect—the outsized “chimneys” are actually ventilation stacks. Combining the proportions and gravity of Richardsonian Romanesque with Chateausque dormers and symmetrical elevations, the building foreshadows architecture of the Classical Revival. The color and incisive treatment of the wall surfaces reflect the precision of shop-crafted materials and unsurpassed standards in building. Of note are the handsome decorative panels of orange, glazed brick at the second floor, and the continuous diaper of the same brick between the second floor window heads and eaves. The slate-shingled hipped roof is dramatically articulated by four hipped, chateausque dormers with copper spire details and pyramidal dormers. The windows are double-hung, of two types: eight-over-two with a stationary window of eight lights above, and six-over-two with a stationary window of six lights above. There is a keystone design treatment in the brickwork above the windows.

Constructed of brick and brownstone, the building’s most dramatic wall treatment appears at the main entrance on Academy Street. Here a dramatic arched entry with decorative floral and leaf design carved into the brownstone also features a carved relief under the arch. The date of construction (1894) is set in two carved wreaths: “18” on one side of the arch, “94” on the other. The actual entry doors, however, are modern, all glass, and accessed at the top of the steps beyond the archway.

Built in 1894 as Arlington’s first purpose-built public high school, this structure replaced the Cotting High School, which stood across Academy Street on the site now occupied by the Masonic Temple. The Croome house was moved from the site to 23 Maple Street in order to accommodate construction. Due to rapid population growth in Arlington and the fact that there was no adjacent land for expansion, the building only served for twenty years as the town’s high school. Afterwards, it was converted for use as the “Junior High School Centre,” one of three junior high schools operated by the town. It housed the vocational educational program for many years and served as overflow space when the Parmenter School became overcrowded. After being mothballed in the 1980s, the building was adapted for use as the Arlington Senior Center, at which time the circular drive and Maple Street “main entrance” were added. The exterior of the building is in an excellent state of historic preservation and is an integral part of Arlington’s “Civic Block” that includes the adjacent Town Hall and gardens, and Robbins Library and the Whittemore-Robbins House.

MHC Inventory Form B #195. This description substantially corrects and/or modifies the information contained in Form B.

Academy Street



22 Academy Street

This charmingly modest structure is a well-preserved example of the Carpenter Gothic/Stick Style of ecclesiastical architecture in a vernacular application. The west front is distinguished by a tall Gothic window and raised-plank decorative work in the Stick-Style vocabulary, which includes a barely discernible arch in the gable, and a schematic version of a hammer-beamed arched truss. Between the foundation and the windows the same decorative motif continues in the running dado, which provides a cohesive decorative feature broken only on the north side by the recent entrance addition. The slightly flared eaves of the main ridge-roof are echoes of those of the vestibules.

The gabled roof is covered in asphalt shingles, and the exterior of the structure is clapboard. The Gothic window on the front features diamond-paned stained glass, just above: a round window with a stained glass dove at its center. At each side of the entry portico there is a three-over-three arched window, and there is a diamond-paned window on the north side. The entryway is an enclosed vestibule with flared eaves and a gable roof; there is a board and batten door.

The Maple Street elevation of the building has seen much alteration in the last decade. There is a below-grade set of glass double doors, with five rows of three lights in each door. Above the doors is a window of four rows of eight lights (with metal muntins), and this is topped with a triangular window with about twelve panes of glass (also with metal muntins). Another means of egress on the south side of the building is a wooden door with nine panes of glass set over two wood panels. Next to this door there is a window with four rows of five lights (metal muntins), with a triangular light at the top. The Maple Street side does retain one pair of original double-hung, six-over-six windows.

Sited on a small plot of land bought in 1876, Arlington's first St. John's Episcopal Church, an outgrowth of St. John's Mission in Cambridge, was built and dedicated in 1877. The building's architect was Mr. H. M. Upham of Boston. Originally intended to serve as a temporary structure, the building first sat on a wooden foundation with no basement; in 1892, the building was raised off of its temporary wood foundations, a proper basement dug beneath, and the structure placed back on a brick foundation. The house immediately to the rear of the church, at #28 Maple Street once served as St. John's Rectory. Following construction of the new St. John's Episcopal Church at 74 Pleasant Street, the building was sold in 1933 to the Friends of the Drama, where it has served as a playhouse for over seven decades.

MHC Inventory Form B #196. This description substantially corrects and/or modifies the information contained in Form B.

Academy Street



23 Academy Street

This Second Empire or Mansard dwelling features a boxy form and bell-cast mansard roof covered in asphalt shingles. Three gable dormers with two-over-two windows are set in the front mansard; there is a pair of similar dormers on the north side and also on the south side. The porch reflects Colonial Revival style, perhaps a turn of the century effort to “update” the house. In the latter half of the twentieth century, the house was divided into a number of apartments, although the single front entryway remains. This entryway includes double doors, each with a single glass pane over two panels. The porch features chamfered posts on paneled and molded bases; the balusters are square. There is a second-story, uncovered porch, also with square balusters, over the entryway porch. The windows are two-over-two on the front (east). On the south side there are four casement windows on the first story and a pair of casement windows on the second story. The exterior is clad in asbestos shingles.

A stable to the rear of the lot is similar to the house and has been recently renovated in a historically sympathetic style. The two-bay stable has a mansard roof with a slightly hipped top. The roof is covered with asphalt shingles and the rest of the structure is clad in clapboard. The two wooden doors each have a clerestory of twelve lights above. To the left of the doors is a door with nine panes of glass over a panel, and a clerestory of four panes above the door. A loft above the main doors has two glass panel doors.

This house was built in 1868 for Dr. Jonas C. Harris, a prominent physician in Arlington. Edward Storer, an Arlington carpenter, is credited as the builder. After the Harris family’s lengthy occupancy, the Rev. Lord resided here.

MHC Inventory Form B #197. This description substantially corrects and/or modifies the information contained in Form B.

Academy Street



24 Academy Street

The rectangular, hip-roofed, two-story structure is enlarged by a wing extending to its side opposite Academy Street. An entrance façade facing south (on an unnamed street known variously as Academy Lane or Academy Terrace) provides a strong architectural focus in the handsomely proportioned, crisply detailed three-story central tower, which has its entrance on the ground level. There is a pair of windows on the second story of the tower, and a pair on the third. The hipped roof is covered with slate and the house is clad in clapboard. The tower is capped by a pyramidal slate roof with triangular dormer windows and ornamental cresting at the peak. The windows are one-over-one in the first and second stories. (These are new windows replacing the old, which were two-over-two.) In several of the windows new muntins have been applied to approximate the two-over-two style.) There is a pair of original windows on the second story of the tower, which are rectangular with an arched top; these are two-over-two. A single triangular window sits at the top (roof) of the tower.

Balancing the tower and spanning the façade, the verandah is simply crafted with chamfered and turned posts and a picket-like frieze and turned balusters. The entrance features a wooden door with three bull's-eye panes at the top, two rectangular glass lights, and nine raised panels below. The door stands between two, one-over-one windows. The design of the house clearly was intended to accommodate its unusual building lot, and it is difficult to assign a distinct architectural style to it. The massing and some of the decoration suggest that it was influenced by nearby Stick-Style/Queen Anne hybrids. To the rear stands the original barn/carriage house once belonging to the home; it was later made part of the parcel belonging to 26 Academy Street, when both properties were owned by the Morton C. Bradley, Jr.

