

FORM A - AREA

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

Form numbers in this area	Area letter
1-11	F

Photo (3x3" or 3x5")
Staple to left side of form

Photo number _____

Town Brookline MRA

Name of area (if any) Graffam Development
Historic District
(Manchester/Abbottsford Roads)

General date or period 1895-1906

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

See attached

See attached map.

Boston South Quadrangle

UTM References:

A: 19/325220/4690520

B: 19/325200/4690340

C: 19/325980/4690440

D: 19/325980/4690560

Acreage: approximately 9 acres

Recorded by Carla Benka

Organization Brookline Historical Commission

Date November, 1981

(Staple additional sheets here)

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

The area outlined on the map represents a large portion of a residential subdivision developed by Peter Graffam during the 1890's. Although Osborne Road was also part of the subdivision, it is not included in this narrative because so many of the houses on the street have been radically altered, either through poor application of aluminum or vinyl siding and /or the removal or obliteration of original architectural detailing.

Houses on Abbottsford and Manchester Roads, however, have, for the most part, retained their architectural integrity and remain fine examples of turn-of-the-century residential architecture. Many of them were designed by the same architectural firms which explains the consistency in building materials (clapboard, beveled siding, shingles) and architectural features (pedimented dormers; stained glass windows; large porches with spool and spindle balusters; rounded bays; turrets; hip or pitch roofs; and wide friezes with dentils, brackets, and modillions.) Substantial in size and exhibiting many Colonial Revival details, these homes were built

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

In 1893-4 Peter Graffam, a developer from Malden who worked in the Ames Building in Boston, purchased the land on which Osborne, Abbottsford, and Manchester Roads were eventually laid out. Previous owners of this area had been the Sewall family in the 17th century (Judge Sewall was the presiding magistrate at the Witch Trials in Salem); Israel Thorndike, an early 19th century Boston merchants; and Henry Blaney who, in 1874, lived on nearby Babcock Street. Edward C. Wilson and J. Sawyer, then trustees of the property, sold the land to Peter Graffam.

Begun in 1894, the development was concluded with the construction of #16 Manchester Road in 1906-07. A number of houses built in this area were not sold immediately after their completion, but rather remained vacant for one or two years or were rented out by Graffam until a permanent owner had been found. The majority of people who moved to this neighborhood were involved in managerial or executive positions with Boston manufacturing firms. Other owners included a newspaper editor, a doctor, a minister, and a druggist. Today, the most famous house in the area is #51 Abbottsford Road (F-5), purchased in 1921 by Joseph P. Kennedy and now known as the birthplace of Robert F. Kennedy.

This area, developed by one man over a twenty-two year period, is one of several residential neighborhoods whose growth was a direct result of the widening of Beacon Street in 1888-89 and the arrival of the electric streetcar during that same period. Although the other areas, notable that developed by David McKay (Thorndike, Coolidge and Fuller Streets) and that by Henry Coolidge (Russell, Verndale, and Kenwood and parts of Columbia Roads) are contemporaries of the Graffam development, they do not have

BIBLIOGRAPHY and/or REFERENCES

- Brookline maps- Jones, Theodore, Land Ownership in Brookline, 1923
- Brookline Atlases- 1874, 1884, 1888, 1893, 1897, 1900, 1907
- Brookline tax lists- 1894-1910
- Brookline Directories - 1894-1910
- Boston Directories - 1826-1837; 1894-1912
- Biographical Dictionary of American Architects
- Tucci, Douglass Shand, Built in Boston, New York Graphics Society, 1978
- Building permits- 1894-1907
- Engineering Plans - L/9/A/5; L/3/D/35, lot 74

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Brookline	Form No: Area form
Property Name: Graffam Development	

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

Architectural Significance

for single families by Peter Graffam or by the people to whom he sold the empty lots.

This area lies between two major through streets, Naples Road and Babcock Street, both of which run from Harvard Street to Commonwealth Avenue. Like other neighborhoods in North Brookline, this one has been densely developed; property lots are seldom larger than six or seven thousand square feet; corner lots are somewhat larger. Although the houses are large, the set backs from the street range from 20 to 25 feet.

