

FORM B – BUILDING

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

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

J-12-11	Boston North		MDF. MDF.
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Town/City: Medford

Place: (*neighborhood or village*): East Medford

Photograph



Address: 67-69 Court Street

Historic Name: Orville and Lydia A Young House and Carriage House

Uses: Present: two-family residential

Original: single-family residential

Date of Construction: ca 1846

Source: deeds, maps

Style/Form: Greek Revival/ End House

Architect/Builder: John B Chase, builder

Exterior Material:

Foundation: dressed granite blocks

Wall/Trim: wood shingle/ wood

Roof: asphalt shingle

Outbuildings/Secondary Structures: Large garden shed with apparent age visible in aerial views

Major Alterations (*with dates*): Siding, sash, doors and trim with multiple large rear additions dating to the 20th century.

Condition: fair

Moved: no yes **Date:**

Acreage: 0.21 acre

Setting: Dense mix of late-19th through early 20th century residential use.

Locus Map (*north is up*)



Recorded by: John D. Clemson

Organization: Medford Historical Commission

Date (*month / year*): August 2023

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Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

The Young House, built c 1846, is an example of the end house form with a three-bay gabled façade and a story-and-a-half height. The left-side entrance suggests a side-hall plan, and a 23-foot-wide by 28-foot-deep main body suggests a two-pile depth. Period maps depict a lower rear ell with dimensions of 16 feet square off-set to the left (north) so that it projects somewhat from that side of the main house. Since 1950 a large, complex, two-story addition was placed perpendicular to the main body at the end of the ell. On the north side two full stories are enclosed by a gable with a hip at the south end. A lower wing under a perpendicular shed and rounded corners projects to the south. Aerial, footprint and additional photographic images reproduced below suggest the addition's configuration.

Although siding, sash, doors and trim have been lost and window openings have been altered in the course of recent renovations, the house remains a legible example of its type and a component of a well-preserved historic streetscape of similar period and slightly later end houses. Remnants of what was likely a Greek Revival door surround framing a recessed entry with enough room for sidelights suggests original stylistic treatments. This house and two of its neighbors at 71 and 75 Court Street are among the earliest buildings surviving in this area of East Medford and are three of four houses built by John B Chase evidently in 1846. Evidence of earlier finishes and opening patterns likely survives beneath later coverings.

The house is sited near the north side of a minimal 61 by 153 foot lot at a shallow setback that matches the surrounding historic streetscape. A gravel drive leads to the rear, where multiple parking spaces appear to be shared with the abutter to the south. A small period carriage house survives against the rear lot line. This early outbuilding, initially depicted on the 1889 map and later Sanborn maps reproduced below but probably an original feature, is a significant rare survival of a building type that has largely disappeared from the built landscape of the city. It has knee-wall massing, whereby the main plates are placed a half story above the second floor to create space for what was likely a hay loft, a common feature of this building type. The loft is expanded by a distinctive cross gable that likely originally housed a cargo door that has been changed by the insertion of a triangular window. The original carriage door has also been replaced by a domestic opening flanked by standard single-light windows. The cross gable and open soffits of this building suggest it originally served as an elaborate example of its type in the Gothic Revival style, which was often mixed with the Greek Revival, the evident style of the main house. An early shed-roofed extension on the left side also survives, as depicted on the 1910 and 1937 Sanborn maps reproduced below.

HISTORICAL NARRATIVE

Map and title evidence dates this house to between 1846 and 1850 but it was likely built prior to the premature death of its builder in 1847. Deeds describe the property as lot 6 on a plan of house lots in Medford belonging to Mr. Jos. Drew of Boston dated 1845 (reproduced below). Census and vital records identify Joseph Drew of Boston (1801-1861), grocer, merchant and liquor dealer, the likely identity of the subdivision's owner married to Eliza (Davis, married in Boston, 1825). When Drew sold a group of lots to Boston carpenter John B Chase in 1846 title was released by his wife, Eliza. The 1850 Federal Census placed Drew in Ward 11 in Boston owning \$50,000 worth of real estate with the occupation of grocer. The household included 6 additional members, all with differing surnames who were natives of Massachusetts, New Hampshire and Nova Scotia, evidently relatives or household staff. By 1860 Drew held the occupation of liquor dealer with \$22,000 in real estate and \$8,000 in personal property. Period directories list his business address as 25 North Market, 130 Broad and 151 Pleasant. His domestic address was 31 Charles. At this time the household included 7 additional members, 5 of whom were members of the family of salesman Levi Bliss, possibly relatives or a boarding employee, and two domestic servants. These circumstances generally suggest Drew was acting as a real estate developer in Medford at this time; his sale of lots to Chase included his release from a mortgage to George Parkman of Boston.¹

¹ MCSRD 481:264-266 (1846); Ancestry.com: vital records, marriage, death; 1850, 1860 Federal Census; 1855 Massachusetts State Census.

