

DEC 26 1989

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

### 1. Name of Property

historic name Nobility Hill Historic District

other names/site number \_\_\_\_\_

### 2. Location

street & number Cedar, Chestnut and Maple Streets

N/A not for publication

city, town Stoneham

N/A vicinity

state Massachusetts

code MA

county Suffolk

code 025

zip code 02180

### 3. Classification

Ownership of Property

- private
- public-local
- public-State
- public-Federal

Category of Property

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing	
<u>33</u>	<u>17</u>	buildings
		sites
<u>1</u>		structures
<u>1</u>		objects
<u>35</u>	<u>17</u>	Total

Name of related multiple property listing:  
Stoneham MRA

Number of contributing resources previously listed in the National Register See Continuation Sheet

### 4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

Valerie A. Talmage  
Signature of certifying official Executive Director Massachusetts Historical State Historic Preservation officer

12/13/89  
Date Commission;

State or Federal agency and bureau \_\_\_\_\_

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

Signature of commenting or other official \_\_\_\_\_

Date \_\_\_\_\_

State or Federal agency and bureau \_\_\_\_\_

### 5. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register.  See continuation sheet.
- determined eligible for the National Register.  See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:) \_\_\_\_\_

Betty J. Savage

02-09-90

BJS Signature of the Keeper

\_\_\_\_\_ Date of Action

**6. Function or Use**

Historic Functions (enter categories from instructions)

Domestic / Single Dwelling,Secondary Structure

Current Functions (enter categories from instructions)

Domestic / Single Dwelling,Secondary Structure**7. Description**

Architectural Classification

(enter categories from instructions)

Late Victorian / Italianate, SecondEmpire, Queen Anne, Stick, ShingleStyleLate 19th Century Revivals / Colonial  
Revival

Materials (enter categories from instructions)

foundation Brick, Concretewalls Shingle, Clapboard, Asphaltroof Shingle, Slate, Asphalt

other \_\_\_\_\_

Describe present and historic physical appearance.

The Nobility Hill Historic District, Stoneham, Massachusetts is a small, modest residential enclave located a few blocks west of the historic town center (Central Square Historic District). Built up between the 1860s and the 1920s, it is an unusually cohesive and comprehensive illustration of Stoneham's residential development at the time. Thirty-three contributing houses are designed in a variety of period styles; many are well preserved and exhibit exceptional detail for their type. Also included are the only remains of the Tidd Estate, a stone wall and a gate. Seventeen non-contributing buildings, twelve of which are garages, are also included. Five houses are individually listed in the National Register of Historic Places as part of the Stoneham Multiple Resource Area (NR 1984). This nomination focuses on the surrounding neighborhood as a microcosm of residential development beginning at the peak of the Industrial Prosperity period (1840-1880) and continuing throughout the Suburban Period (1880-1930).

The Nobility Hill Historic District is located in central Stoneham at the intersection of Maple Street, Chestnut Street and Cedar Avenue. This site was selected for residential development in the second half of the 19th century for several reasons. One was the hilltop setting, which offered panoramic views that complemented the picturesque architectural styles of the period. Another was direct proximity to the shops, factories, and institutions of Central Square a few short blocks to the east. A final factor, which became increasingly important, was close proximity to the Lindenwood Railroad Station on Montvale Avenue, which allowed residents to commute to jobs in Boston.

Maple and Chestnut Streets are east-west and north-south thoroughfares, characterized by moderate traffic. Cedar Avenue connects them in a short, irregular U that is little used except by residents. As might be expected, Maple and Chestnut Streets were laid out in the first half of the 19th century while Cedar Avenue was laid out in the 1860s to facilitate residential development. Poplar Street was cut through the interior of the block soon after but did not develop until after the period of significance. Poplar Street is thus excluded from the district; portions of Cedar Avenue have been deleted for this reason as well.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetNobility Hill Historic District  
Stoneham, MASection number 7 Page 1

The area is characterized by moderate-sized, 1 1/2 to 2 1/2 story, wood-frame houses designed in a variety of popular period styles. They date from the 1860s to the 1920s. Well-detailed suburban examples of the Italianate, Second Empire, Queen Anne, Shingle, Colonial Revival and Craftsman styles are present; some are locally outstanding and five have been recognized by individual listing in the National Register (1984). Unfortunately, the three mansion houses which originally gave the area its name have been demolished or so heavily altered as to preclude inclusion in the district.

The condition of buildings within the district varies greatly. Many are in excellent condition, preserving their original qualities of design and detail. Some have undergone changes in fenestration or the application of artificial siding, which are typical alterations throughout the community. A small number suffer from neglect, and some are partially hidden by overgrown vegetation.

The houses generally maintain a consistent fifteen- to twenty-five-foot setback along with similar spacing from their neighbors helping to unify the streetscape, and bring order to the profusion of architectural styles. This type of siting is typical of early 20th century suburbs which, architectural historian Alan Gowans has said, "...required a correspondingly new concept of the house, as a dwelling intended to sit in its own plot of ground, like the rural houses of earlier America yet also related to other houses on a street, like older urban row houses." (Comfortable House; p. 29)

This characteristic suburban visage was achieved gradually during the period of significance as is illustrated by a series of historic maps and photographs. Until the mid-19th century, the west side of Main Street, including this area, was almost entirely vacant, while the more level terrain of the east side had begun to develop with workers' housing. As late as 1858, a mere two houses stood in the area: one owned by surveyor Amasa Farrier on the north side of Maple Street, and another owned by industrialist John Hill to the south.

Hill's large estate, which occupied the entire block south of Maple Street and consisted of a Mansard-style mansion house surrounded by winding drives, formal plantings, and outbuildings, set the initial tone for the area. It was followed by the H. H. Mawhinney estate on the northwest corner of Maple and Chestnut Streets ca. 1860, and the C. W. Tidd estate occupying the interior of the Cedar Avenue block ca. 1880.