The house was built in 1890 for successful coal, grain and hay merchant Warren Peirce, who was prominent in civic affairs. Unusually, the house features a dated cornerstone. Previous research incorrectly described this house as having been moved from another site, apparently confusing it with 26 Academy Street, which stands to its rear. Warren Peirce is described by local historians as having been of "old revolutionary stock." He began his Arlington coal business in 1872, becoming head of the Peirce and Winn Company, which operated adjacent to the Arlington Center railroad depot. In addition, he was a fireman in the old William Penn Fire Company, chairman of the Water Commission for three years, and state representative in 1886, 1889, and 1891. After the property's acquisition by Morton C. Bradley, Jr., the property stood vacant for many years until it was restored in the mid-1990s.

MHC Inventory Form B #198. This description substantially corrects and/or modifies the information contained in Form B.

Academy Street



26 Academy Street

This housewright's typical two-story, side-entrance Greek revival residence with gable pediment and temple porch, is set back from Academy Street at the head of a private way (known unofficially as Academy Lane or Academy Terrace). The porch roof is supported by four fluted Doric columns. The roof of the main part of the house is gable; there are side gable roofs on the north-side ell and the shed addition to the ell. The house is clad in clapboard, and roofed with asphalt shingle. On the main part of the building the front windows are rectangular and double-hung, six-over-six. On the south elevation, the windows are six-over-nine on the first story, and six-over-six on the second. The windows are topped by rectangular panels/pediments on the south side of the first floor. In the two-story ell, windows are six-over-six. The one story shed addition to the ell has two casement windows of six panes each. The front entrance is defined by a paneled door with four-paned sidelights and a seven-panel top light. The doorway of the ell on the north side of the house is distinguished by a bracketed hood with saw-cut embellishment.

The two-story, clapboard barn, which once belonged to 24 Academy Street, has a cross-hipped roof covered in asphalt shingles. There are two bays with two doors in each bay. The windows on the first story are rectangular, double-hung, six-over-six. On the second story, the windows are square, double-hung, three-over-three.

The Greek Revival main block of this residence was built in 1843 for the Rev. Francis Horton, first minister of the adjacent Orthodox (now Pleasant Street) Congregational Church. The ell might be either an addition made slightly later than 1843 or the enlargement of an original wing, the decoration of the wing doorway dating from the 1870s. In 1886 the house was moved from its original location at 87 Pleasant Street to accommodate construction of the Governor J. Q. A. Brackett House. The house originally faced south and when moved was rotated to face west. It later became part of the estate belonging to Warren A. Peirce, whose home was next door at 24 Academy Street. Peirce rented the house to Rev. Charles A. Watson, pastor of the First Baptist Church. Peirce's widow, Ruth, owned the house in the 1920s. It was also home to Judge Wells and in the 1930s became the residence of Dr. Nathan Wood.

The barn and carriage house belonging to 26 Academy Street became part of the 24 Academy Street parcel as a consequence of subdivision during the ownership of Morton C. Bradley, Jr. of 20 Maple Street. The house has been maintained, but has stood vacant for decades. The substantial backyard was purchased from the neighboring property to the rear, 87 Pleasant Street, in the mid-20th century.

MHC Inventory Form B #199. This description substantially corrects and/or modifies the information contained in Form B.

Academy Street



26A Academy St.

The hip roof of this Colonial Revival house repeats, on a smaller scale, the roof design of the neighboring residence at 24 Academy. Consistent with Georgian- inspired Colonial Revival style, the plan of the house is symmetrical: center entrance and central chimney; large shuttered double-hung, eight-over-eight windows lined up vertically on either side of the entry, which itself is under a centered window. Two bays—one on the south side, the other on the east—each composed of four windows, vary the house's strict symmetry. The windows have the original wooden shutters. The siding is painted clapboard and the roof is asphalt shingle. A distinctive feature of the doorway is the broken swan neck pediment framing a carved stylized pineapple. Carved pilasters and long vertical panels containing narrow leaded sidelights further enhance the front doorway. There is a single-car, stucco garage at the rear of the property. Its hip roof and block design create a diminutive echo of the house.

In 1941 Christine I. Vallender and her husband Francis H. Vallender, a dentist, built this house on land once part of the Warren A. Peirce estate, which had been deeded to Mae C. Chamberlain by Arthur B. Pierce in 1935. The lot was once the front lawn of the Peirce house at 24 Academy Street, and it is said that three large trees, planted upon the births of each of Warren Peirce's sons, were prominent sentimental features of the neighborhood.

Academy Street



28 Academy Street

This commodious frame residence is transitional Queen Anne in sensibility. The roof is hip on gable, covered with asphalt shingle. Notable are its jerkinhead head or clipped gable and bargeboards that feature an “Eastlake pattern” of squares and rectangles. The gables are distinguished by imbricated shingles, which once contrasted with the original clapboarded facades now covered in vinyl siding. First-story windows are rectangular, double-hung, one-over-one. On the second and third stories, they are two-over-two. On the south-side, third story is an arched two-over-two window complete with arched shutters. Each of the shed dormers on the north side has two, one-over-one windows. The house has the original wooden shutters; on the first floor they are hinged with two panels; on the second and third stories the shutters are single panel. Above the ground floor windows are bracketed window caps in the Renaissance Revival style. The entrance is defined by a four-paneled wooden door with four glass panes at the top. The door is flanked by three-paned sidelights on each side. The porch has turned spindles and posts.

Circa 1885 photographs reveal the original exterior fabric of wood clapboards on the first and second floors. Patterned shingles were applied to the second floor. In addition, an open porch above the entry porch was present, surmounted by a shingled square tower.

Circa 1880 Edward T. Hornblower built 28 Academy Street, having only a few years earlier built and resided next door at 30 Academy Street (formerly bearing the address of 20 Pelham Terrace). He was the founder of the noted brokerage house, Hornblower and Weeks (later Hornblower, Weeks, Hemphill, Noyes). Born in Islington, England in 1831, he was an importer before moving from Chicago to Boston in 1873. The house was originally connected to the driveway at 30 Academy Street by a bridge over a ravine that was part of Potter’s Grove. (Note: 30 Academy Street is already part of the Pleasant Street Historic District, having been included in the Pelham Terrace expansion in 2002.)

MHC Inventory Form B #200. This description substantially corrects and/or modifies the information contained in Form B.

Academy Street



29 Academy Street

This Italianate, two-and-one-half-story house has an L-shaped plan with gable end to the street. Sided in clapboard and tongue and groove flush boarding, the house has typical vernacular features, such as a bold roof overhang supported with paired brackets at the eaves, bay windows at the ground floor, a bracketed hood over the entrance, and chamfered posts on the porch. The entry vestibule has a mansard-like hood topped in copper, held up by decorative brackets. An outer glass-paned door is surrounded by wood panels at the top and sides. Each of the interior double doors has a frosted and etched glass pane over a panel. The house does have embellishment in the elaborately turned porch balusters and a continuous dado of flush beveled boarding. The windows are rectangular, two-over-two, except for the arched windows on the top floor. The front doorway was likely altered from the original and there were probably window blinds. The foundation is granite, fieldstone, and brick. A later, gable-roofed garage, covered with wood clapboard, and roofed in asphalt shingles, stands towards the rear of the property. The garage has two center-opening doors with eight glass panes in each door (two rows of four), which sit over four, side-by-side panels.

This house was built around 1858 for Benjamin Delmont Locke. Locke's great-grandfather was a local Minuteman who participated in the events of April 19, 1775. For many years Locke was a cloth printer, associated with the Schouler Print Works on Arlington's Mill Brook (who maintained a sales office in Boston). Locke later served for decades as Arlington's clerk, treasurer, and collector. He was by all accounts a beloved public figure, whose career ended badly at the dawn of the 20th century when one of his assistants embezzled funds and set fire to the old Town Hall to cover his tracks. Following this "defalcation," it was decided to separate the offices of clerk and treasurer/collector and Locke's health rapidly declined. The two house lots to the south of Locke's home were laid out in extensive gardens until Locke built and moved into 33 Academy Street at the end of the 19th century, after which he rented out his home at number 29. At the same time, Locke also built 35 Academy Street, for use as a rental property. During the 1920s, the 29 Academy Street property passed to Samuel J. Guernsey, Assistant Director of the Peabody Museum at Harvard, who later moved to 28 Academy Street.

