

JAN 24 1990

FORM NO.

173

88

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET
BOSTON, MA 02116

Photos

2:21 exterior

1:2 summer beam and chimney girt,
southeast room, first floor

Town Melrose

017

Address 255 Upham Street

Historic Name Phineas Upham House

Use: Present Residence

Original Residence

DESCRIPTION

Date ca. 1703-1740

Goss, History of Melrose (1902)

Source Visual analysis

First Period core, 2nd Period

Style additions

Architect Unknown

Exterior Wall Fabric Clapboards

Outbuildings Shed - 20th c.

Major Alterations (with dates) Rooms added to SW and rear, after 1725; north side of roof raised, late 18th or early 19th c.; restorations, 1914, 1952.

Condition Good

Moved No Date N/A

Acreage less than one acre

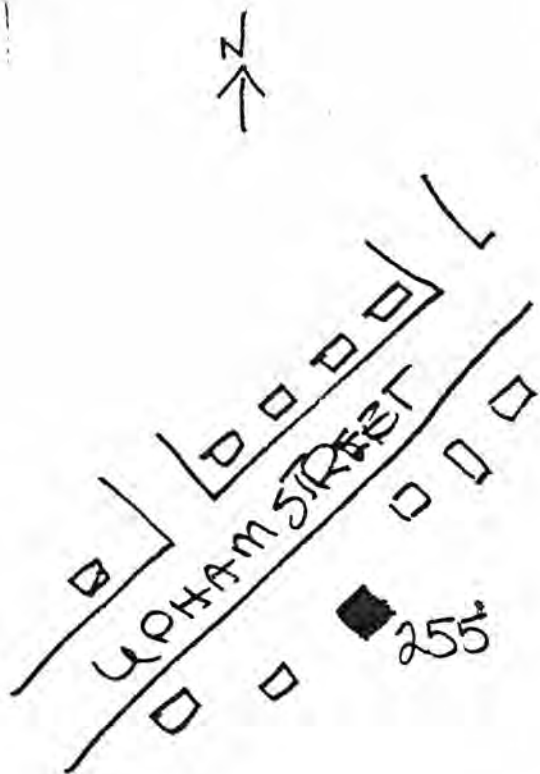
Setting House faces south, away from the street and diagonally to it, in contrast to its 19th and 20th c. neighbors which line the busy street.

Recorded by Edie Clifford

Organization Boston University

Date April 1986

Sketch Map:



M REFERENCE 19 / 331-160 / 4702-450

GS QUADRANGLE Boston North

SCALE 1:25,000

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: MELROSE	Form No: 88
Property Name: Phineus Upham House	

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

SIGNIFICANCE

The Phineas Upham House retains integrity of location, design, materials, workmanship, association and feeling in the survival of a late First Period half house with late First Period and Second Period additions, fulfilling Criterion C. Its additive form is a good example of what was probably the common fate of many original one cell houses. Presently hidden corner posts and joints may be likely to yield information important to the history of early building construction in Massachusetts Bay under Criterion D.

EXTERIOR DESCRIPTION

The Phineas Upham House is a 3-bay 2 1/2 story center chimney house, 2 cells deep with an off-center entrance. The clapboarded structure originally consisted of a 2 story lobby-entry half house, one cell deep to the east (right) of the chimney. The house then evolved during the early 18th century to the west of the chimney with a 2 story, one cell deep addition, followed by a lean-to in the rear. During the late 18th/early 19th century the north slope of the roof was raised to its present pitch. The casement windows and present placement of the windows on the south facade to the east of the door are the product of a 1952 restoration.

MAJOR FIRST PERIOD FEATURES

Both east and west ends of the house exhibit late First Period features, indication that the west end was added probably within the same generation as that of the right.

The southeast, first story room has a 12" wide oak longitudinal summer beam with flat chamfers and four crude lamb's tongues stops. The room is c. 18' x 18'. Replaced butt-cogged joists are spaced c. 22" apart. The western (interior) wall is dominated by a brick chimney stack and fireplace, framed with an oak lintel and fronted with a 3' tile brick hearth. This fireplace has rounded back corners, an oven in the left back corner, and a herring-bone-patterned fireback. At one time closed down, the fireplace was restored during a 1914 restoration. Exposed chimney posts with flat chamfers are visible at either end of the western wall. An exposed chimney girt also with flat chamfer runs the length of this wall. The plate and end girt were replaced in the 1914 restoration.

In the southeast second story room the chimney posts and flat-chamfered chimney girt are visible along the western (interior) wall. This wall is dominated by a fireplace with a flat-chamfered oak lintel and an opening measuring c. 5' l. x 4' h. x 1 1/2' d. There is a 9" oak transverse summer beam with a worn/eaten chamfer. Replaced butt cogged joists are spaced c. 22" apart.

