

662  
MAY 22 1989

Area Letter Form numbers in this Area

|   |                                 |
|---|---------------------------------|
| M | 75,76,98,99<br>401-412, 418-420 |
|---|---------------------------------|

MASSACHUSETTS HISTORICAL COMMISSION  
80 BOYLSTON STREET, BOSTON, MA 02116

Town Winchester, Mass. M.R.A.Name of Area (if any) Firth/GlengarryHistoric DistrictPresent Use residentialGeneral Date or Period 1843-1910General Condition ExcellentAcreage 13.44 acresRecorded by Harriet WhiteOrganization Winchester Historical Comm.Date November, 1987

Photos (3"x3" or 3"x5" black  
& white) Indicate on back  
of each photo street addresses  
for buildings shown. Staple to  
left side of form.

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. Indicate north. (Attach a separate  
sheet if space here is not sufficient).

(SEE ATTACHED MAP)

JTM REFERENCE A 19.323510. 4701880  
B 19.323720. 4702080  
C 19.323920. 4701920  
D 19.323640. 4701760  
USGS QUADRANGLE LEXINGTON, MASS.  
SCALE 1:25,000

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

The Firth/Glengarry Historic District is a cohesive cluster of suburban houses dating from 1843 to 1910, and contains fine representative examples of the architectural styles most prevalent in Winchester during that period. Also contained within the district is a small residential subdivision developed by William Firth, which served as a catalyst for the extensive residential building on Winchester's west side during the early years of the twentieth century. Therefore, the Firth/Glengarry Historic District meets Criterion C of the National Register of Historic Places.

ARCHITECTURAL SIGNIFICANCE Describe important architectural features and evaluate in terms of other areas within the community.

The Firth/Glengarry Historic District contains notable examples of a number of mid-nineteenth to early twentieth century styles of architecture, and illustrates the stylistic variations which occurred from the 1840s to 1910. Houses are sited close together on lots of modest size. The uniform scale, setback, and residential use create an overall cohesiveness.

The Firth/Glengarry Historic District is located at the southwestern corner of Wedge Pond, just north of Church Street and beyond Winchester's small business district. The earliest house in the district is the Symmes Tenant House (1843, #76), built in the Greek Revival style. The builder of this house was Gardner Symmes, a descendant of one of one of Winchester's earliest settlers. The Symmes Tenant House is a two-and-one-half story gable-roofed dwelling, based on a rectangular plan, and sited with the ridge parallel to the street. The house is side-entered and is encircled  
(continued)

HISTORICAL SIGNIFICANCE Explain historical importance of area and how the area relates to the development of other areas of the community.

Few houses stood in the area southwest of Wedge Pond, during the nineteenth century. Not until the 1890s when William Firth began amassing acreage in the area, was there any significant activity. Once Firth consolidated his holdings, he subdivided the land into houselots of modest proportions, and at the same time laid out Glengarry Road and Grassmere Road (between 1896 and 1899). Firth hired architect Robert Coit, known for his somewhat grander residences in suburban Boston, to design attractive and comfortable housing for Winchester's growing population of businessmen and professionals. In 1900, Firth advertised the houses, and described them as "...situated in the best part of Winchester, five minutes from steam and five minutes from electric cars. Houses contain all the latest improvements..." The houses were initially rented, with Firth retaining ownership. Rents ranged from \$575 to \$625 annually. The first occupants of the Firth development houses were businessmen and professionals most of whom worked in Boston, and could take advantage of the recent improvements in passenger rail service to the city. By 1908, Firth had sold most of the houses.

Robert Coit was an architect who maintained offices in Boston, and resided in Winchester in a house of his own design at 19 Hillside Avenue. Coit was hired by William Firth to create a suburban retreat, in the Victorian tradition.

BIBLIOGRAPHY and/or REFERENCES

Deeds.  
Winchester Town Directories,  
Assessor's Records.  
Advertisement in unknown Boston newspaper 6/2/1900 (Archival Center files)  
Article on Robert Coit, The American Architect, 1/27/1915.

## INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, Boston

Continuity:

Winchester

Form No:

Property Name: Firth/Glengarry

Historic District

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

ARCHITECTURAL SIGNIFICANCE, continued.

by a one-story Doric portico, with fluted columns. Characteristic of the style are the full-length windows of the lower story, and the six-over-six windows of the second-story, as well as the overhanging cornice and wide cornerboards.

