

MASSACHUSETTS HISTORICAL COMMISSION  
80 BOYLSTON STREET, BOSTON, MA 02116

Area Letter Form numbers in this Area

	300,304,302,303,301
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Town Wakefield, Massachusetts

Name of Area (if any) Yale Avenue District

Present Use Residential

General Date or Period 1860-1900

General Condition Good

Acreage Approximately 2 acres

Recorded by Lee Farrow, Editor

Organization WAKEFIELD HISTORICAL COMMISSION

Date April 1987

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

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

10C 3N Buildings

UTM REFERENCE	19/329380	4707550
	329500	4707480
	329440	4707420
	329520	4707520
USGS QUADRANGLE	READING, MA	
SCALE	1:25,000	

## NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

The Yale Avenue Historic District possesses integrity of location, design, setting, materials, workmanship, feeling, and association. Laid out in 1863 west of the town common, Yale Avenue is the best preserved of the earliest Wakefield neighborhoods that developed following the establishment of commuter railroad service to Boston. Here, prosperous Boston businessmen built substantial, stylish houses, resulting in a fine collection of Italianate, Second Empire, Stick, and Queen Anne residences. The district reflects well the first phase of Wakefield's transformation into an affluent commuter suburb.

**The district therefore meets criteria A and C of the National Register.**

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

The Yale Avenue district consists of eight contiguous residential properties located along Yale Avenue which joins Main Street at the southern end of the town common in Wakefield, Massachusetts. Five of the residential structures lie on the south side of Yale Avenue in a row adjacent to the town's post office which is situated at the corner of Yale Avenue and Main Street. The remaining three properties lie directly across the street on the north side of Yale Avenue. The eight properties encompass approximately 2 acres. Each of the residential structures located in the district contribute to the district's significance. Several properties in the district also include notable extant outbuildings such as garages, barns, and carriage houses.

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

The Yale Avenue District includes eight well preserved residential structures dating from the mid to late nineteenth century. The district reflects Wakefield's rapid development as an industrial center and residential suburban town during the latter half of the nineteenth century.

In the seventeenth century, Wakefield was originally part of the old town of Reading. Old Reading was established in 1644 as a result of land grants in 1638 and 1639, and covered much of the same area as the two present-day towns of Wakefield and Reading. In 1812, the southern section of the old town of Reading, now Wakefield, broke away and incorporated as a separate town called South Reading. In 1868, South Reading changed its name to Wakefield.

The original seventeenth century town center of Old Reading developed at the base of Lake Quannapowitt, which is now the location of the town center of Wakefield. During the Colonial period, civic and commercial buildings developed along Main Street and expansion

## BIBLIOGRAPHY and/or REFERENCES

SEE CONTINUATION SHEET

CONTINUED

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, Boston

Community: <b>WAKEFIELD</b>	Form No:
Property Name: <b>YALE AVE. H.D.</b>	

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

Architectural Significance, con't.

The predominant architectural styles found in the Yale Avenue district were those popular styles throughout the United States during the mid to late nineteenth century including the Italianate, Queen Anne, Stick, and Mansard. Many of the Yale Avenue houses contain a combination of features from various architectural styles, while some are among the best examples of high style architecture in Wakefield. The homes are large with high quality construction and much decorative detail which reflect the prosperous status of the middle class owners during the mid- to late nineteenth century.

The eight residential structures in the Yale Avenue district are in good condition and have experienced few irreversible alterations. Four of the houses have had aluminum siding or asphalt shingles added to one or more of their sides. However, the structures still retain much of their original detail and decoration which were fortunately not lost with the application of new siding materials.

Of the eight residential properties, four are well preserved examples of the Italianate style. The three bay Italianate structure at 25 Yale Avenue (#300) built ca. 1865 has a two story side bay and an uncommon amount of high quality decorative detail. Quoins at the building corners, paired brackets at the eaves, paired arched windows in the gable, and an elaborately decorated one story porch with chamfered pillars distinguish this residence. A T-shaped house at 18 Yale Avenue (c. 1863, #304) with its gable end to the street includes similar examples of Italianate decoration with quoins, paired brackets at the eaves, and a long west porch with chamfered pillars on plinths.

