

Rec'd 11/21/83

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
294 Washington Street, Boston, MA 02108

Area	Form no.
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PHOTO (3x3" or 3x5", black & white)
Staple to left side of form
Photo number _____

SKETCH MAP

Draw map showing property's
location in relation to nearest
cross streets and other buildings
or geographical features.
Indicate north.

See attached

Town Cambridge
Address 11 Forest Street
Historic Name Homer-Lovell House *(Cambridge MA)*
Use: Original residence
Present two-family residence
Ownership: ☒ Private individual
Private organization _____
Public _____
Original owner William Frost, Jr.

DESCRIPTION:

Date 1867
Source Middlesex County Deeds
Style Second Empire
Architect unknown
Exterior wall fabric clapboard
Outbuildings none

Major alterations (with dates) converted to
two-family residence & east entry added
(ca. 1920-1930)

Moved no Date N/A

Approx. acreage less than 1/4

Setting mixed mid-nineteenth century sub-
urban district with early twentieth century
apartment houses

Recorded by B.R. Pfeiffer
Organization ACT for Massachusetts
Date October, 1982

ARCHITECTURAL SIGNIFICANCE (describe important architectural features and evaluate in terms of other buildings within community)

Standing at the northwest corner of Forest and Frost Streets, in a residential area of free-standing wood-frame houses and brick apartment blocks, the Homer-Lovell House consists of two sections, or a 2 1/2 storey main house (south) with a side-hall plan, and a 2 storey rear wing (north), both of which rest on brick foundations and are covered with clapboards.

The main house is enclosed by a bell-cast mansard roof covered with fish-scale slates; elevations are trimmed with corner boards and a wide cornice with paired brackets. Windows contain 2/2 sash set in surrounds with moulded hoods. Sash in bay windows consists of 2/2 in the bay's widest opening and 1/1 in side faces; these windows are set in unmoulded surrounds above panelled bases and beneath bracketed cornices. The mansard roof has gabled dormers each of which has a single arched opening containing 2/2 sash. (see continuation sheet)

HISTORICAL SIGNIFICANCE (explain the role owners played in local or state history and how the building relates to the development of the community)

The Homer-Lovell House possesses integrity of design, materials and setting as well as historical associations with the suburban development of Mid-Cambridge in the last half of the nineteenth century.

Built near the Porter Square Railroad Station, which provided direct commuter transport to Boston during the mid-nineteenth century, the Homer-Lovell House is a good and well-preserved example of the type of Second-Empire style architecture that predominated in the early development of this section of Cambridge as a well-to-do suburb of Boston. Although houses of this type were once relatively common in this area, apartment house construction in the twentieth century and the conversion of former single-family houses to apartments have left relatively few intact examples. The house retains all of the important features of its original design, including bay windows, moulded window hoods, panelled front doors, bracketed cornices and a slate-covered mansard roof. In addition, the interior retains parquet floors, marble mantel pieces, panelled doors, plaster cornices and other original decorative details.

Land on which the house stands was formerly part of the large Frost family estate, which was assembled by Gideon Frost in the late eighteenth century, beginning in 1763. Upon the elder Frost's death in 1803, the property passed to his son, William, who held ownership until his death in 1832. Between 1832 and 1855, Frost's estate remained unsettled and the property undeveloped; however, between 1855 and 1858, a plan of settlement was devised whereby the whole property was sub-divided into suburban streets and houselots. Lots were granted to the various heirs in settlement of their claims with the restriction that they could not be rented or sold during the lifetime of Frost's widow, Mary, who continued to live in an old house on the property. (see continuation sheet)

BIBLIOGRAPHY and/or REFERENCES

Middlesex County Registry of Deeds. Book 983, page 312 (1/4/1867); Book 1010, page 100 (8/1/1867).

Survey of Architectural History in Cambridge: Mid-Cambridge. Cambridge Historical Commission (1967).

Cambridge City Directories.

20M-2/80

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Cambridge	Form No:
Property Name: Homer-Lovell House	

Indicate each item on inventory form which is being continued below.