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When Drew sold 128,272 square feet of his subdivision, described as lots 2 through 11, in 1846, the grantee was identified as John B Chase of Boston. When Moses Chase sold the abutting lot to the north, labeled #5, to shipwright Noah Hathaway in 1852, the deed described the property as "purchased by John B Chase, late of Boston, deceased, of Mr. Drew of said Boston...One of the four houses built by John B Chase. I the said Moses Chase have the title to said property being the father of said John B and sole heir at law to him and his estate." It has not been possible to locate Moses Chase in the historical record. His son was likely John B Chase (1820-1847), who died of a hemorrhage, likely due to tuberculosis, at the age of 27 in Boston. And the deed description corresponds to the row of four houses depicted in this location on the 1855 Walling and 1875 Beers maps.²

In 1853 Noah Hathaway, shipwright, sold the subject property, lot 6, to Orville Young of Medford, Shipwright, for \$1,400. Circumstances suggest Hathaway was investing in property here and Young was evidently the initial owner/ occupant (the 1850 Walling map places Young at the subject property and Hathaway two doors to the north). Young (1817-1874) was a native of Bridgewater, VT. Census records and period directories place him at the subject house based on known abutters (including William Whelphey, shipwright). He worked as a shipwright until 1870; at the time of his death he was working as a farmer. After selling the property in 1860 to John S and Ann M Pennell he moved to Howard Street, Melrose.³

Between 1860 and 1891 the property was owned by John S and Ann M Pennell. Pennell (1823-1889), a native of Lunenburg, NS, also worked as a shipwright and carpenter but by 1888 he was working as a grocer. Between 1891 and 1897 the property was owned and evidently occupied by Edward J Gallagher of Medford but between 1897 and 1934 it was owned by a series of absentee landlords, all residents of Boston. In 1937 it was acquired by Gussie L Rogier of Medford. The most recent owner of record was an evident relative, a third owner sharing the same surname.⁴

BIBLIOGRAPHY and/or REFERENCES

Maps and atlases:

- 1855 H.F. Walling. "Map of Medford...."
- 1875 F. W. Beers, *County Atlas of Middlesex, Massachusetts*.
- 1880 O. H. Bailey [Bird's Eye View of] Medford.
- 1889 Geo. H. Walker & Co., *Atlas of Middlesex County, Massachusetts*.
- 1898 Geo. W. Stadly & Co., *Atlas of the City of Medford....*
- 1900 Geo. W. Stadly & Co., *Atlas of Middlesex County, Massachusetts, Volume 1*.
- 1892, 1897, 1903, 1910, 1936, 1936-1950 Sanborn Insurance Atlases.

Ancestry.com: see footnotes

Charles Brooks and James M. Usher, *History of the Town of Medford, Middlesex County, Massachusetts, From its First Settlement in 1630 to 1855; Revised, Enlarged and Brought Down to 1885* (Rand, Avery & Co., 1886)

Middlesex County South Registry of Deeds, in notes as MCSRD book:page (date).

² MCSRD 481:264-266 (1846); 624:373 (1852); Ancestry.com: vital records, death.

³ 669:145 (1853); 842:23-24 (1860); Ancestry.com: vital records, death; 1850, 1870 Federal Census; 1855 Massachusetts State Census; 1870 Melrose town directory

⁴ 842:23-24 (1860); 2069:437 (1891); 2598:281 (1897); 3101:555 (1904); 4681:63 (1923); 5524:543 (1930); 5785:245 (1934); 6129:338 (1937); 14343:49 (1981); 16994:166 (1986); Ancestry.com: vital records, death; 1850 Federal Census; 1878, 1880, 1888 Medford town directories.