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The southwest first floor room, 18' x 12', has a restored fireplace with an 8' l. x 4' h. x 3' d. opening and framed with a flat chamfered oak lintel. Its square-cornered back wall has a stone fireback and an oven on the right side that connects with the oven of the Hall. The hearth is composed of brick tiles. An exposed flat-chamfered chimney girt runs the length of the eastern wall. A corner post and chimney post are visible at the northwest and northeast corners of the room, respectively. An 11" wide oak longitudinal summer beam displays flat chamfers which taper off at the chimney wall. The floor of the southwest second floor room is below the lobby floor level. The outline of a rising brace joining the northwest corner post is visible beneath the plaster.

The corner post at the southwest corner of the lobby entry is visible on the first and second floors. An unused mortise exists at the upper end of the post (in the middle of the second floor section), possibly for the original second floor end-bearing timber. (An exposed girt along the western wall of the second floor of the lobby has an unused mortise and this timber may be the former end tie beam.)

Timbers from the original staircase leading from the second floor to the attic are visible under the present stairs.

On the northeast side of the attic, the original pine principal rafters with trenches on their backs for former common purlins are visible along with the currently used rafters.

HISTORICAL INFORMATION

The house was initially owned by one of Melrose's original settlers, Phineas Upham (1682-1766), and remained in the Upham Family for most of its history until it was acquired by the Melrose Historical Society, c. 1913-1940's/early 1950's.

Phineas Upham moved to Melrose in 1703. His first house, now destroyed, stood on the same property as the present one. Local histories claim that Upham built the present house for one of his sons, and it was known for many years as the Amos Upham House. The eldest of these sons would not have reached 20 years of age until 1728, and Amos, who did inherit the family homestead, and married in 1741, would not have reached this age until 1738. Hence the estimated dates of 1703-c. 1740.

REFERENCES

Discussion with Mr. and Mrs. Jones, present occupants.
Goss, History of Melrose (1902).
Gould and Shumway, Ancient Melrose and Some Information on Its Homesteads, Families and Furnishings (1915).
Corey, History of Malden (1900).

United States Department of the Interior
National Park Service

2/24/90

National Register of Historic Places
Continuation Sheet

Section number _____ Page _____

Multiple Resource Area
Thematic Group

Name First Period Buildings of Eastern Massachusetts TR
State _____

Nomination/Type of Review

Date/Signature

- 101* 101. Jaquith, Abraham, House **Entered in the National Register** Keeper *Delores Byers 3/14/91*
Attest _____
- 102. Mason, John, House **Entered in the National Register** Keeper *Delores Byers 3/9/90*
Attest _____
- 103. Meeting House of the Second Parish in Woburn **Entered in the National Register** Keeper *Delores Byers 3/9/90*
Attest _____
- 104* 104. Noyes--Parris House **Substantive Review** Keeper *Beth J. Savage 3/9/90*
Attest _____
- 105. Page, Christopher, House **Entered in the National Register** Keeper *Delores Byers 3/9/90*
Attest _____
- 106. Putnam, Rev. Daniel, House **Entered in the National Register** Keeper *Delores Byers 3/9/90*
Attest _____
- 107* 107. Robbins, George, House **Substantive Review** Keeper *Beth J. Savage 3/9/90*
Attest _____
- 108* 108. Spaulding, Zeb, House **Substantive Review** Keeper *Beth J. Savage 3/9/90*
Attest _____
- 109. Tenney Homestead **Entered in the National Register** Keeper *Delores Byers 3/9/90*
Attest _____
- 110. Upham, Phineas, House **Entered in the National Register** Keeper *Delores Byers 3/9/90*
Attest _____

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Upham, Phineas, House
NAME:

MULTIPLE First Period Buildings of Eastern Massachusetts TR
NAME:

STATE & COUNTY: MASSACHUSETTS, Middlesex

DATE RECEIVED: 1/24/90 DATE OF PENDING LIST: 2/07/90
DATE OF 16TH DAY: 2/23/90 DATE OF 45TH DAY: 3/10/90
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 90000173

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: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 3/9/90 DATE Entered in the
National Register

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA _____
REVIEWER _____
DISCIPLINE _____
DATE _____

