

FORM A - AREA

Assessor's Sheets USGS Quad Area Letter Form Numbers in Area

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

V8 and W8	Boston North	MDF.	MDF.
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Photograph



25, 21, 17-19, 13-15 Wareham Street

Town/City: Medford

Place (*neighborhood or village*): Brickyards/Mystic Park

Name of Area: Wareham Street

Present Use: residential

Construction Dates or Period: 1869-1936

Overall Condition: good

Major Intrusions and Alterations: siding and window replacement

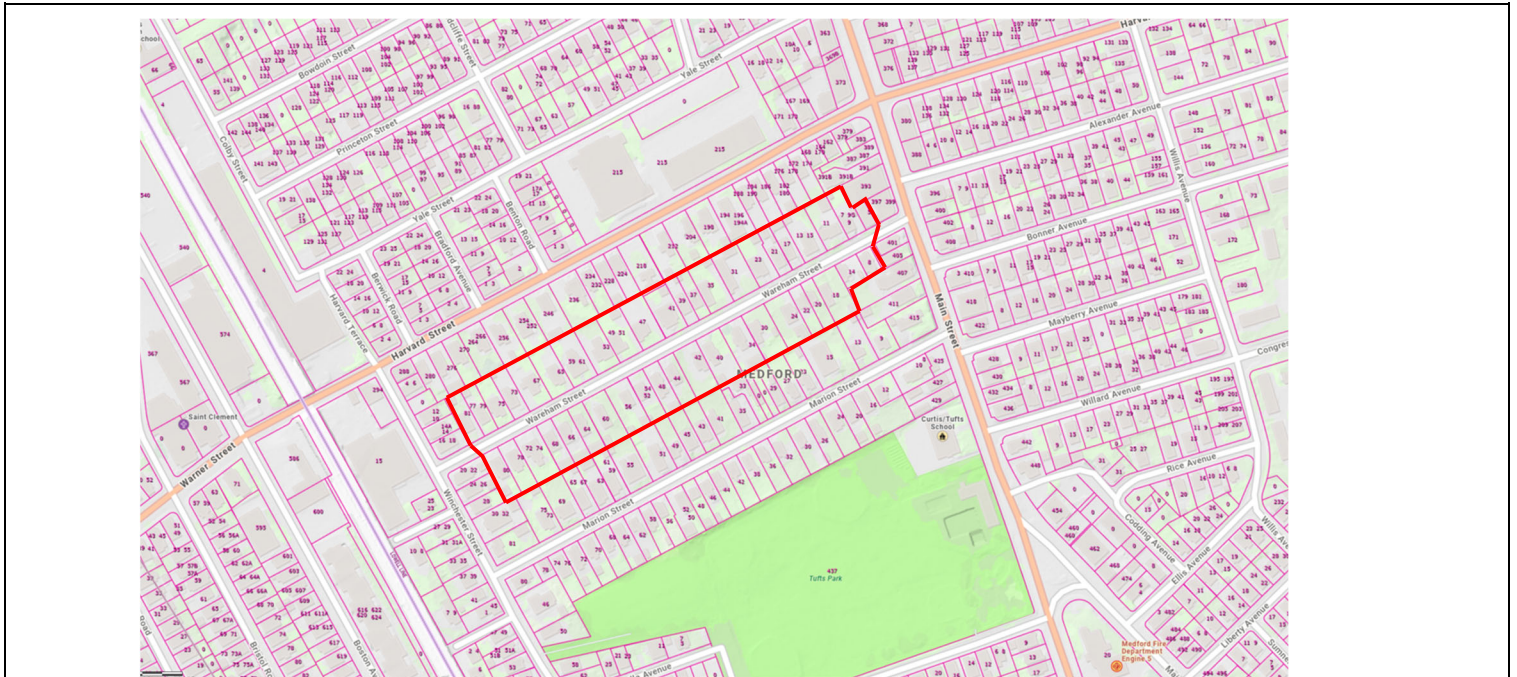
Acreage: about 7.7 acres

Recorded by: Claire W Dempsey

Organization: Medford Historical Commission

Date (*month/year*): November 2023

Locus Map



see continuation sheet

INVENTORY FORM A CONTINUATION SHEET

MEDFORD

WAREHAM STREET

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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.

INTRODUCTION

Wareham Street is located in the Brickyards/Mystic Park neighborhood of South Medford, part of a subdivision dating to 1869 and laid out by Winchester real estate developer William Boynton. This area includes parcels on both sides of the street, which runs between Main and Winchester streets. The land here had been open and likely farmed through the colonial period and early in the 19th century and was among the earliest subdivisions of the large agricultural zone. After Boynton's apparent failure, other developers purchased remaining lots changed hands over and over again, often associated with a mortgage default. Although many of these owners did develop some lots, the process was exceptionally complex and attenuated. Wareham Street's development parallels that on the two other major streets in the subdivision and includes a small cluster of reasonably well-preserved examples. The early phase includes moderate and some generously sized single-family residences located toward the center and east portions of the street, followed by early 20th-century infill, most in 1908 and 1914, with two families and a handful of three deckers. Today there are 42 dwellings in the area.

HISTORICAL NARRATIVE

Like all of this neighborhood, this land was part of the large property known over the colonial era as Ten Hills and Royall Farm. In 1806, the Royall Farm, then including 520 acres, was sold by the Royall heirs to Boston investors, who would divide the north part of the farm into multiple parcels, many small and moderate in size, while the south section continued as a large farm. After 1806 Samuel Dexter, one of these investors, owned that farm and leased it to a Medford man, Nathan Adams; after 1830 the farm was owned by Nathan Tufts and his descendants. In 1844, the Tufts heirs sold 171 acres to Adams' grandson George E Adams for \$17,000, which can be seen on the Walling Map of 1855. See figure 1. Adams sold a six-acre portion of the property in this vicinity (southwest of Main and Harvard) to gardener Thomas Banks in 1857 and mortgaged two flanking lots (12 and 14 acres) to the Lowell Institute for Savings in 1860. He defaulted on this mortgage and the lots were sold to Robert Burrows in 1864. At about this time Adams mortgaged other portions of his large holdings and eventually lost it all.¹

In a series of agreements and deeds in 1868 Burrows and Banks sold these three parcels to real estate developer William Boynton of Winchester and James Phillips of Boston. Other owners were involved for short periods and Phillips sold out, leaving it all in Boynton's hand by 1872. William Boynton (1820-1901) was a well-known Boston real estate developer who was active in the northern suburbs, including neighboring Winchester. Born in Framingham, he trained as a carpenter and later was in the lumber trade in East Cambridge. His Boston real estate speculation began in the North and West Ends, and his later 'negotiations' included the South End, Back Bay (including the site of the Boston Art Museum), Dorchester and Roxbury. In Winchester he was identified as 'a power to beautify and expand the town' and credited with seeing 'the future of the west side' (see WNT.P). Boynton resided in Winchester at 117 Cambridge Street (WNT.24).²

¹ See Dempsey, Brickyards / Mystic Park Neighborhood (2023) and Ten Hills Title Summary (in progress) which includes a summary of the many deeds involved here and in the paragraph below.