ARCHITECTURAL SIGNIFICANCE cont'd

The facade of the main house (south elevation) is asymmetrical, having an entry porch surmounted by a semi-octagonal oriel in its westernmost bay, a bay window surmounted by two regular windows in its eastern two bays and two dormers at the roof. The entry porch consists of boxed posts with brackets supporting a cornice with paired brackets. The front doorway contains double doors with panelled bases and single lights above.

The east elevation of the main house contains an added entry (ca. 1920-30) and bay window at the first storey, one window and a bay window at the second storey and two dormers at the roof. The added entry is enclosed by a glazed porch that is essentially identical to that of the main entry.

The west elevation contains a bay window at the first storey, one window at the second storey and two dormers at the roof. The rear (north) elevation is mostly blocked by the rear wing, although its exposed portions contain two windows per storey and one dormer.

Centered on the north elevation of the main house, the rear wing rests on a brick foundation and is enclosed by a low pitched roof. Trimmings are simpler than the main house although all elevations have clapboards, corner boards, and brackets at the cornice. Windows are mostly of 2/2 sash set in moulded surrounds with consoles beneath the sills. Elevations are asymmetrical; the east contains two windows at both stories and a modern door at the second storey; the north contains two windows at the first storey and one window at the second storey; the west contains a two-storey high arched window (added 1982). An original one-storey veranda exists on the east elevation although it has been altered by the addition of a staircase and railings to serve two stories (ca. 1920-30). This porch is supported by boxed posts with brackets and decorative railings.

HISTORICAL SIGNIFICANCE cont'd

By the terms of this settlement, the lot on which the Homer-Lovell House stands was granted to Gideon and Lucy (Frost) Frothingham, together with eight other lots in 1858. In 1867, the Frothinghams sold the property to Frost's son, William, Jr., a merchant and real estate developer, who gradually acquired and developed a large number of lots in the area during the 1860s-1880s. Between January and August of 1867, William Frost built the present house at 11 Forest Street, apparently on speculation. Soon after completion, the house was sold to Eliza Homer, wife of George W. Homer, a Boston leather merchant. Subsequently, in 1870, the house was sold to Andrew J. Lovell, a Boston grocer and director of the North End National Bank in Boston, who occupied the house throughout the remainder of the nineteenth century, all the while maintaining business interests in Boston.

In 1899, the house was sold to Emma Hubbard, under whose ownership the Building remained a single-family house. In 1916, the house and many surrounding properties were sold to the Newport Apartment Trust, which constructed apartment houses nearby and probably converted the Homer-Lovell House into apartments.

Owner: Mr. James L. Miller
11 Forest Street
Cambridge, MA

UTM 19/325630/4694520

Staple to Inventory form at bottom

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

date entered

Continuation sheet

Item number

Page 17 of 17

Multiple Resource Area
Thematic GroupName Cambridge Multiple Resource Area
State MA

Nomination/Type of Review

Date/Signature

161. Mead, Alpheus, House

Substantive Review

Keeper

William H. Brackham 4.13.82

Attest

162. Snow, Daniel, House

DOE/OWNER OBJECTION

Keeper

William H. Brackham 4.13.82

Attest

Determined eligible

163. Wyeth, John, House

Substantive Review

Keeper

William H. Brackham 4.13.82

Attest

164. HOMER-LOVELL HOUSE

Substantive Review

Keeper

Wm. Dulin 12/22/83

Attest

165. Reversible Collar
Company Building

Substantive Review

Keeper

Michael Dwyer 9.27.85

Attest

166. Ash Street Historic District (Boundary Increase)

Substantive Review

Keeper

Attest

TS

167. Berkeley Street Historic District (Boundary
Increase)Entered in the
National Register

Keeper

Delores Byers 5.19.86

Attest

168. Bertram Hall at Radcliffe College

Entered in the
National Register

Keeper

Delores Byers 5.19.86

Attest

169. Bennink-Douglas Cottages

Entered in the
National Register

Keeper

Delores Byers 5.19.86

Attest

170. Brabrook, E. H., House

Entered in the
National Register

Keeper

Delores Byers 5.19.86

Attest

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Substantive Review

Homer-Lovell House (Cambridge MRA)
Middlesex County
MASSACHUSETTS

Working No. NOV 2 1983
Fed. Reg. Date: 2-5-85
Date Due: 12/22/83 - 1/5/84
Action: ACCEPT 12/22/83
RETURN
REJECT

- ☐ resubmission
☐ nomination by person or local government
☐ owner objection
☐ appeal

Federal Agency: _____

Substantive Review: ☒ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

The Homer-Lovell House is a locally significant Second Empire style house that retains all the important features of its design and is a representative example of the type of residence built in this railroad suburb of Boston during the mid-nineteenth century.