Two houses in the Firth/Glengarry Historic District exemplify the mid-nineteenth century trend toward the picturesque in architecture, and both are fittingly sited on ample lots at the edge of Wedge Pond. One of these is the Bellows House (circa 1854, #418), which closely resembles Design XVII, "A Villa in the English Rural Style," from A.J. Downing's popular mid-nineteenth century publication, The Architecture of Country Houses. The Bellows House is characterized by an overall asymmetry, the exaggerated overhang of the roof and steeply pitched gabled dormer and porch roofs, some of which are truncated. The Charles Curtis House (1865, #412) is important as one of few local examples of a fully-developed, well-detailed house in the Carpenter Gothic style. Its carriage barn stands nearby, and has been converted to residential use. The Curtis House exhibits the irregular silhouette and fanciful scroll trim in the bargeboards which are characteristic of the style.

The Elisha Bangs Tenant House (circa 1886, #98) is an unusual double house form of the Stick Style. Relatively few examples of this style are found in Winchester. The Bangs House features an overall verticality. The front slope of the roof is extended to form the roof of the front porch, which has segmental openings and a frieze with a pierced design. The house boasts a modest amount of "stickwork" intended to reflect the interior framing. Elisha Bangs owned a number of rental properties in this neighborhood, although he resided at a large estate on Bacon Street.

The John Rhodes House (1889, #75) stands at the corner of Bacon and Wildwood Streets, in the southwestern corner of the district. It combines elements of both the Queen Anne and Shingle styles. A two-and-one-half story house with a brick and shingle exterior, the Rhodes House derives its mass from a series of interlocking geometric forms. The broad expanses of roof surface are clad in wood shingles. Queen Anne features include the panelled chimneys, oriel windows and the use of a variety of materials. Windows are varied in size and placement.

The most ambitious house in the Firth/Glengarry District is the Stephen Swan Langley House (1892, #404), which combines elements of the Shingle and Colonial Revival styles. Along with its large carriage barn, this estate occupies over an acre of land, in an area which otherwise consists of closely-spaced dwellings. Langley (b.1847) was by his own estimate a millionaire, who made his fortune in a Boston-based novelty business. Later Langley moved to "Brooksmouth" (1858) (see #19), an estate along the western shore of Mystic Lake, opposite his childhood home, the Swan farm (on the grounds of the present-day Winchester Country Club).

Staple to Inventory form at bottom

## INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, Boston

Community:

Winchester M.R.A.

Form No:

Property Name: Firth/Glengarry

Historic District

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

ARCHITECTURAL SIGNIFICANCE, continued,

The Langley House is a two-and-one-half story gable-roofed house combining elements of the Shingle and Colonial Revival styles. Notable features include the polygonal corner tower and the porte-cochere. The exterior is clad in wood shingles.

William Firth's own residence stands on Dix Street. The Firth House (circa 1907, #420) is one of comparatively few houses in the district which fit into the mainstream of Colonial Revival design. Firth was the developer of the surrounding residential neighborhood. The Firth house is based on a rectangular plan and is capped by a gambrel roof, with a modillion cornice. The front slope of the roof is punctuated by three gabled dormers. The center entrance is set within a full-width front porch with Doric columns, and a modillion cornice.

The house at 5 Pine Street (circa 1900, #403) is another of the dwellings in the district built by developer William Firth and designed by architect Robert Coit. The house contains numerous features of the Medieval Revival style, including steep gables with board and batten siding in the gable field, diamond-paned windows and a broadly overhanging second story. Robert Coit's other local designs include the Winchester Boat Club (1900), the Chancel and Parish House of the First Congregational Church (1926, with the firm of Kilham, Hopkins & Greeley), and the Winchester Public Library (1930, with the firm of Allen & Collins). Coit maintained offices in Boston, and resided in Winchester in a house of his own design at 19 Hillside Avenue (#248).

Robert Coit was hired by Firth to create a suburban retreat in the Victorian tradition. The houses Coit designed for the Firth Development all exhibit a boxlike quality, enlivened by the use of shingled wall surfaces and variation in decorative vocabulary. Elements of various late nineteenth and early twentieth century styles are intermingled. The Firth/Glengarry development exemplifies the garden suburbs which proliferated in the Boston environs during the latter part of the nineteenth century, continuing through the early years of the twentieth century.