MHC Inventory Form B #201. This description substantially corrects and/or modifies the information contained in Form B.

Academy Street



32 Academy Street

This Garrison Colonial house was built on a lot carved out of the former Hornblower-Rice estate (30 Academy Street) in 1959. It was necessary to fill a portion of the old “Potter’s Grove” ravine in order to create construction grade. It is a two-story wooden shingled house with no dormers. The side-gable roof has asphalt shingles, and the second story extends slightly outward to overhang the story below. The foundation is brick and concrete. The windows are mostly rectangular, eight-over-eight. On the first story there is one square window with twenty-four panes flanked by rectangular four-over-four narrow windows. The wooden front entry door has four panels, with two colored frosted-glass lights in a tulip motif at the top.

A single story addition on the north side of the house was completed since 1999; it replaces a small-roofed side porch. This addition carries an octagonal window on the front next to the side entrance, and at the side of the addition there is a window area that includes three rectangular four-over-four windows beneath an arched window with many simulated muntins. An uncovered porch area with three steps of some composite material leads to a paneled door with a decorative fanlight at the top.

Joanne Frederick, who was a Town Meeting Member and active in many civic endeavors, lived here in the 1960s and 1970s.

Academy Street



33 Academy Street

This two-and-one-half-story Colonial Revival features a porch that extends across the front and around to the south side of the house, resulting in a covered section at the entry to the house and a two story porch over part of the side. Two free-classical columns frame the entry area of the porch; the porch balusters are square. Full-length, diamond-paned sidelights flank the three-paneled front door. The roof of the house is hipped, and the front carries three hipped dormers as well. The roof is clad in asphalt shingles. Windows are rectangular, and include six-over-one, four-over one, and one-over-one. The dormer windows are six-over-six, and there is a two-story bay at the front. The stained glass window at the center of the second floor is a recent alteration. 33 Academy Street is sided with clapboard, and has a stone foundation.

This house was built in 1895 by B. Delmont Locke and his wife Sarah, for their own occupancy. It stands in what had previously been a portion of their garden to the south of their home at 29 Academy Street. The Lockes lived here until 1903. It later became the home of Peter Schwamb, a professor at Massachusetts Institute of Technology. After his retirement, he was involved in the family's piano-case manufacturing business on Mill Brook (Theodore Schwamb Company). Professor Schwamb's unmarried daughter Amy lived in the home for the rest of her life.

Academy Street



34 Academy Street

This small “neo-colonial” Cape of one-and-one-half stories sits close to the street at the top of a lot that slopes down to a ravine. The roof is end gable, with asphalt shingles. The front door is surrounded by one window to its left and two to its right. There is a full shed dormer across the back of the house, and two gable dormers on the front. The house is vinyl-sided, and sits on a concrete foundation. The front entry is defined by a gable hanging over two narrow square posts with square balusters. The wooden door has four panels and two top-lights. Windows on the first floor are eight-over-eight with metal, non-functional shutters; dormer windows are six-over-six.

Like 32 Academy Street, this home was built on a lot carved out of the former Hornblower-Rice estate (30 Academy Street) in 1959. It was necessary to fill a portion of the old “Potter’s Grove” ravine in order to create construction grade.

Academy Street



35 Academy Street

This two-and-one-half-story, side-entrance Queen Anne home, sits on a slight rise of the street. The gabled roof also carries a hipped-roof dormer with diamond window muntins and a front-gabled dormer with a true Palladian window that sits in a vaulted recess. The wall under the entrance porch roof has an oval window; most of the windows are eight-over-one and have wooden shutters with adjustable slats at the bottom. A chamfered corner on the first floor with a second floor overhang is further defined by a decorative bracket. The door has a single glass window with one panel below. The entry porch is covered, with a square-baluster, rail-and-baluster system supported by free classical columns. 35 Academy Street sits on a stone foundation, and is covered by clapboards on the first floor and wood shingles on upper stories; the roof is asphalt shingle.

This home, along with 33 Academy Street next door, was built on a portion of the gardens owned by B. Delmont Locke of 29 Academy Street. (Note: Prior to 1898, a variety of house-numbers applied to the structures on Academy Street.) Locke and his wife Sarah moved from 29 Academy Street into 33 Academy Street, and retained their original home as a rental property. 35 Academy Street was intended as a rental property from the outset, and it housed a succession of different tenants during its first twenty years or so. It later was purchased by Albert Stanton, a jeweler, whose two unmarried daughters lived there for many years after his death.

Academy Street



36 Academy Street

This two-family house features an end-gable, slate-covered roof and stained shingle siding. The front doors are located inside the ground level entry porch, which is offset to the north. The attractive glass-paneled entryway is notable for Doric columns at either corner. A glass center door has five rows of three panes. The glass door is flanked on each side by six rows of four panes. The glass sides of this porch are six rows of six panes each. The two front doors each have four-over-four lights at the top, with two wooden panels below.

Situated directly above the entryway is an open-air porch with a square balustrade and centered doorway. The windows are double-hung, with six panels above. The green wood, non-functional shutters give a distinctive look to the bay windows south of the entry porch. There is one gable-dormer on the west side of this two-and-one-half-story building. Two south facing entryways are placed above the stone foundation, which slopes downward next to the driveway and a single car garage stands at the bottom of the drive at basement level.

The home was built circa 1916, at a time coinciding with the land subdivision and construction of homes at 48, 50, 53, and 54 Academy Street. This decade of the 1910s thereby witnessed a substantial change in the street-frontage density of the neighborhood.

Academy Street



38 Academy St.

Located below the slate-clad gable roof of this sturdy two-story Victorian dwelling is an oversized board with restored, scrolled, Italianate-style, under-eave brackets arranged in pairs. The template for the brackets was taken from originals in the rear of the house. The center entrance is Greek Revival in sensibility with a boldly chamfered rectangular pediment. Pilasters frame it. The offset ten-pane sidelight is, however, a departure from the Greek Revival style. Windows are double-hung, two-over-two, with the original wooden shutters, which do not fold. A pair of smaller brackets under each window reflects the larger brackets at the roof line. A flat-roofed addition at the back was built in the 1920s, and an original side porch expanded to form a deck in 1988. The house is covered in wooden clapboards, and sits on a brick foundation.

This house stands on what was once the rear portion of the Joseph Burrage estate at 111 Pleasant Street. (The Burrage house was moved back to the head of Oak Knoll in the early 20th century.) Alfred Hoitt, Arlington's postmaster, later acquired the Burrage property. Around 1880 Hoitt erected 38 Academy Street, thereby taking advantage of the street frontage available at his rear lot line.

Academy Street



41 Academy Street

The excellently preserved two-and-a-half-story home is covered in clapboards and has a gabled gray slate roof, which may be original. This side elevation faces Academy Street and the building is sited at the top of a substantial elevation from street grade. This orientation would have once given a fine view downhill from the front porch, overlooking the large ornamental garden of neighbor B. Delmont Locke (29 Academy Street). A rubble-stone retaining wall with granite gateposts is a prominent landscape feature. Stands of fir and hemlock trees are remnants of a mid-19th century planting scheme. The overall style of the house is best described as Italianate in massing and porch detail. But the moderately-pitched cross-gable roof is trimmed in saw-cut Gothic Revival vergeboards. The blend of architectural details gives a restrained picturesque look to the house. Originally built in a T-shaped plan, the house took on a cruciform footprint when a three-story wing was added to at the south elevation around the end of the 19th century. The windows are double-hung, two-over-two; in addition, at the first-story porch, there is a triple-hung window with full length shutters. There are no shutters on the rest of the house. The entry doors, which are on the north side of the house, are double doors with frosted and etched glass in each side. The porch posts are chamfered.

