

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston

In Area no.	Form no.
C'port	CPT IIC8

2. Photo (3x3" or 3x5")
Staple to left side of form
Photo number 1104-8A

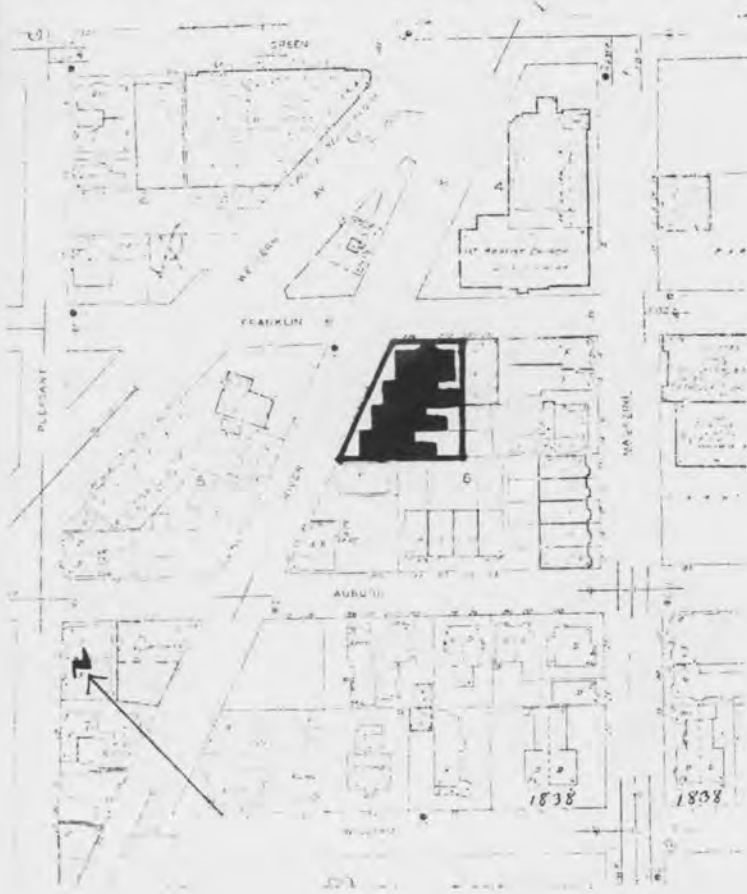
1. Town Cambridge
 Address 26-32 River Street
 Name Urban Rowhouses
 Present use residential/commercial
 Present owner (Please see other side)

3. Description:
 Date 1860
 Source deed records
 Style Mansard
 Architect anonymous
 Exterior wall fabric brick
 Outbuildings (describe) none
 Other features pressed brick, trimmed in brownstone; opulent masonry detail.

Altered No Date ----
 Moved No Date ----

5. Lot size:
 One acre or less xx Over one acre _____
 Approximate frontage all bldgs.
 Approximate distance of building from street 110 feet
12 feet

6. Recorded by Rainbridge Bunting
 Organization Cambridge Historical Comm.
 Date 1965
 UTM-BOSTON SOUTH
 19/326550/4692190



ASSESSOR # 105-19
 105-20
 106-21
 105-22

(over)

NOV 14 1981

7. Original owner (if known) Frederick Clapp

Original use residential

Subsequent uses (if any) and dates residential, one commercial establishment

8. Themes (check as many as applicable)

Aboriginal	<input type="checkbox"/>	Conservation	<input type="checkbox"/>	Recreation	<input type="checkbox"/>
Agricultural	<input type="checkbox"/>	Education	<input type="checkbox"/>	Religion	<input type="checkbox"/>
Architectural	<input checked="" type="checkbox"/>	Exploration/ settlement	<input type="checkbox"/>	Science/ invention	<input type="checkbox"/>
The Arts	<input type="checkbox"/>	Industry	<input type="checkbox"/>	Social/ humanitarian	<input type="checkbox"/>
Commerce	<input type="checkbox"/>	Military	<input type="checkbox"/>	Transportation	<input type="checkbox"/>
Communication	<input type="checkbox"/>	Political	<input type="checkbox"/>		
Community development	<input type="checkbox"/>				

9. Historical significance (include explanation of themes checked above)

Like the rowhouses on Pearl Street, these River Street houses are clearly urban in nature. They are faced with pressed brick and trimmed in brownstone.

Its design is comparable to rowhouses of the same date in the South End of Boston. The ingenious manner in which the facades are staggered to fit the irregular lot is unusual. 26-32 River Street illustrates a change in the spirit and technique seen in masonry buildings of the period. Despite the opulent masonry detailing, some features were made of wood as an economy measure, but painted brown and dusted with sand to give the appearance of brownstone. Each of these rowhouses forms a monumental streetscape and signifies the growing urbanization of the once rural village of Cambridgeport.

