

FORM A - AREA

MASSACHUSETTS HISTORICAL COMMISSION
294 Washington Street, Boston, MA. 02108

Form numbers in this area 1-18	Area letter M
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Photo (3x3" or 3x5")
Staple to left side of form

Photo number _____

Town Brookline MRA

Name of area (if any) Green Hill

Historic District

General date or period 19th century

Sketch map. Draw a general map of the area indicating properties within it. Number each property for which individual inventory forms have been completed. Label streets (including route numbers, if any) and indicate north. (Attach a separate sheet if space here is not sufficient)

SEE ATTACHED

Newton Quadrangle

UTM References:

- A: 19/324560/4687580
- B: 19/324470/4687260
- C: 19/324040/4687140
- D: 19/323940/4687620
- E: 19/324030/4687820

Acreage: approximately 70

Recorded by Carla Benka

Organization Brookline Historical Com.

Date June 1983

ARCHITECTURAL SIGNIFICANCE of area. (Describe physical setting, general character, and architecturally significant structures).

Within the area outlined on the map is a collection of some of the more historically and architecturally distinguished single family homes in Brookline. A number are located on substantial pieces of property whose landscapes contribute immeasurably to the visual quality of the structures. Thirteen of the twenty four homes, some of which have been converted into residences from barns or carriage houses, predate 1850; four predate 1830.

The properties can be divided into four main categories. First are those of major historical significance, those which were built as the summer homes of wealthy Boston merchants or as the homes of Brookline farmers. These include 25 and 85 Cottage Street; 130, 135, 215, 222, 278, and 305 Warren Street; and 209 Sargent Road. A second category includes outbuildings on 19th century estates or houses of smaller proportions and simpler styles: 211 Sargent Road and 186, 190, 230, 257, (cont'

HISTORICAL SIGNIFICANCE of area. (Explain development of area, what caused it, and how it affected community; be specific).

The Green Hill neighborhood lies to the southeast of the Town Green National Register District. It includes houses along Warren Street from Welch to Green Hill Roads; the west side of Cottage Street; and part of the former Sargent estate.

The history of land ownership here begins with an eighty acre allotment to Captain John Underhill in 1636. One of the first deputies from Boston to the General Court; an early officer of the Ancient and Honorable Artillery Company; and the first recorded visitor to Muddy River, sent to disperse ten sagamores and many Indians, Underwood was charged with antinomian heresy, forced to sell his holdings, and driven to New Hampshire in 1638. During that same year, John Arratt and William Denning each received ten acres of land along the present Cottage Street.

William Hibbins, a selectman, special commissioner, and assistant of the Colony from 1643 until his death in 1654, purchased the Underhill, Arratt, and Denning properties, adding them to the three hundred acres which he had been allotted several years earlier. (See area form for Chestnut Hill.) His wife inherited all his land, but upon her condemnation and execution as a witch in 1656, her executor sold "Ronton Farm", as the former Underhill land was called, to John Winchester whose family continued to own much of it until 1734. The Winchesters eventually became one of the most prominent families in the Town; one descendant lived near the present 305 Warren Street; one near 99 Warren Street; a third on Warren Street near Sargent Road, and a fourth in the valley on Cottage Street.

BIBLIOGRAPHY and/or REFERENCES

(continued)

Curtis, John, History of Brookline, Massachusetts

Little, Nina Fletcher, Some Old Brookline Houses

Goddard, Samuel Aspinwall, Recollections of Brookline, 1800-1810

Collins, Hazel, "Landscape Gardening in Brookline"

Crawford, Mary Caroline, Famous Families of Massachusetts, vol. I and II

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community:	Form No:
Brookline-Green Hill	M
Property Name: Green Hill District	

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

ARCHITECTURAL SIGNIFICANCE - 2

and 285 Warren Street. Next are houses of lesser significance but nevertheless in keeping with the size and scale of other homes in the area: 12 Fairmount and 45 and 75 Cottage Street. Finally are those homes built after the subdivision of the Sargent and other estates: 225 and 235 Sargent Road; 39 Cottage Street, and 176 and 307 Warren Street.