The residence at 16 Yale Avenue (c. 1874, #NA) is an example of a structure with an L-shaped floor plan which was popular in Wakefield during the mid-nineteenth century as asymmetrical, picturesque forms began to gain acceptance in the community. The house at 16 Yale Avenue is simple and almost classical in its design with an impressive, full-length front porch with detailed posts and simple detail work found at the eaves. The Italianate structure at 20 Yale Avenue (c. 1877, #NA) also has an asymmetrical L-shaped plan with a one story bay window at the front and at the side. The house also exhibits some details typically associated with the Queen Anne style including fanciful detail work under the eaves and carved panels above the first floor bay windows.

In addition to the Italianate style, the Yale Avenue district contains examples of several other mid- to late nineteenth century

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INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, Boston

Community: <b>WAKEFIELD</b>	Form No:
Property Name: <b>YALE AVE H.D.</b>	

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

popular styles. A two and one half story building at 23 Yale Avenue (#302) constructed in 1863 represents a shift toward the Mansard style with its fish scale mansard roof. However, it also retains many Italianate decorative features including quoins and paired eaves brackets.

The residence at 21 Yale Avenue (c. 1870s, #303) is an example of the Queen Anne style with its diverse massing and embellishments. The structure has a large polygonal corner tower with a bell cast roof, a one story projecting bay on the southwest corner, and a large pedimented dormer.

As one of Wakefield's three remaining Stick Style houses, the house at 24 Yale Avenue (c. 1863, #301) retains some Italianate features, but also includes fully developed Stick Style motifs. For example, Stick Style features are evident in the gable ends with cross bracing filled in with an incised floral design and in the cross braced bay panels of the house.

Lastly, the house at 22 Yale Avenue (c. 1896, #NA) is a modest example of the Colonial Revival style. Unlike the earlier Italianate structures on the street, the building is relatively symmetrical (excluding the new westerly addition) with rectangular massing. The building is restrained in its detail and has a simply designed full length front porch.

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INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, Boston

Community: <b>WAKEFIELD</b>	Form No:
Property Name: <b>YALE AVE H.D.</b>	

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

Historical Significance, con't.

of the town center continued throughout the early nineteenth century. In the mid-nineteenth century, the Boston and Maine railroad chose to locate their line through the center of Wakefield, making the town an important center for new industrial development. The arrival of the railroad made Boston and surrounding communities more accessible to Wakefield residents. The location of the railroad depot on North Avenue led to increased industrial development in the North Avenue vicinity and shifted the commercial focus of the town to the southern end of Main Street. The civic and ecclesiastic center of Wakefield remained on the south shore of Lake Quannapowitt around the town common. Throughout the mid-nineteenth century, residential neighborhoods developed around the town center.

Yale Avenue, a residential street west of the town common, was laid out in 1863 on property previously owned by Burrage Yale. Mr. Yale, a prominent Wakefield citizen, established a tin ware manufacturing business located on the corner of Yale Avenue and Main Street on the site of the existing Y.M.C.A. At its height, Yale's tin ware business employed over 100 peddlers who travelled throughout New England selling tin goods. Burrage Yale was also the town treasurer and its first postmaster. Three years after his death, Ebenezer Hoar and John Day, the new owners of his Yale Avenue property, divided his land into house lots which were quickly purchased and built upon, primarily by Boston businessmen.

The mid- to late 1800s was a time of heightened prosperity for Wakefield. The extension of the railroad made the town dramatically more accessible to Boston; raw materials and finished products were shipped by rail, and a new commuting population arose. During this period the town became an important center for new industrial development. Cyrus Wakefield purchased an ailing foundry in 1855 and turned it into the highly successful Boston and Maine Foundry Company, and the following year he formed the Rattan Company. In 1884, the Miller Piano Factory opened in Wakefield, and the Winship Boit Textile Company followed in 1889.

Wakefield's enormous appeal as a residential suburban town located within commuting distance to Boston, together with rapid industrial growth, led to the development of streets and house to accomodate its growing population. As an indication of the magnitude of this growth, from 1850 to 1860 approximately sixty-one new houses were built, while from 1860 to 1870, the number increased to 382. Yale

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INVENTORY FORM CONTINUATION SHEET

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

Avenue became a neighborhood comprised mainly of prosperous middle-class Boston businessmen and their families. For instance, the resident at 18 Yale Avenue was occupied by M. Folsom, a manufacturer of rubber cement in Boston. Edward Mansfield, senior member of a paper stock business in Boston, built the house at 20 Yale Avenue in the mid 1870s and Charles H. Niles, a Boston real estate developer, lived at 23 Yale Avenue in 1874. The house at 16 Yale Avenue, on the other hand, was built in the early 1870s by a Wakefield mechanic, Alexander McAllister, who profitted from the expansion of local industrial activity in Wakefield.