² *Boston Globe*, May 27, 1901 (first quotation); *Winchester Star*, Jun., 1901, "William Boynton" (third quote) and "Tribute to a Good Man" (second quote).

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Boynton recorded a plan for subdivision into residential lots in 1869 and revised it in 1873. See figures 2 and 3. The plan included one new north-south road, Winchester Street, at the west side near the railroad, and three east-west streets parallel to Harvard Street, originally called (n to s) Washington Avenue/Street, Maple Avenue/Street, and Warren Street, which was angled at its west end following the property line. The original plan included 134 lots, regular in size except where adjusted to the angled streets, and most measured 65 by 130 feet. The new plan included four more lots, and the chief change was to reorient lots along the east side of Winchester Street to face that street rather than the perpendiculars; another lot was added on Main Street. The subdivision plan of 1873 and the atlases of 1875 and 1889 all show the subdivision crossed by an aqueduct, buried pipes associated with the Charlestown Water Works, which supplied that city with water. In the early 1860s, the Mystic Lakes had been dammed, and the Mystic Pumping Station (Alewife Brook Parkway, SMV.142) and a holding reservoir were constructed (near Tufts University between 1864 to 1948), all connected by an underground aqueduct system.³

None of the new streets were listed in the town directory of 1872-73, but by 1875, the Beers atlas depicted 11 improved lots, most still owned by Boynton. These included the Boynton Block (379-381 Main Street, MDF.74) and two dwellings on Main Street, three on Washington Street (now Wareham) and one on Harvard. Four other dwellings were owned by others, one on Main and three on Washington. Most of these properties owned by Boynton were likely tenanted and their occupants have not been identified (**5, 21, 59-61 (MDF.xxx) and 72-74 Wareham Street**). Two other owners on Wareham Street were associated with the brickyards nearby, including Buzzell & Osborn, yard owners (**31 Wareham Street**), and Timothy Crimmins, foreman (**35 Wareham Street**). The chain of title demonstrates that Boynton was heavily leveraged. He took a mortgage for \$35,000 from the Lancaster Savings Bank in 1875 for a total of 121 of the parcels. The interest rate of 8% was a high for the period, suggesting he posed a significant risk, not surprising since he had three other mortgages noted on the property totaling \$12,500. Boynton defaulted in 1879.⁴

In 1882 youthful Boston real estate agent Charles Henry Bacall (1854-1907) acquired the mortgaged lots from the receivers of the Lancaster Savings Bank. Bacall, a resident of Boston and later Brookline, was a son of Boston furniture dealer William C Bacall (born ca 1813). Bacall sold 68 lots to one Robert Barnet in 1883, who sold them right back; he took a mortgage on 55 parcels two years later, also subject to other mortgages, and defaulted in 1865.⁵ The holder of that mortgage was one John C Haynes who then purchased, from himself, 55 lots. Born in Brighton, Haynes (ca 1830-1907) attended Boston English High School and was placed as a "boy of all work" at Oliver Ditson's Washington Street music store. He "took a great interest in the business," and "advanced rapidly in the grasp of business affairs, usefulness and the esteem of the patrons of the store." Haynes was also an investor in real estate, "engaged in large and most successful. . . transactions, most of his investments being made with no view to permanency but rather to obtain quick profit upon property located in districts which he saw would soon become more variable."⁶

³ See <https://www.mwra.com/publications/presentations/2018/2018-04-05MedfordGardenClub.pdf> and <https://tarc.tufts.edu/about/news/The%20Rez>. SMV.AY Somerville Multiple Resource Area and SMV.AZ Metropolitan Water Supply System of Metropolitan Boston not available on MACRIS.

⁴ MCSRD 1335:281 (1875), 1507:291 (1879).

⁵ MCSRD 1605:95 (1882); 1647:237, 239 (1883); 1730:5 (1885); 1741:569 (1886); 1825:136 (1887). The receivers of Lancaster Savings Bank included William H McNeil, Elisha Brimhall and Benjamin Snow. Regarding Bacall: Ancestry.com: 1870, 1880, 1900 Federal Census; *New York Daily Tribune*, Mar. 17, 1907, p. 9 (Library of Congress); the identity of Bacall's wife Mabel is consistent across census records and deeds. Bacall later moved to Hartford, Connecticut, where he worked as an insurance executive.

⁶ See *Boston Globe*, "John C Haynes Passes Away," 8 May 1907. The store sold instruments and later became a music publishing house, "the oldest and largest in America," later operating from 150 Tremont Street (BOS.2299). Haynes became a partner and later president of the company. The company later moved to 178 Tremont Street (BOS.2301). Haynes was frequently mentioned in the *Globe*, where his views and actions were chronicled. Among other issues, he was noted for his support of transcendentalist and abolitionist Theodore Parker, his contribution to Boston's homeopathic hospital and to the Franklin Hotel for working women. His obituary also noted his connection to "many of the most prominent charitable and philanthropic institutions and was instrumental in founding churches, libraries and other similar institutions."

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As the diminishing number of lots in these exchanges suggests, these later owners sold parcels and construction continued steadily during these decades as well. This was especially the case during the decade of the 1880s, with many more houses illustrated on the 1889 atlas pages. Many of the added houses continued to be tenanted, including **14, 18, and 41 Wareham**. Several properties are labelled C Wiggin (**24, 34, and 40 Wareham Street**) which may instead mean George H Wiggin, a real estate man living at 34 Harvard Street. The house at **30 Wareham Street (MDF.xxx)** was held by absentee owners until purchased by Thomas and Fannie Leary; he was a professor. Similarly, **56 Wareham Street (MDF.xxx)** was held by absentees until purchased by Dennis and Ellen Wholley; he was a salesman of butter and eggs. Benjamin Hewey lived at **25 Wareham** and later at **31 Wareham**, operated a hay and grain concern in Somerville and later worked in furniture. EG Porter at **18 Wareham** operated a furniture business in Charlestown. Some more houses were added by 1898, and the poll list of 1899 provides more information about residents. Horse trainer John J Riley lived at **7-9 Wareham** and groom Charles Weaver at **34 Wareham**, likely working nearby at Mystic Trotting Park. The Hodgman family at **53 Wareham** had two salesmen in residence, and bookkeepers Andrew Clancy and Alonzo Gleason lived at **21 and 60 Wareham**, respectively, the latter with fireman George Stinson. Wood workers Frederick and George Rideout lived at **41 Wareham** and carpenters included Allison Perrin at **67 Wareham** (with William Tisdale, no occupation), James Whitman at **72**, and the Keiths (father and son) at **74 Wareham**; one other brother was a tailor, another a plumber. Others in residence included: Allison Stickney, machinist, at **11 Wareham**; carriage trimmer Henry A Austin and his son Otis, clerk, at **14 Wareham**; clergyman Isaac Pierson at **18**; and teamster George Holt at **40**. The earliest building permit in the area went to expressman Myron Curtis in 1894 for a single-family house valued at \$2800 to be built by J A Crawford at **47 Wareham**. Both atlas plates show the large number of parcels still owned by Haynes or Haines.

