

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 for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name KENDAL GREEN HISTORIC DISTRICT

other names/site number _____

2. Location

street & number North Avenue, Church, Viles Sts., Brook Road not for publication

city or town Weston vicinity _____

state Massachusetts county Middlesex code 017 zip code 02493

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Brona Simon

1/11/2001

Signature of certifying official/Title Brona Simon Date

Deputy State Historic Preservation Officer, Massachusetts Historical Commission

State or Federal agency and bureau _____

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional Comments.)

Signature of certifying official/Title _____

Date _____

State or Federal agency and bureau _____

4. 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): _____

Signature of the Keeper

Patricia Andrews

Date of Action

3/1/01

Kendal Green HD
Name of Property

Middlesex, Mass.
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

(Check only one box)

- | | |
|--|--|
| ☒ private | ☐ building(s) |
| ☒ public-local | ☒ district |
| ☐ public-State | ☐ site |
| ☐ public-Federal | ☐ structure |
| | ☐ object |

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
<u>36</u>	<u>8</u>	building
<u>2</u>		sites
<u>2</u>		structures
		objects
<u>40</u>	<u>8</u>	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

n/a

Number of contributing resources previously listed in the National Register

2 (Isaac Hobbs house, barn/ 87 North Ave.), NR 1982

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC / single dwelling, multiple dwelling,
secondary structure, hotel
GOVERNMENT / fire station, post office
TRANSPORTATION / rail related
AGRICULTURE / agricultural outbuilding
COMMERCE / restaurant, department store

Current Functions

(Enter categories from instructions)

DOMESTIC / single dwelling, multiple dwelling,
secondary structure
HEALTHCARE / sanitarium, nursing home

7. Description

Architectural Classification

(Enter categories from instructions)

COLONIAL: postmedieval English, New Engl. colonial
EARLY REPUBLIC: Federal
LATE VICTORIAN: Second Empire; Mansard

Materials

(Enter categories from instructions)

foundation STONE: granite
walls WOOD: shingle
roof ASPHALT
other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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7. DESCRIPTION

Architectural Classification (continued):LATE VICTORIAN: Queen AnneLATE VICTORIAN: Shingle StyleLATE 19TH AND 20TH CENTURY REVIVALS: Classical RevivalLATE 19TH AND 20TH CENTURY AMERICAN MOVEMENTS: Bungalow/CraftsmanMaterials (continued):

foundation	<u>STONE: Granite</u>
roof	<u>ASPHALT</u>
walls	<u>WOOD: Log</u>

foundation	<u>STONE: Granite</u>
roof	<u>ASPHALT</u>
walls	<u>WOOD</u>

foundation	<u>CONCRETE</u>
roof	<u>CONCRETE</u>
walls	<u>CONCRETE</u>

The Kendal Green Historic District is a residential neighborhood in northeast Weston, approximately 50 acres in size, extending three-quarters of a mile along historic North Avenue between Hobbs Brook Road and Viles Street. North Avenue (MA Route 117) is a well-travelled two-lane state highway running in a northwesterly direction from its point of origin on U.S. Route 20 in Waltham through Weston to Lincoln and points west. The district boundaries diverge from North Avenue to include a turn-of-the-century railroad station on Church Street and factory worker housing on Viles Street and Brook Road. North Avenue has been an important road since the early days of settlement and the Kendal Green Historic District is the location of a diverse group of architecturally significant buildings dating from the early 18th to the early 20th century. These buildings represent three historical themes in the development of Weston: its origins as a

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rural, agricultural community, the importance of industry, and the appeal of Weston as a summer resort community. Because Kendal Green developed over time and includes many different building types--from farmsteads to worker housing to a summer resort hotel--the district has no single visual theme. Its appeal is, rather, the architectural significance of the individual structures and their irregular placement along the roadway to create a pleasant and diversified streetscape enhanced by mature trees, fieldstone walls and retaining walls, and occasional open fields and woodland.

The district contains a total of 48 resources, of which 40 are contributing and eight are non-contributing. There are 36 contributing buildings, of which six are barns and outbuildings. The two contributing structures are a turn-of-the-century gazebo and well. Two contributing sites are the site of the Hobbs Tannery and the site of the Hook and Hastings Organ Factory playing field. Of the eight non-contributing resources, all are small, one-story, post-World War II houses, in ranch, contemporary or traditional styles. Most are unobtrusive because of their setback, elevated site, and/or vegetative screening. The district boundary has been drawn to exclude a number of 1950s ranch houses on the south side of North Avenue (MA Route 117) which do not contribute to the character of the district. The properties within the district are in good to excellent condition and have been well-maintained. In many cases, original design character and historic building fabric are completely intact. The houses at 225 North Avenue, 126 and 130 Viles and 83 and 85 Brook Road are covered with aluminum or vinyl siding which hides the trim boards and, in some cases, the original shingles; however, porch trim and hoods over doorways have been preserved.

Important natural and man-made features have shaped the appearance of the district. Just south of North Avenue, running roughly parallel to the road, is Stony Brook, a major tributary of the Charles River. Stony Brook flows through the district at only one point, when it crosses under Viles Street. Although otherwise just outside the boundary, Stony Brook represents the topographical low point of the area. A second major tributary, Hobbs Brook, flows through the southern end of the district and joins with Stony Brook just south of the railroad tracks. Hobbs Brook has been dammed since the early years of settlement to form a pond known as Hobbs Pond and later Brown's Pond. Like Stony Brook, Hobbs Brook and Hobbs Pond are topographical low points.

The topographical high point of the area is Cat Rock Hill, which rises to an elevation of 90 feet above sea level just outside the district, on the north side of North Avenue near the intersection of Viles Street. Within a distance of little more than 1500 feet in some areas, the land slopes down from the high point of Cat Rock Hill to the low lying marshland along the banks of Stony Brook. The path of the roadway runs about halfway between the pinnacle and the brook. In the mid-19th century, engineers for the Fitchburg Railroad (now the Boston and Maine) chose the same natural passageway for the route of the railroad tracks which form part of the southern boundary of the Kendal Green district.

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No other district or potential district in Weston includes such a wide variety of architectural styles and building types within such a small area. The oldest structure is an early 18th century tavern with a saltbox roofline. The area contains several 18th century houses and two Federal period farmhouses. Well-preserved early barns reflect the town's rural, agricultural roots. In the late 19th century an organ factory was located within the district, and the Shingle Style factory owner's house, stable and caretaker's house still survive, along with twelve Shingle Style and Queen Anne houses built by or for factory workers. Also within the district is a well-preserved Shingle Style resort hotel and two associated residences, one Shingle Style "cottage" and the second, an unusual log bungalow. The area includes a fine Mansard cottage and small shop, a turn-of-the-century railroad station, a house used for half a century as a general store and post office, and an all-concrete early 20th century fire station.

With only one exception, 18th and early 19th century houses were built on the north side of North Avenue, on the upland side of the road, where they face in a south or southwesterly direction. Land on this side of the road, especially from #87 to #199 is flat and well-drained. Between #219 and #237 North Avenue, house sites on the north side of the road are steeply sloped in back, as they are built along the side of Cat Rock Hill. The houses on Brook Road are located on a flat plain, but just behind them the grade rises steeply upward again.

Because the district developed over more than two centuries, the size and configuration of house lots, the type of houses, and the placement and setback of houses is irregular. Building setbacks vary between about 30 and 250 feet. The largest parcel within the district is 11.6 acres at the southwest corner of North Avenue and Viles Street and the second largest is the 5.58 acres of conservation land. With these two exceptions, few properties are over one acre. The largest lots are on the north side of North Avenue. Factory worker houses on Viles Street and Brook Road are built on small lots ranging from about 1/5th to 1/2 acre.

Landscape features contribute to the character of the district. Many of the houses have grassed lawns, perennial gardens and mature foundation plantings, along with mature trees-- some of exceptional size. The district is notable for the quantity and variety of stone walls, particularly along North Avenue. Because many of the houses on the north side of the street are sited on slightly elevated lots, this side of the road has fieldstone retaining walls at 87, 135, 163, 191, 199, 219, 225, 227, 231 and 237 North Avenue and also 9 Marshall Way. The 11-acre property at 190 North Avenue at the corner of Viles Street is enclosed on the two street sides with single and double-laid pink granite walls. The wall in front of 237 North Avenue is fieldstone with a cast stone cap. Notable stone piers marking driveway entrances can be found at 163 North Avenue and at the former summer resort at 135 North Avenue, where the rock-faced granite block piers have pyramidal caps.

The principal open land within the district is the 11.6-acre Francis H. Hastings property, location

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of the factory owner's home and the factory site. Except for the landscaped area around the house, this property is now deciduous woodland which has grown up on land which was previously deforested. This largely undeveloped land is important to the character of the district. North of the F.H. Hastings House site, the property slopes down sharply toward the railroad tracks and Stony Brook. The second large parcel of open land, 5.5 acres, is town conservation land maintained as marsh and woodland. The town also owns a 2.6-acre field at the corner of Viles and Brook Road used for baseball and general recreational purposes. This open field enhances the streetscape at the south end of Brook Road.

Of concern to district residents is the traffic on North Avenue, which has increased here and elsewhere in Weston in recent years. The town is investigating the reconfiguration of the intersection at North Avenue and Church Street. This intersection now contains a triangular traffic island which, unlike traffic islands in the town center, has not been well-landscaped and is cluttered with unrelated signage. Landscape improvements at this intersection would strengthen the overall appearance of the district and highlight the importance of the intersection as a natural town focal point.

The earliest house within the district is thought to be the **Whitney Tavern at 171 North Avenue** (ca.1707-8, Map #11, MHC 18, photo #11), one of only a few examples of the saltbox form in Weston. The 2 1/2 story central chimney structure, 5 X 3 bays, has a central entrance with simple entablature. Window sash is 8/12. A one-story storage wing extends west from the main block.

Parts of the **Ebenezer Hobbs House (121 North Avenue, Map #6, MHC 23)** may also date to the early 18th century. The 5 X 1 bay clapboard house has a central pedimented doorway, 6/6 windows, a five-bay ell extending to the rear, and twin chimneys behind the ridge. A large three-bay clapboard 19th century **barn** with ell is located behind the property.

The four houses at **87, 88, 99, and 107-9 North Avenue** (Map 2, 38, 3, 4) form a visually important grouping of 18th century houses at the intersection of North Avenue and Church Street. The historical and architectural importance of the 18th century **Isaac Hobbs House at 87 North Avenue** (Map #2, MHC 27, NR) has been recognized by its placement on the National Register of Historic Places. The 2 1/2 story clapboard house is prominently located on a 2 1/4 acre site which also includes part of the pond. The house has a T-plan, with a large main block (ca.1758) and a small north wing thought to be of earlier construction (ca.1729). The facade of the main section, looking west, has five bays with a pedimented center entrance portico sheltering a doorway with sidelights. The wing retains its 18th century scale and character, but the main section was altered about 1889 with the addition of a large central wall gable on the west facade and a small two-story addition on the south. The classical entrance porch was added

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at this time, along with a terrace at the southwest corner. Just northwest of the ell is a small, L-shaped **outbuilding** (NR) consisting of two 1 1/2 story gabled structures (a shop and a barn) of undetermined age connected by a short one-story section providing covered storage. The house and outbuilding are partially hidden from the street by a stockade fence.

Also prominently located at the North Avenue/Church Street intersection, the 2 1/2 story clapboard double house at **88 North Avenue (Hobbs-Hagar House, ca.1786, Map #38, MHC 26, photo #9)** was built in two sections. The house was originally 5 X 1 bays with a center chimney; but within a few years of its construction, a three-bay addition with a second entrance was added to the east. Visually, the eight bays were united using decorative details including quoins at the corners, caps over the windows, a dentil cornice, and identical doorway entablatures with fluted pilasters. Inside, the house retains notable late Georgian and Federal period detailing.

According to neighborhood tradition, two former ells of the Hobbs-Hagar House were moved across the street and fashioned into the houses at **99 and 107-9 North Avenue**. (Map # 3,4, photo #8) These two houses have irregular fenestration patterns and appear to have evolved in an idiosyncratic manner which lends credence to the tradition and contributes to their unique character. Together they form a visual group which is critical to the streetscape. The **Hersum House at 99 North Avenue** (Map #3, MHC 25, photo #8) has a 4 X 3 bay, side gable main block and two-bay west wing with a secondary entrance in the wing. The 2 1/2 story clapboard house has 2/1 windows, some with shutters, and a one-story porch with simple square posts. A notable 1 1/2 story clapboard **barn** has a central wall gable. The **Broderick House at 107-9 North Avenue** (also known as the Kendal Green General Store and Post Office, Map #4, MHC 24, photo #8) has a three-bay main block with wings on either side and an ell to the rear. The two-story house has 1/1 windows mixed with other sash types and a central pedimented doorway. One-story porches are attached to the front of the wings. A small one-bay garage is located to the rear.

Early 19th century Federal period architecture in Weston is well-represented by the **Hastings Homestead at 199 North Avenue** (1823, Map #14, MHC 14, photo #7), notable also because of the survival of a large barn said to pre-date the house by a few years. The house can be definitively dated to 1823 on the basis of an agreement with the builder, Phinehas Conant of Stow, recorded in the Middlesex County Registry of Deeds (Book 250, p.67). The 2 1/2 story clapboard house is 5 X 2 bays with gable end to the side. The house has a rear ell, a three-bay, two-story west wing (dated 1891) with a saltbox roof and a secondary entrance, and a one-story storage wing extending east. The main block has a center entrance with a simple entablature, 6/6 windows with shutters, and twin brick chimneys behind the ridge. The **Hastings Homestead Barn**, (Map #14, MHC 408), located just to the east, is a 1 1/2 story clapboard structure, set with

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gable end to the street, with three bays and a center vehicle entrance with a double row of transom lights above. The barn also has a later two-bay west wing with another vehicle entrance. A small one story **outbuilding**, said to have been used as an ice house, is located toward the rear of the property.

The **Bigelow-Coburn House at 161 North Avenue** (ca.1823, Map #11, MHC 19, photo #12), another of Weston's fine early houses, is similar to the Hastings House in floor plan and, according to neighborhood tradition, was built about the same time. The handsome two-story, side-gable clapboard house is 5 X 2 bays with a six-bay, two-story ell with smaller 1 1/2 story ell behind, and also a three-bay west wing with secondary front entrance marked with an Italianate hood. The center entrance on the main block is marked by a simple entablature with transom lights above. Two chimneys are located behind the ridge. The house is set back from the street on a slight rise, with stone retaining walls in front and stone piers marking the driveway.

The large 2 1/2 story clapboard house at **70 North Avenue** (ca.1878, Map #40, MHC 28) has evolved over the years and lost the Italianate-style entrance porch and also the uncovered veranda with heavy balusters which once graced the west and part of the north facade. The 5 X 8 bay house is prominently located at the edge of the district across the street from town conservation land. When the Italianate porch was removed, a Colonial Revival elliptical fanlight was added over the front door on the west end. Above this doorway--at the peak of the gable-- is a pair of round-headed windows.