Of greatest architectural interest are the three West Indies style homes: 135 Warren; 215 Warren (front portion), and 25 Cottage Street. Typical of this style are the overhanging roofs supported by light columns. It is thought that the style might have been initially popularized by Boston merchants who traded in the Indies and were inspired by the design of the houses which they saw in those warmer climates. It is significant that the three houses under consideration here were built as summer homes, not for year round purposes. The first to appear was the front portion of 215 Warren Street. George Cabot added a number of rooms and the large porch to a former farmhouse in the late 1790's. The second to appear in this neighborhood was just across the street: the house of Samuel Perkins at 25 Cottage Street. It was constructed in 1804-5 and encompasses a much smaller house which dated from the late 18th century. The third is 135 Warren Street, a house situated on over twenty acres of land with numerous outbuildings. It was built by Nathaniel Ingersoll, a Salem merchant, in 1806. The design of all three homes was also influenced by the federal style, as seen in the low hip roof, placement of chimneys, and window treatment. Other federal style houses can be found at 257 and 205 Warren Street, dating from 1840 and 1812, respectively.

There are also structures in which evidence of the Gothic Revival style is apparent. These include 130 Warren Street; the left wing of 186 Warren Street, and 85 Cottage Street. Of the three, 85 Cottage Street is the purist example of this design. Of particular note are the Gothic arched windows, floor to ceiling windows, overhangs, and steeply pitched roof.

Representing late 19th century and early 20th century styles are 12 Fairmount (1883); 45 Cottage Street (1905); 75 Cottage Street (1907); and 278 Warren (1880). These houses exhibit interpretations of the Shingle, Medieval Revival, English Cottage, and Jacobethan designs. The largest is 278 Warren Street, set on fifteen acres of land. The mansion is four stories tall in sections and has a two hundred foot facade.

The Ignatius Sargent house at 209 Sargent Road is believed to have been designed by Richard Upjohn. It dates from 1845. The exterior is dark sandstone, cut in blocks; details include elaborate stone brackets, large dentil string coursing, label moldings, and an extraordinary loggia which wraps around three quarters of the residence with a roof overhang supported by reeded masonry pillars and stone Gothic arches with metal tracery. Set on over three acres, the house

Staple to Inventory form at bottom (continued)

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community:	Form No:
Brookline	M
Property Name: GREEN HILL	

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

ARCHITECTURAL SIGNIFICANCE (3)

faces towards Sargent Pond and is approached by broad lawns.

A neighborhood of old, architecturally distinguished and varied homes, Green Hill has retained much of its 19th century flavor. This is due, in part, to two narrow winding roads included within the boundaries (Warren Street and Cottage Street); low stone walls; careful retention of landscaping features and appropriate screening for newer houses; the relatively unaltered late 18th and 19th century residences; and the minimum one acre zoning status for many of the properties.

Staple to Inventory form at bottom

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Brookline	Form No: M
Property Name: Green Hill	

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

Historical significance (2)

After 1734, land ownership in the area became more fractionalized, although one man, Nehemiah Davis, owned a substantial portion of the area under examination. The land on which 25,39,45, and 75 Cottage Street as well as 135,215,222,257, and 278 Warren Street were built was included in the 97 acres which Davis amassed between 1735 and 1746. The central portion of 215 Warren Street dates from this period and was built by Davis, a yeoman, surveyor of roads, constable, and assessor for the Town, and one time owner of the Punch Bowl Tavern in Brookline Village.

In 1793, 215 Warren Street was sold to George Cabot, a founding partner of the shipping firm of Lee and Cabot, and was named Green Hill. (The name was later changed to Old Green Hill when Isabella Stewart Gardner adopted the name Green Hill for her home at 135 Warren Street.) When Cabot bought the Davis House, the transaction marked a turning point in the social and economic character not only of this neighborhood but for all of Brookline. During the 17th century, the land had been owned by prominent political figures from Boston. Although never occupied by them, it was used for agricultural purposes. During the late 17th century and most of the 18th, the land was owned by members of established Brookline families. With the Cabot purchase, however, a sizable portion of the land came into the hands of the first of a number of wealthy Boston merchant families.