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 _____



255 Upham ~~Hotel~~, Melrose
Phineas Upham House MA

1st Period Buildings of E. May, TR

84:21

1985



Melrose, MA

255 Upham St.

Phineas Upham House

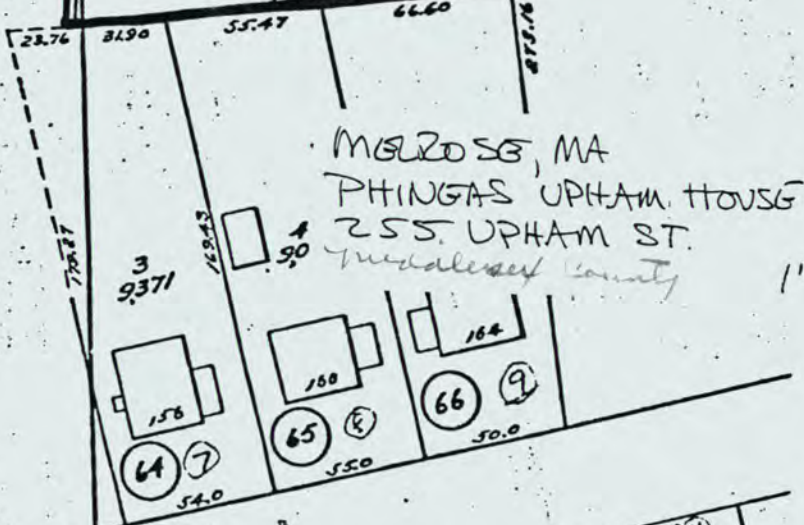
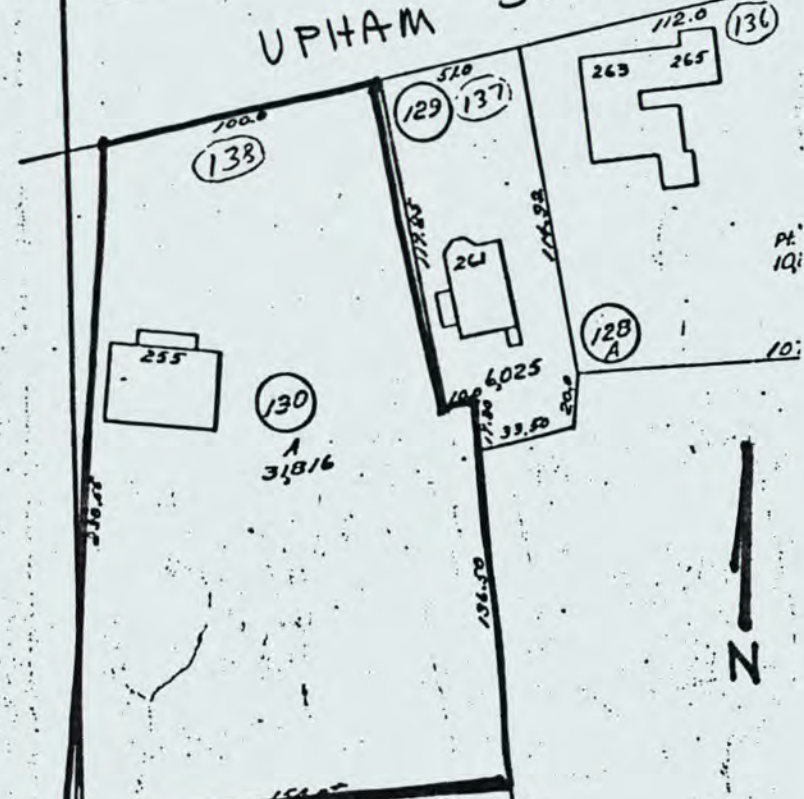
1st Period Buildings of E. Ma, TR

83:02

1985

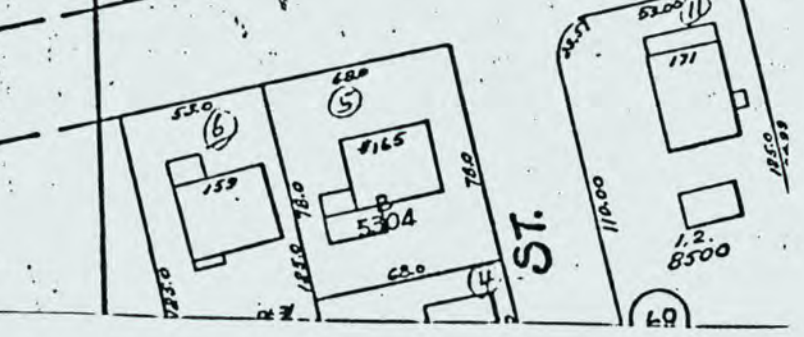


UPHAM STREET



MIDDLESEX COUNTY, MA
 PHINGAS UPHAM HOUSE
 255 UPHAM ST.
 Middlesex County

1" = 67'



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

Multiple Property Cover Sheet Reference Number: 64000281