The clapboard **George Steadman (or Stedman) House, 237 North Avenue** (1880, Map #20, MHC 238) is the most detailed of three 1 1/2 story Mansard cottages in Weston. The 2 X 2 bay main block has a wood shingle roof, offset right entrance with Italianate entrance hood supported by decorative brackets, and offset left bay window with cutout panels beneath the sash. Also on the property is a three-bay outbuilding which was once a shop. This one-story, side-gable building has a cupola.

The first Shingle Style building in the area was the **Francis H. Hastings House at 190 North Avenue** (1885, Map #31, MHC 16, photo #10), one of the finest examples of this style in Weston. The 1 1/2 story house by architects Hartwell and Richardson features a steeply pitched, side-gable roof broken by a central two-story tower with conical cap flanked by a dormer and wall gable. The pediments of the dormer and gable are ornamented with geometrical shingle patterns. The recessed entrance porch is supported with shingled gunstock posts and has a similar diamond pattern in the pediment. The house has three chimneys, one of which is an end chimney on the east gable end.

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The stone and shingle **Francis H. Hastings Stable** (191 North Avenue, ca.1885, Map #13, MHC # 15) has also been attributed to Hartwell and Richardson. The 1 1/2 story structure, one of several Shingle Style stables in Weston, has been converted to a residence. Francis H. Hastings also built a second Shingle Style outbuilding, the **Hastings Caretaker's House** (189 North Avenue, 1891, Map #12, MHC 17), located adjacent to the stable and set back about 275 feet from North Avenue. The 1 1/2 story, cross-gambrel structure has a three-bay front facade with center entrance.

Like the Hobbs, Hobbs-Hagar and related houses in the southeastern section of the district, the Hastings Homestead and barn and the Francis H. Hastings House and related Shingle Style outbuildings form an important building group related both visually and historically.

In the late 1880's and 1890's, construction activity increased in the area with the building of the Hastings Organ Factory on Viles Street facing the railroad tracks. Even before factory operations moved to Weston in 1889, owner Francis H. Hastings built the two double cottages at **130-134 and 126-128 Viles Street** (1887, Map #21 and 22, MHC #184 and 185, photo #6). Factory worker housing is unusual in Weston. This is one of four groups of organ factory houses, three of which are located within the Kendal Green District. (The fourth cluster of factory housing is located at 17-19, 21-23 and 27 Lexington Street.) The Viles Street houses are 2 1/2 story, 6 X 3 bays and are constructed on high fieldstone foundations which compensate for changes in grade. Each house has two entrances, located offset left and right, sheltered with hoods supported on diagonal brackets with incised decoration. In 1893, Francis Hastings built three Shingle Style workers cottages on North Avenue (**225,227,231 North Avenue**, Map #17,18,19, MHC 186-188, photo #1). The 1 1/2 story single houses-- 2 X 3 bays with cross gambrel roofs and 1-bay east wings-- were once identical. All are set on high fieldstone foundations to accommodate the sharp change in grade.

Six houses on Brook Road (**75,77,81A, 83, 85, 87 Brook Road**, Map #30-25, MHC # 189-195, photos #2, 5) were also constructed as factory worker housing between 1893 and 1895. **81 Brook Road**, (photo #5) while not built as worker housing, was purchased in 1895 for that use. Six of the houses have a uniform setback of about 40 feet and are sited with the gable facing the street. Most are simple versions of late 19th century styles, 2 X 2 bays and two stories high, with front porches. **81 Brook Road** (Map #28), the most elaborate of the Brook Road houses and one of the best of its type in Weston, is 2 1/2 stories, 3 X 2 bays, with a decorative front porch with geometrical patterned railing and scalloped molding along the top edge between the turned porch posts. The house has wide eaves with exposed rafters. In the gable peaks at the front and intersecting gable peak on the west side are decorative truss brackets. **77 Brook Road** (Map #29) is a 2 1/2 story Queen Anne with one-story porch with turned posts. This property has a picturesque 1 1/2 story **barn** with cupola.

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At the turn-of-the-century, the three buildings at 135, 147 and 153 North Avenue were constructed by the Thurston family, who ran a summer resort here. **Drabbington Lodge (135 North Avenue, 1899, Map #7, MHC 22, photo #4)**, now a retirement home, is the only large Shingle Style institutional building in Weston and is an excellent example of the style adapted to a building of this scale. Plans located at the Massachusetts Archives show the building to have been designed in 1899 by architect Frank W. Weston. The rambling 9-bay, 2 1/2 story structure features a gambrel roof with three cross gambrels. The main entrance, located almost in the center, is sheltered by an open porch along the west side of the front facade connecting to a central porte cochere. The building has a sunroom at the southwest corner, an enclosed glassed-in porch on the southeast, and a large rear ell. Windows are 6/1. In front of the lodge is a small fieldstone **well** with shingled posts and a conical cap.

The well-detailed 2 1/2 story **Thurston "Cottage" (153 North Avenue, 1902, Map #9, MHC 20, photos 3, 11)**--also shingled with a gambrel roof-- is dramatically sited on a rocky ledge overlooking the lodge and is important because of its prominent location and as one of the best examples of the Shingle Style in Weston. The two-bay south facade, the elevation most visible from the street, utilizes a heavy cornice to create a visual break between the first and upper stories. Second story paired windows project out under shingled lintels, and a Palladian window is used at the peak of the gambrel. On the east facade is a round tower and two large fieldstone chimneys.

The third building in the Drabbington Lodge complex is the rustic style log **"Bungalow" (also called the Annex) at 147 North Avenue (1904, Map #8, MHC 21, photo #3)**. Designed by architect George E. Strout, the five-bay, 2 1/2 story side-gable house is influenced by the Craftsman movement. The one-story porch across the front is broken by a central pediment marking the location of the front entrance. Log porch supports are set on a fieldstone base which extends around the perimeter of the porch. The rustic motif is enhanced with the use of smaller tree limbs as porch brackets and as brackets under the wide overhanging eaves. Window sash is 15/1. Two fieldstone interior chimneys are located behind the ridge. Also on the property is a rustic style **gazebo** with a fieldstone base and eleven log posts supporting a conical cap.

Kendal Green Railroad Station at 200 Church Street, (ca. 1901, Map #36, MHC 247) is a small, hip roofed one-story station building, a late and much simplified version of the earlier Stick Style Weston Station farther south on Church Street. The clapboard structure measures 20' X 42', and has 6/1 windows and wide overhanging eaves to shelter waiting passengers. At the southeast corner is a polygonal bay.

Also dating from the early 20th century, the **Kendal Green Fire Station (1908, Map #32, MHC 240)**, is a rare example of all-concrete construction. The Classical Revival structure was designed

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by Boston architect Alexander Jenney and built of reinforced concrete, including the roof. The 3 X 4 bay building is 36 feet square with a 14 foot rear extension which originally contained sleeping quarters for one attendant. The slightly pitched gable roof is oriented with the gable end to the street. Three segmental-arched vehicle entrances front directly on the road and retain their original paneled doors with diagonal boarding. Simple decorative features include console brackets at the corners and concrete "rafters" under the wide overhanging eaves. Because of the sloping site, the building is two stories at the rear. Inside, ceilings are 17' high, supported with concrete posts. The former fire station is vacant.

126 North Avenue (ca. 1929, Map #33, MHC 409) is set on a raised random rubble fieldstone base. The one-story, three-bay house is made up of two gable-front sections connected in the center, which is slightly recessed to form an open porch supported with rubble fieldstone posts. The house has wide overhanging eaves with show rafters on the sides and brackets in front. Windows are 4/4, 6/6 and 8/8, used singly and in triple groups.

Archeological description

No prehistoric sites are recorded in the Kendal Green Historic District, however sites may be present. Three sites are recorded in the general area (within one mile). Environmental characteristics of the district represent locational criteria (slope, soil drainage, distance to wetlands) that are considered favorable indicators for many types of prehistoric sites. Several well drained level to moderately sloping terraces are found in the district in close proximity to Stony Brook and Hobbs Brook, both part of the Charles River drainage. The Sudbury River lies approximately 4 miles west of the district. North Avenue is also the conjectured route of a Native American trail. Given the above information, the size of the district (50 acres) and known patterns of Native settlement for the Charles River drainage, a high potential exists for the recovery of prehistoric resources in the district.

There is also a high potential for locating historic archaeological resources in the Kendal Green Historic District. Careful study of deed and probate records combined with archaeological survey and testing can help locate archaeological evidence of 18th and 19th century residences no longer extant in the district. With few exceptions, most historical references to residences during this period are for the northern side of North Avenue. Many of these structures were likely associated with farmsteads, however, worker housing related to 19th century industries was also present. Structural evidence from an 18th century farmhouse may survive at the present location of Drabington Lodge (1899) at 135 North Avenue. The earlier farmhouse was used as a lodge until it burned in 1898. Similar evidence might also survive from the 18th Century Deacon Barrett House, which was torn down when the Hastings House (1823) was built at the 199 North

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Avenue Site. Structural evidence may also survive from a 19th century tenement house originally located on Viles Street. That structure housed workers for the Hastings Organ Factory. Structural evidence from 18th and 19th century industries represent another important category of archaeological sites that may survive in the Kendal Green District. Documentary research and archaeological testing can help locate structural evidence from several buildings that formed the Hobbs Tannery that may have been in operation by 1730. Archaeological remains associated with the tanyard may exist to the east of 87 North Avenue next to Hobbs Brook on town conservation land. The integrity of remains associated with this site may be high since the area is thought to have remained basically undisturbed after the tannery ceased operations in the mid 19th century. Structural remains associated with the late 19th century Hastings Organ Factory may also exist in the district. The large wooden factory building, located at the southeast corner of Viles Street and the railroad, was demolished in 1936. The site exists today as a wooded area. Structural evidence might also exist for Hastings Hall, the recreational center for the organ factory, near the existing house at 108 Viles Street. Archaeological remains associated with institutional structures, represented by two schoolhouses may also survive in the district. The one-room North Avenue District Schoolhouse #4 was located on the site of two new houses at 219 and 221 North Avenue until its demolition sometime after 1940. Archaeological evidence from an earlier 18th century district schoolhouse shown on the map of 1794 might also exist at this location. Structural remains from a Methodist Church, now demolished, are reported "down the street" from the house at 153 North Avenue. It is unknown if the site of the Methodist Church lies within the district. Structural remains from outbuildings associated with existing buildings and those no longer extant represent another potential archaeological resource in the district. Several barns, most associated with farms, dating to the 18th and 19th centuries have been identified in the district and more likely exist in an archaeological context. Structural evidence from two large dairy barns, associated with the Coburn and Miller Farms, may survive on North Avenue. The barns burned down or were demolished after World War II. Similar archaeological evidence may also survive from the late 19th Century Drabbington Lodge Stable that burned in 1928. Structural evidence from a wide variety of sheds should also exist in the district associated with most building types represented. Some outbuildings were probably associated with agricultural functions while others served residential or industrial purposes. Commercially related outbuildings or small shops are also reported along the North Avenue corridor where they catered to the needs of travelers. One small outbuilding at 237 North Avenue is reported to have been such a shop. Occupational related features (trash pits, privies, wells) should also survive in the district as an important archaeological resource associated with each of the existing and no longer extant building types noted above.

(end)

Kendal Green HD

Name of Property

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☒ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 # _____

Middlesex, Mass.

County and State

Areas of Significance

(Enter categories from instructions)

AGRICULTURE

ARCHITECTURE

COMMUNITY PLANNING & DEVELOPMENT

ENTERTAINMENT/RECREATION

INDUSTRY

TRANSPORTATION

Period of Significance

1730-1951

Significant Dates

Significant Person

(Complete if Criterion B is marked above)

Francis Henry Hastings; Gen. James F.B. Marshall

Cultural Affiliation

N/a

Architect/Builder

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☒ Local government
- ☐ University
- ☐ Other

Name of repository:

Weston Historical Commission

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Weston (Middlesex Co.), Mass.Section number 8 Page 1**8. SIGNIFICANCE**

The Kendal Green Historic District, Weston, retains its integrity of location, design, setting, materials, workmanship, feeling and association and fulfills Criteria A and C of the National Register at the local level.

Under Criterion A, the Kendal Green Historic District had a significant role in the development of Weston beginning in the early 1700s. The district extends along North Avenue, which was second only to Boston Post Road in historical importance and density of settlement. In the early days, North Avenue was known by other names, among them North Country Road, Concord Road, Lancaster Road, Lancaster Turnpike, Great Road, and "the road leading to Waltham." The streetscape and buildings within the district reflect the gradual evolution of the Kendal Green area over two centuries from its rural, agrarian beginnings. The oldest building is a ca. 1707 tavern built to serve travelers along North Avenue. Included within the district are important resources relating to two industries important in Weston history: the Hobbs Tannery, which prospered for over a century beginning about 1730 and spawned related businesses including shoe and bootmaking; and the Hook and Hastings Organ Factory, which moved here in 1889. The latter, a nationally-known company which manufactured music hall and church organs shipped all over the country, was for nearly half a century the largest industry in Weston. Although the factory itself has not survived, the district includes the owner's house, stable and caretaker's house and numerous workers' cottages. The district also includes the former Drabington Lodge, the only remaining hostelry from Weston's period of popularity as a summer resort for Bostonians anxious for a respite from the city.

Under Criterion B, Kendal Green is associated with two men who made significant contributions to the history of the community, state or nation. General James F.B. Marshall was an incorporator, trustee and influential early administrator of Hampton Institute of Virginia, a school founded after the Civil War for the education of black teachers. Upon his retirement to Weston in 1884, he remained active in many progressive causes on behalf of African Americans and Native Americans in the United States and Hawaii. Francis Henry Hastings was a partner and later sole owner of the prestigious Hook and Hastings Organ Factory. Under Hastings' leadership, the company retained its preeminence after the death of the founding Hook brothers. When it closed in 1935, it was the oldest extant firm of pipe organ builders in the country.¹ After moving the factory from Roxbury to Weston in 1889, Hastings worked to create a "community of love" with an atmosphere of mutual respect between employer and employee.

Under Criterion C, Kendal Green is a linear district extending along part of one of Weston's

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Ayars, Christine, *Contributions to the Art of Music in America by the Music Industries of Boston, 1640-1936* (New York: H.W. Wilson Co., 1937), 168. See also pages 169-175.

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earliest and most important transportation routes. It contains a rich and diverse collection of architecturally significant structures set within a 19th century rural landscape enhanced by mature trees and fieldstone walls. Included are a wide variety of building types, among them an early 18th century tavern, 19th century factory owner's house and workers' cottages, turn-of-the-century summer resort hotel and early 20th century fire station. Buildings vary in size and include important Colonial, Georgian, Federal, Mansard, Queen Anne and Shingle Style examples characteristic of these styles. Architects were involved in the design of many of the post-Civil War buildings. Among their more unusual creations are a log bungalow in the Craftsman style and an all-concrete Classical Revival fire station--both unusual in style and use of materials. The period of significance spans from 1707 -- the date of the earliest building, the Whitney Tavern-- to 1950. The latter date marks the beginning of post-World War II development and also coincides with the 50 year cut-off which is customary for National Register listing.