Another round of purchases of multiple parcels, mortgaging, and sale and loss occurred in 1911. After his death, Haynes heirs sold 15 lots to William P Natale of Winthrop, who immediately mortgaged them to George A McCormick of Malden for \$30,000.⁷ See figure 7, where the remaining Haynes lots are illustrated. Natale (1860-1943) grew up in Cambridge and worked as a bookbinder before removing to Winthrop and becoming a real estate broker.⁸ Later that same year, Natale sold the lots to Sperry H Locke of Portsmouth NH who mortgaged them in two transactions J Henry Miley of Somerville.⁹ See figure 8, where the lots have been reorganized into smaller lots. Locke (1873-1958) grew up in North Hampton, was educated a Phillips Academy Exeter and Dartmouth College, and lived primarily in Portsmouth NH; he reported a range of occupations including insurance broker, farmer, police commissioner, ship carpenter, stock broker, as well as real estate broker.¹⁰ Most of the parcels appear to have been sold but some were lost. Locke apparently planned to do some developing here, see below. It is possible that there were still more investors holding multiple parcels here, that is more than say two or four lots, that our title research has not yet uncovered. But it does appear that, probably by 1915 or 20, most of the lots here had been developed.

The street was nearly built out by 1920, and these last decades marked a key shift to multifamily dwellings, significantly increasing the density of the street and the neighborhood. In the 1900s and 10s, eight two-families (**52-54, 65, 73, 75, 77-79, 78, 80, 81 Wareham**) and seven three-deckers (**8-10, 17-19, 44-46, 48-50, 64, 66, 68 Wareham**) were added. Only two single

⁷ MCSRD: 3611: 121, 126 (1911). McCormick and his brother and son are known in Medford for their development efforts in the Fulton Heights neighborhood. See 1 Clematis Road, 85 Fern Road (MHC.2057), and 93 Wason Street (MDF.2079) and forms and reports forthcoming for the neighborhood.

⁸ Ancestry.com: Find-a-grave; US Census 1880, 1900, 1910, 1940; US Directories.

⁹ MCSRD: 3621:535, 536, 543 (1911).

¹⁰ Ancestry.com: Find-a-grave. NH Court Rosters, Divorce Certificates, Marriage Records; US Census 1880, 1900, 1930, 1940; US WWI Draft Registrations. Locke was apparently married three times. His first wife (m 1902, one daughter and one son) would later report as a widow while working in Ohio as an Oberlin dormitory matron; his second wife reported that she had been abandoned when she divorced him, and his final wife had been his housekeeper over 20 years before their marriage. "Sperry Locke..." *Portsmouth Herald*, 1 Oct 1958

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family houses (**37 and 39 Wareham**) were built in this period. Two more two-families were added in 1931 (**13-15 and 49-51 Wareham**). Builders have been identified for some of these buildings, and in some cases more than one. Edward J Doherty Tr(ustee) was identified as owner and architect for two properties, at **52-54 Wareham**, a two-family under a gambrel roof permitted in 1908, and at **44-46 Wareham**, a three-story three-family permitted in 1909. Doherty (b 1876) was born in Boston and later lived with his family on Truro Street; his father was a real estate dealer and he was an attorney. He held these properties in trust for his wife Elizabeth, with whom he lived in Boston in 1910. Later he lived with his mother Catherine and two sisters at **60 Wareham**.¹¹ In 1912, one of the investors here, Sperry Locke, and builder Henry Gould pulled permits for seven two-families at the west end of the street, but apparently did not build. Gould also pulled permits for three more two-families nearby to the east but also did not build. Later that year, Philip Markarsky was permitted to build three three-deckers there (**64, 66, and 69 Wareham**). Born in 1874, Markarsky or Markovsky was a yiddish-speaking immigrant from Poland, who arrived in about 1898 and first worked as proprietor of a furniture store in Lawrence. Relocating to Dorchester, he worked first as a cabinetmaker before turning to the building trades as a contractor.¹² Two years later, Albert W Gurney and builders John Sewell & Son stepped in and permitted two-families at the west end of **Wareham (65, 73, 75, 77-79 and 80 plus one that was not built)**; they were also likely responsible for another at **80**. Gurney (1883-1953) was born in Colorado, and his family later lived in Westford and Lowell, where his father, who had been a miner, became a farmer and truck farmer. He may have attended Harvard, and by 1910 was working as collector and secretary to a lawyer and later as a real estate broker; he lived in Boston, Somerville, and Malden.¹³ The Sewell firm seems to include the peripatetic senior John (1860-1934), a carpenter who lived in Holliston, Somerville, Portland ME, and Essex. In the 1910s he seems to have been based in Somerville and employed his son John M (b 1888) who lived briefly in Medford and later lived in Cambridge and Somerville.¹⁴ Olive A Nigro was the owner and G A Ellis the builder of the two-family at **49-51 Wareham** permitted in 1931, and were likely involved with its twin at **13-15 Wareham**. Olive's husband Arthur was a builder and they lived nearby at 6 Yale Street. Carpenter G Alonzo Ellis lived with his wife not far away at 5 Stanley Avenue.¹⁵

The available city Poll List of 1922 provides a snapshot of the community here. Reported occupations reflect a board range of skilled blue color and general office work; there were no laborers reported. Among men, the three most common occupations were clerk (11), tailor (9) and salesman (7); only two other categories reported more than one individual, including three reporting no occupation and chauffeur and two reporting barber, shipper, and bookkeeper. The number of other listings reflects the significant variety of employment for men. Those in the building trades include an electrician, a plumber, a plasterer, a carpenter, and a mason. General office and white-collar workers include a buyer, an office manager, and a cashier. Employed in government were a policeman, a special officer, and a letter carrier. Higher status occupations include a musician, a sea captain, a railroad official, a druggist, a surveyor, an engineer, and a student. Skilled artisans and manufacturers included "leather," a boiler maker, a tool maker, an engraver, a watchmaker, an upholsterer, a wood worker, a diamond setter, manufacturers of organs and candy, and perhaps Navy Yard (in Charlestown). Other jobs reported here include packer, stripper, janitor, elevator man, fisherman, market man, guard, and mechanic. Not surprisingly, the overwhelming occupation of woman was housewife (56 entries); nine other women were "at home," one had no occupation reported. The most popular job outside the home was stenographer, employing seven young women. Others included housekeepers (4), schoolteachers (2), and one each for secretary, operator, forelady, milliner, dressmaker, candy packer, and general work.