The elite character of the area was never fully established, however. By the time the Tidd estate was constructed, approximately a dozen houses, designed in more modest versions of the Italianate and Mansard styles, stood on the east side of Chestnut Street and on the upper portion of Cedar Avenue. During

(continued)

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetNobility Hill Historic District  
Stoneham, MASection number 7 Page 2

the next ten years, several fine examples of the Queen Anne style appeared. Additional development in the 1890s and first two decades of the 20th century added compatible examples of the Shingle, Colonial Revival, and Craftsman styles to the district.

The character of the district remained stable until the mid-20th century, when the Mawhinney and Tidd estates were demolished. The former was replaced by a brick church and parking lot while the latter was replaced by a cluster of ranch houses. The pair at 2 and 4 Cedar Avenue are incongruously fronted by the granite retaining walls and gates of their predecessor. Ranch houses were also built on the undeveloped lots at the west end of Cedar Avenue. These mid-20th century dwellings account for the intrusions within the district and also provided a rationale for boundaries. Several of the houses are accompanied by freestanding garages which are not considered to contribute to the historical or architectural significance of the area.

The character of the district is largely defined by a dozen residences of outstanding quality, these continue to reflect the picturesque ideals of the later 19th century. They vary in date and style and are dispersed throughout the district. Providing a contextual backdrop to these major buildings are simpler or less well-preserved buildings of the same period and of the early 20th century. All combine to illustrate Stoneham's residential growth through the end of the Suburban Period as defined by the Multiple Resource Area overview.

Representative dwellings are described below in chronological order:

Several examples of the Italianate style appear in the district, illustrating many of the varied forms assumed by that picturesque style. The earliest is 35 Chestnut Street (ca. 1860; #97). It is a simple 2 1/2-story dwelling whose symmetrical five-bay facade is centered on an entry with sidelights and lintel. Windows contain 2/2 sash. The house is clapboard-clad and rests on a brick foundation. Map research for this house is inconclusive. A structure owned by Amasa Farrier is shown at this approximate location in 1858, but the site is vacant in 1874. By the 1880s, a house reappeared as part of the C. W. Tidd Estate. Stylistic evidence supports a construction date in the 1850s or 1860s.

Three similar dwellings, the Seth D. Allen, Jacob Kidder, and Perez C. Jones Houses, stand adjacent to each other at 9, 11, and 13 Cedar Avenue (#s 79, 78, 77). Dating from ca. 1870, all are 2 1/2 stories and display the gable-end facade with sidehall plan that was so popular in the mid-eighteenth century. The Jones House is shingle-clad with decorative fishtail shingles in the gable field. The facade features an entry with bracketed hood and a two-story polygonal bay. Paired brackets appear at the cornice. Windows contain 2/2

(continued)

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetNobility Hill Historic District  
Stoneham, MASection number 7 Page 3

sash. The house rests on a brick foundation. The Kidder House, which is now sheathed with asbestos shingle, eschews the typical bracketed cornice and retains the gable returns of the earlier Greek Revival style.

The Richard Wall House, 8 Cedar Avenue (ca. 1878 #86) is similar to these houses, but somewhat more abundant in its detail. It is a 2 1/2-story sidehall-plan house with a substantial two-story rear ell. It is now sheathed with asbestos, but its other elements remain intact. Windows contain 2/2 sash, and the distinctive fenestration of the facade includes paired round-arched windows in the gable and full-length windows at the first story. The house is trimmed with paneled cornerboards carrying paired incised brackets. The brackets are repeated in the porch, which runs across the facade.

By far the most elaborate example of the style is the C. N. Wood House, 30 Chestnut Street (ca. 1878; #143; NR 1984), which is individually listed in the National Register. This full 2 1/2-story house is asymmetrically massed with a tower rising adjacent to a projecting gabled pavilion. The tower contains a double-leaf entry with a bracketed hood surmounted by a paired window; triple-arched windows occupy the tower stage. Elsewhere, windows are often paired or arched as well. Paired brackets trim the cornice of the slate gable roof.

The district also includes two examples of the Mansard style, both of which are 1 1/2-story sidehall cottages. One is locally exceptional, and has been recognized by individual National Register listing. The Lorenzo D. Hawkins House, 1 Cedar Avenue (ca. 1870; #112; NR 1984) is a clapboard-clad structure that rises from a granite foundation to a scalloped slate roof. Major features include an entry with glazed and paneled door and bracketed porch, bay windows and dormers with arched glazing, and a heavily bracketed cornice. It is accompanied by a matching carriage house.

The John C. Paige House, 34 Chestnut Street (ca. 1870; #144) is simpler in execution and has been altered by aluminum siding. Its most prominent features are a bellcast mansard roof with round-arched wall dormers, and a verandah with balustrade and spindle valance embracing the facade and south elevation.

During the 1880s and 1890s, several fine examples of the Queen Anne style, some displaying Stick Style features, were added to the district. Three have been distinguished by individual National Register listing. One of the earliest and most unusual is 7 Cedar Avenue (ca. 1880; #81), which appears to have been built as part of the Hawkins estate. It is a 2 1/2-story house with picturesque massing including asymmetrically placed wings and a pyramidal-capped tower. Windows contain 2/2 sash and are headed by sloping lintels.

(continued)

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetNobility Hill Historic District  
Stoneham, MASection number 7 Page 4

Another relatively early Queen Anne-style dwelling is the Charles H. Libby House, 37 Maple Street (1883; #103). Built on a T-plan, it rises 2 1/2 stories to a gable roof and faces its gable end to the street. It is clapboard-clad, but also displays fishtail shingles in the gable and a valance of vertical boards. Brackets and exposed rafters appear at the roofline. Windows generally contain 2/2 sash, but multiple-pane sash appears in the gable. The entry is framed by sidelights and retains its glazed and paneled door. A well-detailed porch running across the facade features turned posts, as well as brackets with an unusual incised design that is repeated in the balustrade. The James B. Hawkins House, 35 Maple Street (ca. 1885, #104), is similar but was shingled in the 1920s.