Criterion A: Weston was originally the westernmost section of the Watertown settlement. The exact period when the town was first settled is unknown but is thought to have been about the mid-17th century, when land in "the Farms" was first allotted to residents. Farmers are documented to have moved to the north side of Weston by the late 17th century. In 1694, what is now Weston was set off as a separate "Farmer's Precinct" with its own meeting house, which was located about a mile down Church Street from the Kendal Green district.

The importance of the Kendal Green area stems in part from its location at the convergence of three important roadways thought to have originated as Indian trails. North Avenue was a primary thoroughfare from Boston to New Hampshire and Vermont and then into Canada. Northern farmers used this route to drive livestock to slaughterhouses in Brighton and bring produce to Boston markets. Within the Kendal Green Historic District, North Avenue intersects with Church Street--which runs in a southwesterly direction to the Weston meeting house and town center-- and with Lexington Street, which runs in a northeasterly direction to Lexington. 18th and early 19th century travelers may have stopped for refreshment at the Whitney Tavern at 171 North Avenue (ca.1707-8, Map #11, MHC 18), reputed to have been built for William Whitney, who married Martha Pierce of Weston in 1706. Little is known of the early history of the tavern except for a brief caption in Lamson's *History of the Town of Weston*, which says that Mr. Whitney, who owned and occupied it as a tavern, once kept the famous "Punch Bowl" tavern in Brookline.²

In 1729, Josiah Hobbs purchased 122 acres along North Avenue at the heart of the Kendal Green

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² Lamson, Col.Daniel S., *History of the Town of Weston*, photo opposite p.95.

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Historic District, including water rights to what is now known as "Hobbs Brook." The Hobbs Tannery, which may have been established as early as 1730, was among the first tanneries in the Massachusetts colony and was so well-known that it was a custom in early days to locate houses and people in Weston by their distance from the tannery.³

Tanning hides was an important colonial industry, as the tough, strong leather material was indispensable for use in harnesses, saddles and shoes. Making leather required an abundant water supply. Hides had to be washed and soaked in vats of lime solution to loosen the hair, then scraped, smoothed, and tanned in pits of water containing ground-up bark, which produced tannin. The tannin slowly penetrated the hides in the tan pits and turned them into leather, a process which took 12 to 18 months. The leather was pounded to make it flexible and then "dressed" by curriers who stretched the hides and kneaded them in oil.

Five generations of the Hobbs family operated the tannery for over a century and branched out into slaughtering cattle and making harnesses, carriages, whips, leather cartridge boxes, belts, boots and shoes. Of Josiah Hobbs' eight children, the oldest, Ebenezer (b.1709) is the ancestor of all the Hobbs family in Weston. The houses at 121 North Avenue (18th c., Map #6, MHC 23) and 87 North Avenue (Map #2, MHC 27) are the earliest family dwelling houses. In 1786, the third son of Isaac Hobbs, also named Isaac (Jr.) (1765 - 1834) built the house now known as the Hobbs-Hagar House across the street at 88 North Avenue (Map #38, MHC 26). Isaac Jr. married Mary Baldwin in 1790 and their daughter, Mary Ann, married Nathan Hagar in 1832. Nathan Hagar formed the partnership of Hobbs and Hagar with his father-in-law. On the death of Isaac Hobbs Jr. in 1834, Nathan and Mary Ann Hagar moved to the Hobbs-Hagar House, and their descendants occupied it into the 20th century.

After Isaac Jr. died, the family real estate and personal property was appraised. The resulting probate document provides insight into the extent of the business. Along with various dwelling houses, the property included a tanyard containing about 60 vats, bark houses, currying shop, and "all the necessary buildings for doing an extensive business" with sufficient water power for grinding the bark, pulling hides and rolling leather, "with mills for same." Several thousand skins and hides are listed, along with over two thousand finished boots, bootees, shoes, slippers, pumps and brogans and great quantities of shoe-making supplies.⁴

The Hobbs enterprises were typical of water-powered industries in rural towns throughout New England in the pre-Civil War period, before the establishment of large mechanized factories geared toward mass production. Probably because of the presence of the tannery, boots and shoes were the principal articles manufactured in Weston by the late 1830s, according to John Warner Barber's *Historical Collections*.⁵ Barber reported that in 1837, 5,606 pairs of boots and 17,182

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³ Lamson, p.158-9

⁴ Middlesex County Registry of Probate, will of Isaac Hobbs, Jr., 1834, #11618.

⁵ John Warner Barber, *Historical Collections*, p.442.

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pairs of shoes were manufactured in the town, a figure thought to represent about the peak of the leather industry here. The firm of Hobbs and Hagar continued the shoe factory until about 1850 and the tannery closed shortly before the death of Nathan Hagar in 1860.

Shoemaking was an important cottage industry in the Kendal Green area until the mid-19th century. Among those who made shoes in their homes was Jonas Hastings, a cordwainer born in Weston in 1784. Jonas acquired property on both sides of North Avenue over a period of about thirty years, from 1805 to 1834, and, in 1823, tore down an old house on the property now numbered 199 North Avenue and erected the Hastings Homestead (Map #14, MHC 14). By about 1833, the west end was occupied by his son, Francis Hastings, who married that year. This Francis Hastings, a bootmaker and farmer, was the father of the organ manufacturer, Francis Henry Hastings, who was brought up in his grandfather's house.

Except for the tannery, land within the Kendal Green Historic District was used for farming. The Hastings land was farmed, as was the neighboring land which, by the 1820s, belonged to Converse Bigelow. In 1859, the Bigelow farmhouse (Map #10, MHC 19) and 70 acres were sold to Kendall H. Stone, who established a large dairy farm. In 1881, Stone sold the property to Edward Coburn, member of a prominent Weston farm family, who turned it over to his son, Thomas. The huge barn set right on North Avenue in front of the house had space for over 30 cows and five or six horses. Coburn's dairy was large enough to support three or four regular employees. After Thomas's death in 1916, his son Harold (Sr.) managed the farm, which continued in operation until after World War II.

The construction of the Fitchburg Railroad (later the Boston and Maine) in 1844-45 did not immediately change land use within the district, which remained predominantly agricultural until the late 1880s. The railroad stopped at what was then called the "Weston" station on Church Street, location of the present Kendal Green Railroad Station (c.1901, Map #36, MHC 247), which replaced an earlier depot shown on the 1875 map. A second stop just outside the Kendal Green Historic District, called "Hastings", was added later when the organ factory was established here. Although the railroad increased transportation options, North Avenue continued to be heavily used. In 1874 the town established a watering place near the Hagar House with a pump and stone trough for the benefit of the traveling public.

In the early 1880s, the Hobbs land at the corner of North Avenue and Church Street was inherited by General James F.B. Marshall (1818-1891), nephew of Abigail and Samuel Hobbs. Marshall, who served as paymaster general of the Massachusetts militia during the Civil War, was one of several Weston residents important in the establishment of the Hampton Institute in Virginia, a school for the education of black teachers founded at the close of the Civil War.⁶ Marshall was

⁶ Kennedy, Donald G., "James Marshall, Part I" and "James Marshall, Part II," *Weston Historical Society Bulletin*, Vol. XXI, No. 3 and No. 4, March, 1985 and May, 1985 (issued January, 1987)

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an incorporator and original trustee who initially helped by raising money in Boston and later became the school's treasurer, assistant principal, and bookkeeping teacher. With General Samuel Armstrong, Marshall is sometimes referred to as the co-founder of the Hampton Institute.

The property inherited by General Marshall included three houses on the north side of the street (#87, 107-9, and 121) and thirty acres. He enlarged and remodelled the 18th century Isaac Hobbs House at #87 and called his North Avenue estate "Kendal Green." As a well-known educator, Marshall received many letters, and in 1885 the postal service decided to open an office to serve the northern part of Weston, to be located two doors down from Marshall's retirement home. Marshall suggested the name "Kendal Green" as being "of pleasant sound and significance," as he explained in a letter of December, 1885.⁷ According to the letter, "Kendal" commemorated Marshall's grandfather, Rev. Samuel Kendal, last of Weston's colonial pastors and an important figure in the early history of the town. "Kendal Green" was the name of a green cloth manufactured in the English town of Kendal and adopted as a uniform by Robert, Earl of Huntingdon, when he was outlawed and took the name of Robin Hood. Marshall's letter quotes Shakespeare's *King Henry IV*, Act II, Scene VI, when Prince Hall asks Falstaff, "How couldst thou know these men in Kendal Green, when 'twas so dark thou couldst not see thy hands?" By 1886, the Kendal Green Post office was in operation along with a small general store. The railroad station adopted the name as well.

The post office and general store soon became an integral part of the Kendal Green neighborhood. In 1899, both were taken over by George Warren Brodrick (1872-1952), who ran Brodrick's Store at 107-9 North Avenue (Map #4, MHC 24) for half a century. Residents who called for their mail at the post office lingered to discuss local or national politics or eat sandwiches at the "tea room" built off the end of the store. By 1897, the town installed a scale in front of the store for weighing coal and farm produce, and by the 1930s, Brodrick's had a gasoline pump.

Major change came to the district in the late 1880s when the firm of E. and G.G. Hook and Hastings, nationally known manufacturer of church and concert hall organs, moved from Roxbury to Weston, where the company built a large wooden factory in a farm field at the corner of Viles Street and the Fitchburg Railroad tracks.⁸ Hook and Hastings was the largest industry ever established in Weston and moved to town at a time when many local mills were closing. At a time when the town's population was about 1,700 persons, the factory employed over 70

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⁷ *Weston Historical Society Bulletin*, "Robin Hood Played Part in Naming KENDAL GREEN," Vol.XVI, No.2, January, 1980.

⁸ Coburn, Philip F., "Weston's Hook-Hastings Organ Factory" and "Factories and Organs," *Weston Historical Society Bulletin*, Vol.XX, No.1, October, 1983

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workers; and its presence influenced not only the Kendal Green area but also the economy of the town as a whole.

Because of the organ factory, Kendal Green developed somewhat differently from other parts of Weston. Because factory worker housing was scattered within the Kendal Green Historic District and just outside its boundaries, the area does not have the appearance of a "company town." Nevertheless, almost one quarter of the district's housing stock is made up of small houses on small lots built in the 1890s by and for workers. The center, south, and northwest sections of Weston tended to be more popular locations for large estates – a preference which reflects the impact not just of the factory but also of the railroad and busy North Avenue. The factory was quite compatible with existing farms, some of which remained in operation until the 1950s.

The history of the organ factory begins in 1827, when Elias Hook (1805-1881) and his brother, George G. Hook (1807-1880), formed the organ building firm of E. and G.G.Hook. By the 1850's, the company was located on Tremont Street in Roxbury and was the largest organ factory in the country. Francis Henry Hastings (1836-1916) joined the firm in 1855 at age 19. Hastings had grown up in Weston in the "Hastings Homestead" at 199 North Avenue (Map #14, MHC 14), and received his only formal education at the nearby District School #4. He left school at age 14 to work as an apprentice, making tools in a machine shop, and five years later took a job at the Hook factory. His mechanical ability and business acumen proved valuable and in 1866, the Hook brothers took him into the firm as a co-partner, later changing the name to "E. and G.G. Hook and Hastings." In 1880 and 1881 the Hook brothers died, and Hastings purchased their share of the business. Long after their deaths, Hastings kept the prestigious "Hook" name--even when the firm was reorganized as a corporation in 1893.

Not long after Hastings took over control of the company, he moved his residence to Weston, to a fashionable new Shingle Style house built on family farmland almost directly across from his childhood home. The house, with the picturesque name "Seven Gables," still stands at 190 North Avenue (Map #31, MHC 16). Across the street, he built a stable (191 North Avenue, Map #13, MHC 15) and caretaker's house (189 North Avenue, Map #12, MHC 17).

In 1887, Hastings began building the west wing of a new organ factory located just a few hundred yards from his house. As the town had no zoning regulations, nothing prevented construction of a factory amidst farm fields, nor did local residents seem to object. The company moved to the new building in 1889 and the east wing was added in 1891.

Postcards and photographs document the appearance of the huge wooden building, torn down in 1936. The three-story structure had an 80-foot long center section with a hip roof plus the two flat-roofed 100-foot wings. The complex included a lumber storage shed and railroad spur line used to bring lumber and materials directly onto the property and load finished organs onto

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railroad cars for shipment throughout the country. Inside the factory were rooms for the manufacture of wood and metal pipes, mill rooms where fine cabinets were constructed to house the organs, and a "Voicing Room" where employees perfected the individual sounds of each stop and the proper blending of the whole. The finished organs could be assembled in the monumental central "finishing" or "erecting" room, where hundreds of employees and neighborhood residents would assemble for a concert before an important organ was dismantled and crated for shipment.

Numerous reasons have been put forward as to why Hastings chose to move the factory to Weston. His parents were growing older (his mother died in 1888 and his father in 1889). Family farmland now available for new uses was conveniently located on the railroad line. Hastings's only child was sickly and might benefit from the rural air. Labor troubles may also have been a factor. In an article in the *Boston Herald* in 1890, Hastings outlined his hope to create both a harmonious work-place and community at Kendal Green. Histories of the company indicate that he succeeded in avoiding the strikes which were endemic to the period.

The *Boston Herald* discussed at length the harmonious relations between Francis H. Hastings and workers at his factory and how the community which grew up around the factory "represents almost the ideal of relations between man and man."⁹ It described how Hastings helped workers who decided they wanted to live in the Weston rather than commuting back to Boston on the train each night. He built the cottages, "renting them for less than you could get two or three rooms in the city" for rental periods of one year. He purchased existing houses and rented them to employees. He also encouraged the men to buy their own land and build their own houses, thus becoming "resident proprietors." According to this article, Hastings laid out White Lane -- now the south end of Brook Road-- and sold the lots for a moderate price, asking only that houses be built within two years and that none cost less than \$1000. This stipulation was made "as much in the interest of the men as of Mr. Hastings, for the better the house, the more assured the value of the property." Hastings helped by grading the land and assisting with finding a water supply.

The factory employed highly skilled craftsman, many of whom worked for the company for decades. Hastings once remarked that "a large factory like ours must comprise almost every branch of mechanics...workmen in wood, in metal, in leather, knowledge of music and acoustics, architecture, electricity, pneumatics, hydraulics..."¹⁰ Scandinavians, particularly Norwegians and Swedes, were well-represented in the workforce.

The Kendal Green Historic District contains three groups of cottages built by Hastings or by

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⁹ *Boston Herald*, "A Community of Labor," July 13, 1890.

¹⁰ Kennedy, *op.cit.* p.4.

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employees themselves. Another cluster of three double cottages is located on Lexington Street just outside the district (MHC 183). According to newspaper sources, workers' cottages were deliberately scattered on three different farms owned by Hastings to avoid the appearance of a "factory town." The first worker housing to be built were the two double houses at 126 and 130 Viles (Map #22 and 21, MHC 184 and 185) and three cottages on Lexington Street, built in 1887 when the factory was still under construction. A third house of a different style called the "Block House" (since demolished) was already located on Viles Street close to the railroad tracks and had four three-room apartments for factory workers.