¹¹ Ancestry.com: MA Marriage Records; US Census 1880, 1900, 1910, 1920, 1930; US WWI Draft Registration Records. Another permit for a two-family on Wareham with no address was issued to Doherty in 1908. It may be that the three-decker at 48-50 Wareham, next door to the permitted example, may have also been financed by Doherty. See also MCSRD 3464:564.

¹² Markarsky lived first with his wife Sarah and five children and later with second wife Mollie in a multi-generational blended family. Ancestry.com: US Census: 1910, 1920, 1930, 1940; US WWI Draft Registration Cards.

¹³ Ancestry.com: Colorado Census, 1885; Harvard Alumni Report of 1913' US Census 1900, 1910, 1920, 1930; US Directories, Somerville 1929, Malden 1948; US Veterans Administration Index..

¹⁴ Ancestry.com: MA Marriage Records; US Census 1900, 1920, 1930, 1940; US Directories Somerville 1914, 1915, 1933.

¹⁵ Ancestry.com: US Directories, Medford 1930.

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One house added in the postwar era, a duplex at **20 Wareham Street**. Permitted by owner William Thibeau in 1947, the dwelling would cost \$15,000. Changes that continued to increase the density here included remodeling single-family houses into multifamily residences, usually associated with significant additions.

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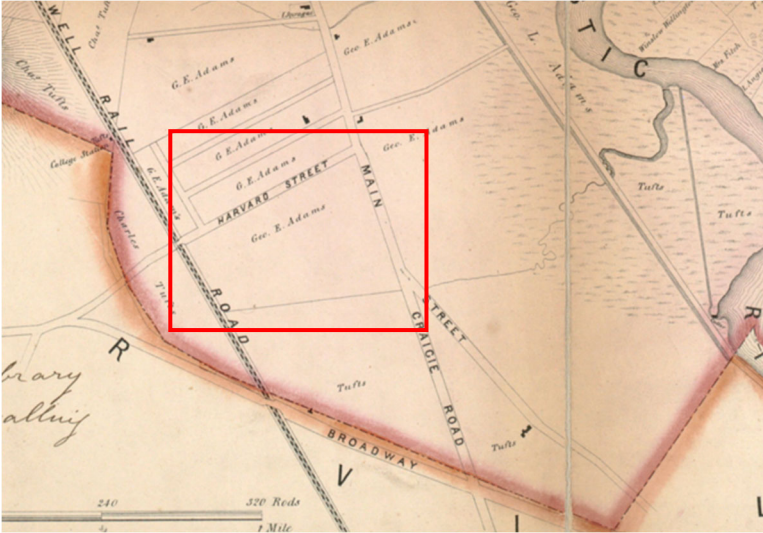
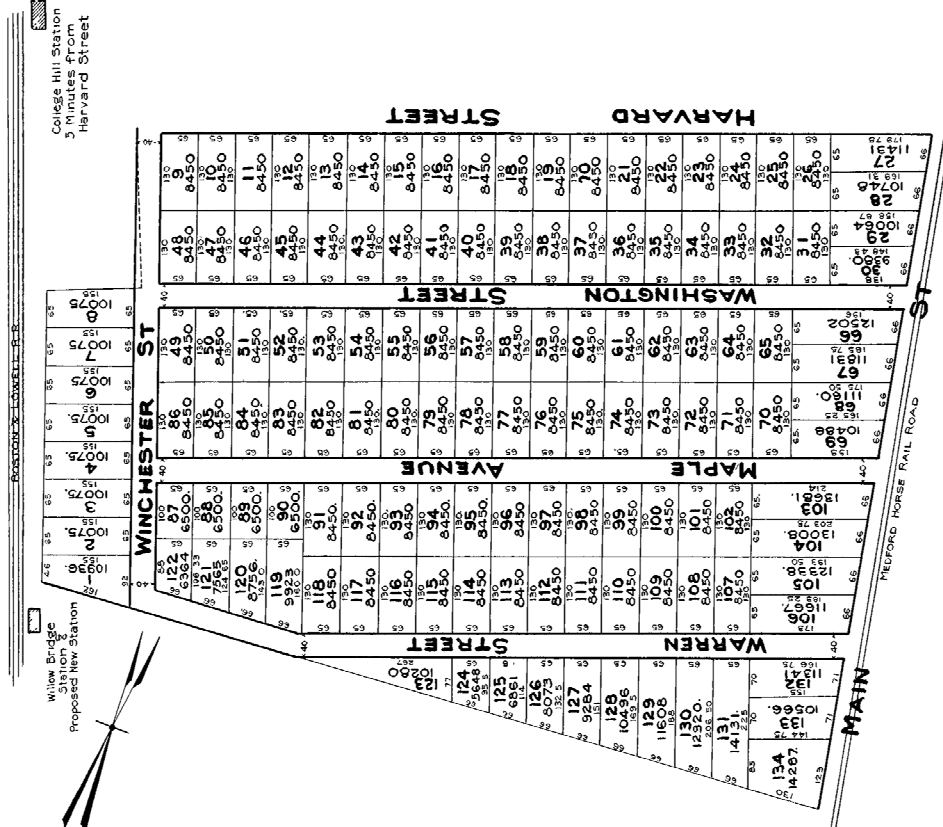


Figure 1 (left): Walling Map of 1855, showing the undeveloped southernmost part of Medford and the large parcel south of Harvard Street later owned by Boynton.

Figure 2 (below) MCSRD 18A:40, 1869, depicting the initial Boynton subdivision, rotated. The subject area includes the lots along Washington, later renamed Wareham Street. Maple later became Marion and the area along Warren Street was developed first as a brickyard and later incorporated into Tufts fields



Plan of Land at

MEDFORD
belonging to
Wm Boynton

Jan. 1869 Scale 120 ft to an inch
Copied in the office of
David Granger & Son 18 Old State House

(Original on file.)
(Scale of this plan: 1 inch = 160 feet.)