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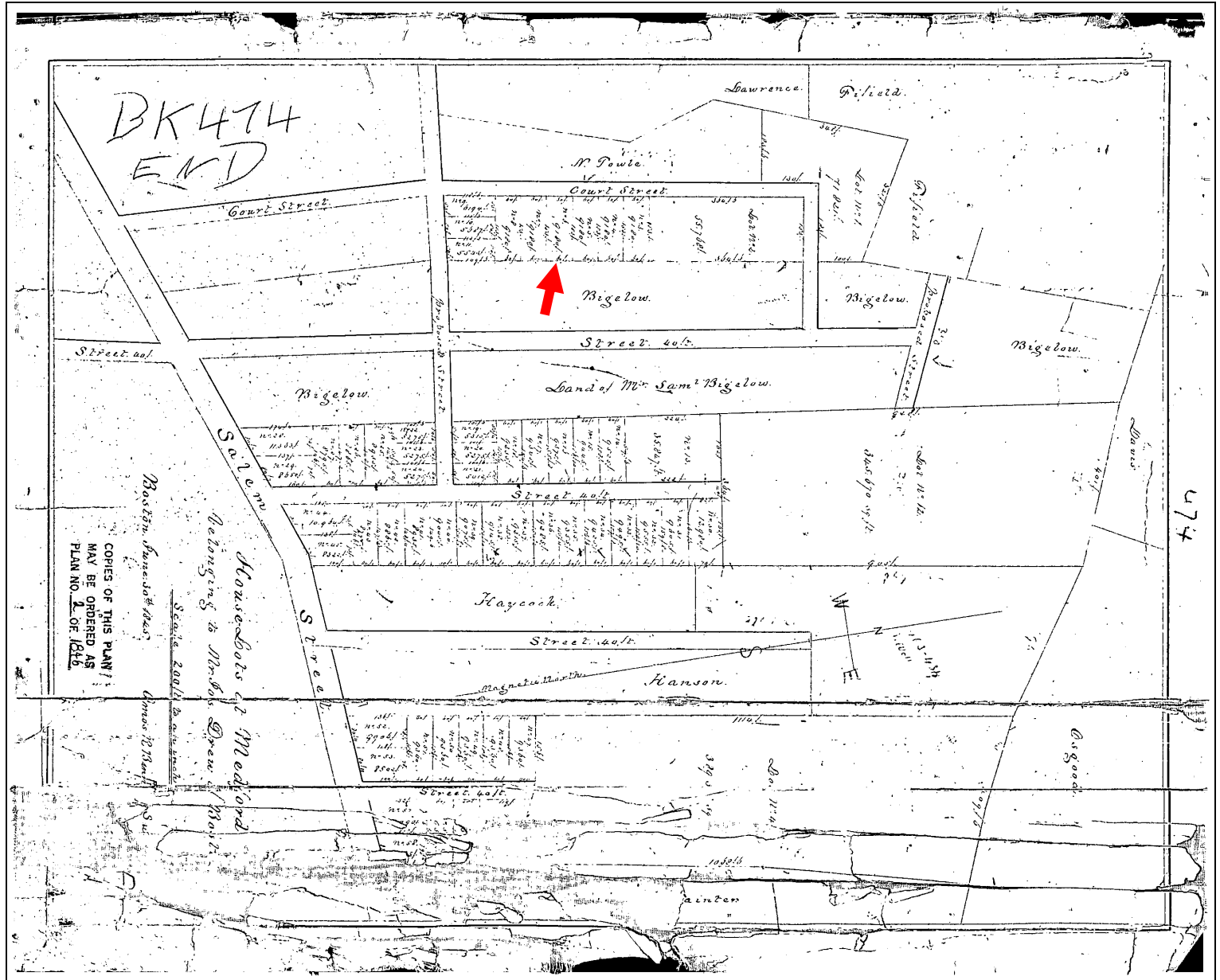
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FIGURES



MCSR Plan 474:END depicting "House Lots in Medford belonging to Mr. Jos. Drew of Boston." North is right. The subject property, lot 6, is indicated by a red arrow. The property to the east owned by Bigelow is part of the deed descriptions from Drew to Chase.

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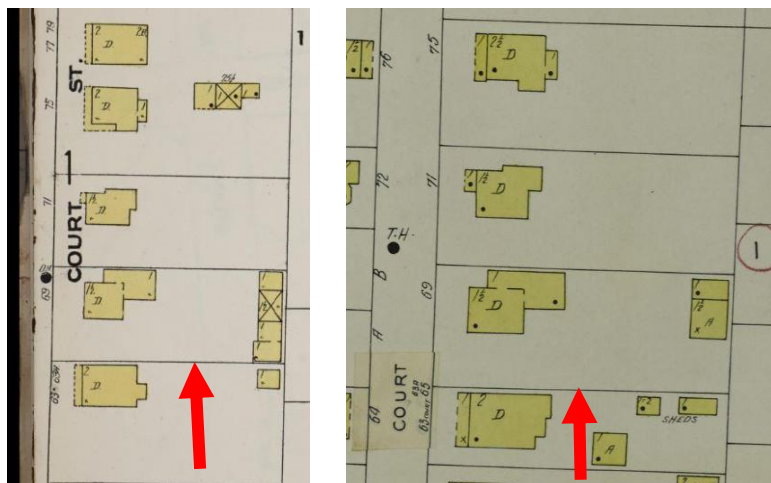
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1850 Walling Map of Medford showing the four houses built by John B Chase prior to his death in 1847. The subject house, by then owned by Orville Young, is identified by a red arrow. North is up. The image has been pulled back in order to illustrate the modest extent of development in the area by 1850.



1910 (left) and 1950 (right) Sanborn maps depicting the evolution of the rear shed and demonstrating that the rear ell remained in an original condition until the later date. Red arrows, north is up.

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PHOTOGRAPHS



View from SW.



Detail of door surround showing foundation stones.

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Rear elevation of the main house showing complex gable, shed and curved elements of the rear addition.



Front and right-side (south) elevations of the carriage house.