In 1893, Hastings built the three cottages on North Avenue (#225, 227 and 231 North Avenue, Map #17, 18, 19, MHC 186-188) and also #6 "White Lane," which was one of the row of houses on what is now Brook Road. By 1895, seven houses on White Lane housed factory employees (now 75 to 87 Brook Road, Map #30-25, MHC 189-195). One of these was purchased from its first owner, a Mr. Andrews, in 1895. The Andrews House is believed to be 81 Brook Road (Map #28). A reservoir built in the woods on the west side of Cat Rock Hill supplied water to workers cottages and factory buildings.

Hastings also built Hastings Hall, a community center used by both employees and neighborhood residents. Hastings Hall, which was demolished in 1944, was located on the west side of Viles Street, just north of the railroad tracks. The two-story building had meeting rooms used for entertainments and lectures, a reading room with daily and weekly papers, journals and magazines, a small library, and a room for games. Near the hall was the large playing field which now belongs to the Town of Weston (Map #24) and was used, when the factory was in operation, for events like company baseball games against the rival Waltham Watch Company.

Hastings was the driving force behind many major community social events beginning with the 1893 reunion of the North Avenue School. The one-room schoolhouse, which was used until the 1930s and has since been demolished, was located on the north side of North Avenue just southeast of the three North Avenue worker's cottages. The schoolhouse was built in the early 1850s to replace an earlier one-room schoolhouse which appears on the 1795 map at the same location. Francis Henry Hastings himself received all his formal education in the 18th century schoolhouse. At the reunion, visitors played badminton on his lawn and a reported five hundred former students and their families and guests enjoyed a catered supper served under a large tent on the Hastings property. Six years later, at age 62, Hastings married the schoolmistress, Miss Anna Coburn, who was then 46 years old.

The company frequently sponsored recitals showcasing newly completed organs and, in 1904, held a banquet and recital at Hastings Hall for employees and their families to celebrate the completion of the company's 2,000th organ. In 1906, when Hastings was 70 years old, his employees gave him a party reportedly attended by 300 neighbors and friends who gathered at

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"Seven Gables." Seventy-one employees signed an engraved testimonial recognizing not only his important influence on the community but also his position as "head of his profession--that of The Art of Organ Building." Hastings died in 1916 and was succeeded by his brother-in-law, Arthur Coburn, who had joined the company as Secretary of the Corporation and Superintendent in 1897.

In its 108 years of operation in Boston and Weston, E. and G. G. Hook and Hook and Hastings produced an estimated 2614 organs ranging in size from eight to 80 feet and costing from \$900 to \$40,000 or more. The company made 650 organs for churches and halls in Massachusetts, including instruments for the Tremont Temple (1845, 1853, 1880), Church of the Immaculate Conception in Boston (1863), First Church of Christ, Scientist, in Boston (1906, 1928), and St. Paul's Cathedral in Boston (1921). Their works were known for superior standards of craftsmanship and are considered among the finest examples of 19th and early 20th century organ building. Organs such as the one built for the Cincinnati Music Hall in 1877--with its four manuals, 96 speaking registers, and 6237 pipes--were the largest in the country when built. Such organs attracted widespread public attention, and the firm's ability to handle the problems of producing and installing large instruments contributed to its fame.

After Hastings' death in 1916, management of the company passed to Arthur Coburn, president, Norman Jacobsen, vice-presidents and supervising designer, and Alfred R. Pratt, secretary and superintendent -- all associates of Hastings for two decades. In the late 1920s, the company built what some consider its most famous organ, the "Rockefeller Organ," for the Riverside Church in New York City. The instrument required one year to construct at the factory and nine months to install the 20 truckloads of organ parts. It contained 167 stops, 2900 magnets, and 22,000 contacts, and the wires, if placed end to end, would extend a distance of more than 100 miles.¹¹ The following accolade was written by the organist and choir director after the job was completed in 1931:

In this age of mass production and constantly increasing mechanization of life, it is encouraging to find at least one group of highly skilled artisans such as your company has, who put into their work the best that is in them, and who obviously regard the construction of an organ as a work of art and not merely a commercial 'job'.¹²

Despite its continued reputation for excellence, the factory closed not long thereafter. Talking pictures had eliminated the need for organ accompaniment, and municipal and church budgets were drastically reduced during the Depression. After A.L. Coburn died in 1931, the company continued for a few years under Alfred Pratt and then closed its doors in 1935. In 1936 the factory building was demolished by a professional wrecking company.

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¹¹ Ayars, *op. cit.*, 173

¹² Weston Historical Society. Hook and Hastings scrapbook.

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The history of firefighting in the Kendal Green district is, not surprisingly, linked to the history of the Hook and Hastings and its large wooden factory building. Francis Hastings was instrumental in the establishment of fire protection services in the area; and firefighting apparatus was stored in the Hastings Barn until 1908, when the Kendal Green Fire Station was built (Map #32, MHC 240). This station was used only until 1917, when it was closed because of World War I to save money. By that time motorized fire trucks from the town center could reach the northside. Local tradition holds that the reinforced concrete fire station, which is sited directly at the edge of the road pavement, was part of a decade-long effort to prevent the establishment of a trolley line along North Avenue.

Although the tannery and later the organ factory were major industries in the Kendal Green area, they do not appear to have detracted from the picturesque quality of the rural landscape. Late 19th century photographs show the factory set within a landscape of rolling hills and open fields divided by stone walls, with many fewer trees than exist today.

Beginning in the early 19th century, this pastoral landscape attracted city dwellers during the summer. The earliest known summer resident was Deacon Samuel Barrett, who lived in the house that Jonas Hastings tore down in 1823. In the late 1870s, Boston wool merchant Albert L. Brown and his wife, Mary, purchased several parcels totaling 60 acres extending from North Avenue to the railroad tracks and the Waltham town line and also including the old tanyard (Map #1) and part of Hobbs Pond, which became known as Brown's Pond. The Browns built a large clapboard house in the Italianate style where they spent each summer (70 North Avenue, Map #40, MHC 28). Brown laid out private roads through the woods and fields of his estate so the family could drive their guests around in carriages without being inconvenienced by traffic on the road. Although the family returned to Cambridge each winter, local residents used Brown's Pond for skating and cutting ice.

Those who could not afford their own country place could stay at the Drabbington Lodge (Map #7, MHC 22), Weston's most important summer resort hotel, established in the 1890s by George A. Thurston and his wife Sarah, who came from Drabbington, England. Initially, the operation was housed in a picturesque early farmhouse and barn which burned to the ground in 1898 and was replaced by the present Shingle Style structure designed by architect Frank W. Weston in 1899. The lodge had an open porch across the front, first floor reception rooms, parlors, sitting and dining rooms, and about 30 bedrooms on the second and third floors, with two bathrooms on each floor.¹³ The location on North Avenue combined all the advantages of the country within

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¹³ Coburn scrapbooks. "New Hotel: Drabbington Lodge Just Opened at Kendal Green: A Modern House: Conveniently Arranged, with Nicely Furnished Rooms," 1899 newspaper article clipped and pasted in scrapbook.

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easy commuting distance of the city. According to early advertisements, the lodge was "delightfully located on high land, where cool breezes blow in the summer and a charming view may be had all the year around. There is every opportunity there for golf, tennis, croquet and other amusements, while the ample gardens furnish a supply of fresh fruits and vegetables as well as flowers." The lodge had its own nine-hole golf course behind the inn. As described in a local anecdotal history, *Once Upon a Pung*, "well-to-do people would spend several weeks there rocking on the porch, playing golf, or walking...." Newspaper clippings from the early 20th century gave the names of guests arriving each week, usually from Boston. In the early 20th century, Drabbington Lodge was also open during the winter, with coasting and sledding as two favorite activities.

The "Thurston Cottage" to the west of the lodge at 153 North Avenue (Map #9, MHC 20) was built in 1902 and used as overflow guest quarters and the Thurston family summer home. In 1904, the Thurstons built the "Bungalow," (147 North Avenue, Map #8, MHC 21) a rustic log cabin style house reportedly used as the family's winter residence. Postcards show the log cabin labeled as the "Drabbington Annex." In the height of the season, all three buildings were filled. The stable for the lodge was located across the road until it burned down in 1928. Sarah Thurston died in 1910 and a year later, George married Lenore Allen, who ran the inn from the time of her husband's death in 1923 until about 1935, when it was leased to the Posse-Nissen School of physical education. The property was subdivided after World War II and the inn subsequently readapted as a retirement home.

Recent History of the District (1930-present)

The North Avenue School (District School #4) closed at the end of the 1931-32 school year. Kendal Green had strongly supported its neighborhood school even after more than three decades of centralized schooling. School #4 was the last of Weston's six one-room schoolhouses to remain in use, and its closure marked the beginning of change in this close-knot community. The Hastings Organ Factory closed in 1935 and was demolished the following year, marking the end of the industrial era in Weston. Its closure and subsequent removal of the huge factory building took away an institution which had been central to the Kendal Green community for over 45 years. By that time, in the middle of the Depression, the factory had been faltering for some time, and many workers had already been let go. For some employees, the transition was eased by the fact that they could continue to rent their company-owned houses. The extensive organ factory land holdings – including worker housing on Brook Road, Viles Street, North Avenue and Lexington Street – were not subdivided and sold until 1951, after the death of Anna Coburn

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Hastings. By that time the economy had improved, and some families were able to purchase the homes they had rented for decades.

The Drabbington Lodge also closed during the Depression, and the building was leased to the Posse-Nielsen School, where girls were trained in physical education. In later years, the former lodge was adapted for its present use as a retirement home. The Kendal Green Post Office and Broderick's general store closed during World War II, with the building being converted to a private residence. The Coburn dairy farm (163 North Avenue, map #10) continued in operation into the 1950s, and Coburn descendants recall that the fields around Kendal Green were still planted with corn until the postwar building boom began.

The Weston section of Boston's circumferential highway, MA Route 128, opened in 1951 and the road was completed south to Braintree in 1958. Technology firms flocked to the Route 128 corridor, increasing the value of land in Weston as well as the volume of traffic along North Avenue (Route 117). Although North Avenue does not directly connect with Route 128 (presently also known as I-95), it still carries traffic to the highway and to the many industrial complexes that lie in Waltham, just over the town line. The speed, noise and volume of vehicles is a continuing source of complaint.

Like other communities along the 128 corridor, Weston experienced explosive growth beginning in the 1950s – growth that resulted in the subdivision of larger properties. Within the Kendal Green Historic District, the first parcels to be subdivided were the Coburn farmland south of North Avenue and the land behind the Drabbington Lodge, which had once been the golf course for the inn. Modest Colonial and ranch houses were built here in the early 1950s. After Philip Miller's death in 1956, the Miller Farm was subdivided and 28 acres, largely outside the district were developed on Hobbs Brook and Forest Ridge Roads. Hobbs Brook Road was put through the former Brown Estate/Miller Farm in the early 1960s. Overlook Road was developed on former Hastings land in the late 1950s and Whitney Tavern Road on former Coburn farmland in the late 1960s.

Although development clearly changed the Kendal Green district, residential buildings in place by the turn of the century still remain except for an organ factory tenement house on Viles Street. Industrial and institutional buildings have been lost, including the organ factory, Hastings Hall (demolished 1944), and the North Avenue School. Substantial outbuildings have also been lost, including the Drabbington stable which burned in 1928, and two large dairy barns on North Avenue belonging to the Coburn and Miller farms, which burned down or were demolished after World War II.

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Criterion B: The Kendal Green Historic District was the home of two men whose distinguished careers were significant in the fields of education and music. James Fowle Baldwin Marshall (1818-1891) was born in Charlestown, Massachusetts.¹⁴ He entered Harvard in 1834 but was forced to drop out during his second year because of poor eyesight. He moved to Honolulu in 1838, and eventually became a partner in one of the islands' largest trading firms. He was elected to the legislature, where he became chairman of the Education Committee and worked actively on behalf of native rights, agricultural improvements, temperance, and the abolition of land tenure.

Just before the outbreak of the Civil War, the Marshalls returned to Boston with a modest fortune. He continued his interest in the islands; and in January, 1866, was among the founders of the Hawaiian Club of Boston "...to advance the interests of the United States at the Islands and the welfare of the Hawaiian nation..." During the war, Marshall served as paymaster general of the state militia, and although not a general in the usual military sense, he was later referred to as the "wise, gentle General."

After the war, Marshall became an incorporator and trustee for the Hampton Normal and Agricultural Institute for the education of black teachers, both male and female, founded by his former Sunday School pupil in Hawaii, Samuel Chapman Armstrong. Initially Marshall helped raise funds for the school from the Boston community. He visited Hampton for the first time in 1870 and was so impressed that he agreed to move to Hampton and take on the roles of treasurer, acting assistant principal, and bookkeeping teacher. His best known pupil, Booker T. Washington, would go on to become the first head of the newly-formed Tuskegee Institute, which Marshall proudly referred to as "Hampton's proudest monument." Washington sought Marshall's advice on how to begin the school and requested money from Hampton's funds to buy land for a campus. Marshall loaned him money from his own funds – the first of many such loans and gifts – and continued a steady stream of correspondence in which he advised Washington on how to keep his books in order and from whom to solicit funds.

Marshall remained at Hampton for 14 years, until his retirement to Weston in 1884. During the seven years at Weston before his death in 1891, Marshall regularly took the train into Boston. He was an active officer of the American Unitarian Society, serving as the Association's Secretary of Southern and Indian Educational Work, and working vigorously to aid projects on Indian reservations. He was particularly interested in the Montana Industrial School for Crow Indians, an institution which used the Hampton and Tuskegee model of combining education and work. In 1890 the Marshalls visited the Montana school. He retained his ties with Hampton and

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Biographical information on Marshall from *Dictionary of American Biography*, Vol. Xii, 312-313 and Donald G. Kennedy, "James Marshall, Part I, Booker T. Washington and the Hampton-Weston Connection," and "James Marshall, Part II," *Weston Historical Society Bulletin*, March and May 1985, Vol. XXI, Nos. 3 and 4.

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Tuskegee, and later in 1890 Booker T. Washington visited the Marshalls at 87 North Avenue and spoke at the Weston Town Hall.

Marshall died the following year. Samuel Armstrong wrote in the Hampton annual report: He organized our system of accounts, trained students to be efficient clerks, and the good conditions of our business affairs is largely due to him. But his influence and his value extended far beyond his office duties. He gave tone to the entire work, and impressed his noble, kindly character on hundreds of students, who will always look on him as a father and true friend...He will be remembered and mourned by many in this and other lands."¹⁵

Francis Henry Hastings (1836-1916) grew up on the family farm at 199 North Avenue and attended the North Avenue district school until age 14, when he refused to continue his education or to begin work on the farm. He instead became a machine-shop apprentice in Boston and in 1855, received a recommendation from his employer stating that "...for honesty, integrity, and industrious habits and good moral principles I would cheerfully recommend him..."¹⁶ Hastings was 19 years old in 1855 when he went to work for E. and G.G. Hook organ manufacturers in Roxbury, first as a draftsman and later as a salesman.