April 28 71
18A: 40
Albert D. Rustum

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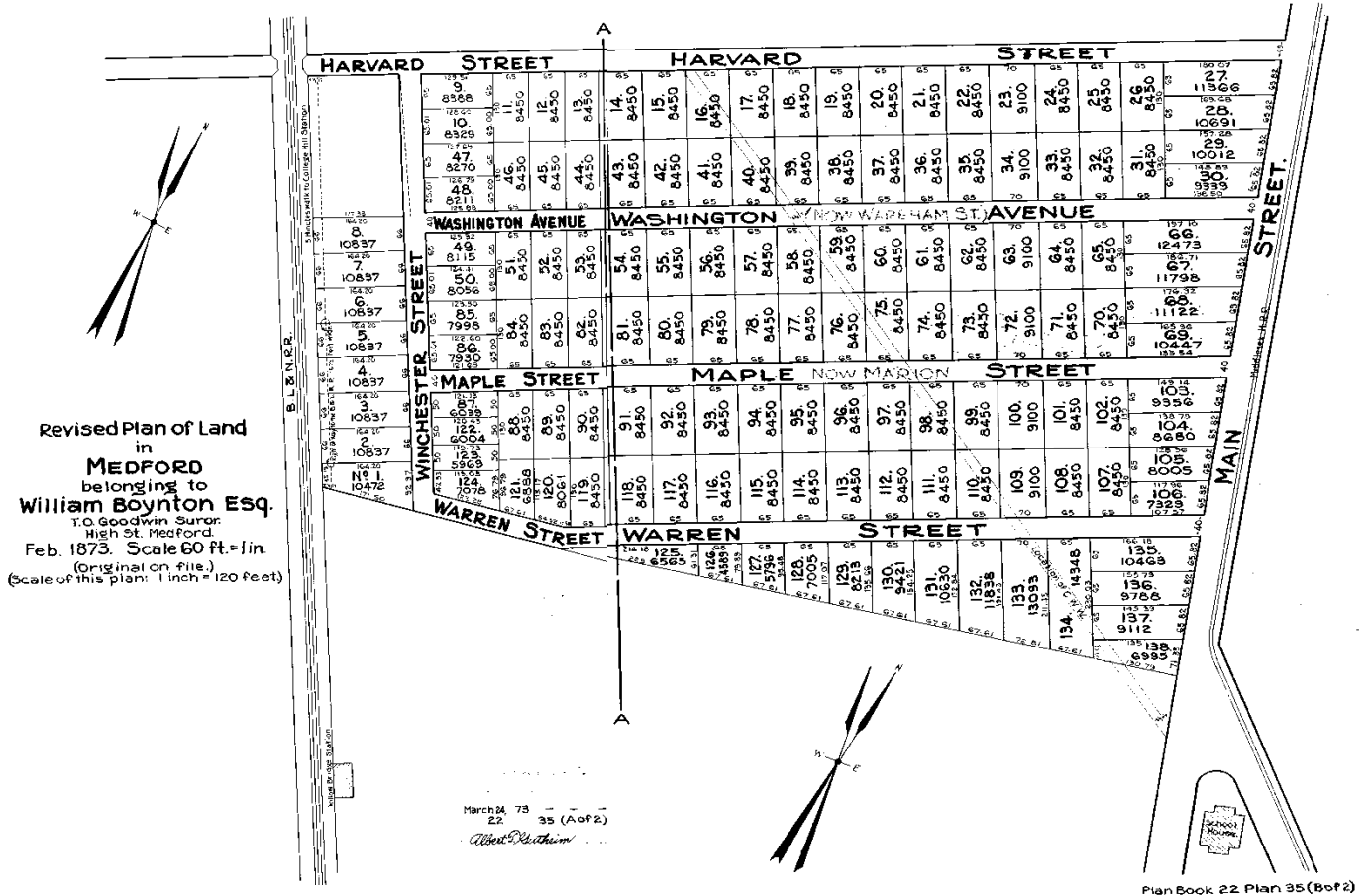


Figure 3: MCSRD 22:35 A and B, 1873, edited to meet at line A, depicting the revised plan of Boynton subdivision. The chief change was to reorient lots along the east side of Winchester Street to face that street rather than the perpendiculars and adding another lot on Main Street.

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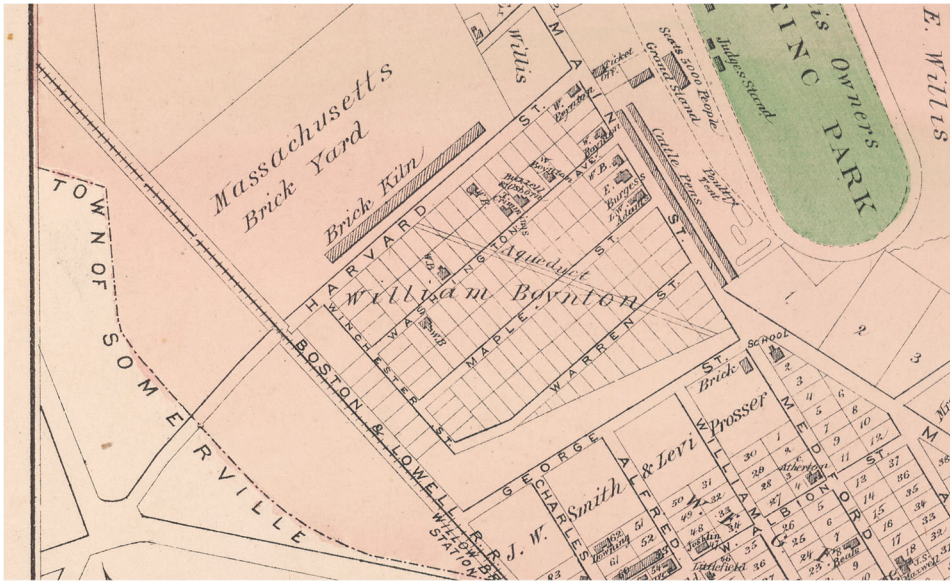


Figure 4: Beers Atlas of 1875 showing the large parcel, including the subject area, labelled William Boynton.

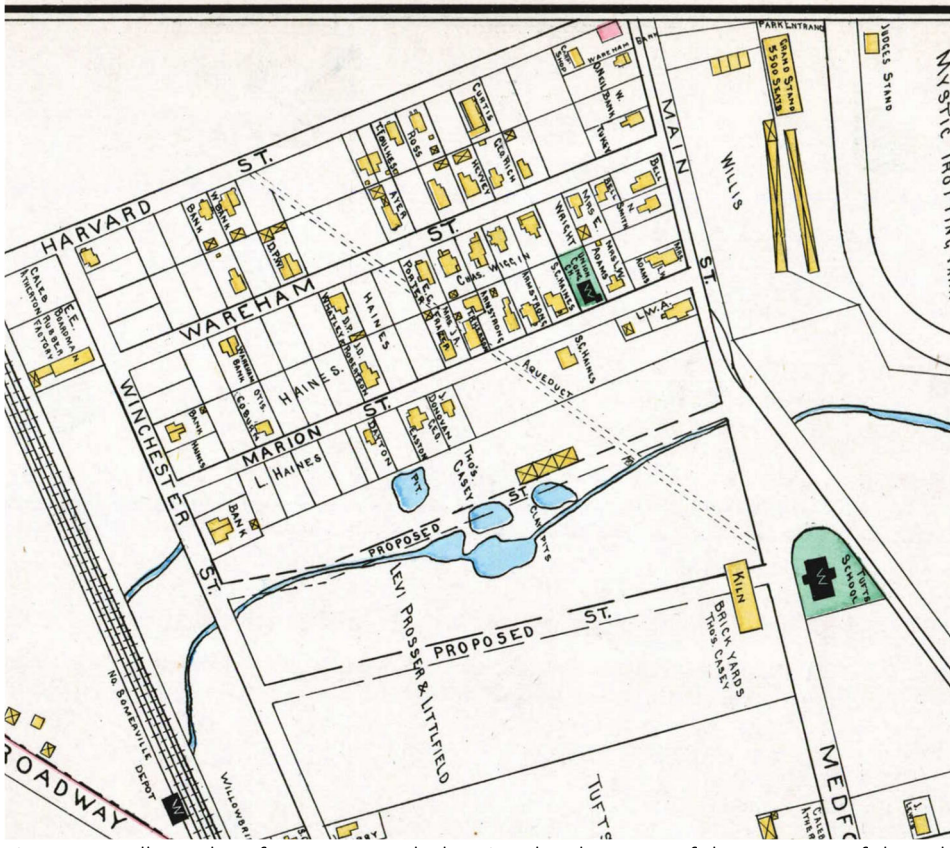


Figure 5: Walker Atlas of 1889, rotated, showing development of the east part of the subdivision and the former path of Warren Street and then occupied by brickyards.