Present owners:

26 River Street:	Trustees of the Freedom Bicentennial Trust, Richard L. Medverd, Boston, MA
28 River Street:	Joseph Aiello, Cambridge, MA
30 River Street:	Richard L. Medverd, Boston
32 River Street:	Louisa A. and Frederick H. Ryer, Sr.

10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Discussed in Architectural History in Cambridge series, Report Three: Cambridgeport, p. 67

NATIONAL REGISTER OF HISTORIC PLACES

United States Department of the Interior
National Park Service

EVALUATION / RETURN SHEET

26-32 Kenin Pt.

Property: Urban Rowhouses (Cambridge Multiple Resource Area)
State, County: MA-Middlesex
Federal Agency: _____

Working No. 11-14-80-2862

Fed. Reg. Date: _____

Date Due: 4-17-82

Action: ACCEPT
 RETURN 4/13/82
 REJECT

photos 1
maps _____

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

Substantive Review: sample request appeal NR decision

Reviewer's comments:

Please provide a stronger statement of significance and address any integrity problems. Please provide contextual information. Please specifically address why these rowhouses are eligible for the N.R.

Return

Recom./Criteria Return
Reviewer Braun
Discipline Arch Hist
Date 4.13.82
 see continuation sheet

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

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? yes no

7. Description

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

Describe the present and original (if known) physical appearance

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

8. Significance

Period _____ Areas of Significance—Check and justify below

Specific dates _____ Builder/Architect _____

Statement of Significance (in one paragraph)

- _____ summary paragraph
- _____ completeness
- _____ clarity
- _____ applicable criteria
- _____ justification of areas checked
- _____ relating significance to the resource
- _____ context
- _____ relationship of integrity to significance
- _____ justification of exception
- _____ other

9. Major Bibliographical References

10. Geographical Data

Acres of nominated property _____

Quadrangle name _____

USGS References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

_____ national _____ state _____ local

State Historic Preservation Officer signature _____

Site _____ date _____

13. Other

- _____ Maps
- _____ Photographs
- _____ Other

Questions concerning this nomination may be directed to Andrews

Signed Braham Date 4.13.82 Phone: 202 272-3504

Comments for any item may be continued on an attached sheet

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston

In Area no.	Form no.
C'port	CPT IIC8

1. Town Cambridge
 Address 26-32 River Street
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 Present owner (Please see other side)

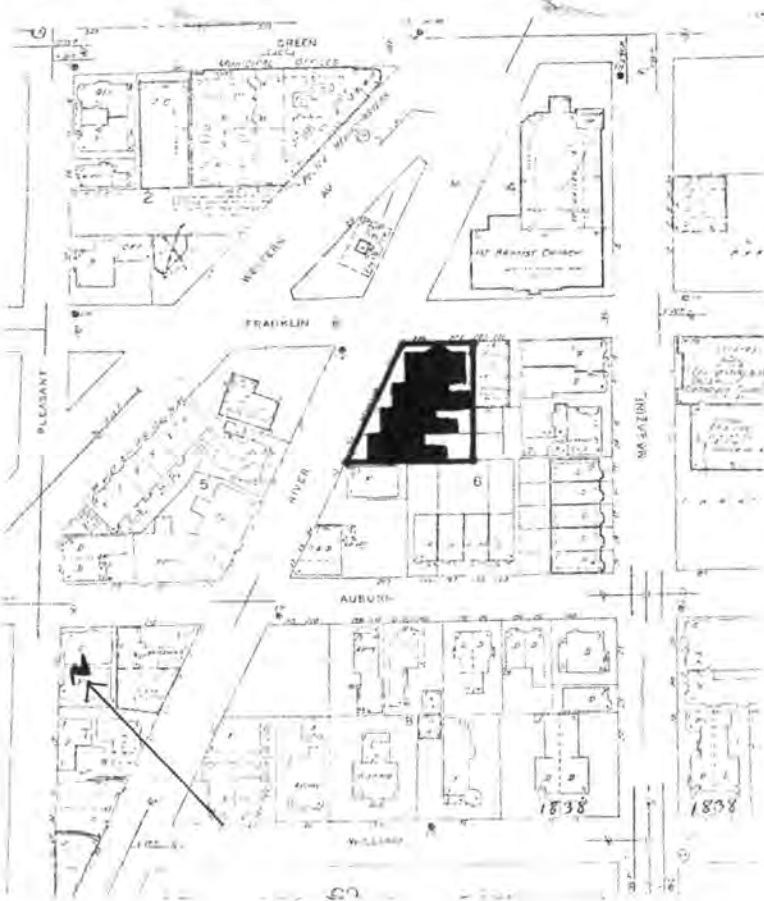
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 Organization Cambridge Historical Comm.
 Date 1965



ASSESSOR # 105-19
 105-20
 106-21
 105-22

(over)

UTM-BOSTON SOUTH
 19/326550/4692190

NOV 14 1980

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Subsequent uses (if any) and dates residential, one commercial establishment

8. Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>XX</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community development	_____				

9. Historical significance (include explanation of themes checked above)

Like the rowhouses on Pearl Street, these River Street houses are clearly urban in nature. They are faced with pressed brick and trimmed in brownstone.