By this time the firm, which had been building organs since the 1820s, had already achieved its reputation as one of the best in the nation. In May 1866 the Hook brothers took Hastings into the firm as a co-partner, and in January 1871 the relationship was extended and the name of the firm changed to "E. and G.G. Hook and Hastings." During the period when the Hook brothers and Hastings worked in partnership, the firm constructed some of its largest and best known instruments, including the 1875 organ for Boston's Cathedral of the Holy Cross, the 1876 organ for the Philadelphia Centennial Exhibition, and the 1877 organ, the largest in the firm's history, for the Cincinnati Music Hall.

According to the publication *The Hook Opus List, 1829-1916 in Facsimile*, the firm was already using modern methods of mass production by the time Hastings became a partner.¹⁷ Hastings introduced stock models and greatly increased advertising as a marketing tool. His inventive talent earned him two patents, one in 1872 for improving the swells for pipe organs, and another in 1897 for electro-pneumatic organ action.

After the death of the brothers, Hastings moved the company to Weston where he built an up-to-

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¹⁵ Kennedy, "James Marshall, part II," *op. cit.*, 5

¹⁶ Coburn, Philip, *op. cit.*, 2

¹⁷ Van Pelt, William T., *The Hook Opus List, 1829-1916 in Facsimile* (Richmond, the Organ Historical Society, 1991), 6.

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date facility for the production of these fine musical instruments. Hastings always maintained not only the prestigious "Hook" name but also its superior standards of craftsmanship. Under Hastings leadership, the firm continued to ship important organs throughout the country. In 1895 Hook and Hastings became one of the first firms to successfully install electric action in an organ.¹⁸ His contribution to the success of the firm has been summarized as follows: "His artistic skills and good business judgment assured the company a continuing period of prosperity which extended well into our century."¹⁹ As one early 20th century writer noted in the *Church Music Review*, "It is indeed seldom that a firm remains at the head of its profession continuously for so many years with uninterrupted success."²⁰

In his history of the factory published in the 1983 Weston Historical Society Bulletin, Philip Coburn calls Hastings "a atypical New Englander who strong puritanical ideas of the right."²¹ He was a student of nature, fond of good books, especially of history, art, and science. He enjoyed horseback riding and driving. Hastings was a Republican and staunch Unitarian who supported the First parish Church and the American Unitarian Association. He was interested in Weston history and in 1894 compiled a history of the oldest houses for the Friendly Society, arranging for about 20 of these houses to be photographed. Two decades later the images appeared in Lamson's *History of the Town of Weston*.

Hastings' effort to create a harmonious workplace and community at Kendal Green was well-known enough to inspire a story in the Boston Sunday Herald of July 13, 1890, entitled "A Community of Labor" and subtitled "An Object Lesson for Employers and Employed - The Labor Experiment at Kendal Green... A Neighborhood Like a Family." The reporter praises Hastings for his thoughtful efforts to plan a community "so united in its aims and its work that it represents almost the ideal of relations between man and man." The article mentions the varied housing opportunities of workers, Hastings' encouragement of home ownership, and his provision for an active center for community and cultural events. All reports tell of his personal interest in all his employees, whom he regarded as part of his family.

On his 70th birthday in 1906 his employees presented him with an engraved testimonial signed by 71 employees, praising his energy, perseverance and able administration:

Whereas, We recognize in you not only one whose powerful influence is of great gain to the community in which you live, but one whose name is recognized

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¹⁸ Ayars, *op.cit.*, 174

¹⁹ *Ibid.*

²⁰ Extract from the *Church Music Review*, quoted in a Hook & Hastings brochure, "Console of Organ, First Church of Christ Scientist (Mother Church), Boston, Massachusetts." 1906 (Hook and Hastings scrapbook, WHS #927).

²¹ Coburn, Philip F., "Weston's Hook-Hastings Organ Factory," *WHSB*, October, 1983, 5.

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throughout the width and breadth of the land among musical people as the head of his profession—that of The Art of Organ Building – and rejoice greatly in the fact that you are...among us, a recognized leader and wise counselor...²²

Criterion C: The Kendal Green Historic District developed gradually over two centuries, and because of this long evolutionary process, contains diverse building styles and types. Except for Boston Post Road in the town center, no other area of Weston encompasses the same high quality and diversity. Because of its unique history and associations with the Hobbs Tannery, Hastings Organ Factory and the Thurston family's Drabbington Lodge, the area contains unique buildings designed to serve specialized functions or, in the case of the lodge, to provide a resort atmosphere. Important groups of buildings are related geographically, in their proximity to each other, and historically because of their associations with the Hobbs, Hastings or Thurston families. With a few notable exceptions, important buildings are located on the north side of the road, where the ground is higher than on the south side. The continuity of the streetscape on the north side of the road has been largely maintained.

The earliest house within the district and one of the most important of Weston's Colonial houses is the Whitney Tavern (171 North Avenue, Map 11, MHC 18). The angled placement of the house to face directly south, along with its corner location and saltbox profile, make the former tavern a prominent feature of the streetscape. Not only has the original saltbox shape been preserved, but the interior detailing has remained remarkably unchanged.

When Josiah Hobbs purchased 122 acres on North Avenue in 1729, the deed from John Cheney Jr. mentions a "house and barn" and also "houses." Parts of the house at 121 North Avenue (Map #6, MHC 23) as well as the small north ell on the Isaac Hobbs House, 87 North Avenue (Map #2, MHC 27, NR) may date to that period. The ell has also been dated to the 1730's-40's. In 1758, Josiah's son, Ebenezer gave his son Isaac one-third part of the house at #87 and a half interest in the tannery. Isaac built a large addition onto 87 North Avenue by 1761, and from then on it was always called the "double house." The house remained in the Hobbs family until the end of the 19th century and was shared by various members of the family, each of whom took part in family business centered around the tannery. The architecture was further updated in the 1880s, when General James F.B. Marshall--the grand-nephew of Isaac Hobbs, added the central pediment and entrance porch to his new country retirement home.

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²² "His Birthday/Employees and Friends of Mr. Hastings/Assemble to Honor His 70th Anniversary/A Notable and Enjoyable Occasion in the Organ Builder's Life," undated newspaper clipping, probably the *Waltham Daily Free Press Tribune*, 1906. Includes names of 71 employees who signed the testimonial.

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The **Hobbs-Hagar House at 88 North Avenue** (Map #38, MHC 26) is significant architecturally because of its age, prominent location, decorative detailing and intact quality. The house was built in two sections, a fact which adds to its architectural interest. On the exterior, the house incorporates Georgian features-- thick corner quoins, eight-panel front doors, and heavy window caps on the first floor --with Federal front door surrounds with an elaborately molded cornice and fluted pilasters, 6/6 sash, and a roof cornice with fine dentils. On the inside, the house retains fine late Georgian paneling in the earlier section and Federal mantels and trim in the addition, including an elliptical staircase sometimes attributed to Charles Bulfinch. Although no documentation exists to support the attribution, the staircase does have a refined and graceful quality typical of the best of Federal design. According to neighborhood tradition, the houses at **99 North Avenue** (Map #3, MHC 25) and **107-9 North Avenue** (Map #4, MHC 24) were originally ells of the Hobbs-Hagar House. Map evidence suggests that they were moved across the street to their present position sometime between 1852 and 1866.

The **Hastings Homestead at 199 North Ave** (Map # 17, MHC 14)) was built in 1823 by Jonas Hastings. Of architectural significance is the agreement between Jonas Hastings and the housewright, Phineas Conant of Stow, recorded in the Middlesex Registry of Deeds (Book 250/67). Conant was to receive \$527 to build a house 40 feet long, 18 feet wide, and two stories high, with one chimney and three fire places. The description includes other specific details of construction and indicates that an "old house" was to be taken down. The **Hastings Homestead Barn** (Map #16) is thought to have been built several years before the house. Together, the house and barn form a well-preserved ensemble representative of early 19th century farmsteads in Weston. A second fine example is the **Bigelow-Coburn House at 161-163 North Avenue** (formerly called the Abijah Whitney House)(c.1820, Map 10, MHC 19). The house bears similarities to the Hastings Homestead and is thought to have been built about the same time, although some of the architectural fabric may be earlier.

In 1885, at age 49, Francis Henry Hastings built himself a new house, "Seven Gables," at **190 North Avenue** (Map #22, MHC 16), designed by the Boston firm of Hartwell and Richardson and located almost directly across from the Hastings Homestead. The same architectural firm is thought to have designed the shingled stable at **191 North Avenue** (1885, Map #14, MHC 15) across the street adjacent to the Hastings barn.

In her monograph "Hartwell and Richardson: An Introduction to Their Work," published in an issue of the *Journal of the Society of Architectural Historians* devoted to Victorian Architecture in Boston, Susan Maycock Vogel analyzes the career of Henry Walker Hartwell (1833-1919) and William Cummings Richardson (1854-1935), who established their practice in Boston in 1881.²³ Hartwell was one of the founders of the Boston Society of Architects in 1867. Richardson, a

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Boston-trained architect, was more than twenty years his junior and became the principal designer for the firm, with Hartwell primarily responsible for construction. The two practiced together for almost forty years and, according to Vogel, achieved particular success in the 1880s and 1890s, though as "followers rather than innovators."

Hartwell and Richardson's buildings were neither forward in style nor innovative in interior planning. Rather, Hartwell and Richardson were successful apparently because they could be relied upon to provide buildings which were competently designed, excellently constructed, and comfortably up-to-date in the accepted styles of the day....

Vogel adds that "...their work, especially in the 1880s, provides an excellent example of both popular architectural taste in Boston and the influence of H.H. Richardson on his contemporaries."

Vogel notes that most of the firm's large suburban houses were built for newly successful businessmen and merchants, rather than for member of Boston society. This is true in Weston, where the firm designed the homes of F.H. Hastings and another manufacturer, Charles Dean, also a self-made man. The Charles Dean estate house was built at the turn of the century in the Colonial Revival style and has since been demolished.

The Francis Henry Hastings House is an notable example of the firm's Shingle Style houses, which they produced only between about 1884 and 1889. Their first Shingle Style house, built just a year before the Hastings house, reportedly included Queen Anne exterior features, whereas the Weston example is "pure" Shingle Style-- horizontal in orientation, with a round tower and large dormers balanced against the recessed porch to create a well-balanced sculptural composition. The house has a uniform shingle covering, including shingled gunstock porch posts. Diamond shingle patterns like those in the gable of the F.H. Hastings House became a trademark of Hartwell and Richardson houses of the 1880s. Otherwise, ornament has been largely eliminated and the success of the design depends on massing and a pleasing simplicity in the handling of the shingled surfaces. The shingles on the Hastings House--like those on nearby shingled houses described below--were originally stained a dark brown color.

Six years after he built his own house, Hastings built a house behind his stable for his caretaker/gardener (**189 North Avenue**, 1891, Map #13, MHC 17). This simple shingled residence represents the first use in the district of the gambrel roof--a popular Colonial Revival form repeated on many nearby Shingle Style structures built over the next decade. The caretaker's house is built with a cross-gambrel plan, which Hastings used again in 1893 for the building of the three workers' cottages at 225, 227 and 231 North Avenue (Map 17,18,19).

The same cross-gambrel form was used on a larger scale for the construction of the new Drabbington Lodge (**135 North Avenue**, 1899, map #7, MHC #22), which replaced an 18th

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century farmhouse used as a lodge until it burned in 1898. Thus the new building, unlike many small summer hotels of the period, was built specifically as a hotel and incorporates the latest amenities. Designed by architect Frank Weston, the lodge was completed in 1899. A newspaper article written at the time of the opening called it "one of the best of suburban hotels." The first floor was devoted to lounges and dining rooms and the second and third floors to sleeping rooms "beautifully furnished, according to the price paid for their occupancy." Guests enjoyed the luxury of two bathrooms per floor. Servants' apartments were in the basement, along with the kitchen, vegetable cellar and laundry. Drabbington Lodge was probably the first major building in Weston wired for electricity, introduced into the town about 1897.

Although Weston had one other resort hotel, located on Glen Road on the south side, Drabbington Lodge is the only one still remaining. The building, now used as a retirement home, is significant not only as an uncommon building type, but also as a well-preserved example of the late Shingle Style with its original first floor plan and detailing.

In 1902, the Thurston family, owners of the Drabbington Lodge, built a house on a ledge just west of the lodge (**153 North Avenue**, 1902, map #9, MHC #20). This fine example of the Shingle Style was designed by architect George E. Strout of Wareham, who three years earlier has designed a nearby Methodist Church (since demolished). The house became known as the "Thurston Cottage." The use of the gambrel rook repeats the roof form of the earlier lodge. The gambrel end faces south for maximum visual prominence. Skilled craftsmanship is evident in the high fieldstone foundation, fieldstone steps and terracing, used artfully to adapt the house to a difficult site.

Two years later, the Thurstons built a second house that became known as the "Thurston Bungalow." (**147 North Avenue**, 1904, map #8, MHC #21). Also designed by George E. Strout, this house is unique in Weston and represents an adaptation of the bungalowoid form for use in a summer resort setting. According to Marcus Whiffen's *American Architecture Since 1780*, the word "bungalow" is a corruption of a Hindustani adjective used by the British in India to signify a type of low house surrounded by a veranda built by the Indian Government along main roads to serve as resthouses for travelers. The name is now associated predominantly with small single-story houses; however, late 19th and early 20th century bungalows came in all sizes and styles, often inspired by exotic architecture from Japanese and Spanish to the Swiss chalet. According to Whiffen, a book on bungalows from the second decade of the century divides American bungalows into nine types, of which the relevant two types here are the "retreat or summer house," and the "Adirondack lodge," built of logs.²⁴

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²⁴ Whiffen, p.217-221, and H.H.Saylor, *Bungalows: Their Design, Construction and Furnishing* (New York, 1917)

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The popularity of the bungalow form in the early 20th century stems largely from the work of Charles Sumner Greene and Henry Mather Greene, two brothers who practiced together in Pasadena, California. About 1903, they began designing houses influenced by the English Arts and Crafts movement, oriental wooden architecture, and their early training in the manual arts. These houses, now known as "Craftsman" style, include not only the small one-story Craftsman bungalows which swept the country but also large, intricately designed landmark examples which have been called "ultimate bungalows."

The Thurston Bungalow exemplifies an interest in materials and craftsmanship typical of the Craftsman movement. It is built of large round logs (probably early telephone poles) notched at the corners. The one-story porch, which extends the entire width of the front facade, carries out the rustic theme by using a fieldstone base and log posts and brackets. The wide unenclosed eave overhang with exposed roof rafters and a decorative brace under the gable is typical of the style. Also notable are the paired fieldstone chimneys. On the property is a gazebo probably built at the same time as the house using a fieldstone base and log posts.

Another building within the district is unusual in its use of another--this time very modern--material, reinforced concrete. The Classical Revival Kendal Green Fire Station (**North Avenue**, map #32, MHC #240) was constructed in 1908 from designs by Boston architect Alexander S. Jenney, a resident of Weston who did this as an independent commission but previously practiced as a partner in the firm of Fox, Jenney and Gale. Kendal Green was the first fire station built by the Town of Weston. Previously, fire apparatus for the area had been housed in a barn on the Hastings property. Although the apparatus was horse drawn, the new building makes no provision for horses, which were borrowed from local farmers when the need arose.