The homes of the prosperous residents on Yale Avenue were large, with high quality construction and much decorative detail. Several popular mid- to late popular architectural styles were represented within the Yale Avenue district including Italianate, Queen Anne, Stick, and Mansard styles. The high concentration of well preserved Victorian buildings serves as an excellent indication of Wakefield's rapid development during the mid- to late nineteenth century.

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YALE AVENUE DISTRICT  
Verbal Boundaries

The boundaries of the Yale Avenue District are as shown by the blue line on the accompanying map, which is a portion of Wakefield Assessor's Maps #11 and #12. Specifically, the boundaries are as follows: beginning in the northeastern corner of 16 Yale Avenue and travelling south along the lot's eastern boundary to the lot's southwestern corner; then turning right and proceeding west along the rear lot lines of 18, 20, 22, and 24 Yale Avenue; then turning right at the southwestern corner of the lot at 24 Yale Avenue and travelling north along the lot's western boundary to the curbline; then crossing to the northern side of Yale Avenue and proceeding along the western property line of 25 Yale Avenue to the lot's northwestern corner; then turning right and following the rear lot lines of 25, 23, and 21 Yale Avenue; then turning right and proceeding along the eastern boundary of 21 Yale Avenue to the curbline; then crossing to the southern side of Yale Avenue and travelling east along the curbline returning to the northeast corner of 16 Yale Avenue.

Lee Farrow, Editor

Text for the district nomination was compiled from the following:

Huggins, Carol. Multiple Resource Area Nomination for the Town of Wakefield, Massachusetts (draft).

Huggins, Carol and Kenney, Sharon. "Chapter Five: National Register Nominations" from Preserving Wakefield: A Plan for Action, January 1986.

Architectural Planning Associates, Survey Completion Report, Cambridge, MA, 1985. (Includes individual building inventory sheets)

NOTE: Excerpts were extracted from the above reports and incorporated in the district nomination.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

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

Multiple Resource Area  
Thematic Group

Name Wakefield MRA  
State Middlesex County, MASSACHUSETTS

Nomination/Type of Review

Date/Signature

91. Woodville School      Entered in the  
National Register      for Keeper *Alonzo Sykes* 7/6/89

Attest \_\_\_\_\_

92. Woodward Homestead      Entered in the  
National Register      for Keeper *Alonzo Sykes* 7/6/89

Attest \_\_\_\_\_

~~93. Yale Avenue Historic District~~      Entered in the  
National Register      for Keeper *Alonzo Sykes* 7/6/89

Attest \_\_\_\_\_

Keeper \_\_\_\_\_

Attest \_\_\_\_\_

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UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Yale Avenue Historic District

MULTIPLE NAME: Wakefield MRA

STATE & COUNTY: MASSACHUSETTS, Middlesex

DATE RECEIVED: 5/23/89                      DATE OF PENDING LIST: 6/06/89  
DATE OF 16TH DAY: 6/22/89                      DATE OF 45TH DAY: 7/07/89  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 89000756

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N    DATA PROBLEM: N    LANDSCAPE: N    LESS THAN 50 YEARS: N  
OTHER: N    PDIL: N    PERIOD: N    PROGRAM UNAPPROVED: N  
REQUEST: N    SAMPLE: N    SLR DRAFT: N    NATIONAL: N

COMMENT WAIVER: N

ACCEPT     RETURN     REJECT    7/6/89 DATE    Entered in the  
National Register

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA \_\_\_\_\_  
REVIEWER \_\_\_\_\_  
DISCIPLINE \_\_\_\_\_  
DATE \_\_\_\_\_

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

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CLASSIFICATION

count       resource type

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STATE/FEDERAL AGENCY CERTIFICATION

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FUNCTION

historic       current

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DESCRIPTION

architectural classification  
 materials  
 descriptive text

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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

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BIBLIOGRAPHY

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GEOGRAPHICAL DATA

acreage               verbal boundary description  
 UTM's               boundary justification

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ACCOMPANYING DOCUMENTATION/PRESENTATION

sketch maps       USGS maps       photographs       presentation

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OTHER COMMENTS

Questions concerning this nomination may be directed to

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

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



YALE AVENUE DISTRICT

YALE AVE Nos 24, 22, 20, r to l.