Recom./Criteria Accept C
Reviewer Buhner
Discipline Historic
Date 12/22/83

see continuation sheet

Nomination returned for: _____ technical corrections cited below
_____ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? ☐ yes ☐ no

7. Description

Condition	Check one	Check one
☐ excellent	☐ unaltered	☐ original site
☐ good	☐ altered	☐ moved date _____
☐ fair		
☐ deteriorated		
☐ ruins		
☐ unexposed		

Describe the present and original (if known) physical appearance

- ☐ summary paragraph
☐ completeness
☐ clarity
☐ alterations/integrity
☐ dates
☐ boundary selection

8. 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

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature

title

date

13. Other

- ☐ Maps
- ☐ Photographs
- ☐ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____

Comments for any item may be continued on an attached sheet



Homer-Lovell House
Cambridge, Massachusetts

ANA

Facade (south elevation) taken from a
position facing north (May 1982)



Mapped, edited, and published by the Geological Survey

Control by USGS, USC&GS, and Massachusetts Geodetic Survey

Topography by planetable surveys 1943. Revised from aerial photographs taken 1969. Field checked 1971

Selected hydrographic data compiled from USC&GS Chart 248 (1971)

This information is not intended for navigational purposes

Polyconic projection. 1927 North American datum

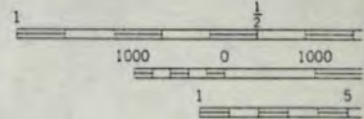
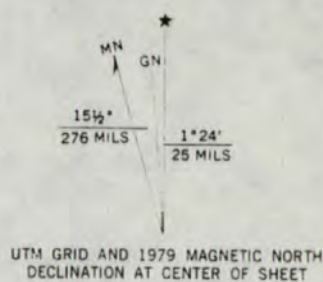
10,000-foot grid based on Massachusetts coordinate system, mainland zone