According to a 1909 article in *The Municipal Journal and Engineer*, the new station was designed to be not only functional but also attractive. The use of reinforced concrete made the building "practically unflammable." In the design, "an effort was made to give [the new station] an appearance which would be sufficiently artistic for its surroundings...simple in outline but of attractive proportions."²⁵ The 1908 *Town Report* discusses the fire station at length and includes the following statement about the design and innovative nature of the reinforced concrete material:

That the general appearance of the house is satisfactory is shown by the fact that the Sunday "Herald" of a few weeks since included a photograph of the building taken by a stranger who seemed to consider it a thing of beauty. The "Christian Science Monitor" has exploited the building as an illustration of the best of work in reinforced concrete and as being conspicuous from the fact that it is the only fireproof station in the United States.

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²⁵ "Weston's Concrete Fire Station," *The Municipal Journal and Engineer*, Vol. XXVI, #7, New York, February 17, 1909, p.249-251.

²⁶ 1908 *Weston Town Report*, p.102-3 and 111-113.

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The article adds that "the building has been commended by prominent architects, and all of this praise has come unsolicited."

Only six years later, when a second fire station was built in the town center, the town's needs had changed, as fire fighting apparatus was by that time motorized. The Kendal Green Fire Station was closed in 1917 as an economy measure in World War I and never reopened. The high cost of wrecking the building and removing the concrete has kept this unusual building standing to the present day.

Archeological Significance

Since patterns of prehistoric settlement in Weston are poorly understood, any surviving sites could be significant. Prehistoric sites in the district area can help to better understand the role of interior sites within the overall Native American settlement of the Boston and Charles River Basins. Sites in this area may contain information that documents the importance of interior wooded upland areas to regional settlement and subsistence patterns that appear to focus on floodplain areas of major drainages. Site inventories and the efforts of local collectors have traditionally been biased in favor of the latter areas. Prehistoric sites in the district locale may also contain information that documents the overall importance of river drainages as indicators of Native American socio/political boundaries and as aids to trade and the spread of technology. The close proximity of the district area within the Charles River drainage to the nearby Concord River drainage indicates the influence of two regionally important drainage systems and their related Native settlement in this area. Prehistoric sites in the district may contain information indicating forms of cultural influence from the Concord/Merrimack River to the north or from the Charles River/Boston Harbor coastal area to the east. Prehistoric sites in this area might contain information indicating how Native cultures in these two riverine systems influenced the inhabitants of sites in the district area.

Historic archaeological resources described above have the potential to provide detailed social, cultural and economic information on the Kendal Green District and the town of Weston as it grew over three centuries from a rural agricultural community to a residential suburb of Boston in the mid-twentieth century. Additional historical research combined with archaeological survey and testing can determine whether or not evidence of land use is present predating the earliest building within the district, the Whitney Tavern of ca. 1707. Weston was settled as the westernmost part of the Watertown settlement in the mid-17th century. Farmers are documented to have moved to the north side of Weston by the late 17th century. Potential does exist in the district to document settlement that predates the Whitney Tavern. Documenting these settlements or farmsteads can also contribute valuable information on the construction of First

(continued)

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Weston (Middlesex Co.), Mass.Section number 8 Page 22

Period houses in Weston. In addition to the Whitney Tavern, two houses at 87 and 121 North Avenue may contain early architectural fabric altered at a later date as the structures were enlarged and remodeled. The presence of early structural elements has not been confirmed, but a detailed study of the evolution of these structures, combined with archaeological testing of these sites, would help in understanding the history of these houses and uncovering information about living conditions during the earliest years of settlement. Similar research can also contribute information relating to 18th and 19th century structures in the district. The sites of two known 18th century residences in the district, probably farmsteads, have been documented at the present location of Drabbington Lodge at 135 North Avenue and at the site of the Hastings House at 199 North Avenue. Archaeological testing can document the exact locations of these structures and details of their construction. Archaeological testing in the vicinity of the Hastings Homestead might also locate information that indicates the extent to which the existing structure, built in 1823 incorporates elements of an earlier 18th century house that was demolished. The locations, architectural details and integrity of industrial and institutional structures no longer extant in the district can also be determined through archaeological research. Survey and excavation at the Hobbs Tannery site can be used to identify the number and types of buildings present and their internal configuration at the site. Similar research at the Hastings Organ Factory site can document the extent of the structure and the integrity of the remains after professional demolition. Archaeological research can also be used to document the extent of structural evidence that might survive from demolition of the North Avenue District Schoolhouse #4 and whether evidence exists on the site from the earlier 18th century schoolhouse indicated on the 1794 map. Structural evidence from outbuildings also have the potential to contribute important information on the functional use of structures and the overall layout of sites where they occur. Outbuildings associated with farmsteads can document the full range of agricultural activities that characterized the farm, manufacturing or cottage industries and other activities characteristic of residential use. Outbuilding remains associated with industrial sites can also help document the full range of activities that occurred with each industry. Detailed analysis of the contents from occupational related features (trash pits, privies, wells) can also contribute important information on the activities, inhabitants and architectural details of structures they were associated with. Occupational related features associated with farmsteads may contain information that document aspects of the social, cultural and economic lives of their inhabitants, agricultural production, agricultural technology, and the technology and products of cottage industries. Information might also be present that indicates how life changed in the district as it evolved from an exclusively rural agricultural economy to incorporate industry, resort and residential functions. Detailed analysis of occupational related features can also be used to compare factory, tenant and working class inhabitants of the district to more prosperous farmers, resort and residential inhabitants.

(end)

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9. Major Bibliographical References

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Boston Herald, "A Community of Labor," July 13, 1890.

Coburn, Philip F., "Weston's Hook-Hastings Organ Factory" and "Factories and Organs," *Weston Historical Society Bulletin*, Vol. XX, No. 1, October, 1983

Coburn scrapbooks. "New Hotel: Drabbington Lodge Just Opened at Kendal Green: A Modern House: Conveniently Arranged, with Nicely Furnished Rooms," 1899 newspaper article clipped and pasted in scrapbook.

Dickson, Brenton H. III, *Once Upon a Pung* (Weston, 1963).

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Lamson, Col. Daniel S., *History of the Town of Weston, 1630-1890*, (Boston, 1913).

Maps

1794,5	Kingsbury Map
1875	Middlesex County Atlas
1908	Middlesex County Atlas

Marshall, Francis V., "The Hobbs Tannery," *Weston Historical Society Bulletin*, Vol. XXIV, No. 1, July, 1990.

Massachusetts Archives, plans for Drabbington Lodge dated January, 1899.

Middlesex County Registry of Deeds and Registry of Probate, So. District, Cambridge, MA. See especially Book 30/118, John Cheney, Jr. to Josiah Hobbs, 1729, and Probate of Will of Isaac Hobbs, Jr., 11618, 1834, and "Plan of Estate of J.F.B. Marshall, 1889, Plan Book 67/51.

(continued)

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Kendal Green Historic District
Weston (Middlesex Co.), Mass.

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Town of Weston, tax records and directories.

Weston Historical Society Bulletin, "Robin Hood Played Part in Naming KENDAL GREEN," Vol.XVI, No.2, January, 1980. This article reprints much of the letter which Gen.James Marshall wrote as a Letter to the Editor.

Weston Historical Society Bulletin, "From the Editor," March 1984, Vol.XX, No.3, p.9-10. Additions and corrections from the Hastings Organ Factory article,

Weston Hist.Society Bulletin, Vol.XVI, No.2, January 1980, p.5. Shows painting by J.J.Enneking, 1884, of North Avenue showing the Hastings Homestead and Northeast District Schoolhouse

Weston Historical Society archives, includes scrapbook, photograph albums, brochures and memorabilia from the Hook and Hastings Organ Factory; also postcards from the district.

VanPelt, Wm.T., compiler, *The Hook Opus List, 1829-1916 in Facsimile*, with a Compiled List of Organs, 1916 and Facsimiles of Promotional Productions, (Organ Historical Society, Richmond, Virginia, 1991.

(end)

Kendal Green HD
Name of Property

Middlesex, Mass.
County, State

10. Geographical Data

Acreage of Property circa 50 acres

UTM References See continuation sheet.

(Place additional UTM references on a continuation sheet.)

1. 19 311650 4695200
Zone Easting Northing

2. 19 312380 4694220
Zone Easting Northing

3. 19 312160 4694000
Zone Easting Northing

4. 19 311140 4694920
Zone Easting Northing

— See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Pamela Fox, preservation consultant, with Betsy Friedberg, NR Director, MHC

organization Massachusetts Historical Commission date January 2001

street & number 220 Morrissey Boulevard telephone 617-727-8470

city or town Boston state MA zip code 02125

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name multiple

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetKendal Green Historic District
Weston (Middlesex Co.), Mass.Section number 10 Page 1

10. GEOGRAPHICAL DATA

Verbal Boundary Description

Beginning at the southeast corner of Parcel 19-3 (Town of Weston conservation land), the boundary follows the rear property lines of all parcels with any frontage on North Avenue from the conservation land and adjacent house at 87 North Avenue (Parcel 19-2) through 135 North Avenue (Parcel 13-103), thereby including Parcels 19-2, 19-1, 18-26, 18-25, 18-23, and 13-103. From the northwest corner of Parcel 13-103 (135 North Avenue), the boundary extends along the side and rear property line of Parcel 13-102 (147 North Avenue), which is included within the district although the property has no frontage on North Avenue. The boundary continues from the northeast corner of Parcel 13-102 to the southeast corner of Parcel 13-100 (161-3 North Ave.), continuing west along the property line to Whitney Tavern Road and then across the road to the rear property line of Parcel 13-112 (171 North Avenue). From the northeast corner of Parcel 13-112, the boundary extends north and then west along the side and rear property line of Parcel 13-123, which is a vacant lot with frontage on North Avenue. From the northwest corner of Parcel 13-123, the line extends northeast and then northwest along the side and rear property line of Parcel 13-122 (189 North Avenue). From there the boundary follows the rear property lines of all parcels up to 237 North Avenue (Parcels 13-120, 13-119, 13-88, 13-87, 13-86, 13-85, 13-27). [Note that parcel 13-121 is thereby included within the district.]

From the northwest corner of 237 North Avenue (Parcel 13-27), the district boundary runs southeast on North Avenue about 250 feet to the intersection of Viles Street, then another 250 feet southwest on Viles to the southeast corner of Parcel 13-19 (130 Viles St). From there it extends northwest to the rear property line of Parcel 13-19 and continues along the rear property lines of Parcel 13-18 (126 Viles St.) and 13-17 (108 Viles St.). From the northwest corner of Parcel 13-17, the line extends northwesterly along the Boston and Maine Railroad tracks to Stony Brook, which forms the rear boundary of Parcel 13-16 (Town of Weston conservation land). The boundary then follows Stony Brook to the southeast corner of Parcel 13-14 (not included within the district) and extends southwesterly along the property line between Parcel 13-14 and the Town of Weston baseball field (Parcel 13-15). From the northwest corner of the baseball field (Parcel 13-15), the line extends in a northwesterly direction along Brook Road to the northeast corner of Parcel 13-34 (75 Brook Road). The district line then follows the rear property line of Parcel 13-34 to the southwest corner of the lot and proceeds in a southwesterly direction to Viles Street and from thence easterly along Viles Street to the Boston and Maine railroad tracks, thereby including Parcels 13-33, 13-32, 13-31, 13-30 and 13-29 (77-87 Brook Road).

At the corner of Viles Street and the railroad tracks, the district line extends from the northwest to the southwest corner of Parcel 13-28 (190 North Avenue) and then follows the property line to

(continued)

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Weston (Middlesex Co.), Mass.Section number 10 Page 2

North Avenue. The district line extends southeasterly along North Avenue to the northwest corner of Parcel 13-129 (Town of Weston fire station), where the boundary then follows the property line to include Parcel 13-129 and then back to North Avenue. The line follows North Avenue in a southeasterly direction to the northwest corner of Parcel 18-20 (126 North Avenue) and then follows the property lines to include Parcel 18-20 and then back to North Avenue. The boundary line continues to the northeast corner of Parcel 18-16 (214 Church St.), then turns in a southwesterly direction and follows the rear property lines of Parcels 18-16 and 18-15 (214 and 206 Church St.). At the northwest corner of Parcel 18-15, the line extends southeast along the property line of Parcel 18-15 to Church Street and from there a few feet along the road in a southerly direction to the southeast corner of Parcel 18-22-10 (200 Church St., Kendal Green Railroad Station). The district line follows the boundary line of Parcel 18-22-10 west, south and east back to Church Street then crosses Church Street and follows the property line of Parcel 19-70-10 to the southwest corner. From there the line proceeds north along the property line of Parcels 19-70-10 and 19-70 to the southwest corner of Parcel 19-69 (3 Hobbs Brook Road). The line extends easterly along the property line to Hobbs Brook Road, crosses the road, and continues along the south property line of Parcel 19-39 (70 North Avenue). From the southeast corner of that parcel, the line extends north to North Avenue and then east on North Avenue to the point of beginning.

Boundary Justification

North Avenue was Weston's second most important transportation route and area of settlement throughout the history of the town. The Kendal Green Historic District is drawn to include all of the properties on the north side of North Avenue between Church Street and Viles Street, contributing properties on the opposite side of the street, and nearby properties on Church Street, Viles Street, and Brook Road which are associated with the 18th and 19th century industrial, institutional and residential development of the area. The intersection of Church Street and North Avenue has been a focal point of the town's development beginning in the early 1700s, when the Hobbs Tannery was established here. The district includes important 18th century homes associated with the Hobbs family, along with an early 18th century tavern and several 19th century farmhouses. The district includes important buildings associated with the Hook and Hastings Organ Factory, the major industry in Weston in the late 19th and early 20th century, including the owner's house, worker's cottages, and the site of the factory itself. The third important grouping of historic buildings is associated with the Drabbington Lodge, the town's only remaining turn-of-the-century summer resort. Most of this development occurred along North Avenue, which is the organizing feature of the district and the central visual element in this basically linear district.

At the south end of the district, the 5.58 acres of conservation land owned by the Town of

(continued)

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Weston (Middlesex Co.), Mass.Section number 10 Page 3

Weston provides an excellent separation between the district and non-contributing buildings further along the road to the south. Opposite the conservation land, the large frame Edward J. Brown House at 70 North Avenue (Parcel 19-39) provides a similar visual anchor marking the beginning of the historic area.

The district boundary extends along the north side of North Avenue and is drawn to include all parcels with frontage on the north side of North Avenue from the conservation land (Parcel 19-3) to 237 North Avenue (Parcel 13-27). This side of the street was settled first and boasts a succession of noteworthy 18th and 19th century residences as well as the resort lodge. The last property included on the north side of the street is a fine Mansard cottage opposite the intersection of Viles Street, which forms a logical northern boundary to the district. A new development at the northwest corner of Viles Street and North Avenue is thus excluded from the district.

The district extends along Viles Street to include two double houses built for organ factory workers and continues to the west side of Brook Road to include seven houses (on six parcels) also built for organ factory workers. The boundary continues back on Viles Street to the railroad tracks of the Boston and Maine railroad and then extends south along the tracks to include Parcel 13-28, an 11.6 acre property which includes the house of the organ factory owner (190 North Avenue) and the site of the demolished organ factory and is also the largest open space within the district.