The James P. Fairchild House, 41 Maple Street (ca. 1890; #101), and the Harry Hill House, 3 Cedar Avenue (ca. 1890; #83) are identical and well-preserved examples of the Queen Anne style. Both are rectangular in plan and rise 2 1/2 stories to steep hip roofs. The complex silhouette that is so characteristic of the Queen Anne style is achieved through use of a massive facade gable. This dominant element is supported on curved, shingled brackets, and displays a stylized Palladian window. Other features include polygonal bays and a verandah with balustrade and turned posts headed by unusual sunburst motif brackets. A somewhat similar example is the Henry C. Carbee House, 39 Maple Street (ca. 1890s; #102), with its off-center facade gable and verandah with turned posts and incised brackets.

The three Queen Anne-style houses that are individually listed in the National Register are the Sidney A. Hill House, 31 Chestnut Street (ca. 1895; #109, NR 1984), the Newton Lamson House, 33 Chestnut Street (ca. 1887; #108, NR 1984) and the Franklin Jenkins House, 35 Chestnut Street (ca. 1895; #107; NR 329). The first two display Stick Style elements such as valances, while the latter reflects the Shingle Style.

Another example of the Shingle Style is the Benjamin S. Hinds House, 29 Cedar Avenue (ca. 1895; #69). Standing at the west end of the district, this fine house is entirely shingle-clad, with a fieldstone chimney on the south elevation. It rises 2 1/2 stories to a gambrel roof, which slopes down on the south side of the facade to form a porch with Tuscan columns. Other features include a paneled entry framed by leaded-glass sidelights, diamond-pane sash, and a Palladian window in the north gambrel.

The Colonial Revival style is represented by a small number of simply executed dwellings. The Henry Smith House, 26 Chestnut Street (ca. 1895; #141) is a 2 1/2-story, shingled, hip-roof structure with a solid foursquare form. The major reference to the Colonial Revival style is provided by the Tuscan porch, with a pediment highlighting the entry location, which extends across the facade and around the south elevation. The polygonal bay at the northwest corner harks back to the Queen Anne style.

(continued)

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Nobility Hill Historic District  
Stoneham, MA

Section number   7   Page   5  

---

The gambrel roof cottage at 45 Maple Street (ca. 1915; #99) is an unusually well-detailed example of the Dutch Colonial style that was just coming into vogue. Typical features are the gambrel roof with three-bay shed dormer and the symmetrical facade with center entry flanked by paired windows. In this case, the entry is framed by sidelights and the windows contain 6/6 sash. An unusual feature is the Tuscan porch that extends across the west elevation.

(continued)

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Nobility Hill Historic District  
Stoneham, MA

Section number 7 Page 6

---

ARCHAEOLOGICAL DESCRIPTION

While no prehistoric sites are currently recorded in the district or in the general area (within one mile) it is possible that sites are present. The physical characteristics of the district, high, well drained, hilly terraces, portions of which are within 1000 feet of Sweetwater Brook, a tributary of the Aberjona River indicate marginally favorable condition for native subsistence and settlement activities. Given these facts, the size of the district (7.69 acres) and late 19th century development in the area, a low to moderate potential exists that prehistoric sites are present.

No evidence exists for historic use of the district prior to its residential development during the late 19th and early 20th century. The entire locale on the west side of Main Street was reported undeveloped until the mid 19th century. Structural remains of outbuildings (barns, carriage houses) and trash deposits may be present associated with residences in the district. In general, however, the potential for significant historic archaeological remains is low.

(end)

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

nationally     statewide     locally

Applicable National Register Criteria     A     B     C     D

Criteria Considerations (Exceptions)     A     B     C     D     E     F     G

Areas of Significance (enter categories from instructions)

Architecture  
Community Planning and Development

Period of Significance

ca. 1860 - ca. 1920

Significant Dates

Cultural Affiliation

N/A

Significant Person

Architect/Builder

Farrier, Amasa

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Nobility Hill Historic District, Stoneham, Massachusetts possesses integrity of location, design, setting, materials, workmanship, feeling, and association. It is significant as the town's most cohesive illustration of residential development from the mid-19th through the early 20th centuries. Its resources include a full range of well-designed suburban dwellings, most of which date from this period of significance. Several are outstanding examples of their style and have been so recognized by individual National Register listing within the Stoneham Multiple Resource Area. Better than any other area in town, Nobility Hill illustrates the scope and range of Stoneham's suburban development. It meets criteria A and C of the National Register of Historic Places on the Local level.

The formation of the Nobility Hill Historic District spans the two most important periods of Stoneham's historical development: Industrial Prosperity (1840-1880) and Suburban Community (1880-1930). The first is characterized by the large estates of industrial magnates who were amassing fortunes in the manufacture of shoes. The second is characterized by the more modest suburban residences of the professional/small business class, which arose in response to the town's newfound prosperity. As is true in the town as a whole, features of the suburban period have almost totally obliterated those of the industrial period.

Development of Nobility Hill began in 1858 with construction of the John Hill Estate, which remains in severely altered condition just south of the proposed district. At that time the hilly terrain west of Main Street was largely undeveloped, in contrast to the east side where much of today's street system was in place and well built-up with workers' housing. The area offered several attractions to Stoneham's newly formed wealthy class: proximity to Central Square and its workplaces, combined with panoramic views, and sufficient space to develop estates with outbuildings and landscaped grounds.