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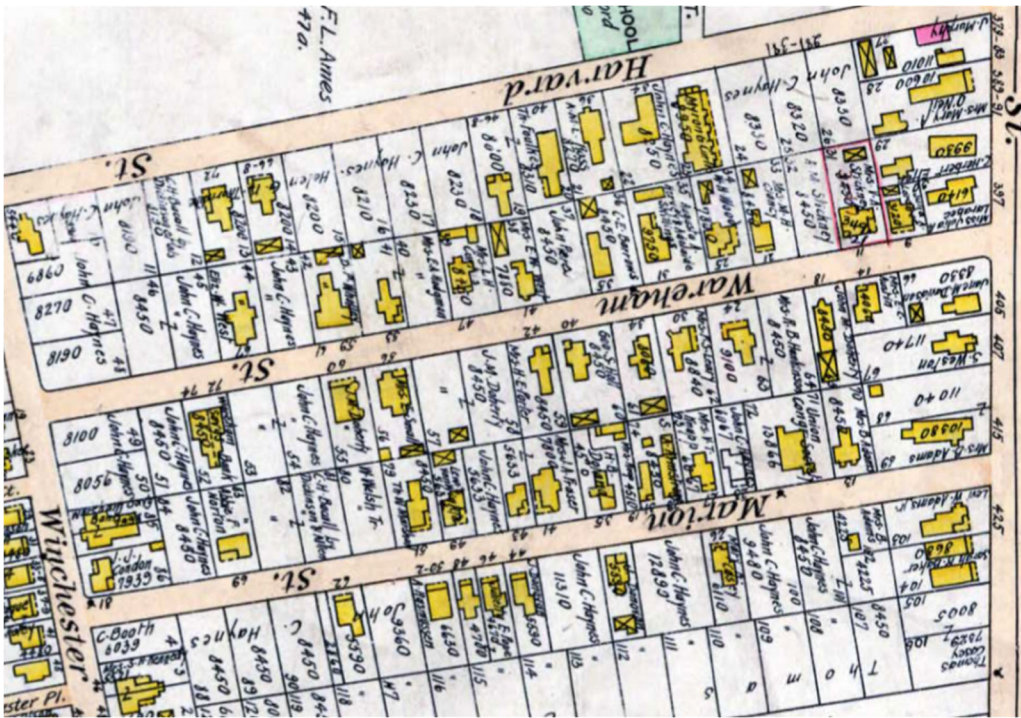


Figure 6: Stadly Atlas of Medford 1898. Cropped and rotated.

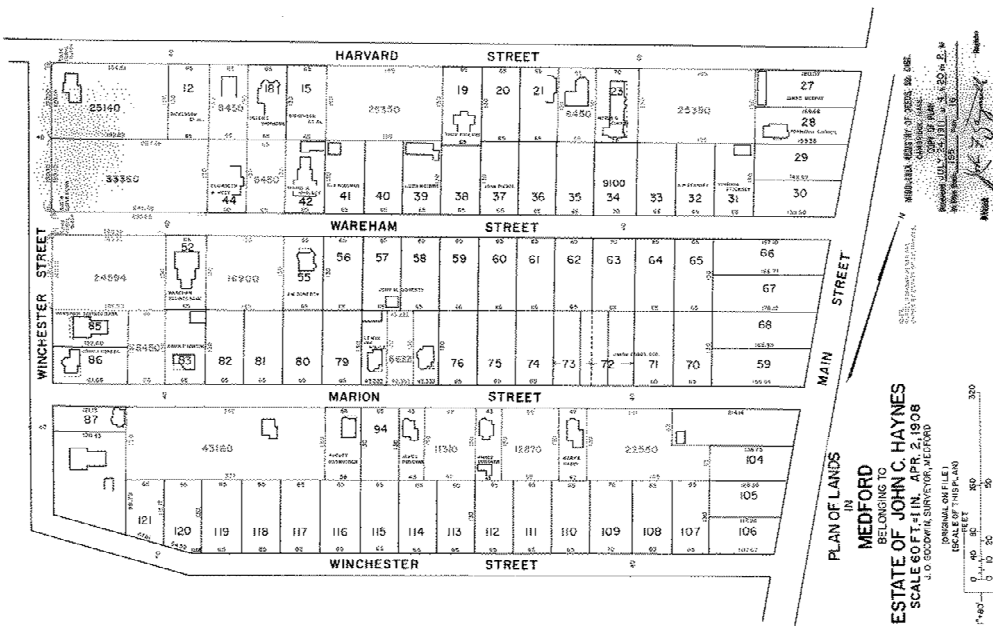


Figure 7: MCSRD 195:16 1908. Plan of lands of John C Haynes. Haynes lots appear to be those with lot size (square footage) and without original lot numbers. Parcels that were adjacent to one another were joined into larger parcels here.

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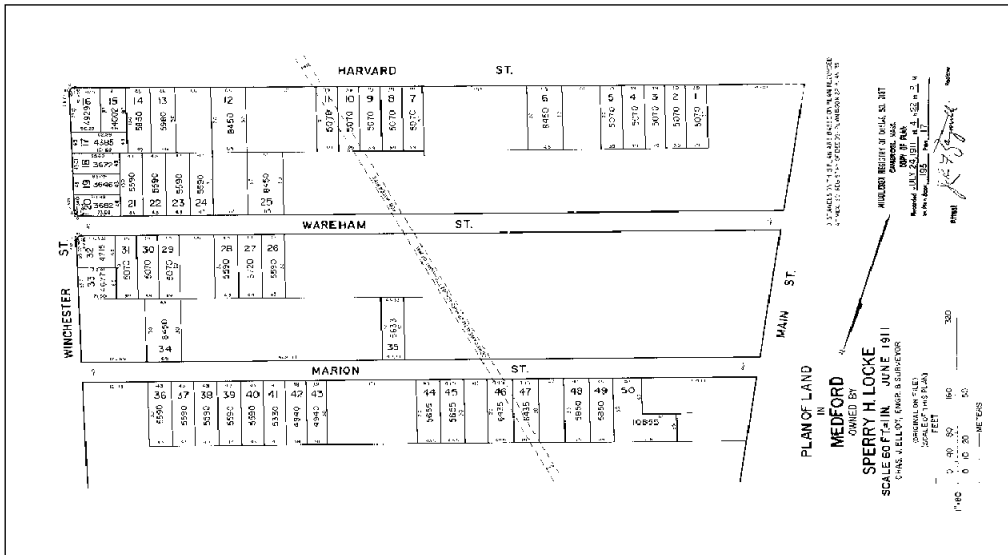


Figure 8: MCSRD 195:16 1911. Plan of lands of Sperry H Locke, who purchased the Haynes lots and reorganized some of them into smaller parcels.