It was then, men of this caliber who reached out from the wharves of Boston day after day to feel the pulse of the world, and whose daily diagnosis of world markets accounted in time for so many of the splendid estates of residential Brookline. A home in this most beautiful and accessible of rural suburbs was well worth striving for, and if there were some who felt the call of business so insistently that Brookline could be only a summer refuge for their families, there were others who looked upon it as a haven of retirement. ... Most Bostonians who rejoiced in a sense of spaciousness, in the beauty of sweeping lawns and spreading elms, in rural charm at its most gracious - were attracted to Brookline. Many who possessed abundant fortunes made the town their home, contributing liberally to the attractiveness as well as the wealth of the community. (Curtis-ppl87,188)

Cabot was followed in 1804 by Samuel Perkins, one of three brothers who formed the firm of Perkins and Company which was, among other attributes, the largest American firm in Canton. Perkins's son Stephen lived at 130 Warren Street, built in 1840. He too was a merchant but was in partnership with Supply Clapp Thwing.

A contemporary of Samuel Perkins, Thomas Coffin Amory, one of Boston's

Staple to Inventory form at bottom

(continued)

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community:
Brookline

Form No:
M

Property Name: Green Hill

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

Historical Significance (3)

leading merchants, built his home on Cottage Street in 1803 (demolished). Isaac Cook, another Boston merchant, built his house not far away on Goddard Avenue in 1809 and constructed 85 Cottage Street for his son in 1827. John Lowell Gardner, called "one of the last of the great East Indian merchants of New England" (Crawford) moved into 135 Warren Street in 1842, a mere three year before Ignatius Sargent built 209 Sargent Road. Sargent founded the firm of Sargent and Brooks and also engaged in trade in the East Indies.

The mid 19th century brought another group of merchants to Brookline, including Thomas Parsons who began his career in the counting houses of Benjamin Rich and Son. He lived in a house on the site of the present 45 Cottage Street. He was soon joined by William Dwight who purchased the Thomas Handasyd Perkins, Jr. home at the corner of Warren and Cottage (demolished) in 1851. Waldo Maynard of Maynard and Noyes purchased 25 Cottage Street during the same year, and Nathaniel Goddard, also a merchant, became the owner of 222 Warren Street in 1857. Not only were these men established in the fields of trade and commerce, but their philanthropy and civic spirit were evident in both Boston and Brookline.

Although many of the houses bought or built by these "Merchant Princes" were for summer residential use, at the same time (early to mid 19th century), Brookline yeomen and farmers also made their homes here. Smaller in size and simpler in style, houses such as 285 and 305 Warren Street serve as reminders of the neighborhood's once agrarian nature.

In any examination of the historical significance of Green Hill, it is necessary to speak of the landscape architecture and horticultural aspects of many of the properties. Dominating the area during the second half of the 19th century through the 1920's was Holm Lea, the Sargent estate, part of which is included in the area outlined on the map. Purchased by Ignatius Sargent and co-planned with his son Charles Sprague who later became the estate's manager as well as the founder and first director of the Arnold Arboretum, Holm Lea was composed of a number of smaller estates including that of Thomas Lee, a well known horticulturalist of his day (early 1800's). He was preceded by a few years by Samuel Perkins (25 Cottage Street) who specialized in the cultivation of fruit trees and bushes, usually in competition with his brother Thomas (450 Warren Street). At the same time, Thomas Amory (see form for 45 Cottage Street) laid out his property in "an ornamental manner", while A.J. Downing is said to have designed the original landscaping plans for 85 Cottage Street (and perhaps the house plans as well). John Lowell Gardner and his daughter-in-law Isabella Stewart Gardner lavished exceptional care on the gardens and greenhouses at 135 Warren Street, while "Madame" Babcock did the same at 215. The work and influence of Frederick Law Olmsted (99 Warren Street) and his firm can also be seen here, particularly in the siting of 12 Fairmount Street, designed by John Charles Olmsted, and the original landscaping plans for "Southwood"

Staple to Inventory form at bottom (continued)

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: BROOKLINE	Form No: M
Property Name: GREEN HILL	

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

HISTORICAL SIGNIFICANCE (4)

the Schlesinger property at 278 Warren Street. Finally, Henry Hyslop Richardson, son of the architect, and early 20th century owner of 25 Cottage Street, was awarded the gold medal of the Massachusetts Horticultural Society for his collection of native shrubs, herbaceous plants, and vines.