See continuation sheet

**9. Major Bibliographical References**

- Zellie, Carole. Stoneham, Massachusetts: A Shoe Town. Stoneham Hist. Comm. 1981
- Dudley, Dean. Directory of Wakefield, Stoneham & Reading. 1874, 1889, 1905-06.
- G.M. Hopkins. Map of Stoneham. Philadelphia. 1874.
- Robert Gerry. Map of Stoneham. 1858.
- Bailey & Hazen. View of Stoneham, Mass. Boston. 1878.
- George H. Walker Co. Atlas of Middlesex County. Boston. 1889. 1906.
- Gowans, Alan. The comfortable House. MIT press. Cambridge, Mass. 1986.

See continuation sheet

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

Massachusetts Historical Commission

**10. Geographical Data**

Acreage of property 7.69 acres

UTM References

A 

1	9	3	2	6	9	0	0	4	7	0	5	1	0	0
Zone	Easting				Northing									

C 

1	9	3	2	7	0	3	0	4	7	0	4	8	5	0
Zone	Easting				Northing									

B 

1	9	3	2	7	1	3	0	4	7	0	4	8	8	0
Zone	Easting				Northing									

D 

1	9	3	2	6	8	0	0	4	7	0	4	8	7	0
Zone	Easting				Northing									

See continuation sheet

Verbal Boundary Description

Please refer to the attached Town of Stoneham Assessor's Map. The boundaries follow lot lines as indicated on that map. Lots are specified by parcel number on the attached District Data Sheets as well.

See continuation sheet

Boundary Justification

In general, the boundaries have been drawn to encompass the concentration of dwellings dating from the period of significance c1860-c1920. Specifically, a modern church has been excluded at the corner of Chestnut and Maple streets (lot #145) and a heavily altered mid-19th century dwelling has been excluded at the corner of Chestnut and Hersam Streets (lot #140). Elsewhere, on the south side of Maple Street, the north side of Poplar Street, and the west end of Cedar Street, boundaries exclude houses of more recent origin (most from the 1950s).

See continuation sheet

**11. Form Prepared By**

name/title Candace Jenkins, Preservation Consultant, with Betsy Friedberg, National Register  
 organization Massachusetts Historical Commission date November 1989  
 street & number 80 Boylston Street telephone 617-727-8470  
 city or town Boston state Mass. zip code 02116

Director, Massachusetts Historical Commission

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetNobility Hill Historic District  
Stoneham, MASection number 8 Page 1

John Hill was the town's wealthiest citizen. He also owned the town's largest factory, which was located on Main Street a few blocks east of the district. His estate reflected the ideals of his class. It occupied the entire block now bounded by Maple, Chestnut, Hancock, and Park Streets, and was characterized by winding, tree-lined drives, specimen trees and low-massed border plantings, all set off by stone walls and trees around the perimeter. The house itself was a magnificent 2 1/2-story, clapboard-clad structure displaying an offset Italianate-style tower and very early mansard roof enclosing the main mass. It was accompanied by a carriage house with mansard roof and cupola as well as several other outbuildings. Sadly, the estate was subdivided in the 20th century and the house has been radically altered for multi-family use.

H. H. Mawhinney, another shoe manufacturer, constructed an estate of similar scale and pretention in 1868; it was valued at the enormous sum of \$12,000. Charles H. Brown, vice-president of the Tidd Tannery and son-in-law of William Tidd, moved there in the 1880s from a more modest dwelling just north of Central Square (see Central Square Historic District). Located on the northeast corner of Chestnut and Maple Streets, this Second Empire-style estate was demolished in the mid-20th century, and is now the site of the Seventh Day Adventist Church.

At about the time that Mawhinney was building his estate, the future direction of the area was being established by Amasa Farrier, the town surveyor. Like many rural surveyors of the period, Farrier was conversant with contemporary fashions in landscape design. His knowledge probably came through the publications of English horticulturist John Claudius Loudon and American landscape gardener Andrew Jackson Downing. Farrier is known to have designed the William Street Cemetery of 1844 (NR 1984), Lindenwood Cemetery of 1861, and Wildwood Cemetery of 1852 in neighboring Winchester (NR 1984), as well as several subdivisions and private estates. He lived just north of Central Square (see Central Square Historic District).

The Gerry map of 1858 indicates that Farrier owned a house on the northwest corner of Maple and Chestnut Streets. By 1875, that house was apparently gone, Cedar Avenue and Poplar Street were in place, and Farrier had subdivided the land flanking Poplar Street and the north side of Maple Street into tiny house lots. Farrier's scheme did not prosper, probably because the lots were too small, but it did signal a shift in character from large estates to more modest suburban dwellings.

Although Farrier's lots remained vacant, a number of other suburban houses had been erected on Cedar Avenue and Chestnut Street by that time. Some of the earliest houses of this type in the district are the three adjacent dwellings at 9, 11, and 13 Cedar Avenue (#s 79, 78, and 77). All date from ca. 1870,

(continued)

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 8 Page 2Nobility Hill Historic District  
Stoneham, MA

and are simply detailed 2 1/2-story wood-frame structures that face gable end to the street. Their owners were typical of area residents at the time. Perez C. Jones was a shoe pegger, Jacob Kidder was a cabinetmaker, and Seth Allen was a foreman at R. W. Emerson & Co. The house of William D. Rice, a carpenter, stands across the street at 12 Cedar Avenue (#87).

Two other dwellings, both 1 1/2 story Mansard cottages, date from this early period in the district's development as well. These are the well-detailed Lorenzo D. Hawkins House (#112) at the corner of Maple Street and Cedar Avenue, and the J. C. Paige House (#144) on Maple Street. Hawkins was a small-scale manufacturer of machinery and shoes, with offices at 96 High Street in Boston, making him the area's first commuter. His house is, interestingly, a scaled-down version of the Hill and Mawhinney estates with a large lot and accompanying carriage house. The simplicity of the Paige House reflected his less elevated standing as an inventor noted for the design of a steam boiler.