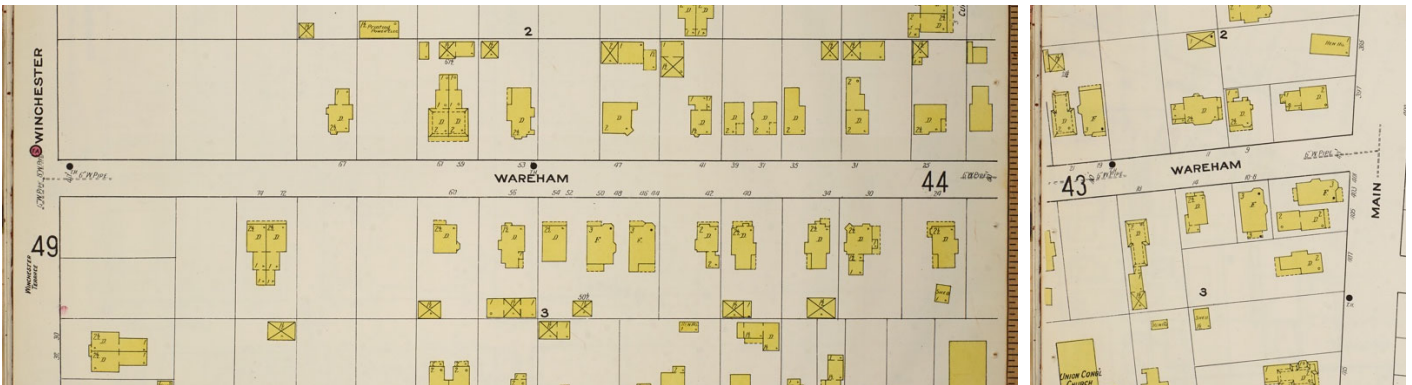


Figure 9: Sanborn Fire Insurance Atlas 1910, parts of plates 43 and 44, cropped, some overlap between sheets.



Figure 10: Sanborn Fire Insurance Atlas 1936, parts of plates 29 and 30, rotated and edited, with some overlap.

ARCHITECTURAL DESCRIPTION

The street pattern of the Wareham Street Area is primarily the result of its subdivision in 1869 when the new streets were laid out and the adjacent land divided into uniform lots. Changes were made early, as parcels at the west end were reoriented toward Winchester Street, and later between 1910 and 1936 when three groups of two or three lots were reorganized into narrower parcels at the west end of the street. The first wave of development here covered the 1870s through the 1890s, with five houses in place by 1875, eleven more by 1889, and five more by 1898. Most of these were constructed first just east of the center of the street and later west of center. They took familiar forms, especially the end house, and were ornamented in the Italianate, Stick, and Queen Anne styles and were originally covered in wood shingles or clapboards. Many of the houses had frame outbuildings and carriage houses may survive at **24, 34, and 35 Wareham Street**. The early decades of the 1900s brought a change to the building stock here, with only two single-family houses constructed. As elsewhere in Medford, most new construction in this period was of multifamily housing, including ten two-families and seven three-deckers, a comparatively large cluster for Medford. By the mid-20th century there were many frame and concrete block garages behind these houses, including larger examples (3 stalls) behind **17-19 and 31 Wareham**, and a very long example behind the three-deckers at **62, 64, and 66 Wareham**. A final addition to the street was a duplex constructed in 1947.

Three of the area's earliest dwellings are two stories in height under mansard roofs, echoing the popularity of this roof form in the decades of the 1870s and 80s in Medford. The house at **21 Wareham Street (1873-1875)** is a compact version, with a square main block and rear ell, and an added enclosed front porch. It retains echoes of its Italianate ornament in the shaped hoods of its dormers and labels at its windows, while its fenestration pattern suggests a side-hall plan within. The house at **18 Wareham Street (1875-1889)** has a similar footprint and plan. Its gabled entry porch is now enclosed and flanked by a canted bay window, and the rear ell appears to have been expanded with added bays. Also closely related is the mansard-roofed duplex at **59-61 Wareham Street (1868-1875, MDF.xxxx)**, which was recently sensitively renovated between 2016-2023 with simple clapboarding and trim. Another early building is the gabled duplex at **72-74 Wareham Street (1873-75)**, divided into four bays with paired central entries now screened by an enclosed porch; the building is now covered in vinyl and brick veneer.

Many of the houses here, including three other early houses, take the ever-popular end house form, side-hall-plan houses with their gable ends to the street. Many examples have elements of the Italianate and Stick styles with simple silhouettes. The house at **35 Wareham Street (ca 1875)** is a story-and-a-half in height, that at **31 Wareham Street (1873-75)** is a full two stories, and both are quite simple compared to later examples. The former has surviving cornice returns, window and door surrounds, and a full front porch of the early 20th century; the latter has a recent entry porch, siding, and sash, and an expanded ell. The house at **5 Wareham Street (1873-75)**, likely moved here between 1910 and 1936 from its position facing Main Street, takes the hip-roof variation of the end house. It retains a bracketed cornice and its molded window casings survive, with low peaked heads on the first floor. Somewhat later and similarly simple houses are found here as well: The **Wholley House at 56 Wareham Street (1882-84, MDF.xxx)** is smaller and better preserved, with an enclosed porch and square bay windows. At **14 Wareham Street (1875-89)** the two-story house has open eaves and a square bay window. Another small example, engulfed in later additions, is located at **41 Wareham Street (1875-1889)**, and larger altered examples can be seen at **40 and 67 Wareham Street (both 1875-1889)**. A later simple example at **7-9 Wareham Street (1889-1898)** has a shallow gabled bay on its façade and has been expanded with a partially enclosed front porch and a rear ell likely added at its conversion to two-family occupancy.