Boundary Justification

The boundaries of the Firth/Glengarry Historic District were drawn to include all of the houses built speculatively by real estate developer William Firth around the turn of the century, along Grassmere Avenue and Glengarry Road which the developer had laid out. The northern boundary of the district along Curtis/Pine Streets was drawn to eliminate a group of mid twentieth century houses beyond it. Dix Street was chosen as the southernmost limit of the district, since Firth constructed no houses south of Dix Street. The western shore of Wedge Pond forms the eastern edge of the Firth/Glengarry District, while Wildwood Street forms its western limit. Also included in the district is a small group of Queen Anne houses lining both sides of Wildwood Street at the point where the street makes an almost ninety degree turn to the west.

Staple to Inventory form at bottom

| Map/Parcel | Area       | Address          | Historic Name/Inv.#         | Date   | Style            | Status  |
|------------|------------|------------------|-----------------------------|--------|------------------|---------|
| 16-0247    | 10,187     | 59 Church St.    | Eames House /99<br>2 sheds  | 1873   | Queen Anne       | C/NC/NC |
| 16-0246    | 17,749     | 61 Church St.    | Bangs Tenant Ho./98<br>shed | c.1886 | Stick Style      | C/NC    |
| 16-0248    | 10,396     | 65-67 Church St. | n/a<br>garage               | c.1880 | Queen Anne       | C/NC    |
| 16-0249    | 10,700     | 69 Church St.    | n/a                         | 1950s  | Colonial         | NC      |
| 16-0218    | 1.01 acres | 19 Dix St.       | Bellows House/418<br>shed   | c.1854 | Gothic Revival   | C/NC    |
| 16-0215    | 6,000      | 30 Dix St.       | Methodist Parsonage/419     | c.1875 | Queen Anne       | C       |
| 16-0240    | 10,295     | 31 Dix St.       | n/a<br>garage               | 1890s  | Shingle/Col.Rev. | C/NC    |
| 16-0241    | 8,000      | 33 Dix St.       | n/a<br>garage               | 1890s  | Colonial Revival | C/NC    |
| 16-0242    | 8,000      | 35 Dix St.       | n/a<br>garage               | 1890s  | Shingle/Col.Rev. | C/NC    |
| 16-0243    | 8,000      | 37 Dix St.       | William Firth House         | 1890s  | Colonial Revival | C       |
| 16-0219    | 10,228     | 3 Glengarry Rd.  | n/a                         | 1890s  | Medieval Revival | C       |
| 16-0220    | 9,160      | 5 Glengarry Rd.  | n/a<br>garage               | 1890s  | Medieval Revival | C/NC    |
| 16-0221    | 13,100     | 7 Glengarry Rd.  | n/a /407                    | 1890s  | Colonial Revival | C       |
| 16-0239    | 8,394      | 8 Glengarry Rd.  | n/a /408                    | c.1899 | Shingle/Col.Rev. | C/NC    |
| 16-0222    | 10,600     | 9 Glengarry Rd.  | n/a /409                    | 1890s  | Colonial Revival | C       |
| 16-0238    | 6,607      | 10 Glengarry Rd. | n/a /410                    | c.1899 | Shingle Style    | C/C     |
| 16-0237    | 7,043      | 12 Glengarry Rd. | n/a<br>garage               | 1890s  | Shingle/Col.Rev. | C       |
| 16-0228    | 9,347      | 15 Glengarry Rd. | n/a<br>garage               | 1890s  | Shingle/Col.Rev. | C/NC    |
| 16-0229    | 10,467     | 17 Glengarry Rd. | n/a /411                    | c.1897 | Colonial Revival | C       |