The Green Hill area was home to members of a number of Boston and Brookline's socially and financially elite families as well as nationally known and influential figures as Henry Hobson Richardson (25 Cottage Street), Frederick Law Olmsted, and Charles Sprague Sargent. Its historical significance derives from the age of the individual structures and its associations with so many well known personages of the 18th and 19th centuries, while its importance is augmented by the quality of architecture and landscape design found here.

This district meets NR criteria A,B,and C, having been home to the first group of Boston merchants who decided to build their summer homes here, thus establishing Brookline's reputation as a wealthy suburb; having within its boundaries the former homes of some of the Commonwealth's most influential families, including the Cabots; Perkinses; Sargents; and Gardners; and containing a collection of the Town's oldest and most architecturally distinguished homes.

Staple to Inventory form at bottom

GREEN HILL DISTRICT - AREA M

<u>MAP#</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ARCHITECT</u>	<u>STATUS*</u>	<u>ORIGINAL OWNER</u>
M-11	25 Cottage Street	late 18th c.; 1804	Unknown	C	?; S.G. Perkins
	39 Cottage Street	1970	Deck House, Inc.	NC	F. Hoppin
M-12	45 Cottage Street	1905	Chapman and Frazer	C	Josephine Cox
	75 Cottage Street	1907	Chapman and Frazer	C	Josephine Cox
M-13	85 Cottage Street	1827	Unknown	C	Isaac Cook
M-1	12 Fairmount St.	1883	J.C. Olmsted	C	F.L. Olmsted
M-4	209 Sargent Rd.	1845	Richard Upjohn(?)	C	Ignatius Sargent
M-3	211 Sargent Rd.	1845-61	Unknown	NC	Ignatius Sargent
	225 Sargent Rd.	1950	Campbell&Aldrich	NC	Samuel Mixter
	235 Sargent Rd.	1928	Unknown	NC	Cora C. Ely
M-2	130 Warren Street	c.1840	Unknown	C	S.H. Perkins
M-5	135 Warren St.	1806	Unknown	C	Nathaniel Ingersoll
	176 Warren St.	1928	Henry&Richmond	NC	Sargent Estate
M-6	185 Warren St.	19th c.	Unknown	NC	Goddard(?)
M-7	186 Warren St.	c.1845;50; 1905	Unknown; Guy Lowell	C	Ignatius Sargent
M-8	190 Warren St.	c.1850	Unknown	C	William Dwight
M-9	215 Warren St.	c.1742;1796	Unknown	C	Nehemiah Davis;George Cabot
M-10	222 Warren St.	c.1844; 1857	Unknown	C	S. Perkins; N. Goddard
M-14	230 Warren St.	1899	E.A. Snow	C	Francis White
M-16	257 Warren St.	c.1840; 1936	Unknown	C	John Gardner
M-15	278 Warren St.	1880	George Harvey	C	Barthold Schlesinger
M-17	285 Warren St.	1855-8	Unknown	C	Simon Warren
M-18	305 Warren St.	1812	Unknown	C	John Warren
	307 Warren St.	1920	Strickland, Blodgett&Law	C	Mrs. Arthur Williams

* C-Contributing Property; NC-Non-Contributing Property

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received 9-4-85
date entered