The prominent clapboard barn/carriage house, located in the northwest corner of the property, is one of three such mid-19th century outbuildings surviving on Academy Street. The intersecting-gable roof is shingled in asphalt. There are two bays, each with wooden sliding doors. Over each pair of sliding doors is a thirteen-pane clerestory window. The loft has a wooden door. The windows in the barn are double-hung, two-over-two. Extensive gardens are laid out to the rear of house, on land that was to be subdivided for construction of three houses in 1997; fortunately the open space was rescued following purchase by the current owners.

The house was built in 1859 for the Rev. Samuel Abbot Smith. Rev. Smith was the seventh minister of the First Parish (Unitarian) Church and an amateur historian of the first day of the American Revolution, describing the role played in Arlington (then Menotomy, later West Cambridge) in his much-published essay, "West Cambridge 1775." Rev. Smith died of an illness he contracted while ministering to Union troops hospitalized after battle in Virginia in 1865, during the last days of the Civil War. Rev. Smith's son, also Samuel, was a Boston lawyer. Another son, George Albert Smith was dedicated to the Jason Russell House, and purchased the late 19th- and early 20th-century buildings and arranged for them to be torn down in order to restore the Revolutionary War battlefield at the Jason Russell House. In the twentieth century, the house was occupied by Miss Elizabeth Abbot Smith, Rev. Smith's granddaughter, until her death in 1976. She was long active in Arlington preservation work and in The Arlington Historical Society. Gifts before her death enabled the construction of the Society's George Albert Smith Museum, in honor of Miss Smith's father.

MHC Inventory Form B # 202. This description substantially corrects and/or modifies the information contained in Form B.

Academy Street**42 Academy St.**

This split-level Ranch house is characterized by a large, curved bay on the front elevation. The windows are double-hung, eight-over-eight. The wooden shutters are non-functional. Several skylights interrupt the gable roof. A garage built into the foundation on the façade's north side balances the off-center entrance on the south side. The doorway has a single light consisting of five panes. The upper level is sided with painted shingles, the lower brick.

The house was built in the 1960s on a parcel subdivided from 44 Academy Street. No occupants at this address appear in *Arlington's True List of Residents* until 1973, when it is shown as the home of Joseph and Roberta Foley, both of whom were teachers.

Academy Street



44 Academy Street

The D.P.Green House—two-and-one-half-story, Second Empire with Italianate features—is striking for the bracket detailing on cornice lines and the porch, and its simple but charming window surrounds. The exterior is clapboard, the bell-cast mansard roof shingled in asphalt. 44 Academy Street sits on a brick foundation. On the first and second floors, the windows are rectangular and either four-over-two or two-over-two, with wooden shutters. In the mansard, the windows are rectangular and double-hung, two-over-two, but arched at the top. The dormers in the mansard are gable dormers with striking detailing in their surrounds. The windows are topped with a hood, and there is an “unscrolled scroll” detail that lies flat on the roof, like a bracket, at each side of the windows. Brackets ornament the cornice lines at the roof and porch. The simple double doors at the front allow the eye to catch the plain yet profuse details around the porch, such as dentil molding on the outside with ornamental brackets with a tear drop at the end of the scroll. Square wooden balusters and railings, and graceful turned posts further draw the eye to the porch. Each of the front doors has frosted glass over two panels below.

A two-story addition with a separate entrance graces the south side of the house. This wing is set back from the front of the house. It features rectangular four-over-four windows. Here, the four-paneled door, with two lights at the top, is smaller than the front door; it has a narrow window to its left that has only one shutter. To its right is a small diamond paned window. A wrought-iron fence flanks the front and side lawn.

David Prentiss Green, a successful streetcar manufacturer, occupied the Adams-Potter House at 119 Pleasant Street while he was having another temporary home built for his family at the rear of his house lot at 44 Academy Street. He then occupied 44 Academy Street while a larger mansion-house in the same Second Empire style was being erected on the Pleasant Street frontage. (That house underwent substantial alteration upon the subsequent ownership of Mr. Taft.) Green then retained ownership of 44 Academy Street and rented the house to Mr. and Mrs. Bake (nee Techmaker). Mrs. Baker’s brother was related to Green. After the Greens, the home was owned by the Tafts for many years. By 1930, this lot was separated from 119 Pleasant Street, and became the home of Charles H. Doty, a lumber merchant in Boston who had married into the Taft family.

MHC Inventory Form B # 203. This description substantially corrects and/or modifies the information contained in Form B.

Academy Street



48 Academy Street

Situated on a knoll above street level, this two-story, center-entrance Colonial Revival is distinguished by the features of its generously designed front and back facades. The front entrance includes two fluted pillars, five-paned sidelights on each side of front door, a triangular pediment, and dentil molding over the entry. On the first floor there are two sets of eight-pane casement windows; the rest of the house has eight-over-two, double-hung windows. On the second story, a pair of casement windows, of eight panes each, sits above the entrance. Wooden shutters on the second floor have adjustable slats. On the north wing, there is a pair of small two-over-two casement windows at the second floor, and one single-pane casement window on the first floor. On the second floor of the south wing addition there are sliding windows, on the first floor a pair of casement windows.

The hip roof is covered with asphalt shingles; brackets provide a decorative element. There is a hooded dormer in the rear. The back of the house features three sets of French doors leading to a full-width patio overlooking a surprisingly large lot. The exterior fabric of the house is wood “novelty siding”—a type of clapboard with concave edges, laid side-by-side, rather than overlapping. There is an addition on the left side of the house. A prominent landscape feature is the cut stone retaining wall. On the other side of Academy Street there is a rock outcropping that mirrors the retaining wall. When Academy Street was first laid out, and the public way ended at this point, these rock formations limited vehicular travel to only small carts. The rock was blasted away around 1875 to permit the complete extension of Academy Street around the corner to what is now Irving Street. At the time, Gray Street made a similar right angle onto what is now Ravine Street; thus, what is today the junction of Ravine and Irving Streets was once the junction of Academy and Gray.

The house was built in 1914 for civil engineer Robert Pond, who had been the private surveyor of the Robert Bullard plot plan on which his house would be built. Pond was associated for many years with the Barrett Manufacturing Company of Boston.

Academy Street



49 Academy Street

The eclectic style of the shingled house, here an interpretation of Colonial Revival, is apparent in two off-center chimneys, gabled dormers on each elevation, and the exuberant variety of window shapes and sizes: arched, latticed; double-hung, three-over-one, six-over-one, eight-over-one, and six-over-six. On the Academy Street elevation, flanking the center front entry are a huge double-hung window with latticed upper light and single-pane lower light, and a smaller double-hung, one-over-one window. Both entry-flanking windows contrast enormously with the tiny rectangular leaded window at the southwest corner. A story-and-a-half Palladian window distinguishes the north elevation. On the west elevation there is a triptych of double-hung, one-over-one windows and a corniced bay with three double-hung, six-over-one windows. A decorative horizontal saw-tooth band divides the first and second floors. The roof is asphalt shingle.

There are elements adhering to the Colonial Revival style: the house's block shape, hip roof, center entry capped by a fanlight and framed by pilasters, and the three Doric style columns of the front porch. The six-panel door is flanked by wooden pilasters. Above the door, a graceful wooden arch frames a leaded glass fan window. The porch rail balusters are square.