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

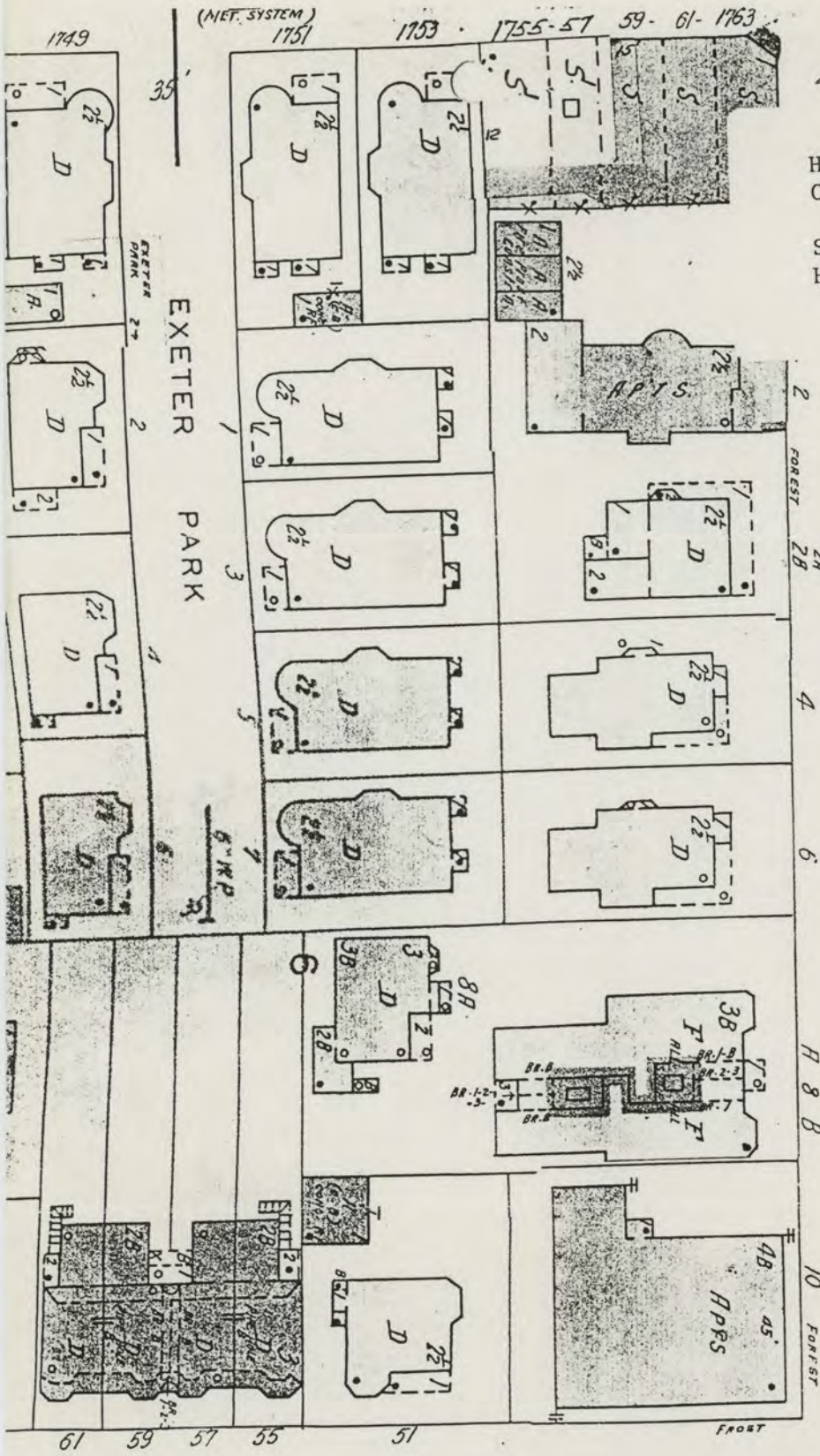


CO
NATIONAL
DEPTH CURVES AND
THE RELATIO
SHORELINE SHOWN RE
THE MEAN

THIS MAP COMPLIES
FOR SALE BY U.S. GE
A FOLDER DESCRIBING TOPOGR

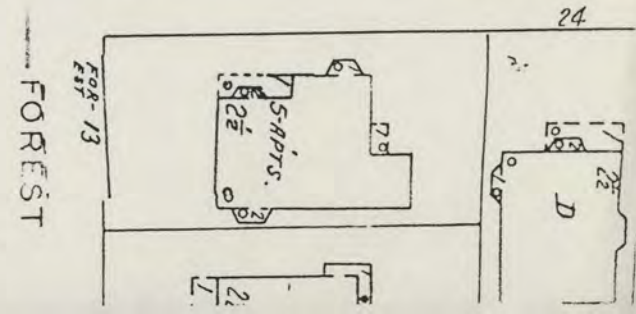
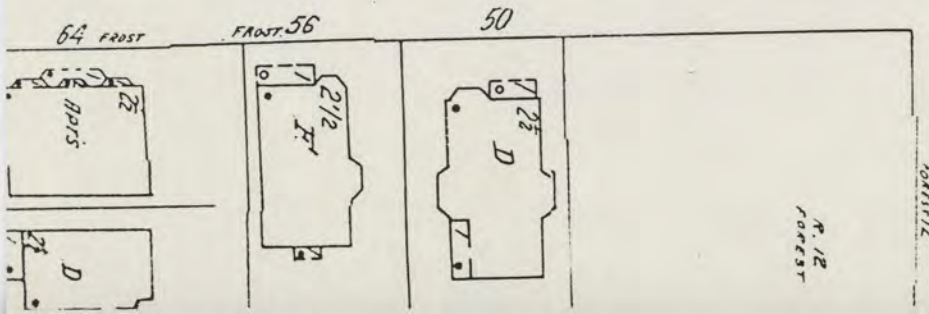
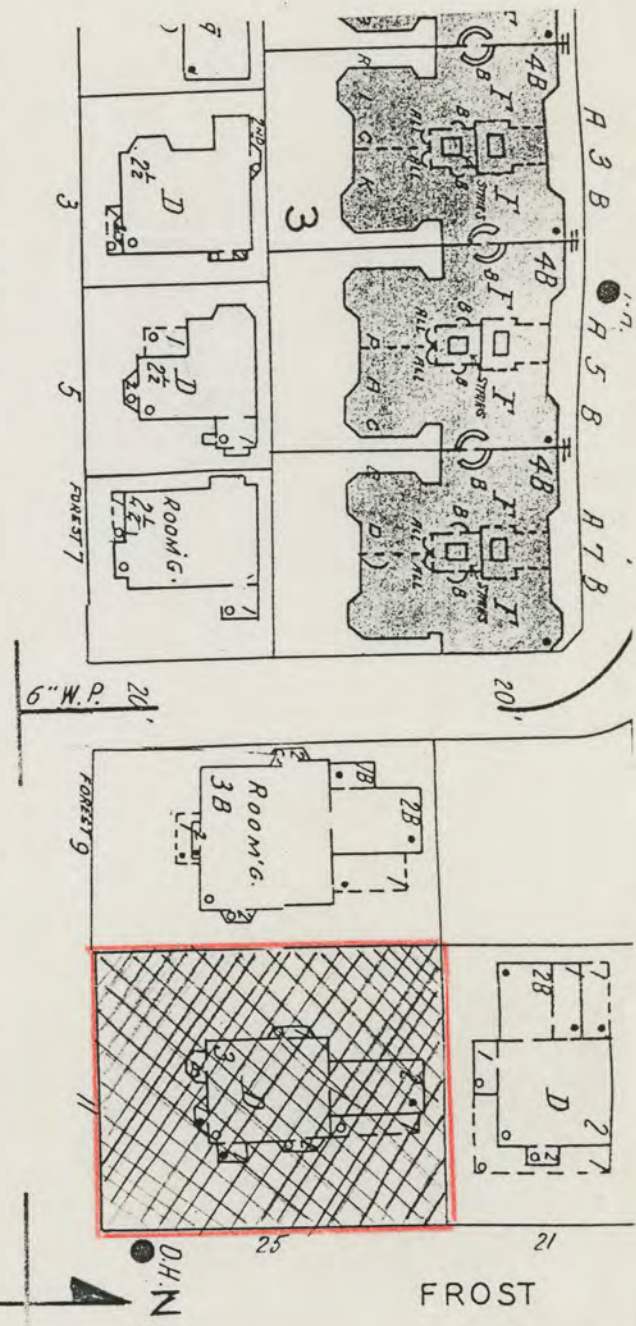
Monomer-Lovell House
11 Forest Street
Cambridge, MA

UTM A 19325630/4694520



Homer-Lovell House
Cambridge, Massachusetts

Sanborn Atlas of Cambridge 1" = 50'
House indicated by cross-hatching



Please refer to the map in the
Multiple Property Cover Sheet
for this property

Multiple Property Cover Sheet Reference Number: 64000275



**MASSACHUSETTS
HISTORICAL
COMMISSION**

**COMMONWEALTH OF MASSACHUSETTS
Office of the Secretary of State**

294 Washington Street
Boston, Massachusetts
02108
617-727-8470

MICHAEL JOSEPH CONNOLLY
Secretary of State

November 15, 1983

Ms. Carol Shull, Chief
National Register of Historic Places
National Park Service
Department of the Interior
18th and C. Streets, N.W.
Washington, D.C. 20240

Dear Ms. Shull:

Enclosed you will find the following nomination forms:

- ✓ Cambridge: Homer Lovell House (local; addition to MRA)
- ✓ Greenfield: Leavitt-Hovey House (national)
- ✓ Lowell: Worcester House (local)
- ✓ North Adams: St. Joseph's School

All have been voted eligible by the State Review Board and have 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 forms.

- ✓ Please be aware that the owners of the Homer Lovell House in Cambridge and of St. Joseph's School in North Adams have recently completed certified rehabilitations. They have requested expedited review of their respective nominations to secure listing before the end of 1983. Please let me know as soon as possible if this cannot be achieved.

Sincerely,

Candace Jenkins

Candace Jenkins
Director, Preservation Planner

CJ/lk

cc: Elizabeth Hengen
Brian Pfieffer