Among the architects who designed houses in the area were Charles Park: architect of a number of Colonial Revival style homes in Brookline as well as the Beacon Street residential hotel, Hampton Court; Greenleaf and Cobb, the most prolific of the firms designing in the area (Albert Cobb studied at MIT and worked in the offices of Peabody and Stearns- he was also co-author of American Domestic Architecture, published in 1889); the Blaikie Brothers, who specialized in multi-family housing and were active in Back Bay; and Tristram Griffin, who designed one other house in Brookline: 12 Vernon Street.

Historical Significance

the architectural consistency and harmony as well as visual continuity of this area. Such qualities make the neighborhood worthy of recognition and preservation.

The Graffam Development meets NR criteria A,B, and C, being an area whose development was a direct result of the widening of Beacon Street and the arrival of public transportation in the form of the electric streetcar. It was the scheme of Peter Graffam, one of the developers responsible for the "streetcar suburb" appearance of much of North Brookline today and the neighborhood of the Kennedy family in the 1920s. Finally, within its borders are some fine examples of Colonial Revival and transitional Queen Anne/Colonial Revival styles.

Staple to Inventory form at bottom

GRAFFAM DEVELOPMENT DISTRICT - AREA F

MAP#	ADDRESS	DATE	ARCHITECT	ORIGINAL OWNER	STATUS*
	11 Abbottsford Road	1898	Greenleaf and Cobb	Graffam	C
	12 Abbottsford Road	1900	Unknown	Van Der Poel	C
	19 Abbottsford Road	1899	Unknown	Graffam	C
F-1	20 Abbottsford Road	1900	Unknown	Hudnut	C
	25 Abbottsford Road	1898	Greenleaf and Cobb	Graffam	C
F-2	26 Abbottsford Road	1899	Unknown	Graffam	C
	29 Abbottsford Road	1897	Unknown	Surette	C
	33 Abbottsford Road	1897	Unknown	Moss	C
	34 Abbottsford Road	1898	Greenleaf and Cobb	Graffam	C
F-3	40 Abbottsford Road	1897	Greenleaf and Cobb	Graffam	C
F-4	43 Abbottsford Road	1897	Greenleaf and Cobb	Graffam	C
	46 Abbottsford Road	1901	Unknown	Graffam	C
F-5	51 Abbottsford Road	1897	Greenleaf and Cobb	Graffam	C
	150 Babcock Street	1896	Unknown	Waite	C
	156 Babcock Street	1895	Unknown	Brunelle	C
	162 Babcock Street	1897	Unknown	Wood	C
	170 Babcock Street	1895	Unknown	Burtchell	C
	182 Babcock Street	1895	Unknown	Hubbard	C
F-6	11 Manchester Road	1903	Unknown	McCabe	C
	12 Manchester Road	1902	Unknown	McCabe	C
	16 Manchester Road/	1906-7	Unknown	LeFrancis	NC
F-7	125 Stedman Street				C
	17 Manchester Road	1902	Unknown	McCabe	C
	23 Manchester Road	1899	Greenleaf and Cobb	Hunt	C
	28 Manchester Road	1899	Greenleaf and Cobb	Butler	NC
	29 Manchester Road	1898	Greenleaf	Graffam	C
	32 Manchester Road	1897	Greenleaf and Cobb	Stevens	C
F-8	33 Manchester Road	1899	Greenleaf and Cobb	Graffam	C
	34 Manchester Road	1897	Blaikie Brothers	Jenks	C
F-9	41 Manchester Road	1899	Greenleaf	Graffam	C
	42 Manchester Road	1901	Unknown	Black	C
F-10	47 Manchester Road	1897	Griffin	Graffam	C
	48 Manchester Road	1898	Blaikie Brothers	Roblin	NC
	51-9 Manchester Road	1929	Silverman and Brown	Dwight Realty	NC
	58 Manchester Road	1962	Ross	Mass. Beta-Upsilon Assoc	NC
	114 Naples Road	1895	Unknown	Graffam	C
F-11	122 Naples Road	1895	Park	Graffam	C
	127 Naples Road	1897	Unknown	Shapleigh	C
	132 Naples Road	1896	Unknown	Burleu	C