The large, double, gable-roof, stone and masonry garage is notable for its two sets of double, board-and-batten doors. A pair of small, decisive rectangular windows, reminiscent of Art Nouveau design, accents each door. The house was in deteriorated condition when it was purchased by current owners in 2004. They rebuilt the front entrance porch and replicated the straightforward square-baluster rail system. At the same time they removed an enclosed Craftsman-style sleeping porch that had been located directly above it.

The house lot was for many years owned by Benjamin Norton, who purchased it from the Smith family after building his home at 51 Academy Street, which sits directly above it on the hill. Stadly's 1898 atlas depicts a circular driveway on the land. The Smith family repurchased the lot two decades later. Number 49 Academy Street was built circa 1895 by Samuel Abbot Smith, Jr., for the young family of his brother George Albert Smith, who was a paper manufacturer in Boston. It was originally located on the house lot immediately to the north (numbered 47 Academy Street), but was moved to its present foundation around 1933 after George Smith had inherited the family home at 41 Academy Street. It is said that George Smith desired an uninterrupted vista of the gardens to the rear of his property. The house vanished not only from direct view: its appearance was minimized because its new location stands at a much lower grade level. In 1934, it became the home of Ernest R. and Lettice Llewellyn. Llewellyn was a patent attorney. For many years it was the home of Carol Perkins, to whom it was given by Elizabeth Abbot Smith.

Academy Street



50 Academy Street

The shingle-clad, rectangular, two-story house exemplifies the Colonial Revival style in a restrained form. An end-gable roof covered with asphalt shingle sits over a stained shingle exterior. Two fluted Doric columns support the roof over the front center entrance. The long sidelights, matching the height of the door, each contain two vertical eight-pane rows. On the Academy Street elevation, a bay of three double-hung windows varies the façade, which presents a symmetrical design of three double-hung, two-over-two windows on the second story, corresponding to the three elements on the first floor: bay, entry, and window. On the first and second-floor front façade, as well as on the south and north facades, the double-hung windows feature two lights in the lower half and a decorative window in the top light. Here, a single square pane is surrounded on sides and top by divided lights to create a center window with four smaller panes at the top and two smaller panes at each side. Wooden shutters on the second floor have a diamond cut-out design on the top panel. Gable-end chimneys punctuate the gable roof. The foundation is stone.

This house, built circa 1916, was one of three built on a subdivision of land owned by Robert Bullard. In 1920, Mary Prentiss Winn, the widow of William N. Winn, moved here from 77 Summer Street with her two unmarried adult daughters. Both Edith and Amy J. Winn were active in The Arlington Historical Society, where they lectured on local history. During the academic year, Amy Winn worked as a secretary at Tufts College in Medford. In the summer months, she was co-proprietor with a Tufts colleague of the Bayberry Tea Room in Provincetown's "West End."

Academy Street



51 Academy Street

Better viewed from Jason Street, this handsome shingled Queen Anne home was designed to sit high above Academy Street, at the head of what was known in the mid-19th century as "Happy Valley," from which it could be reached by a steep stairway. This siting is similar to that of many similarly perched homes in the Kensington Park area. The house is located behind 46 Jason Street and above 49 Academy Street.

The main block of the house is a two-and-one-half-story, hip-roofed square, tied to a two-story turreted round extension. There are hipped dormers. A graceful open porch extends the full length of the Academy Street face and wraps around the south side. The porch posts are chamfered, and a mixture of posts, balustrades and shingles surrounds the porch. There is a paneled front door. The fishscale shingle-work at the bottom of the second story flares into a skirt that belts the structure and gives it a horizontal feel. The first story is clapboard, and the third story is shingle. Roof material is asphalt shingle. A large central chimney of intricate brickwork dominates the roofline. An especially distinctive feature of this house is the unusual glazing pattern of the windows. The lower sash has a single mullion; the upper sash is divided in quarters, the upper two of which are further divided in quarters, resulting in a ten-over-two design. More unusual, this design is carried throughout the house, even to the upper story. On the south side, second story, there is a decorative window with thirty-five panes. The first-story windows have wooden shutters.

This house was built in 1886 for Benjamin A. Norton (1847-1932) and his wife, Mary Fessenden, a member of a long-established and prominent Arlington family. Benjamin Norton was associated for many years with his brother-in-law, Edward S. Fessenden, in the wholesale woolen firm of Norton, Fessenden and Co. in Boston. In addition, Benjamin Norton was an officer at the Arlington Five Cents Savings Bank. His father, Colonel Alfred Norton, was well-known in Massachusetts for his service in the Civil War. Col. Norton resided at 51 Academy Street during the 1890s.

Mrs. Benjamin Norton was president of the Arlington Woman's Club in 1898, when she spoke of that organization promoting for women a "broader field of usefulness and as a stimulus along those lines which are particularly a woman's sphere in the home and in intellectual life." Mrs. Norton continued in leadership roles in the 20th century, where she served as chairman of the Arlington Anti-Suffrage League, whose members included prominent Arlingtonians such as Mrs. J. Q. A. Brackett, wife of the former governor; Mrs. Henry Hayes; and Mrs. Frank V. Noyes.

A 10,500 sq. ft. parcel of land in front of 51 Academy St. was purchased by the Nortons from the Heirs of Samuel Abbott Smith, and a circular driveway laid out upon it. In 1916, the Nortons sold back to the Smith family approximately 8,500 sq. ft. of this parcel. In 1933, George A. Smith moved the house at 47 Academy Street to this lot, whereupon it was re-numbered as 49 Academy.

Academy Street



53 Academy Street

This version of the Colonial Revival style is known as Craftsman Colonial, best evidenced by its prominent trellis-sided portico with exposed rafter tails, exceptionally long, with artfully shaped ends. The two-and-one-half-story main block of the structure is a simple stucco rectangle with steeply pitched slate roof featuring a modest clipped gable (or hip-on-gable) effect. The hipped effect is echoed on two front facing dormers. Above the portico a slender bay extends upward to a deeply overhanging eave with small exposed rafter tails. Windows are double-hung six-over-one throughout, except on the sides of the bay where they are four-over-one, and on the side of the sunroom where they are three rectangles hung one over the other. Wooden shutters on the main house are decorative. The entrance offers a three-paneled door flanked on each side by door-length, twelve-pane sidelights. Because of its stucco covering, which is original, 53 Academy Street, at the time of its construction would have been called a “cement house.”

The portico construction details are echoed in the shed roof of the sunroom that extends from the west (left) side of the main block, while the east end features a smaller and simpler shed-roofed extension. Windows of the front façade consist of two paired windows on the sunroom front, and a ribbon of three windows flanking the entry area.

This structure offers an interesting example of balance without symmetry. Where one would expect the portico to be centered, it is clearly not, given the imbalance of windows around it. However, the weight of the larger sunroom extension on the left, against a smaller counterpart on the right, results in an overall impression of balance around the off-center portico.

The overall appearance of the house is greatly distinguished by the low and graceful mortared fieldstone wall extending the length of the building. The parcel is bisected by a driveway shared with 55 Academy Street, with the western portion of the site (the corner of Academy and Irving Streets) largely open space backed by a three-car detached garage in a style in keeping with the main structure.

A few years after Frank Bott of 55 Academy Street subdivided his land in 1903 into four house lots, he built 53 Academy Street for his second son, William G. Bott. Ultimately only an artist’s studio and two additional houses were built. Later a triple garage was erected, set back on the lot at the northwest corner of Academy and Irving Streets. One of the houses in the Bott subdivision, 47 Irving Street, is in the Jason-Gray Historic District.