Waverfield MRA Ma



YALE AVENUE DISTRICT

YALE AVENUE Nos 22 (partial)  
20, 18 and 16, r to l.

Wakefield MRA, Ma



YALE AVENUE DISTRICT

YAVE AVE. Nos. 21, 23 and 25,  
right to left.

Wakefield MPA, Ma

scale; 1"=108'



LAKE QUANNAPOWITT

LAKE QUANNAPOWITT

E QUANNAPOWITT

STREET

WAL

13A 14778  
20D 16550  
20AI 20  
9408 1015

54 166

54B 9620

61 2525

62 10824

63 9346

64 14845 10785

65

89 90  
930 478

99 10010

PEARL

109 110  
3008 9085

120 121A 121B 121

BRYANT

3A 4 5 5A 6 7  
6300 3498 6738 4850

3 9444 8840 16 64 17 18  
8202

PARK

47 48 49 50  
33973 9702 9045 3820 4893

58 59 60A 60

CRESCENT

85 86A 86B  
10886 16692 3000

87 87A 87B  
5874 10180 3248

88 89 90  
5041 18000 10537 91

89 90A 90B  
7321 5980 3217

92 93 94  
5039 8500 95 96

97 98 99  
784 312 100

101 10  
1648 1904

EATO

53 PARK 675 Acres

14020 14A TOWN LAND 15 TOWN  
8830 7800 7882  
14A 14 14A  
8320 12452 7150  
13A 13 16  
12700 8652 8658 8652 10222  
17 18C 18 18A 19  
12700 8652 8658 8652 10222  
12  
3.83 Acres  
Cemetery  
59500  
COMMERCIAL Church 21

STREET  
98 99 100 101 102  
7750 9089 5,878 16110 1082 103 3  
107B 108B 109B 13200 104  
14833 11428 5901  
27802 LAFAYETTE BUILDING 10  
107 107A 108 109A  
6960 6960 7389 12227  
95A 95B 95C 96  
4920 5371 5403 5674 5461 14630  
95D 95E 105A 105B 105C 106  
15483 6960 6960 7389 12227  
97 98 99 100 101 102  
7750 9089 5,878 16110 1082 103 3  
107B 108B 109B 13200 104  
14833 11428 5901  
27802 LAFAYETTE BUILDING 10  
107 107A 108 109A  
6960 6960 7389 12227  
95A 95B 95C 96  
4920 5371 5403 5674 5461 14630  
95D 95E 105A 105B 105C 106  
15483 6960 6960 7389 12227

2.5 ACRES

COMMON

COMMON

COMMON

COMMON

COMMON

CHURCH

66 67 68 70A  
10047 10516 11990

70

69 11101 30259

81 9741 22910

82 83A 83 13004 9374

84 85 86 87 88 89 90 91 94A  
13297 13004 9374 2068 11508 11504 11579 22540 3485 13265 94A

83A 83 13004 9374

84 85 86 87 88 89 90 91 94A

YALE

35 36 37 38 39 40 41 42 43 44 45 49  
7658 6440 6325 6325 6440 9543 14347 14347 43A 43 44 45 49  
13252 7680 9284 8848 9188 10235 1038 10100 588 59 60 61B 62B 63 62  
51 52 53 54 55 56 57 58 59 60 61 62

42 43 44 45 49

43A 43 44 45 49

44 45 49

AVON

65A 65B 66 67 68 69 69A 69B 70 71 72A 72B 73 74 75 76 76A 76B  
724 7038 539 5433 5888 71 11081 72 73 74 75 76 76A 76B  
8026 6820 6000 6627 6820 10020 11852 9487 8007 8582 6730 5678 6531 6531  
77 78 79 80A 80 80B 81 82 83 84 85 86 86B 87C 87D 87E 87A

65A 65B 66 67 68 69 69A 69B 70 71 72A 72B 73 74 75 76 76A 76B

77 78 79 80A 80 80B 81 82 83 84 85 86 86B 87C 87D 87E 87A

CHESTNUT

121 121A 122 123 124 125 126 127 128 129 130 131 132 133 134 134B  
6125 6380 8030 33758 7764 7276 8037 7970 8035 10996 7031 113940

121 121A 122 123 124 125 126 127 128 129 130 131 132 133 134 134B

CENTRE

135 20890 LC 28366

135 20890 LC 28366

ST.

140 POLICE STATION 28366

140 POLICE STATION 28366

140 POLICE STATION 28366

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

Multiple Property Cover Sheet Reference Number: 64000300