Continuation sheet

Item number

Page

Multiple Resource Area
Thematic Group

Name Brookline MRA
State MASSACHUSETTS

Nomination/Type of Review

Date/Signature

21. Elliot, General Simon,
House

Entered in the
National Register

Keeper

Melrose Byers 10/17/85

Attest

22. Emmett Cottage

Entered in the
National Register

Keeper

Melrose Byers 10/17/85

Attest

23. Fernwood

Entered in the
National Register

Keeper

Melrose Byers 10/17/85

Attest

24. Fire Station #7

Entered in the
National Register

Keeper

Melrose Byers 10/17/85

Attest

25. Fisher Hill Historic District

Entered in the
National Register

Keeper

Melrose Byers 10/17/85

Attest

26. Francis, Dr. Tappan Eustis,
House

Entered in the
National Register

Keeper

Melrose Byers 10/17/85

Attest

27. Fuller, Peter, Building

Entered in the
National Register

Keeper

Melrose Byers 10/17/85

Attest

28. Goddard, John, House

Entered in the
National Register

Keeper

Melrose Byers 10/17/85

Attest

29. Graffam Development
Historic District

Entered in the
National Register

Keeper

Melrose Byers 10/17/85

Attest

30. Green Hill Historic District

Entered in the
National Register

Keeper

Melrose Byers 10/17/85

Attest

85003272

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Green Hill Historic District (Brookline MRA)
Norfolk County
MASSACHUSETTS

SEP 4 1985

Working No. _____
Fed. Reg. Date: 2/3/87
Date Due: 10/3/85 - 10/19/85
Action: ACCEPT 10-17-85
 RETURN
 REJECT
Federal Agency: _____

Entered in the
National Register

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

Substantive Review: sample request appeal NR decision

Reviewer's comments:

Recom./Criteria _____
Reviewer _____
Discipline _____
Date _____
_____ see continuation sheet

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

1. Name

2. Location

3. Classification

Category	Ownership Public Acquisition	Status Accessible	Present Use

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
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> 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: _____



Warren St

"Green Hill" District
including #230 Warren St

Brookline MRA, MA



Green Hill Area H.D.

215 Warren St

5/85

Brookline (MA) MRA



305

305

Green Hill Area H. P.

305 Warren St
5/25

Brookline (MA) MRA



209 Sargent Rd

Green Hill Area H.R.

Brookline (MA) MRA



Green Hall Area A.P.