Academy Street



54 Academy Street

The two-story, shingled house is a well-maintained example of the Colonial Revival style. The symmetrical façade has a center entrance framed on each side by door-length, six-pane sidelights. There are double-hung windows on each side of the entryway, and these windows and the ones directly above them display eight-over-two sashes. Of particular interest are three casement windows aligned symmetrically above the entranceway, each with six panes of glass. All windows have shutters with adjustable slats at the bottom. The foundation is stone.

The entrance itself appears to have been modified to accommodate the casement windows. Simple brick steps lead up to the door, with glass sidelights from the top of the doorway to the floor, but no adornment above the door. The small, flat portico is supported by two piers with slightly slanted sides. The side-gambrel roof is covered with asphalt shingles. The modest overhang of the roof is adorned with dentils. Stretching the entire south side of the house is a porch. Although permanently screened, the porch retains the round columns that support a flat roof, and railings on three sides. The porch balusters are framed in a cross hatch pattern. On the other side of the house, set to the rear, is another entrance to what appears to be a mudroom. This door faces the street.

A one-bay garage with a hip roof of asphalt shingles sits well back on the property. A cement walkway and driveway have recently been replaced by stone pavers, and the land in front of the house has been landscaped to include decorative plantings, a small tree, and a fence enclosing the yard.

One of three houses in the Robert Bullard subdivision on the former property of Deacon Field, as is the case for 48 and 50 Academy Street, this house was constructed circa 1917. Ernest R. Spaulding, a cardboard-box manufacturer at 196 Broadway in Cambridge, was an early owner. By 1938 it had become the home of J. Kennedy McCormick, a business executive in Boston. In the 1940s Grace and Robert Young acquired the house. Grace Young was a clinical psychologist with a practice in Boston and Andover. Robert Young was a psychoanalyst at the Judge Baker Children's Center in Boston.

Academy Street



55 Academy Street

This L-shaped two-and-one-half-story late Italianate house sits on a knoll well back from the street. The exterior is covered in clapboard and wood shingle, and the foundation is brick. The cross gabled roof is covered with asphalt shingle. The rectangular, double-hung windows are two-over-two, with a rectangular two-story bay on the north side, with four windows in each bay (two at the front of the bay, one each on the sides of the bay). Wooden shutters with adjustable slats at the bottom frame the windows. There is a double door at the front, each side containing a pane of etched and frosted glass over double panels. The door frame is quite simple. A verandah wraps around the main block of the house, with a jigsawed railing that would have been typical of the Stick Style of architecture that was popular at the time of construction. Other prominent features include half brackets and half modillions at the principal and veranda eaves, cornice and frieze surmounting the second floor window heads, and well-proportioned chamfered posts on the veranda.

The house had been previously misidentified as dating from the 1850s, when in fact it was built circa 1879 by Mr. Sawyer. In 1893 it had become the home of Frank Bott, a grocer first in Gloucester, and later in Boston at the Twitchell Chamberlain Company. Bott subdivided his property in 1903 to permit construction of two other homes (53 Academy Street and 47 Irving Street), for the families of his two sons, along with an artist's studio, which has since been razed. A three-car garage (belonging to 53 Academy Street) is sited on the fourth house lot of the "Bott subdivision." For many years, this was the home of Boston attorney Eric Verrill.

MHC Inventory Form B #204. This description substantially corrects and/or modifies the information contained in Form B.

Irving Street



17 Irving Street

The Parmenter School building defines the corner of Academy and Irving Streets. This three-and-one-half-story Colonial Revival structure of brick and stone fronts on Irving Street; a 1950s two-story addition on the playground side is also built of brick. Although there is a hip roof on the playground side, with four hip dormers, the front of the building carries a steep gable. The roof is slate shingles. Windows are replacements, rectangular, two-over-one, topped with keystone lintels. On the first floor, there is a panel over the windows and under the lintel. Doors are double metal fire doors.

The front façade carries the defining classical revival features. The portico at the entryway features stone, Doric pilasters. At the top of the door there is a broken pediment with a pineapple. Four prominent stone pilasters define the façade from the second through third floors, framing the front of the school building in three symmetrical parts. The signage for the Parmenter School sits in the center of the front façade. Prominent above the windows on the third floor is the inscription, “Dedicated To Good Citizenship.” The striking gable features a round window in the center, with symmetrical swag decoration to its sides. At the first-story front, the stone is cut to resemble wide boards.

The Parmenter School—named for Judge William Parmenter, known as the “Father of Arlington Schools”—was built in 1927 to replace a wooden primary school (grades one through four) and enlarge capacity to grade six. The wooden school was used for another quarter-century as home to vocational training programs known as the “Industrial Arts Junior High School.”

The building's architect was Charles Greely Loring, of the prominent Loring family of Boston. Loring was also the architect of the 1927 Arlington Police Station on Central Street, and a respected architecture critic. In 1926, the “new” Parmenter School was described as follows: “The exterior is designed in the Colonial style in harmony with the traditions of Arlington, with a monumental facade on Irving street. The walls will be of shale impervious red brick with stone pilasters and trim.” When the Parmenter addition was built in the 1950s, the wooden school was torn down to make room for the current playground space.

Maple Street



14 Maple Street

Among the most striking features of this 1896 structure is the steeply pitched hip roof punctuated by a grouped pair of windows capped by an unusually crafted, combination-overhang, featuring a shed roof inset-gable supported by curving knee braces. The roof is covered with asphalt shingle. The asymmetrical façade of this one-and-one-half-story home is balanced on the right by a compact pedimented porch anchored by paired square posts and an unusual balustrade, and on the left by a large grouping of three double-hung windows. The vertical balusters are square, as are the unusual horizontal bars that cross them. The front door has a diamond-paned window above two panels, and is flanked on each side by ten lights that begin half-way up the door and reach to the top of the door. The left side of this house echoes the front with two of the same gabled windows carving out niches in the roof and two groupings of three windows on the first story. A small wing attached to the right side of the house features a bracketed round window and a carved outside entrance. While Shingle Style influences are apparent in the craftsmanship and materials, including the stone foundation and original shingle siding, the small compact scale and unusual details make it a truly unique and important property in Arlington.

The house was built in 1896 as a private kindergarten run by the Misses Nettie and Ethel Wellington, who lived with their father next door at 16 Maple Street. The architect was William Proctor, an Arlingtonian of the Boston firm, Gay and Proctor. Proctor designed the 1894 Arlington High School at the corner of Maple and Academy Streets. The house was known variously as “Pleasant Hall” or “Wellington Hall,” and The Arlington Historical Society was established here in 1897. By 1911, the building had been converted to a residence, rented by the Wellingtons to Clarence A. Russell, a provisions dealer. In the 1930s it was the “Parish House” of the Orthodox (now Pleasant Street) Congregational Church. Sunday school classes and other events were held here. It was part of a “complex” that included the church itself, and the parsonage (razed in 1954) at 15 Maple Street.

In the 1950s, the property once again became a single-family home.

Maple Street



16 Maple Street

This striking Gothic Revival cottage is a fine example of its type and one of very few in Arlington. It is one-and-a-half stories tall, with an irregular plan. The eaves of the steeply pitched gable (as well as the eaves of the roof's dormers) are faced by gingerbread vergeboarding. According to the owner, these are recent reproductions. The gable ends in a turned king-post. A lancet window stands above the front porch, its tympanum featuring gothicised tracery in high relief including a quatrefoil motif. The front door has a nine-light arched window above six panels, and a decorative applied cut-out design above the lights. The main entrance door is flanked by sidelights featuring gothicised cut-out shapes. The house is clad in wide wood boards, and the roof shingled in asphalt. This house is sited on a rise overlooking Maple Street.