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

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

date entered

9-4-85

Continuation sheet

Item number

Page

Multiple Resource Area
Thematic GroupName Brookline MRAState MASSACHUSETTS

Nomination/Type of Review

Date/Signature

21. Elliot, General Simon,
HouseEntered in the
National Register

Keeper

Attest

Delores Byan 10/17/85

22. Emmett Cottage

Entered in the
National Register

Keeper

Attest

Delores Byan 10/17/85

23. Fernwood

Entered in the
National Register

Keeper

Attest

Delores Byan 10/17/85

24. Fire Station #7

Entered in the
National Register

Keeper

Attest

Delores Byan 10/17/85

25. Fisher Hill Historic District

Entered in the
National Register

Keeper

Attest

Delores Byan 10/17/8526. Francis, Dr. Tappan Eustis,
HouseEntered in the
National Register

Keeper

Attest

Delores Byan 10/17/85

27. Fuller, Peter, Building

Entered in the
National Register

Keeper

Attest

Delores Byan 10/17/85

28. Goddard, John, House

Entered in the
National Register

Keeper

Attest

Delores Byan 10/17/8529. Graffam Development
Historic DistrictEntered in the
National Register

Keeper

Attest

Delores Byan 10/17/85

30. Green Hill Historic District

Entered in the
National Register

Keeper

Attest

Delores Byan 10/17/85

85003271

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Graffam Development Historic District
(Brookline MRA)
Norfolk County
MASSACHUSETTS

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

Entered in the
National Register

Working No. 22 4 1985
Fed. Reg. Date: 2/3/87
Date Due: 10/3/85 - 10/19/85
Action: ☒ ACCEPT 10-17-85
☐ RETURN
☐ REJECT
Federal Agency: _____

Substantive Review: ☐ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

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

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

1. Name

2. Location

3. Classification

Category	Ownership Public Acquisition	Status Accessible	Present Use
----------	---------------------------------	----------------------	-------------

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? ☐ yes ☐ no

7. Description

Condition

- | | |
|------------------------------------|---------------------------------------|
| ☐ excellent | ☐ deteriorated |
| ☐ good | ☐ ruins |
| ☐ fair | ☐ unexposed |

Check one

- ☐ unaltered
☐ altered

Check one

- ☐ original site
☐ moved date _____

Describe the present and original (if known) physical appearance

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

8. Significance

Period _____ Areas of Significance—Check and justify below

Specific dates _____

Builder/Architect _____

Statement of Significance (*in one paragraph*)

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

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature

title

date

13. Other

- ☐ Maps
- ☐ Photographs
- ☐ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____