257 Waverly St

5/25

Brookline (MA) NRA



Warden St
"Green Hill" District

Brookline MRA, MA

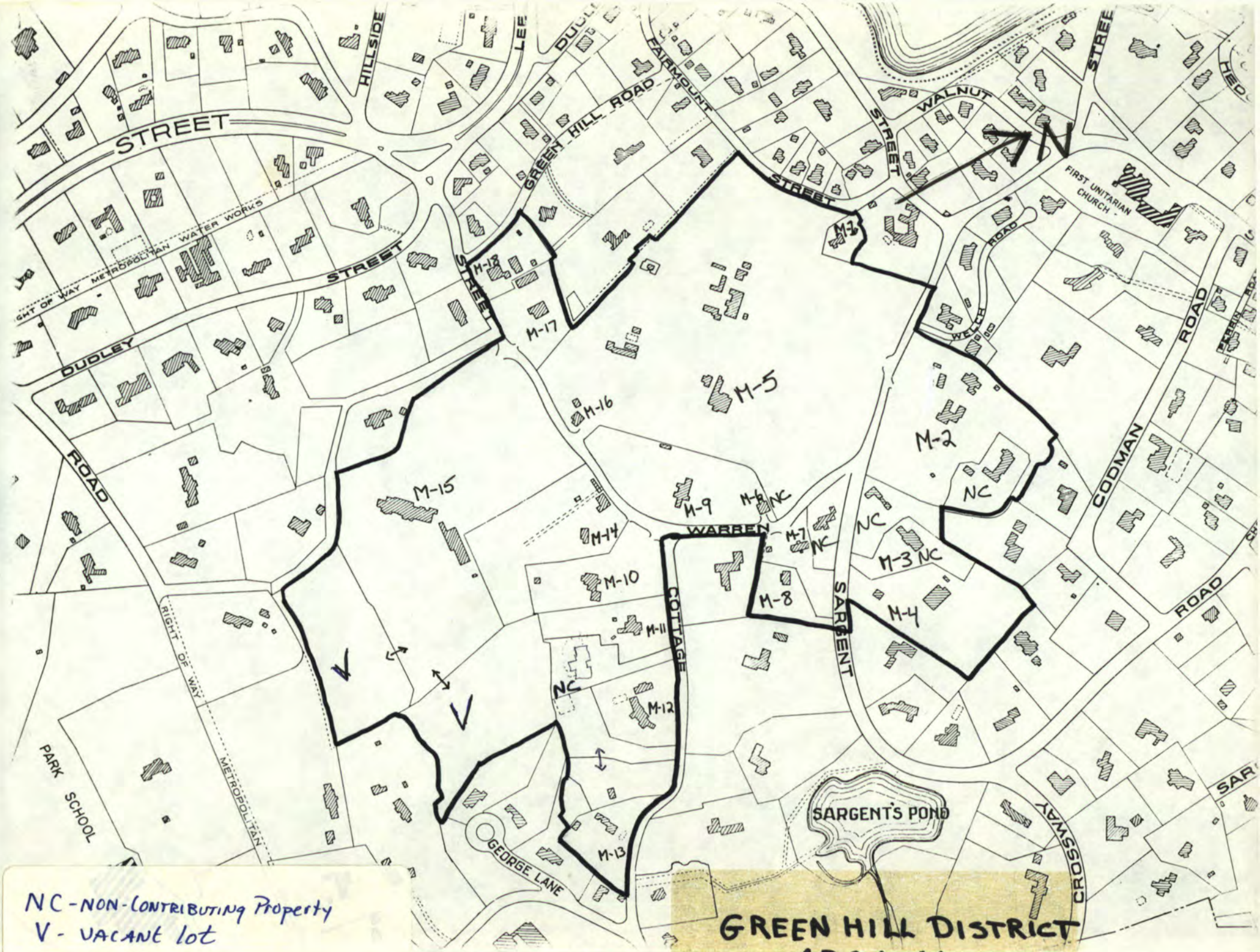


Waven St

(Green Hill area)

5/35

Forokline (DIA) MRA



NC - NON-CONTRIBUTING Property
 V - VACANT lot

**GREEN HILL DISTRICT
 AREA M**

52
file w/ MRA
Greenfield

RECEIVED

JUN - 7 1985

MASS. HIST. COMM.

June 4, 1985
William and Elsa Chin
45 Cottage Street
Brookline, Ma 02146

Massachusetts Historical Commission
Commonwealth of Massachusetts
Office of the Secretary of State
80 Boylston St.
Boston, Ma 02116

Dear Valerie A. Talmage:

The house located at 45 Cottage St., Brookline, Ma. is currently being considered for nomination to the National Register of Historic Places.

As sole owners of this house, we object to having our home listed in the National Register of Historic Places. Thank you for having considered our home for this honored listing.

Very truly yours,
William Chin

William Chin

Elsa Chin

Elsa Chin

Subscribed to before me this 4th day of June 1985.

Robert J. Wang

Notary Public

My commission expires Jan 2, 1992



HOLY TRANSFIGURATION MONASTERY

278 Warren Street, Brookline, Massachusetts 02146

(617) 734-0608

✓ 52
MKS - jll
w/ Brookline
MRA
Greenfield HD

RECEIVED

JUN 17 1985

14 June 1985
MASS. HIST. COMM.

Massachusetts Historical Commission
Valerie A. Talmage
Executive Director
State Historic Preservation Officer

Dear friends,

Having received your form letter with attached supplementary pages, we make haste to inform you that the Society of Holy Transfiguration Monastery is the sole owner of the property at 278 Warren St. which consists of nineteen plus acres of land and two large buildings, i.e., the main residence and the carriage house which consists of apartments and living quarters for gardeners and horse grooms together with the former stables, etc.

Having met together in a chapter meeting on Friday, June 7, 1985, the community has declined your offer to be listed as a historic place, according to your notification, page 2, paragraph two, entitled "Right to Object to Listing".

We accordingly do not wish to be listed in the roster of historical places and buildings.

Thanking you for your time and courtesy,
We remain,
Sincerely yours,

Fr. Archimandrite Panteleimon

Fr. Archimandrite Panteleimon
Abbot, President

Fr. Ephraim

Fr Ephraim, monk
Secretary

sworn before us on this day Friday July 14/1985

George Geracakis

My Commission Expires July 1990