This house was once situated on the Green-Taft House's lot at 119 Pleasant Street. It was built by William Chase, the Town Clerk, around 1845. The house was sold to Deacon Adams, the father-in-law of Joseph S. Potter of Potters Grove. Mr. and Mrs. Potter lived there until around 1870. In 1874 George Y. Wellington bought the cottage and moved it around the corner to Maple Street. Wellington was an insurance agent and a founder of the Arlington Historical Society in 1897. As a young man, Wellington had done survey work for the Lexington & West Cambridge Rail Road (now the Minuteman Bikeway) and later established the horse-car line on Main Street (now Massachusetts Avenue) which terminated at Academy Street. In the mid-20th century the house was divided into two living units. It was owned by Morton C. Bradley, Jr., who had lived at 20 Maple Street, and had purchased several properties on Maple and Academy Streets.

MHC Inventory Form B #325. This description substantially corrects and/or modifies the information contained in Form B.

Maple Street



19 Maple Street

The particularly charming house, situated on a low pedestal-like rise, retains most of its original fabric. This type of two-story Second Empire architecture was locally referred to as “French Cottage.” Porches and polygonal bays project from its southern and eastern elevations. Particularly noteworthy is the mansard roof’s slate shingle covering: large passes of beveled shingles contrast with narrow bands of rectangular shingles. The straight-sided mansard roof forms a lively contrast to the bell cast mansard roof of 23 Maple Street. The house is clad in clapboard. Most of the windows are rectangular, double-hung, two-over-two. On the west side of the house is a bay with a center square stained glass window. On the second story, there are arched, two-over-two windows and arched one-over-one windows in the mansard, although the arches are somewhat obscured by the storm windows. There are no shutters on the house, but the brackets that once held shutters are visible. There is a double door, each side with a fourteen-light, stained glass window, which sits above two panels; there is one panel above each window. The double door is set in a boxy entry portico held up by square columns with braided detail on the edges.

Built circa 1873, this home has previously been identified as an outbuilding of the Croome estate, but there is no documentation to support this contention. The Myron Taylor family owned the residence from 1877 until the 1920s. Mr. Taylor was a real estate agent for the Boston and Maine Railroad from 1876 until his retirement in 1912, after which he served as Town Treasurer. He also was deacon at the Orthodox (Pleasant Street Congregational Church).

MHC Inventory Form B #326. This description substantially corrects and/or modifies the information contained in Form B.

Maple Street



20 Maple Street

The symmetry, massive scale, and relative lack of adornment compared to its neighboring properties make this two-and-a-half-story Shingle Style home the true anchor of Maple Street. Carved into the steeply pitched gambrel roof are three simple dormers with diamond paned windows. The roof is asphalt shingle. Paired classical columns resting on shingled pedestals with simply turned balustrades running between them mark the entrance porch, which has an elegant balustrade at the second floor level. Among its noteworthy features is an especially attractive oak paneled front door set in a bay with leaded glass sidelights. This bay is repeated directly above the doorway in the second story featuring single-paned, double-hung windows topped with a band of colored, leaded glass windows. The façade of this wooden shingled home with a stone foundation also features a single Palladian window to the right of the front portico. A two-and-a-half-story bay on the left side of the house balances a gambrel-roofed wing with straight sides on the second floor and a three-sided bay-shape on the first floor into which is carved a secondary entrance containing another oak door with a single leaded glass side light. Toward the rear and to the right of the property sits a single bay concrete block garage. The elegance and simplicity of this home are a fine example of late nineteenth century architecture.

The house was built by Andrew F. Reed for his own family in 1897. Reed was a physician. By 1920 it had been acquired by Morton C. Bradley (Senior), an assistant comptroller at North Station in Boston. His unmarried daughter, Louise, who worked for the Raytheon Corporation for many years, lived there with her bachelor brother, Morton C. Bradley, Jr.

Bradley, Jr. was a renowned painting conservator at Harvard's Fogg Museum. He authored many papers and a book on the subject. In addition, he was an accomplished designer of mathematical sculptures. Bradley worked at his home studio following his retirement. In order to work at odd hours, and out-of-doors, and because of his interest in protecting buildings, he eventually bought the surrounding homes at 16 and 24 Maple Street, and 24 and 26 Academy Street. These buildings stood, preserved but vacant, for many years; most were eventually sold or leased in the 1990s. Morton C. Bradley, Jr. died in 2004.

Maple Street



21 Maple Street

The simple elegance in the lines of this Greek Revival-inspired turn of the century building as well as its relative absence of embellishment make this an unusual property in the neighborhood. The symmetrical façade of the classic end-gable, two-and-one-half-story house features a porch supported by four Tuscan columns with a simply designed balustrade. The entry consists of a wooden door with two lights above two large panels. The right side of the house features a bay window with exposed brackets. Most worthy of attention is the left side's two-and-a-half-story gable-front wing, which echoes the scale and proportions of the façade and is notable for a handsome bracketed round window in the peak. Other windows include rectangular, double-hung, six-over-one, six-over-six, and eight-over-one; there is one leaded glass window on the first story, south side. A small concrete secondary building sits well away to the left of the main building. Despite the house's asbestos siding and location in a parking lot, the original charm of 21 Maple Street may still be imagined from what remains of the property's original details.

Built circa 1862, originally the barn and carriage house at the rear of the Croome Estate when the Croome house was located at 20 Academy, this building (21 Maple Street) was converted to a dwelling circa 1895, shortly after the Croome house was moved to 23 Maple Street.

In the early 20th century, 21 Maple Street was owned by Jennie Varney. Mrs. Varney used 23 Maple Street as a boarding house, which was later sold to Mrs. Moses J. Colman, who lived at 24 Maple Street. 21 Maple Street is now home to the Theosophical Society.

Maple Street



23 Maple Street

The building at 23 Maple Street is representative of the Second Empire or Mansard style, popular in Arlington in the 1860s and 1870s. The two-and-one-half-story main block is complemented by a two-story rear wing. Both sections are crowned by “bell-cast” mansard roofs. Still intact are its original slate shingles. Unfortunately the clapboards have been covered with aluminum siding and there have been alterations to the fenestration. Some windows are rectangular, double-hung, two-over-two or two-over-one. On the west side, however, there is a double-hung, two-over-two, center window flanked on each side by a pair of two-paned windows. This pattern occurs on the first and second stories. The exterior entry doors are jalousied lever glass doors, which open to reveal two wooden double doors, each having one light above a single panel. The front porch-supports are replacements of scrolled wrought iron.

Built circa 1862 for George Croome, a prominent furniture manufacturer, this building was originally sited behind extensive lawns and a circular driveway facing 20 Maple Street. In 1891 the Town of Arlington acquired the former Croome Estate, and subsequently had the house moved to 23 Maple Street to accommodate construction of the 1894 Arlington High School (later Junior High Centre). The barn belonging to the Croome Estate was converted to a dwelling at the same time. The property served for many years as a genteel boarding house, first under the ownership of Jennie Varney, then as one of several homes in the Pleasant Street area that were operated by Mrs. Moses J. Colman, whose own home was directly across Maple Street. By 1930 the boarding house was converted for use by the Town of Arlington School Department. It was here in 1955 that the superintendent of schools received the first dial telephone call made in Arlington, placed by chairman of the Board of Selectmen Franklin W. Hurd at the recently completed New England Telephone building at 67 Pleasant St. In recent years the house has been leased for use as a supervised group residence.

MHC Inventory Form B #327. This description substantially corrects and/or modifies the information contained in Form B.