Comments for any item may be continued on an attached sheet



Graf Farm Development Historic District
Odd #s Abbottsford



MAR. 1979

Brookline (MA) MRA



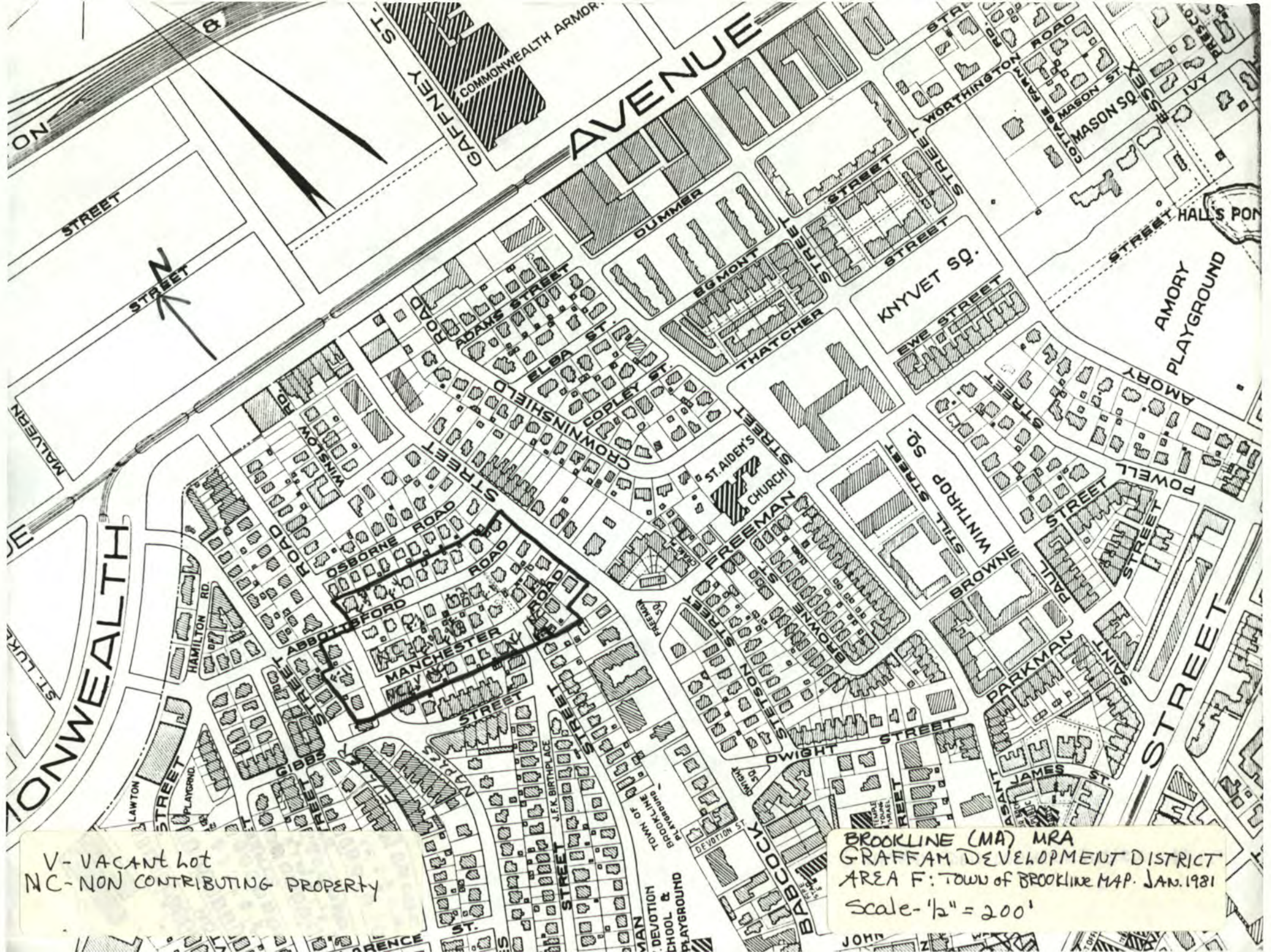
Grafton Development Historic District

Manchester - even #5

Manchester

MAR. 1979

Brookline (MA) MRA



V-VACANT lot
NC-NON CONTRIBUTING PROPERTY

BROOKLINE (MA) MRA
GRAFFAM DEVELOPMENT DISTRICT
AREA F: TOWN OF BROOKLINE MAP. JAN. 1981
Scale- $\frac{1}{2}$ " = 200'

file MRA
Grazzani HD
ROLLINS, ROLLINS, FOX & BUSH
ATTORNEYS AT LAW
220 BOYLSTON STREET
CHESTNUT HILL, MASSACHUSETTS 02167
(617) 969-7555

RECEIVED

JUL - 8 1985

MASS. HIST. COM.

JAMES LEVENSOHN
OF COUNSEL
969-7770

DANIEL G. ROLLINS (1910-1975)
SELMA R. ROLLINS
MYRON J. FOX
JOHN J. BUSH, JR.
RUTH SHARPE

June 27, 1985

Valerie A. Talmage
Executive Director
State Historic Preservation Office
Massachusetts Historical Commission
80 Boylston Street
Boston, MA 02155

Re: National Register Listing,
48 Manchester Road, Brookline

Dear Ms. Talmage:

Enclosed please find the objection of James and Grace Shen to the listing of the above-referenced property with the National Register of Historic Places.

Please advise if anything further needs to be done.

Very truly yours,

Myron J. Fox

Myron J. Fox

MJF:sg

Enclosure

OBJECTION TO LISTING

Shen, James C.Y. and Grace S.H.
48 Manchester Road 052 04-00
Brookline, MA 02146

The undersigned hereby certify that they are together
the sole owners of property located at 48 Manchester Road,
Brookline, Massachusetts, and that they object to the listing
of said property with the National Register of Historic Places.

Executed this 27th day of June, 1985.

James C.Y. Shen
JAMES C.Y. SHEN

Grace S.H. Shen
GRACE S.H. SHEN

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, S.S.

June 27, 1985

Then personally appeared the above-named JAMES C.Y. SHEN
and GRACE S.H. SHEN and acknowledged the foregoing to be their
free act and deed, before me,

W.F.H.
Notary public

My commission expires:

8/19/90