Between Parcel 13-28 and Church Street, the district boundary has been drawn to include only two parcels, Parcel 13-129 (the Kendal Green Fire Station) and Parcel 18-20 (a 1929 late Craftsman bungalow). The remainder of the houses on this side of North Avenue are post World War II ranch houses considered to be non-contributing.

The district extends about 350 feet south on Church Street to include the Kendal Green Railroad Station, a significant historical resource reflecting the importance of the railroad in the development of the district. The railroad tracks of the Boston and Maine Railroad form a logical point on Church Street to end the district at this western boundary. Two properties fronting on Church Street between North Avenue and the railroad station (Parcel 18-16, 214 Church Street and 19-70-10, 205 Church Street) have post World War II houses but are included because the land was once owned by the Hobbs family and may contain sites of archeological significance.

(end)

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Kendal Green Historic District
Weston (Middlesex Co.), Mass.

Section number photos Page 1

PHOTOGRAPHS

All photographs taken by Pamela W. Fox

Photograph # 1-8, 11

Date: April, 1999

Negatives at: Weston Historical Commission office
Josiah Smith Tavern
Boston Post Road
Weston, MA 02493

Photograph # 9-10, 12

Date: April, 1994

Negatives at: Weston Historical Commission office
(same as above)

1. Looking east from Viles Street towards the front (west) facades of 225, 227 and 231 North Avenue.
2. Looking west from Viles Street toward the front (east) facades of Brook Road houses (left to right, #87, 85, 83, 81 and 77 Brook Road).
3. Looking east from North Avenue toward the front (south) facades of 153 North Avenue (on left) and front (west) elevation of 147 North Avenue (on right).
4. Looking northeast from North Avenue toward the front (west) and side (south) facades of 135 North Avenue.
5. Looking southwest from Brook Road toward the front (east) facade of 81 Brook Road, with 81A Brook Road in back.
6. Looking north from Viles Street toward the front (south) and side (west) facades of 126 (left) and 130 Viles Street.
7. Looking northeast from North Avenue toward the front (west) and side (south) facades of 199 North Avenue (the Hastings Homestead).
8. Looking east from North Avenue toward the front (south) facades of 107-109 North Avenue (on left) and 99 North Avenue (on right).
9. Looking southeast from North Avenue toward the front (north) facade of 88 North Avenue.
10. Looking west from North Avenue toward the front (east) facade of 190 North Avenue.
11. Looking southeast from North Avenue toward the side (west) facade of 171 North Avenue, with rear (north) facade of 153 North Avenue at right.
12. Looking southeast from North Avenue toward the front (south) facade of 161-3 North Avenue.

(end)

United States Department of the Interior
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Continuation Sheet

Kendal Green Historic District
Weston (Middlesex Co.), Mass.

Section number _____ Page _____

Key to Data Sheet

- B: Building
- ST: Structure
- SI: Site
- NR: Previously NR listed
- C: Contributing Resource
- NC: Noncontributing Resource

Properties are listed by Parcel Number

CONTRIBUTING RESOURCES		42
BUILDINGS	38	
SITES	2	
STRUCTURES	2	
NON-CONTRIBUTING RESOURCES		8
BUILDINGS	8	

**KENDAL GREEN HISTORIC DISTRICT
WESTON (Middlesex), MA**

Map #	MHC#	Assessors #	Historic Name	Street Address	Date	Style	Type/Status
1		19-2		North Avenue			SI/C
2	27	19-2	Isaac Hobbs House	87 North Avenue	c. 1729, 1758, 1889	Colonial w. additions	B/NR
	405	19-2	Barn	87 North Avenue	18 th -19 th C.	no style	B/NR
3	25	19-1	Hersum House	99 North Avenue	c. 1786, moved	19 th C.	B/C
	406	19-1	Barn	99 North Avenue	late 19 th C.	Colonial vernacular	B/C
4	24	18-26	Broderick's Store	107-109 North Avenue	c. 1786, moved	19 th C.	B/C
5		18-25	house	9 Marshall Way	1965	Colonial Contemporary	B/NC
6	23	18-23	Ebenezer Hobbs House	121 North Avenue	early 18 th C	Colonial	B/C
	407	18-23	Barn	121 North Avenue	19 th C.	no style	B/C
7	22	13-103	Drabbington Lodge	135 North Avenue	1899	Shingle	B/C
		13-103	Well	135 North Avenue	c. 1899	Shingle	ST/C
8	21	13-102	Thurston Bungalow	147 North Avenue	1904	Craftsman	B/C
		13-102	Gazebo	147 North Avenue	c. 1904	Craftsman	ST/C
9	20	13-101	Thurston Cottage	153 North Avenue	1902	Shingle	B/C
10	19	13-100	Bigelow-Coburn House	163 North Avenue	c. 1820	Federal	B/C
11	18	13-112	Whitney Tavern	171 North Avenue	c. 1707	Colonial	B/C
		13-123		North Avenue			V
12	17	13-122	F. H. Hastings Caretaker's House	189 North Avenue	1891	Shingle	B/C
13	15	13-121	F.H. Hastings Stable	191 North Avenue	1885	Shingle	B/C
14	14	13-120	Hastings Homestead	199 North Avenue	1823	Federal	B/C
	408	13-120	Hastings Barn	199 North Avenue	c. 1820	no style	B/C
15		13-119	House	219 North Avenue	1952	Ranch	B/NC

**KENDAL GREEN HISTORIC DISTRICT
WESTON (Middlesex), MA**

Map #	MHC#	Assessors #	Historic Name	Street Address	Date	Style	Type/Status
16		13-88	House	221 North Avenue	1952	Ranch	B/NC
17	186	13-87	House	225 North Avenue	1893	Shingle	B/C
18	187	13-86	House	227 North Avenue	1893	Shingle	B/C
19	188	13-85	House	231 North Avenue	1893	Shingle	B/C
20	238	13-27	George Steadman H.	237 North Avenue	1880	Mansard	B/C
	239	13-27	Shop	237 North Avenue	c. 1880	no style	B/C
21	185	13-19	House	130-134 Viles Street	1887	Queen Anne	B/C
22	184	13-18	House	126-128 Viles Street	1887	Queen Anne	B/C
23	403	13-17	House	108 Viles Street	1955	Ranch	B/NC
		13-16	Viles Street				V
24		13-15	Viles Street				SI/C
25	195	13-29	House	87 Brook Road	c. 1893-95	Queen Anne	B/C
26	194	13-30	House	85 Brook Road	c. 1893-95	Queen Anne	B/C
27	193	13-31	House	83 Brook Road	c. 1893-95	Queen Anne	B/C
28	192	13-32	House	81 Brook Road	c. 1893-95	Queen Anne	B/C
	191	13-32	House	81A Brook Road	c. 1893-95	no style	B/C
29	190	13-33	House	77 Brook Road	c. 1893-95	Queen Anne	B/C
	404	13-33	Barn	77 Brook Road	late 19 th C.	no style	B/C
30	189	13-34	House	75 Brook Road	c. 1893-95	Queen Anne	B/C
31	16	13-28	Francis H. Hastings H.	190 North Avenue	1885	Shingle	B/C
32	240	13-129	Kendal Green Fire Sta.	North Avenue	1908	Classical Rev.	B/C
33	409	18-20	House	126 North Avenue	c. 1929	Craftsman	B/C
34		18-16	House	214 Church Street	1951	Colonial Rev.	B/NC
35		18-15	House	206 Church Street	1952	Ranch	B/NC
36	247	18-22-10	Railroad Station	200 Church Street	c. 1901	no style	B/C
37		19-70-10	House	205 Church Street	1984	Colonial Rev.	B/NC
38	26	19-70	Hobbs-Hagar House	88 North Avenue	c. 1786	Georgian, Fed.	B/C
39		19-69	House	3 Hobbs Brook Road	1966	Ranch	B/NC
40	28	19-39	Edw. J. Brown House	70 North Avenue	c. 1878	Italianate	B/C

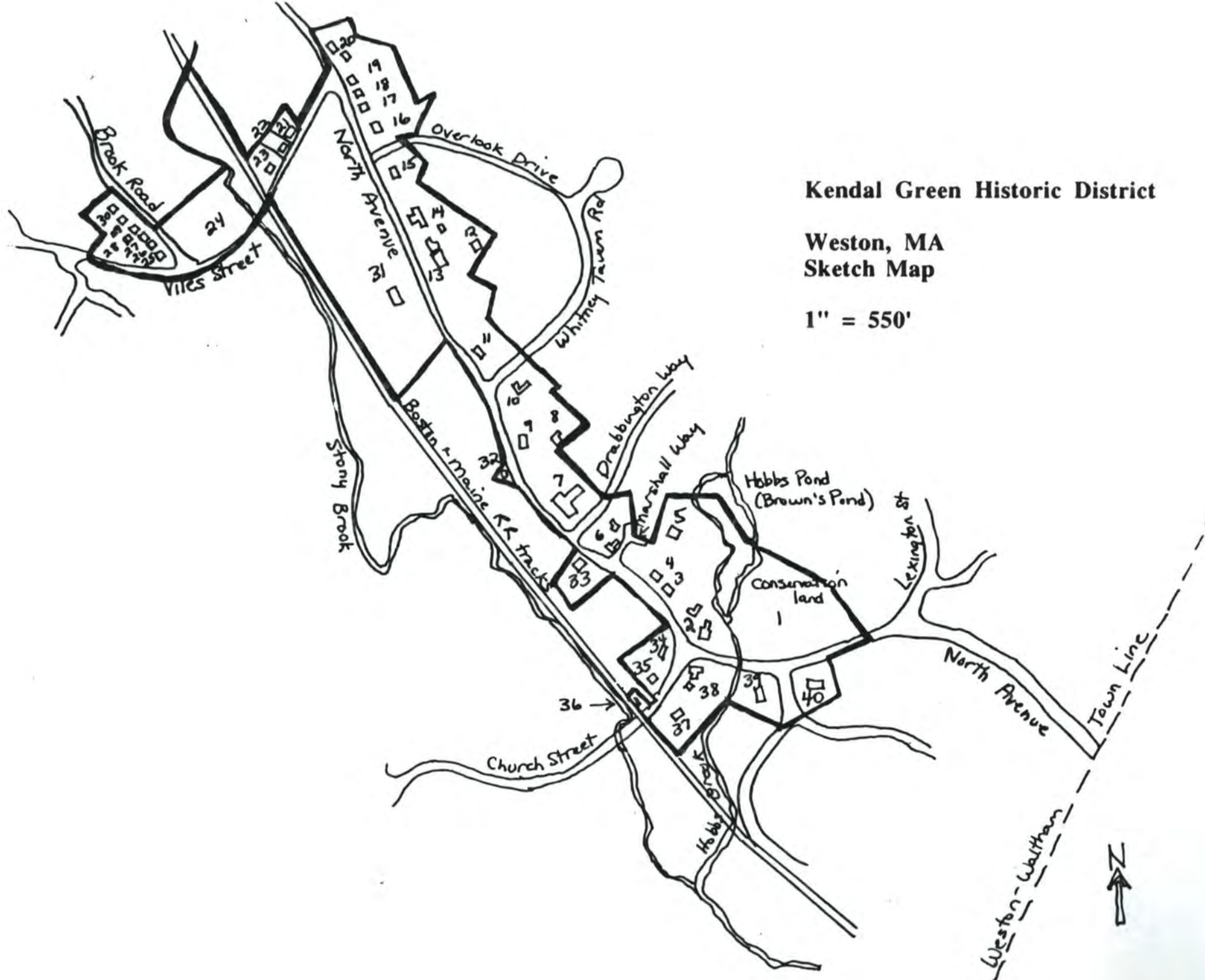
Looking
South-
West



Hastings Organ Factory (now demolished)

looking
west

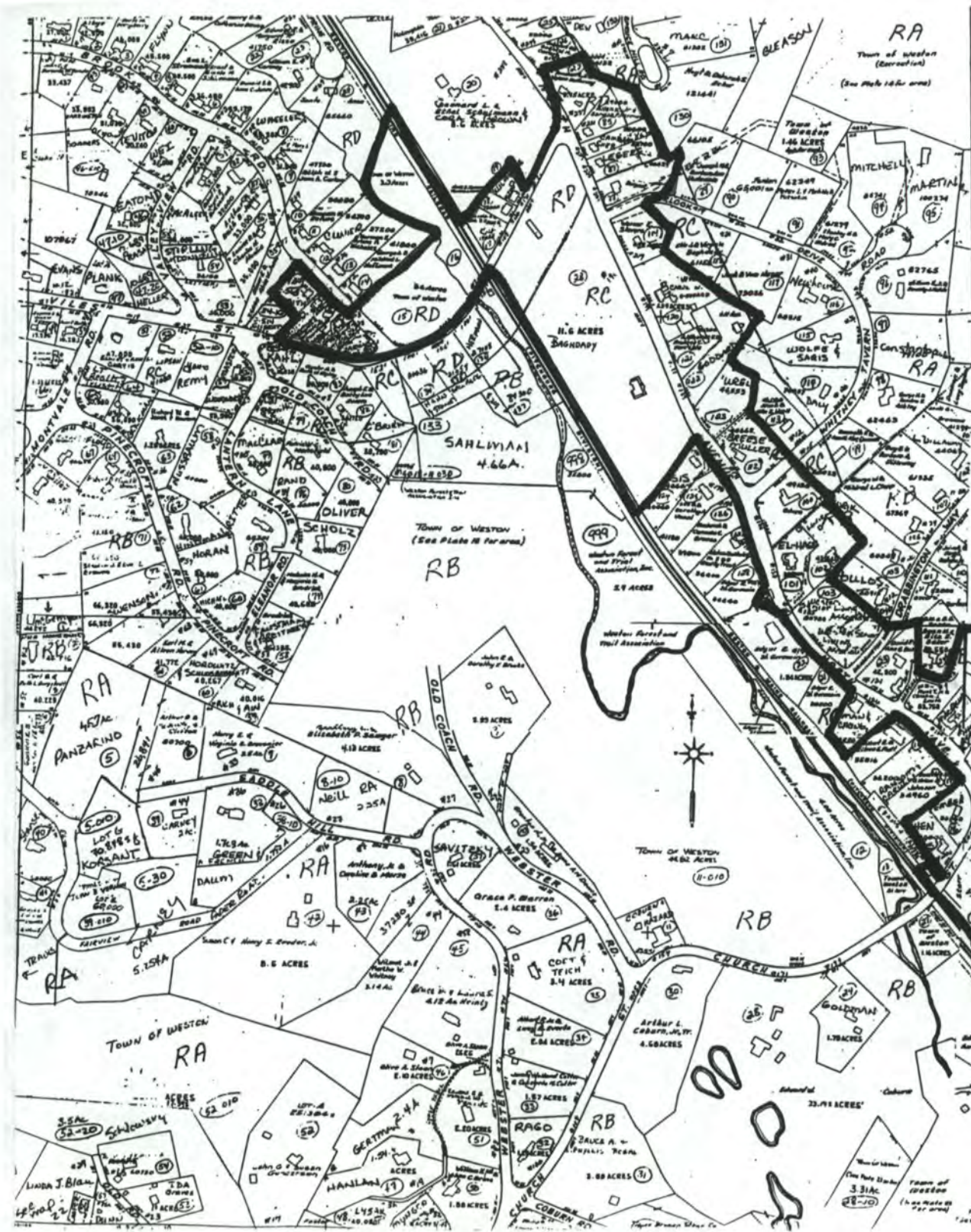




Kendal Green Historic District

Weston, MA
Sketch Map

1" = 550'