## FIRTH/GLENGARRY HISTORIC DISTRICT

page 2

| Map/Parcel | Area   | Address            | Historic Name/Inv.#                        | Date   | Style            | Status |
|------------|--------|--------------------|--------------------------------------------|--------|------------------|--------|
| 16-0230    | 10,837 | 19 Glengarry Rd.   | n/a                                        | 1890s  | Shingle/Col.Rev. | C      |
| 16-0227    | 8,947  | 4 Grassmere Ave.   | n/a                                        | c.1950 | Colonial         | NC     |
| 16-0223    | 7,575  | 5 Grassmere Ave.   | n/a                                        | 1890s  | Shingle/Col.Rev. | C      |
| 16-0224    | 12,500 | 7 Grassmere Ave.   | n/a                                        | c.1930 | Colonial         | NC     |
| 16-0226    | 10,006 | 8 Grassmere Ave.   | n/a                                        | c.1950 | Colonial         | NC     |
| 16-0225    | 25,340 | 9-11 Grassmere Ave | Charles Curtis House/412                   | 1865   | Gothic Revival   | C      |
| 16-0245    | 19,322 | 2 Pine St.         | Conant House<br>carriage house /401        | c.1876 | Italianate       | C/C    |
| 16-0236    | 7,875  | 3 Pine St.         | n/a                                        | 1890s  | Colonial Revival | C      |
| 16-0235    | 5,300  | 4 Pine St.         | Conant Tenant Ho. /402                     | c.1887 | Queen Anne       | C      |
| 16-0231    | 7,952  | 5 Pine St.         | n/a /403                                   | c.1900 | Medieval Revival | C      |
| 16-0232    | 10,803 | 7 Pine St.         | n/a                                        | 1890s  | Colonial Revival | C      |
| 16-0234    | 53,077 | 10 Pine St.        | Stephen Langley Ho. /404<br>carriage house | 1892   | Shingle Style    | C/C    |
| 16-0233    | 13,245 | 11 Pine St.        | n/a /405<br>garage                         | 1890s  | Colonial Revival | C/C    |
| 16-0254    | 9,375  | 16 Pine St.        | n/a<br>garage                              | c.1950 | Colonial         | NC/NC  |
| 16-0265    | 12,000 | 17 Pine St.        | Blanchard House /406<br>garage             | c.1880 | Queen Anne       | C/NC   |
| 16-0250    | 12,605 | 1 Wildwood St.     | Rhodes House /75                           | 1889   | Queen Anne       | C      |
| 16-0251    | 14,330 | 3 Wildwood St.     | Symmes Tenant House /76                    | 1843   | Greek Revival    | C      |
| 16-0252    | 11,000 | 5 Wildwood St.     | n/a<br>garage                              | 1870s  | Italianate       | C/NC   |
| 16-0253    | 10,627 | 7 Wildwood St.     | n/a<br>garage                              | 1870s  | Italianate       | C/NC   |

| Map/Parcel | Area   | Address         | Historic Name/Inv.#   | Date   | Style            | Status |
|------------|--------|-----------------|-----------------------|--------|------------------|--------|
| 16-0255    | 10,675 | 9 Wildwood St.  | n/a                   | c.1910 | Colonial Revival | C      |
| 16-0169    | 9,322  | 10 Wildwood St. | n/a                   | 1890s  | Shingle/Col.Rev. | C      |
| 16-0264    | 21,300 | 11 Wildwood St. | n/a                   | 1880s  | Queen Anne       | C      |
| 16-0168    | 14,126 | 12 Wildwood St. | n/a                   | 1880s  | Queen Anne       | C/C    |
| 16-0256    | 11,230 | 13 Wildwood St. | n/a<br>garage         | 1880s  | Queen Anne       | C/NC   |
| 16-0167    | 24,536 | 14 Wildwood St. | n/a<br>garage         | 1890s  | Shingle/Col.Rev. | C/C    |
| 16-0257    | 13,402 | 15 Wildwood St. | n/a<br>carriage house | c.1885 | Queen Anne       | C/C    |

Total of 45 main buildings in the district: 40 contributing, 5 non-contributing.

Total of 23 structure/outbuildings in the district: 7 contributing, 16 non-contributing.

MAY 22 1989

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation Sheet

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

Multiple Resource Area  
Thematic GroupName Winchester MRA  
State Middlesex County, MASSACHUSETTS

Nomination/Type of Review

Date/Signature

- |     |                                                     |                                     |                                        |
|-----|-----------------------------------------------------|-------------------------------------|----------------------------------------|
| 11. | Cole House                                          | Entered in the<br>National Register | for Keeper <u>Shelton Byers</u> 7/5/89 |
|     |                                                     |                                     | Attest _____                           |
| 12. | DeRochmont House                                    | Entered in the<br>National Register | for Keeper <u>Shelton Byers</u> 7/5/89 |
|     |                                                     |                                     | Attest _____                           |
| 13. | Dike--Orne House                                    | Entered in the<br>National Register | for Keeper <u>Shelton Byers</u> 7/5/89 |
|     |                                                     |                                     | Attest _____                           |
| 14. | Dwight, Edmund, House                               | Entered in the<br>National Register | for Keeper <u>Shelton Byers</u> 7/5/89 |
|     |                                                     |                                     | Attest _____                           |
| 15. | Elder, Samuel, House                                | Entered in the<br>National Register | for Keeper <u>Shelton Byers</u> 7/5/89 |
|     |                                                     |                                     | Attest _____                           |
| 16. | Everett Avenue--Sheffield<br>Road Historic District | Substantive Review                  | for Keeper <u>Beth J. Sarge</u> 7-5-89 |
|     |                                                     |                                     | Attest _____                           |
| 17. | Firth--Glengarry Historic District                  | Entered in the<br>National Register | for Keeper <u>Shelton Byers</u> 7/5/89 |
|     |                                                     |                                     | Attest _____                           |
| 18. | Gardner, Edward, House                              | Substantive Review                  | for Keeper <u>Beth J. Sarge</u> 7-5-89 |
|     |                                                     |                                     | Attest _____                           |
| 19. | Gardner, Patience and Sarah, House                  | Entered in the<br>National Register | for Keeper <u>Shelton Byers</u> 7/5/89 |
|     |                                                     |                                     | Attest _____                           |
| 20. | Ginn Carriage House                                 | Entered in the<br>National Register | for Keeper <u>Shelton Byers</u> 7/5/89 |
|     |                                                     |                                     | Attest _____                           |