The last of the grand estate-type houses was erected ca. 1880 by C. W. Tidd, a member of the Tidd Tannery family and president of the Stoneham National Bank. No longer extant, this house and carriage house occupied much of the area between Cedar Avenue and Poplar Street. The lot was subdivided in the mid-20th century and is now occupied by several ranch houses. The two on Cedar Avenue are incongruously fronted by the granite retaining wall and gateposts of the former estate.

The number of houses in the district rose sharply in the last decades of the 19th century as well-detailed examples of the Queen Anne, Shingle, Stick, and Colonial Revival styles were erected by professionals and proprietors of small businesses. Sidney Hill, partner in the shoe manufacturing concern of Sidney & Hill, built a Queen Anne house at 31 Chestnut Street (ca. 1887, #109); while Franklin Jenkins, a partner in another shoe firm known as Vinton & Jenkins, built a Shingle Style house next door at 37 Chestnut Street (ca. 1895; #107). Charles Drew, vice-president of the Stoneham National Bank, built a Queen Anne house at 31 Maple Street (#106); while his cashier Charles Bailey purchased the nearby residence at 35 Maple Street (#194). Both of these men worked for their neighbor, C. W. Tidd.

During this period, existing houses were often sold to more prosperous owners, or the original owners improved their circumstances. For example, the Paige House was sold to Richard Barnstead, editor and proprietor of the Stoneham News; William Rice progressed from carpenter to builder; and Perez Jones rose to be president of the American Co-operative Boot & Shoe Co.

Notably, several new residents joined L. D. Hawkins in the commute to employment in Boston. Henry Smith, an insurance and real estate agent with

(continued)

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetNobility Hill Historic District  
Stoneham, MASection number 8 Page 3

offices on State Street, built the Colonial Revival house at 26 Chestnut Street (#141) ca. 1895. The older Queen Anne house next door at 28 Chestnut Street (#142), was purchased by J. Edwin Hill, a Boston-based shoe dealer. Oliver Richardson, a Congress Street accountant, purchased the house at 43 Maple Street (#100); while James P. Fairchild, a traveling salesman based in Boston, moved in next door at 41 Maple Street (#101). Benjamin Hinds, a submaster at Boston's Eliot School, built the fine Shingle Style house at 29 Cedar Avenue (#69) ca. 1890.

Rounding out Stoneham's residential development during the Suburban Period, several more houses were added to the district in the first decades of the twentieth century. These are simple but well-detailed examples of the Craftsman, Colonial Revival, and Dutch Colonial styles. Ownership remained solidly middle class. As late as 1906, the Hill estate remained intact under the ownership of Dr. Arthur Cowdrey, who maintained offices there and in Central Square (see Central Square Historic District).

Residential development throughout the town during the 1880s and 1890s spurred public investment and improvements. These included a public water system in 1882, electric streetlights in 1890, and the first telephone exchange in 1905. Transportation was improved with the paving of numerous public streets and sidewalks, and by the introduction of streetcar service in the 1890s. The Stoneham Town Improvement Association was formed in 1897. Additionally, several major architect-designed public buildings were constructed in the early years of the 20th century. These included the William Street High School of 1901, the Stoneham Public Library of 1903 (NR 1984) and the Central Street Fire Station of 1916 (NR 1984).

As noted in the overview for the Stoneham Multiple Resource Area, the strong residential growth anticipated in the late 19th century never materialized, for numerous reasons.

Thus Stoneham does not have the large, fashionable, turn-of-the-century enclaves that characterize neighboring Melrose Highlands and Winchester. Although Stoneham's Nobility Hill lacks the impressive size of such neighborhoods in other Boston-area communities, it is locally unusual as a cohesive grouping of suburban residences that display a remarkable diversity and quality of design.

(end)

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 9 Page 1

Nobility Hill Historic District  
Stoneham, MA

---

Previously Listed on the National Register of Historic Places

Lorenzo D. Hawkins House, 1 Cedar Avenue, 1984;  
C. N. Wood House, 30 Chestnut Street, 1984;  
Sidney A. Hill House, 31 Chestnut Street, 1984;  
Newton Lamson House, 33 Chestnut Street, 1984;  
Franklin B. Jenkins House, 37 Chestnut Street, 1984.

**Nobility Hill Historic District  
Stoneham, Massachusetts  
District Data Sheet**

<b>MAP#</b>	<b>ACREAGE</b>	<b>ADDRESS</b>	<b>HISTORIC NAME</b>	<b>DATE</b>	<b>STYLE</b>	<b>INV#</b>	<b>NR/C/NC</b>
118-112	20,160	1 Cedar Ave.	Lorenzo D. Hawkins	c1870	Mansard cottage	330	NR/C
118-84	16,224	2 Cedar Ave.	n/a/Wall/Gate	c1950s	Ranch	n/a	NC/C/C
118-83	7,489	3 Cedar Ave.	Harry Hill	c1885	Queen Anne	331	C
118-85	18,272	4 Cedar Ave.	n/a	c1950s	Ranch	n/a	NC
118-82	5,010	5 Cedar Ave.	D. Gilmore/garage	c1878	Italianate	n/a	C/nc
118-81	12,000	7 Cedar Ave.	L. D. Hawkins/garage	c1880s	Stick Style	332	C/nc
118-86	13,167	8 Cedar Ave.	Richard Wall/garage	c1878	Italianate	n/a	C/nc
118-79	10,890	9 Cedar Ave.	Seth D. Allen/garage	c1870	Italianate	n/a	C/nc
118-78	10,890	11 Cedar Ave.	Jacob Kidder/garage	c1870	Italianate	n/a	C/nc
118-87	18,018	12 Cedar Ave.	William D. Rice	c1870	Italianate	333	C
118-77	10,890	13 Cedar Ave.	Perez C. Jones/garage	c1870	Italianate	n/a	C/nc
118-69	9,280	29 Cedar Ave.	Benjamin S. Hinds	c1890	Shingle Style	334	C
118-68	8,752	31 Cedar Ave.	unknown	c1920	Colonial Revival/alt.	n/a	NC
118-98	6,560	32 Cedar Ave.	unknown	c1920	Colonial Revival	n/a	C
118-67	13,552	33 Cedar Ave.	S. K. Harrision	c1890	Queen Anne	n/a	C
118-141	7,915	26 Chestnut St.	Henry Smith	c1895	Colonial Revival	323	C
118-111	8,550	27 Chestnut St.	n/a	c1950s	Ranch	n/a	NC