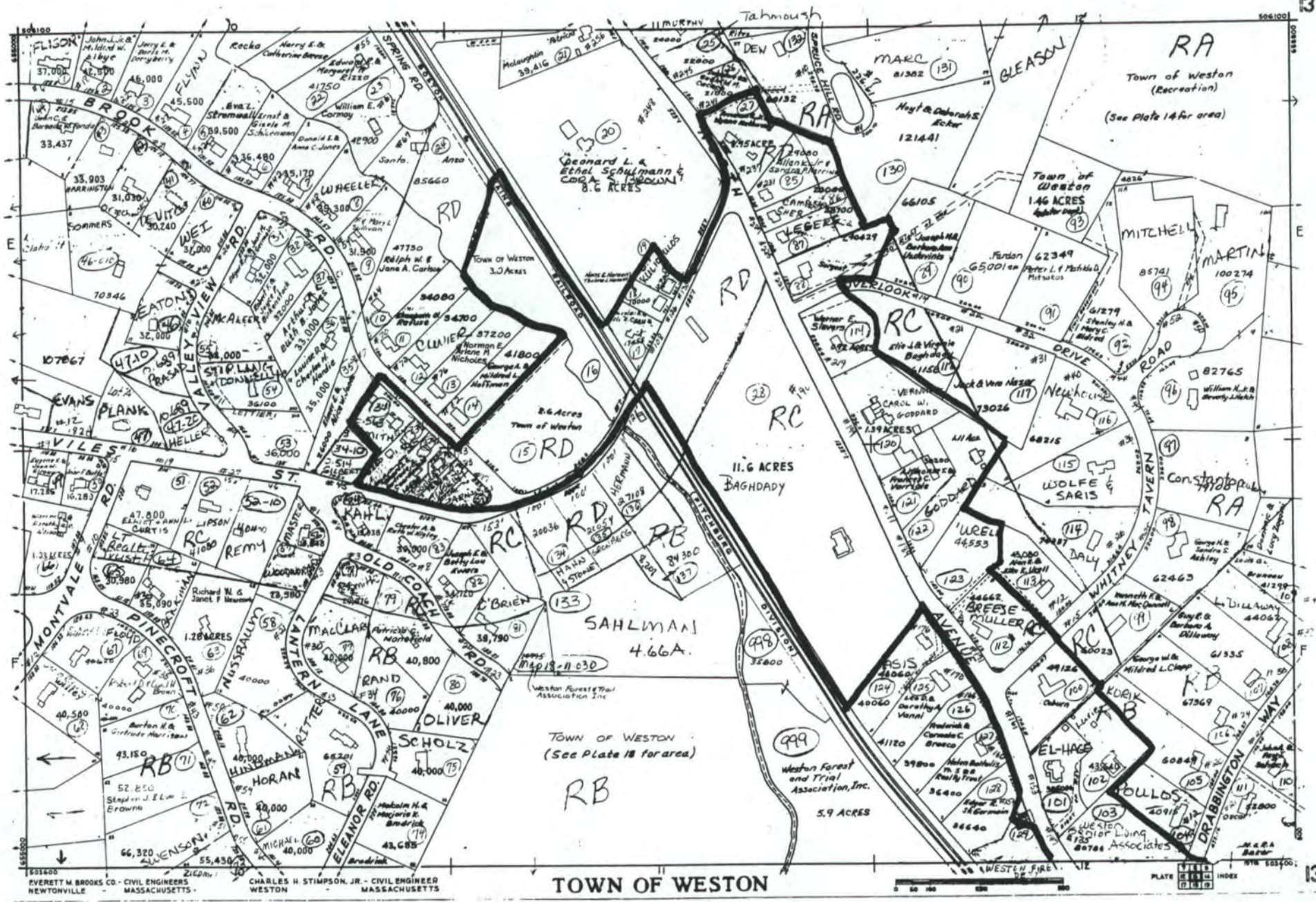


Kendal Green Historic District

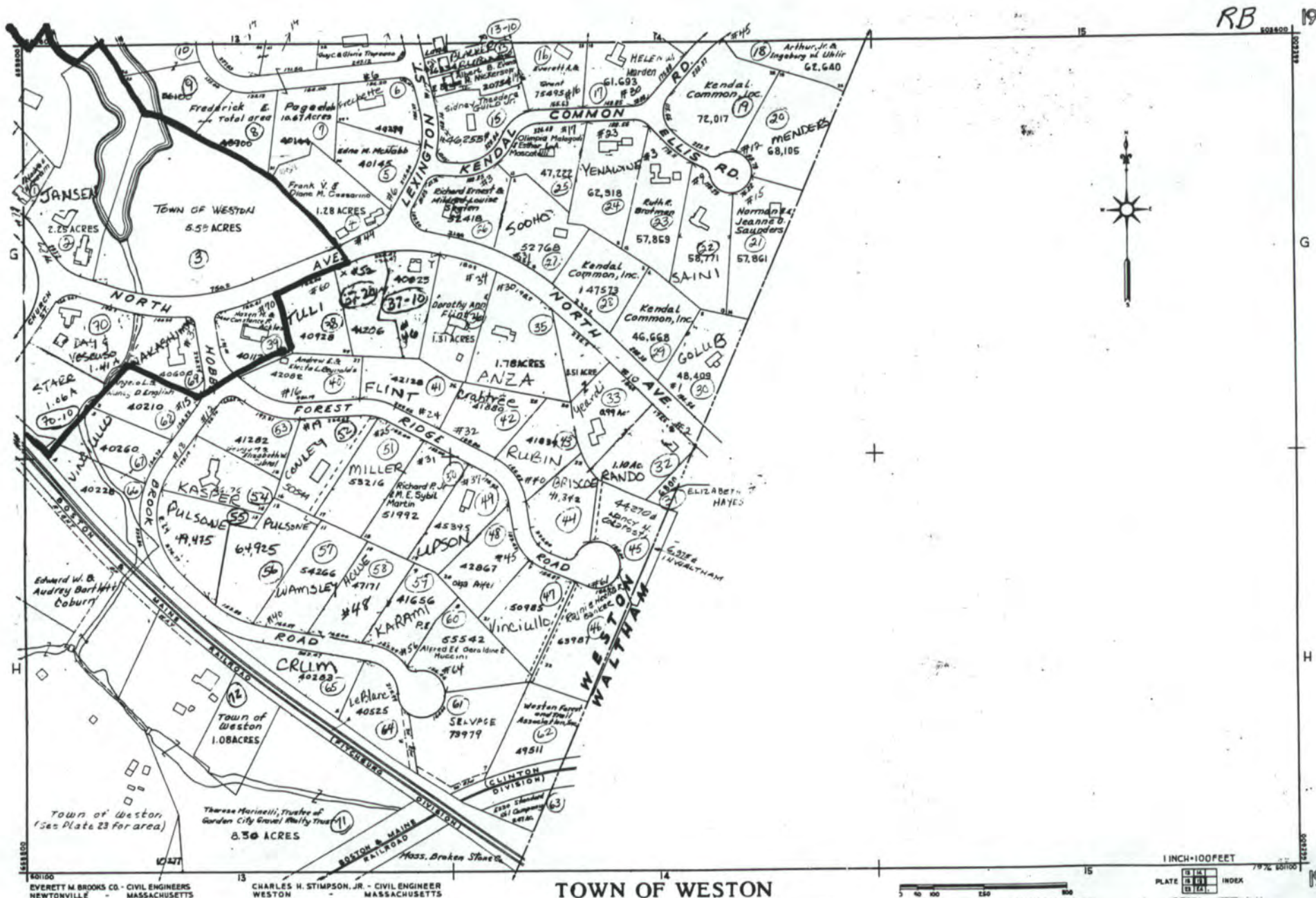
Weston, MA
Compiled from Assessor's Maps
13,18,19

1" = 550'





Assessor's Map 13



Assessor's Map 19

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Kendal Green Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: MASSACHUSETTS, Middlesex

DATE RECEIVED: 1/17/01 DATE OF PENDING LIST: 1/31/01
DATE OF 16TH DAY: 2/16/01 DATE OF 45TH DAY: 3/04/01
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 01000121

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 ___ DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA accept A, B, C

REVIEWER Patrick Andrus

DISCIPLINE Historian

TELEPHONE _____

DATE 3/1/01

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











⑤ Kendal Green Hist. Dist. 511 1130/10
Weston MA
81 Brook Rd

Photo, Pamela Fox Neg. WHC 4/99



(6) Kendal Green Hist. Dist.
Weston, MA

neg 0020822

126 + 130 Viles St

Photo by Pamela Fox

Neg: Weston Hist. Com.

4/99



1120213-115

Handel Green Hist. Dist.

Weston, MA

199 North Ave

Photo by Pamela Fox

Neg: Weston Hist Com.

4/99



⑧ Kendal Green Hist. Dist.
Weston, MA

107-9 and 99 North Ave. 12088.

Photo by Pamela Fox

Neg: Weston Hist. Com.

4 99



2) Kendal Green Inst, East

Weston, MA

88 North Ave

101 1120/82

Photo by Pamela Fox

Neg: WFC

4/94



10 Kendal Green Hist. Dist.

Weston, MA

190 North Ave.

101 113011

Photo by Pamela Fox

Neg: Weston Hist. Com.

4/94



11

Kendal Green
First Dist.

Weston MA

09/02/11 11:11

161-163 North Ave

Photo by Pamela Fox

Neg: Weston 1st. Corn.
4/94



(2) Kendal Green Hist Dist
Weston MA
141 & 153 North Ave
(left) (right)

Photo by Pamela Fox
Neg: Weston Hist. Com
4/94

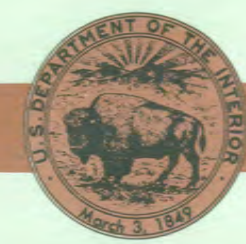
Maynard
MASSACHUSETTS

1:25 000-scale *metric*
topographic map



7.5 X 15 MINUTE QUADRANGLE
SHOWING

- Contours and elevations in meters
- Highways, roads and other manmade structures
- Water features
- Woodland areas
- Geographic names



1987 x50366

Produced by the United States Geological Survey
in cooperation with Massachusetts Department
of Public Works

Control by USGS, NOS/NOAA, and Commonwealth of Massachusetts agencies

Compiled by photogrammetric methods from aerial photograph taken 1978 and 1981. Field checked 1978. Map edited 1987
Supersedes Maynard and Concord 1:25 000-scale maps dated 1965 and 1970

Projection and 1000-meter grid: Universal
Transverse Mercator, zone 19
10,000-foot grid ticks based on Massachusetts coordinate
system, mainland zone

1927 North American Datum
To place on the predicted North American Datum 1983,

move the projection lines 6 meters south and
41 meters west as shown by dashed corner ticks

CONTOUR INTERVAL 3 METERS

NATIONAL GEODETIC VERTICAL DATUM OF 1929
CONTROL ELEVATIONS SHOWN TO THE NEAREST 0.1 METER

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS

CONVERSION TABLE		DECLINATION DIAGRAM		ADJOINING MAPS			
Meters	Feet				1	2	3
1	3.2808						
2	6.5617				1	2	3
3	9.8425						
4	13.1234				6	7	8
5	16.4042						
6	19.6850						
7	22.9658						
8	26.2467						
9	29.5276						
10	32.8084						
To convert meters to feet multiply by 3.2808		UTM grid convergence (GN) and magnetic declination (MN) at center of map Diagram is approximate			1 Ayer 2 Billerica 3 Reading 4 Hudson 5 Boston North 6 Marlborough 7 Framingham 8 Boston South		
To convert feet to meters multiply by 0.3048							

ISBN 0-607-23457-1

[illegible]

Topographic Map Symbols

Primary highway, hard surface 

Secondary highway, hard surface 

Light-duty road, hard or improved surface 

Unimproved road; trail 

Route marker: Interstate, U. S.; State 

Route marker: stage; narrow gage 

Bridge: drawbridge 

Footbridge; overpass; underpass 

Build-up area: only selected landmark buildings shown 

House; barn; church; school; large structure 

National, with monument 

State 

County, parish 

Civil township, precinct, district 

Incorporated city, village, town 

National or State reservation; airport 

Land grant with monument; found section corner 

U. S. public lands: acre, township, section 

Race, township; section line: location approximate 

Fence or field line 

Power transmission line, located tower 

..... den with hook 

Cemetery; grave 

Campground; picnic area; U. S. location monument 

Windmill; water mill; spring 

Min. shaft; prospect; adit; mine 

Contour: horizontal station; vertical station; spot elevation 

Contour: index; intermediate; supplementary; depression 

Personal lake; strip mine, lake, sand 

Intertidal wetlands; estuary; intertidal 

Drainage lake; stream; intermittent lake and stream 

Submerged lake and small, falls, large and small 

Supragrass marsh; marsh, swamp 

Land subject to controlled inundation; woodland 

Scrub; mangrove 

Orchard; vineyard 

A pamphlet describing topographic maps is available on request

FOR SALE BY U.S. GEOLOGICAL SURVEY
DENVER, COLORADO 80225, OR RESTON, VIRGINIA 2209

Note: Shaded area is outside of district.

1987



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November 27, 2000

Massachusetts Historic Commission
Office of the Secretary of State
Massachusetts Archive Building
220 Morrissey Blvd.
Boston, MA 02125

I am the sole owner of the property at 99 North Avenue, Weston MA 02493.
Nominated for the National Historic Register in accord with the National Historic
Presentation Act and 36 CFR part 60 and I object to this listing.

Very truly yours,

A. Richard Hersum

Commonwealth of Massachusetts
County of Middlesex
Subscribed and sworn to before me
this 1st day of December 2000

Notary Public
My Commission Expires June 1st 2001



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The Commonwealth of Massachusetts

William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

January 11, 2001

Ms. Carol Shull
National Register of Historic Places
Department of the Interior
National Park Service
Mail Stop 2280, Suite 400
1849 C Street, NW
Washington, DC 20240

Dear Ms. Shull:

Enclosed please find the following nomination form:

Kendal Green Historic District, Weston (Middlesex), MA

The nomination has been voted eligible by the State Review Board and has been signed by the State Historic Preservation Officer. The owners of the properties included in the district were notified of pending State Review Board consideration 30 to 45 days before the meeting and were afforded the opportunity to comment.

One letter of objection has been received.

Sincerely,

A handwritten signature in cursive script that reads "Betsy Friedberg".

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

enclosure

cc: Alfred Aydelot, Chair, Weston Historical Commission
Pamela Fox, Preservation Consultant
William G. Helm, Jr., Chair, Weston Board of Selectmen
Susan Haber, Weston Town Planner