More ambitious examples of the end house added more projecting elements to create the asymmetrical profiles of picturesque tastes while adding more room and light to their plans. An Italianate example at **42 Wareham Street (1875-1889)** substitutes hip for gabled roofs at its core and in the square bays that project from the façade and both side walls. An enclosed porch includes fan transoms and a deck with balustrade above. A somewhat unusual feature in several examples here are square or rectangular bays placed at one corner of the façade. The **Leary House at 30 Wareham (1875-1883, MDF.xxx)** is oriented with its center entry facing to one side and has two stacked bays facing the street, with a corner bay placed at a 45° angle. A related house at **47 Wareham Street (bp 1894)** has a hip-roofed core with the corner canted bay as well as a gabled bay projecting from the facade; it has been expanded to one side. The corner bay at **60 Wareham Street (1889-1898)** is only a single story, and other decorative features

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include an enclosed entry porch and bay and oriel windows; this example has also been expanded at the rear. Unusual in a different way is the house at **24 Wareham Street (1875-1889)**, where a projecting bay on one side rises to form a hip-roofed tower. Further expansions to the end house core include a gabled bay on the opposite side wall and a wrap-around porch with a decorated gablet at the entry point. More familiar is the formula at **25 Wareham Street (1875-1889)**, a hip-roofed end house with gabled bays on the façade and to one side as well as dormers, with an enclosed porch at the front and side as well as additions to the rear.

Several houses here take more unusual forms, achieving more complexity with intersecting gabled blocks. The most legible of these is the house at **53 Wareham Street (1889-1898)**, which appears to be composed of a cruciform core with an array of projecting elements. At one side of the façade is a pyramidal-roofed tower that encloses the entry, set back from the front plane of the building indicative of the parlor-by-pass plan. The house also includes an entry porch, a gabled bay off the tower, and square bays on the front and side. The house was expanded to the west with shed-roofed elements added in 1982. Unfortunately, a large enclosed second-story porch obscures the massing at **34 Wareham Street (1875-1889)**, which appears to also be a parlor-by-pass house, its entry into a now-altered tower set into the reentrant angle of the gabled blocks. The original form of **11 Wareham Street (1875-1889)** is difficult to ascertain because of later additions to its east and west sides. The house appears to have been a gabled core which formerly had recessed entry areas at each end and a projecting gabled bay on its façade.

After a brief hiatus in the early years of the 1900s, the final wave of building in the area marked a shift to multifamily housing. Only two single-family houses were added here, end gambrel houses side-by-side at **37 and 39 Wareham Street** permitted in 1908. Nearly identical, each presents its gambrel end to the street, crossed by a lower pent roof and molding and returns above. There are hip-roofed dormers and each originally had a recessed entry. At 37, there is a projecting bay on the west side elevation, and 39 has been covered in stucco.

This subdivision is unusual for the number of three deckers constructed, one permitted in 1909 by Edward J Doherty (**44-46 Wareham Street**), three more built by 1910 (**8-10, 17-19, 48-50 Wareham Street**), and four more permitted in 1912 by Philip Markarsky (**64, 66, 68 Wareham**). They are all simple examples of the standard form: deep flat-roofed rectangles enclosing three flats, with canted bays on the façade and one side elevation. Most of these originally had stacked front decks, but most have been removed; rear decks usually survive. Like the more common two-families, these houses enclose the "Progressive era" plan, a spatial arrangement of two tiers of rooms, three rooms deep from front to rear, and including five rooms, living, dining, kitchen, bath, and two bedrooms.

As elsewhere in Medford, the majority of the multifamily houses built here are examples of the two-family house, the New England housing form featuring an arrangement of two stacked flats within a deep and narrow volume, here measuring about 24/25 feet across and 44/45 feet deep, enclosing a "Progressive-era" plan. The earliest in this area was permitted in 1908 at **52-54 Wareham** by Edward J Doherty. Topped by a high gambrel roof over a simple, shallower volume, the house includes a gambrel dormer and stacked front porches. Seven more two-families were permitted to Albert W Gurney in 1914. These examples have simple volumes, with canted bays on the first-floor front but none to the sides, and a porch screening their paired entries. They are topped by either hipped roofs with a hip dormer (**at 65, 78, and 80 Wareham Street**) or gabled roofs with pents across them at cornice height (**at 73, 75, 77-79, and 81 Wareham Street**). Most houses have stacked rear decks, some full width and some narrower, most now enclosed. Two more two-families were added at **13-15 and 49-51 Wareham Street**, one permitted by Olive Nigro in 1931, the other likely built by the Nigros as well. The gable-roofed two-families are both augmented by a sunroom wing, adding a third public room to the plan. At 11-13, a pent roof across the end gable echoes the shed roof on the broad square bay across the façade and on the gabled entry porch. At 49-51, the entry porch is enclosed and glazed, with a fan-shaped transom and flanked by a square oriel window.

The street was then almost entirely built out, with only one vacant parcel that was filled with a duplex at **20 Wareham Street** in 1947. Two stories under a hipped roof, the paired center entries are screened by a balustraded porch, with broad three-part windows on either side and smaller sash above. In recent decades, it has been common for single-family houses to be converted to two or more units. Like most sections of this neighborhood, most of the buildings here have experienced alterations typical of the

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building stock, including window replacement, porch removal, enclosure, or replacement, and added dormers. Several houses have significant rear additions as well. Wall sheathing is most commonly now vinyl, but some examples have been stuccoed or have asbestos or aluminum siding. These alterations have somewhat obscured the ornamental variety that characterized the area, much of which is likely preserved beneath these materials.

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National Register of Historic Places Criteria Statement Form

Check all that apply:

- Individually eligible Eligible **only** in a historic district
 Contributing to a potential historic district Potential historic district

Criteria: **A** **B** **C** **D**

Criteria Considerations: **A** **B** **C** **D** **E** **F** **G**

Statement of Significance by Claire W. Dempsey
The criteria that are checked in the above sections must be justified here.

The Wareham Street Area is located in Medford’s Brickyards / Mystic Park neighborhood, an irregularly shaped area that was among the last sections of the City to be built over with housing. Much was a private holding, the large estates known as Ten Hills and Royall Farm, and a large portion (171 acres) remained in agriculture as George Adams’ large farm until the mid-19th century. This was the first section of Adams’ property developed with residences, positioned south of Harvard Street between Main Street and the railroad line while the rest of the neighborhood was occupied by brickyards and trotting parks. Subdivided by William Boynton in 1869 along three new east-west streets, it eventually included 138 regular lots. After he lost the remainder of the undeveloped parcels, the property changed hands and was lost to default several more times. Longer-term owners included real estate developers John Haynes and Sperry Locke. The early phase of construction included moderate and some generously sized single-family residences located toward the center and east portions of the street, followed by early 20th-century infill, most between 1908 and 1914, with two families and a handful of three deckers. The pattern of numerous exchanges, mortgages, and defaults provides a helpful illustration of how a volatile and unpredictable real estate market creates and affects a residential landscape.

The closely related properties on Wareham Street are likely to be eligible as part of a National Register historic district covering the Boynton subdivision under criteria A and C at the local level; areas of significance include architecture and social history. Some of this area has already been listed on the National Register of Historic Places as part of the Middlesex Canal Historic District (MDF. AC, AD, and V) in 2009. Although the area has undergone the kinds of alterations common to the city such as porch enclosures or removals and siding and sash replacement, many resources retain substantial integrity of location, design, setting, workmanship, feeling, and association.