**Nobility Hill Historic District, continued**  
**Stoneham, Massachusetts**

<b>MAP#</b>	<b>ACREAGE</b>	<b>ADDRESS</b>	<b>HISTOIRC NAME</b>	<b>DATE</b>	<b>STYLE</b>	<b>INV#</b>	<b>NR/C/NC</b>
118-142	7,915	28 Chestnut St.	McKellup	c1885	Queen Anne	n/a	C
118-110	7,000	29 Chestnut St.	n/a	c1950s	Ranch	n/a	NC
118-143	13,197	30 Chestnut St.	C. N. Wood	c1878	Italianate	322	NR/C
118-109	7,260	31 Chestnut St.	Sidney A. Hill/garage	c1887	Queen Anne	327	NR/C/nc
118-108	7,260	33 Chestnut St.	Newton Lamson/garage	c1887	Queen Anne	328	NR/C/nc
118-144	10,890	34 Chestnut St.	John C. Paige/garage	c1870	Mansard cottage	321	C/nc
118-97	9,691	35 Chestnut St.	Amasa Farrier/garage	c1860s	Italianate	n/a	C/nc
118-107	5,500	37 Chestnut St.	Franklin B. Jenkins	c1895	Shingle Style	329	NR/C
118-106	4,932	31 Maple St.	Charles A. Drew	c1890s	Queen Anne	n/a	C
118-105	4,337	33 Maple St.	Charles H. Walker/garage	c1890s	Queen Anne	n/a	C/nc
118-104	7,728	35 Maple St.	James B. Hawkins	c1885	Queen Anne	n/a	C
118-103	10,070	37 Maple St.	Charles A. Libby	c1883	Queen Anne	367	C
118-102	8,368	39 Maple St.	Henry C. Carbee	c1890s	Queen Anne	n/a	C
118-101	13,642	41 Maple St.	James P. Fairchild/garage	c1885	Queen Anne	366	C/nc
118-100	11,887	43 Maple St.	F. K. Sweetser	c1882	Queen Anne	365	C
118-99	7,872	45 Maple St.	unknown	c1915	Dutch Colonial	n/a	C

Total:      33 Contributing Buildings  
                  17 Noncontributing Buildings  
                  1 Contributing Structure  
                  1 Contributing Object

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number \_\_\_\_\_ Page \_\_\_\_\_

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 89002328

Date Listed: 02/09/90

Nobility Hill Historic District  
Property Name

Middlesex  
County

MA  
State

Stoneham MRA  
Multiple Name

-----  
This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

*Jan* Beth L. Searse  
Signature of the Keeper

02-09-90  
Date of Action

-----  
Amended Items in Nomination:

Section 2: Location

The appropriate county is Middlesex (017), not Suffolk (025) as was indicated.

Section 3: Classification--Category of Property

The property is classified appropriately as a district, not as buildings, district, structure, and object, as was indicated.

This information was confirmed with Ann Tait, MASHPO, by telephone.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Nobility Hill Historic District

MULTIPLE NAME: *STONEHAM MRA*

STATE & COUNTY: MASSACHUSETTS, Suffolk

DATE RECEIVED: 12/26/89      DATE OF PENDING LIST: 1/09/90  
DATE OF 16TH DAY: 1/25/90      DATE OF 45TH DAY: 2/09/90  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 89002328

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N    DATA PROBLEM: N    LANDSCAPE: N    LESS THAN 50 YEARS: N  
OTHER: N    PDIL: N    PERIOD: N    PROGRAM UNAPPROVED: N  
REQUEST: N    SAMPLE: N    SLR DRAFT: Y    NATIONAL: N

COMMENT WAIVER: N

ACCEPT     RETURN     REJECT    2/9/90 DATE

ABSTRACT/SUMMARY COMMENTS:

*Locally significant residential neighborhood spurred by prosperity of shoe manufacturing in the mid 19th century and illustrating popular modes of residential architectural design.*

RECOM./CRITERIA Accept A+C  
REVIEWER Jawee  
DISCIPLINE Architectural History  
DATE 02-09-90

DOCUMENTATION see attached comments Y/N see attached SLR (Y)N

---

CLASSIFICATION

count       resource type

---

STATE/FEDERAL AGENCY CERTIFICATION

---

FUNCTION

historic       current

---

DESCRIPTION

architectural classification  
 materials  
 descriptive text

---

SIGNIFICANCE

Period      Areas of Significance--Check and justify below

Specific dates      Builder/Architect  
Statement of Significance (in one paragraph)

summary paragraph  
 completeness  
 clarity  
 applicable criteria  
 justification of areas checked  
 relating significance to the resource  
 context  
 relationship of integrity to significance  
 justification of exception  
 other

---

BIBLIOGRAPHY

---

GEOGRAPHICAL DATA

acreage       verbal boundary description  
 UTM's       boundary justification

---

ACCOMPANYING DOCUMENTATION/PRESENTATION

sketch maps       USGS maps       photographs       presentation

---

OTHER COMMENTS

Questions concerning this nomination may be directed to

\_\_\_\_\_  
Phone \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_



Stoneham, MA MRA

Nobility Hill H.D.

Lorenzo Hawkins House #112



Stoneham MA MKA

Nobility Hill H.D.