Maple Street



24 Maple Street

This two-and-a-half-story dwelling built in the 1880s is a Stick Style home transitioning into the Queen Anne style that followed. It features diverse decorative details, including a gabled entryway with a Scandinavian-type motif at the peak, which is repeated at the peak of the house's main gable. Recessed behind the entryway gable is another plane of gable infill of vertical board and batten over a Romanesque arcade that is treated as a frieze. A Chinese-inspired railing surrounds the porch, which is offset by a tower set at 45 degrees and capped with a tent roof. The porch posts are square and incised, and there are brackets under the roof. The striking front door features a multi-paned stained glass window, mission-like in style, above three panels. A first-floor window on the porch has multiple stained glass panes around the perimeter of the window. A third unusual window—small, multi-paned and fan-shaped—sits in a fan-shaped dormer. Although the house is now covered with asbestos shingles, there is a delicate pattern of glazing bars hinting of the surface pattern that must have been on the original walls. The roof is asphalt shingle. There is also a garage at the rear of the lot.

Built circa 1895, this was the home of Wellington A. Hardy, a salesman who worked at 45 Broad Street in Boston. In the 1930s, William H. Smith, a “service man” at the Arlington Gas Light Company lived here.

MHC Inventory Form B # 328. This description substantially corrects and/or modifies the information contained in Form B.

Maple Street



28 Maple Street

This two-and-a-half-story house, Queen Anne merging into Colonial Revival in style, was built circa 1888. It is shingled on the gable and second floor, reminiscent of the bungalow. The ground floor windows facing the porch are floor-to-ceiling, nine-over-nine, as in Greek Revival houses. The outside door with fifteen panes of glass opens to reveal the front entry eight-paneled door with a five paned clerestory above. The door sits in an enclosed vestibule. Porch posts are square, as are the balusters. The roof is asphalt shingle, dating from the early part of the 20th century. Much of this house remains unchanged on the outside, although the six and eight-paned sash at the bottom of the windows may have replaced single panes. The second-story windows have simulated muntins. The windows have wooden shutters.

The house was built for Moses J. Colman, a salesman at 126 Portland Street in Boston. It later became the parsonage for St. John's Episcopal Church at 22 Academy Street.

MHC Inventory Form B #329. This description substantially corrects and/or modifies the information contained in Form B.

Pleasant Street



67 Pleasant Street

An interpretation of earlier Colonial Revival building style, the three-story brick, industrial structure is characterized on the first floor by windows (and entry) in blind arches. Each side of the double metal door has a glass pane; above the door is a rectangular glass pane. The door sits in a stone archway with a low-relief bell centered in the arch. The bell was the symbol of American Telephone & Telegraph, of which New England Telephone, a “Bell Company,” was a part. The windows are double-hung, eight-over-eight. There is a decorative keystone element in contrasting material over each window vault. Two horizontal bands of the same material add interest to the facade. The roof is flat.

Designed by Cram, Ferguson and Associates, this building was completed in 1955, replacing the telephone exchange on Medford Street (which stands today as a portion of Fidelity House). The exchange was designed to accommodate the new “crossbar five” switching equipment that would finally enable dial telephone service to be provided to Arlington and West Medford. The building was originally staffed by telephone operators, but further automation and centralization eliminated the need for local staffing. Today the building is used exclusively for switching equipment. The construction of the telephone exchange and the spacious parking lot to its rear resulted in the razing of the Swan Estate at 67 Pleasant Street, as well as homes at 11 and 15 Maple Street. 67 Pleasant Street constitutes the only commercial/industrial interruption in the residential/institutional fabric of neighborhood.

Recommended Vote Under Article 23

Article 23

Recommended vote of the Historic District Commissions acting as a study committee:

Voted: To enlarge the Pleasant Street Historic District (established under G.L. Ch 40C by vote under Article 32 of the 1988 Annual Town Meeting) by adding thereto properties of Academy, Irving, Maple, and Pleasant Streets and Massachusetts Avenue, and to accomplish the same to amend Title VII of the By Laws as follows:

Article 1, Section 4, add before close of parenthesis “and _____ 2005”

Article 2, Section 4, add at the end:

“D. Third Enlargement (voted ___/___/2005). Added thereto the land and buildings now knows as and numbered 5-7, 9, 11, 13, 19, 20, 22, 23, 24, 26, 26A, 28, 29, 32, 33, 34, 35, 36, 38, 41, 42, 44, 48, 49, 50, 51, 53, 54, & 55 Academy Street, 17 Irving Street, 14, 16, 19, 20, 21, 23, 24, & 28 Maple Street, 734-36 Massachusetts Avenue, and 67 Pleasant Street, said properties being bounded and described as follows:

Starting at a beginning point on the northwesterly sideline of Academy Street 91.53 feet from the easterly sideline of Irving Street, thence going northwesterly a distance of 186.20 feet to a point, thence going northeasterly a distance of 115.70 feet to a point, thence going southeasterly a distance of 19.08 feet to a point, thence going northeasterly a distance of 114.78 feet to a point, thence going southeasterly a distance of 100.00 feet to a point, thence going northeasterly a distance of 191.80 feet to a point, thence going southeasterly a distance of 15.00 feet to a point, thence going northeasterly a distance of 860.24 feet to a point, thence going easterly a distance of 12.00 feet to a point, thence going northeasterly a distance of 98.55 feet to a point, thence going southeasterly a distance of 77.00 feet to a point (being the southerly sideline of Massachusetts Avenue), thence going southwesterly a distance of 231.00 feet to a point, thence going southerly a distance of 45.00 feet to a point, thence going southeasterly a distance of 372.15 feet to a point, thence going southwesterly a distance of 135.00 feet to a point, thence going southeasterly a distance of 18.95 feet to a point, thence going southwesterly a distance of 106.00 feet to a point, thence going southeasterly a distance of 20.00 feet to a point, thence going northeasterly a distance of 106.00 feet to a point, thence going southeasterly a distance of 316.40 feet to a point on the northwesterly sideline of Pleasant Street, thence going southwesterly a distance of 165.83 feet to a point, thence going northwesterly a distance of 204.50 feet to a point, thence going southwesterly a distance of 145.42 feet to a point, thence going northerly a distance of 64.60 feet to a point, thence going southwesterly a distance of 84.12 feet to a point, thence going northwesterly a distance of 259.75 feet to a point, thence going southwesterly a distance of 48.35 feet to a point, thence going northerly a distance of 140.25 feet to a point, thence going southwesterly a distance of 20.75 feet to a point, thence going southerly a distance of 83.68 feet to a point, thence going southwesterly a distance of 74.24 feet to a point, thence going southeasterly a distance of 10.00 feet to a point, thence going southwesterly a distance of 60.00 feet to a point (the previous 13 bounds being boundaries of the pre-existing Pleasant Street Historic District) thence going northwesterly a distance of 69.30 feet to a point, thence going

southwesterly a distance of 63.10 feet to a point, thence going southeasterly a distance of 25.00 feet to a point, thence going southwesterly a distance of 68.65 feet to a point, thence going southeasterly a distance of 110.00 feet to a point, thence going westerly a distance of 49.83 feet to a point, thence going southwesterly a distance of 78.05 feet to a point, thence going northerly a distance of 16.00 feet to a point, thence going westerly a distance of 100.88 feet to a point, thence going southerly a distance of 112.00 feet to a point, thence going westerly a distance of 46.69 feet to a point, thence going southwesterly a distance of 292.66 feet to a point, thence going northwesterly along a curve (being the westerly sideline of Irving Street) a distance of 323.76 feet to a point, thence going northeasterly a distance of 131.53 feet to the point of beginning. All of said dimensions being more or less, or however said area may be otherwise bounded and described. Shown on a plan entitled "Academy and Maple Street Expansion of the Pleasant Street Historic District, Arlington-Mass January 2005" by Ronald Santosuosso, Town Engineer, dated 1/14/05."