Its design is comparable to rowhouses of the same date in the South End of Boston. The ingenious manner in which the facades are staggered to fit the irregular lot is unusual. 26-32 River Street illustrates a change in the spirit and technique seen in masonry buildings of the period. Despite the opulent masonry detailing, some features were made of wood as an economy measure, but painted brown and dusted with sand to give the appearance of brownstone. Each of these rowhouses forms a monumental streetscape and signifies the growing urbanization of the once rural village of Cambridgeport.

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INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Cambridge	Form No: CPT II.C.8
Property Name: Urban Row Houses 26-32 River Street	

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

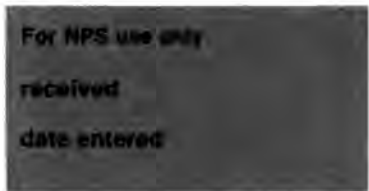
The urban row houses at 26-32 River Street were erected in 1860 by Frederick Clapp, a woodenware dealer in Boston, and are the most elaborate early examples of this type remaining in Cambridge. These houses were "to be built in the most substantial manner . . . and adapted to the wants of those who abound in this world's goods".* After horse car service to Boston was begun in 1853, Cambridgeport and Mid Cambridge were seen as desirable suburban communities by Boston merchants. Cambridge accordingly has many one-of-a-kind structures which were built by Boston interests and were similar to those being built in large numbers in Roxbury, South Boston, and Charlestown. These row houses are the sole Cambridge representatives of this type of early bell-cast Mansard houses which were built in quantity elsewhere in the Boston area.

Three of the four houses are in original condition; number 26, Clapp's own house, has been altered by the insertion of store windows. These alterations are recoverable and do not detract from the overall integrity and significance of the structures. They meet criterion C, embodying distinctive characteristics of urban, residential, second Empire style construction: slate mansard roof punctuated by pedimented dormers, architectonic brownstone trim, and symmetrical design.

*Cambridge Chronicle, April 21, 1860.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form



Continuation sheet

Item number

Page 6 of 7

Multiple Resource Area
Thematic Group

Name Cambridge Multiple Resource Area
State MA

Nomination/Type of Review

Date/Signature

51. Read, Cheney, House

Substantive Review ✓

Keeper

William H. Brasham 4.13.82

Attest

52. Reardon, Edmund, House

Substantive Review ✓

Keeper

William H. Brasham 4.13.82

Attest

53. River Street Firehouse

Substantive Review ✓

Keeper

William H. Brasham 4.13.82

Attest

54. Sands, Ivory, House

Substantive Review ✓

Keeper

William H. Brasham 4.13.82

Attest

55. Senior House

DOE/OWNER OBJECTION ✓

Keeper

Rejected 4.13.82

Attest

56. South Row

Substantive Review ✓

Keeper

Rejected 4.13.82

Attest

57. Urban Rowhouse (40-48 Pearl St.)

Substantive Review ✓

Keeper

William H. Brasham 4.13.82

Attest

58. Urban Rowhouse (30-38 Pearl St.)

Substantive Review ✓

Keeper

William H. Brasham 4.13.82

Attest

59. Urban Rowhouse (26-32 River St.)

Substantive Review ✓

Keeper

Rebecca M. Doyl 6.30.82

Attest

60. Valentine Soap Workers Cottages
(5-7 Cottage St.)

Substantive Review ✓

Keeper

Rebecca M. Doyl 6.30.82

Attest

United States Department of the Interior
National Park Service

Substantive Review

Urban Rowhouse (Cambridge MRA)
Middlesex County
MASSACHUSETTS

Working No. 11-14-80-2862

Fed. Reg. Date: 2-7-84

Date Due: 7/4/83

Action: ACCEPT 6/30/83
 RETURN
 REJECT

Federal Agency:

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

Substantive Review: sample request appeal NR decision

Reviewer's comments:

SIGNIFICANCE WITHIN LOCAL CONTEXT
PROVIDED.

Recom./Criteria C/ACCEPT

Reviewer MACDUGAN

Discipline A.H.

Date 4.30.83

see continuation sheet

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

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

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- applicable criteria
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- relationship of integrity to significance
- justification of exception
- other

9. Major Bibliographical References

10. Geographical Data

Address of nominated property _____
Quadrangle name _____
USPT References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:
____ national ____ state ____ local

State Historic Preservation Officer signature _____

Title _____ date _____

13. Other

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: 202 272-3504

Comments for any item may be continued on an attached sheet



1094-12A

NOV 14 1980

Urban Rowhouses

9110

30-38 Pearl St.

Cambridge MA, Ma

109~~4~~-12A

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

Multiple Property Cover Sheet Reference Number: 64000275