Jenkins, Lamson, Hill Houses, # 107, 108, 109



Stoneham MA MKA  
Nobility Hill HD  
Benjamin Hinds Hse #69



Stoneham MA MRA

Nobility Hill H.O.

John Paige House #144



Stoneham MA MRA  
Nobility Hill H.D.  
Charles Libby House #103



Stoneham MA MRA

Nobility Hill Hd.

Harry Hill House #83



Stoneham MA MKA

Nobility Hill H.O.

Smith, Melakup Houses #141, 142



Stoneham MA MKA  
Nobility Hill H.D.  
45 Maple St. # 99



Stoneham MA MRA  
Nobility H.D.  
C.N. Wood House #143



Stoneham, MA, MRA

Nobility Hill H.D.

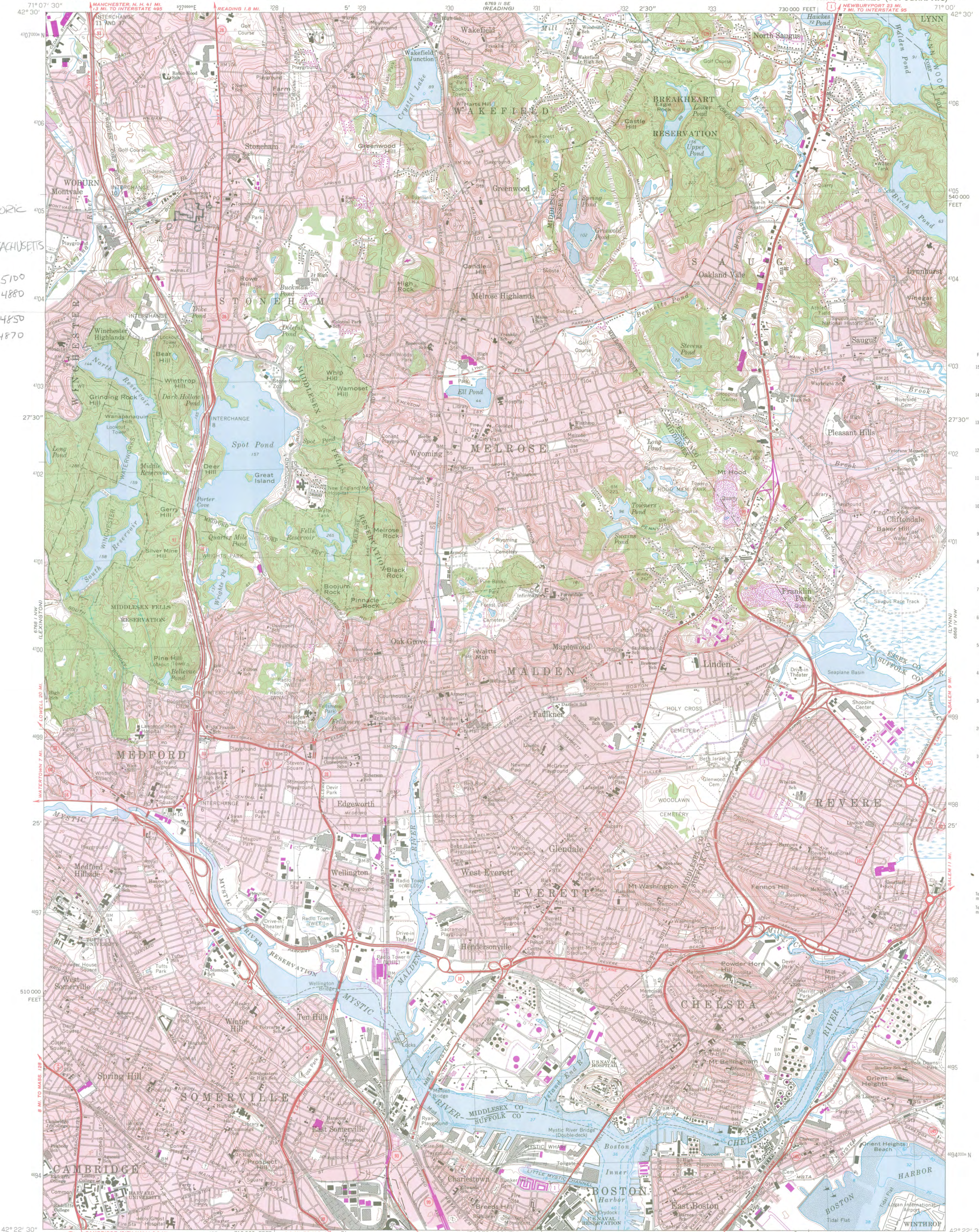
Jones, Kidder, Allen Houses # 77, 78, 79



Stoneham MA MRA  
Nobility Hill H.D.  
Hawkins guesthouse #81



Stoneham MA MRA  
Nobility Hill H.D.  
Richard Wall House #86

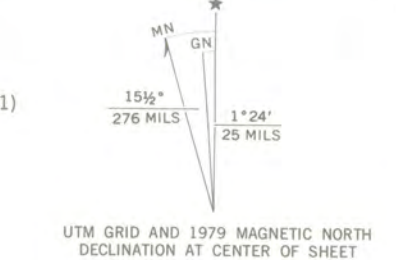


NOBILITY HILL HISTORIC DISTRICT  
STONEHAM, MRA  
STONEHAM, MASSACHUSETTS

- A 19 326900 4705100
- B 19 327130 4704880
- C 19 327030 4704850
- D 19 326800 4704870



Mapped, edited, and published by the Geological Survey  
Control by USGS, USCGS, and Massachusetts Geodetic Survey  
Topography by planetable surveys 1943. Revised from  
aerial photographs taken 1969. Field checked 1971  
Selected hydrographic data compiled from USCGS Chart 248 (1971)  
This information is not intended for navigational purposes  
Polyconic projection. 1927 North American datum  
10,000-foot grid based on Massachusetts coordinate system,  
mainland zone  
1000-meter Universal Transverse Mercator grid,  
zone 19  
Boundaries in tidewater areas from information supplied  
by Massachusetts Department of Public Works  
Red tint indicates areas in which only landmark buildings are shown  
There may be private inholdings within the boundaries of  
the National or State reservations shown on this map