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Firth--Glengarry Historic District  
NAME:

MULTIPLE Winchester MRA  
NAME:

STATE & COUNTY: MASSACHUSETTS, Middlesex

DATE RECEIVED: 5/22/89 DATE OF PENDING LIST: 6/06/89  
DATE OF 16TH DAY: 6/22/89 DATE OF 45TH DAY: 7/06/89  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 89000662

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 7/5/89 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

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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

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GEOGRAPHICAL DATA

☐ acreage      ☐ verbal boundary description  
☐ UTM's      ☐ boundary justification

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ACCOMPANYING DOCUMENTATION/PRESENTATION

☐ sketch maps    ☐ USGS maps    ☐ photographs    ☐ presentation

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OTHER COMMENTS

Questions concerning this nomination may be directed to

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

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



9, 7, 5 Grassmere Ave.

12/87

Firth Glengarry H.D.

Winchester, Ma. M.R.A.

Area M

Inv. #s 75, 76, 98, 99,  
401-412, 418-420



15, 13 Wildwood St. 12/87  
Winchester, Ma: MRA

Firth/Glenegarry H.D.

Area M

Inv. #'s 75, 76, 98, 99, 401-412,  
418-420



30 Dix St. 12/87

Methodist Parsonage

Firth Glengarry H.D.  
Winchester, Ma. MRA

Area M

Inv. #s 75, 76, 98, 99, 401-412,  
418-420



3 Wildwood St 12/87

Winchester, Ma. MRA

"Symmes Tenant House"  
Firth Glengarry H.D.

Area M

Inv. #'s 75, 76, 98, 99,  
401-412, 418-420



33 Dix St., 31 Dix St. 12/87

Firth Glengarry H.D.

Winchester, Ma MRA.

Area M

Inv. #'s 75, 76, 98, 99, 401-413,  
418-420



19 Dix St 12/87

Bellows House  
Firth, Glengarry H.D.  
Winchester, Ma MRA

Area M

Inv. #'s 75, 76, 98, 99,  
401-412, 418-420



11 Grassmere Ave. 12/87  
Firth Glengarry H.D.  
Winchester, Ma. MRA.

Area M

Inv. #'s 75, 76, 98, 99,  
401-412, 418-420



10, 12 Wildwood St  
Winchester, Ma; MRA  
Firth Glengarry H.D

12/87

Area M

Inv. #'s 75, 76, 98, 99,  
401-412, 418-420



3 Glengarry Rd, 12/87  
Firth Glengarry H.D.  
Winchester, Ma. M.R.A

Area M

Inv. #15 75, 76, 98, 99, 401-412,  
418-420



61-63 Church St 12/87  
firth Glengarry H.D.  
Winchester, Ma MRA.

Area M

Inv. #1's 75, 76, 98, 99,  
401-412, 418-420



7, 5 Pine Street 12/87

Firth Glengarry H.D.

Winchester, Ma. MRA

Area N

Inv. #'s 75, 76, 98, 99,

401-412, 418-420



Rhodes House

12/87

1 Wildwood Street

Firth Glengarry H.D.

Winchester, Ma. M.R.A.

Area M

Inv. # 's 75, 76, 98, 99,  
401-412, 418-420

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

Multiple Property Cover Sheet Reference Number: 64000303

# INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, Boston

SCALE  
1" = 160'

|                                           |          |
|-------------------------------------------|----------|
| Community:<br>Winchester, M.R.A.<br>Mass. | Form No: |
| Property Name: Firth/Glengarry.H.D.       |          |

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