SCALE 1:25 000

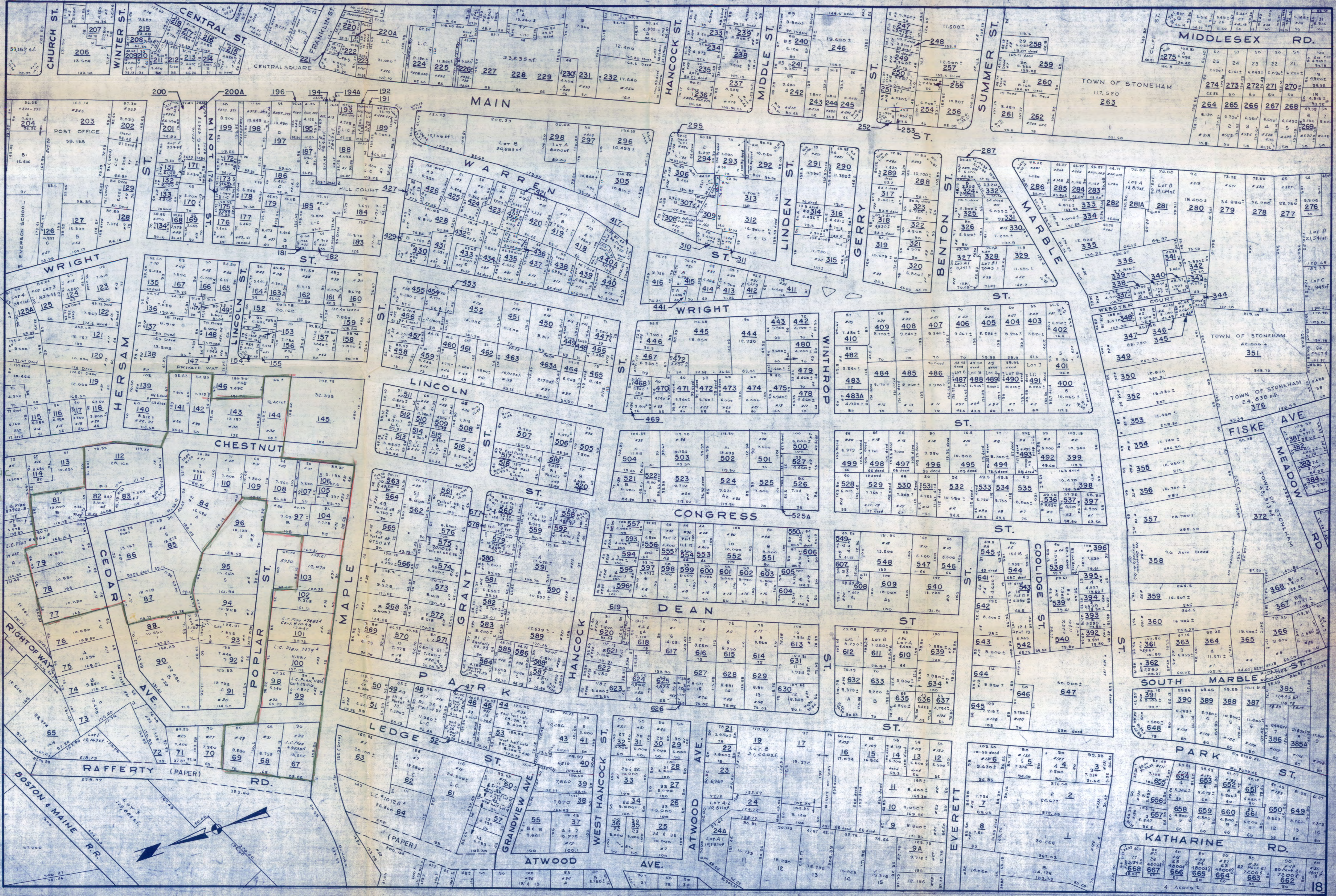
CONTOUR INTERVAL 10 FEET  
NATIONAL GEODETIC VERTICAL DATUM OF 1929  
DEPTH CURVES AND SOUNDINGS IN FEET—DATUM IS MEAN LOW WATER  
THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE  
SHORLINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER  
THE MEAN RANGE OF TIDE IS APPROXIMATELY 9.5 FEET

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U. S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION

Primary highway, hard surface	Light-duty road, hard or improved surface
Secondary highway, hard surface	Unimproved road
Interstate Route	U. S. Route
	State Route

BOSTON NORTH, MASS.  
N4222.5—W7100/7.5  
1971 PHOTOREVISED 1979  
AMS 6768 1 NE—SERIES 9814



17

NOBILITY HILL HISTORIC DISTRICT STONEHAM MASS

DEC 26 1989



December 8, 1989

Carol Shull  
National Register of Historic Places  
Department of the Interior  
National Park Service  
P.O. Box 37127  
Washington, DC 20013-7127

Dear Ms. Shull:

Enclosed please find the following nomination:

Nobility Hill Historic District, Cedar, Chestnut and Maple Streets, Stoneham  
(Suffolk County), Massachusetts 02180

There has been no owner objections for the above mentioned property.

The nomination has been voted eligible by the State Review Board and has been signed by the State Historic Preservation Officer. Owners were notified of pending State Review Board consideration 30-75 days before the meeting and were afforded the opportunity to comment. Comments received to date are attached to the nomination form.

Sincerely,

Anne E. Tait  
Acting National Register Director  
Massachusetts Historical Commission

Enclosure: