

P140355186

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

DATA SHEET

FOR NPS USE ONLY

RECEIVED APR 12 1977

DATE ENTERED JUL 25 1977

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORMSEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS**1 NAME**

HISTORIC

**

Gardner J. Kingman House

AND/OR COMMON

Sampson Funeral Home

2 LOCATION

STREET & NUMBER

309 Main Street

CITY, TOWN

Brockton

VICINITY OF

NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT
11th

STATE

Massachusetts

CODE

02401

COUNTY

Plymouth

CODE

023

3 CLASSIFICATION

CATEGORY

___DISTRICT

☒ BUILDING(S)

___STRUCTURE

___SITE

___OBJECT

OWNERSHIP

___PUBLIC

☒ PRIVATE

___BOTH

PUBLIC ACQUISITION

___IN PROCESS

___BEING CONSIDERED

STATUS

☒ OCCUPIED

___UNOCCUPIED

___WORK IN PROGRESS

ACCESSIBLE

☒ YES: RESTRICTED

___YES: UNRESTRICTED

___NO

PRESENT USE

___AGRICULTURE

___COMMERCIAL

___EDUCATIONAL

___ENTERTAINMENT

___GOVERNMENT

___INDUSTRIAL

___MILITARY

___MUSEUM

___PARK

___PRIVATE RESIDENCE

___RELIGIOUS

___SCIENTIFIC

___TRANSPORTATION

☒ OTHER: funeral

home

4 OWNER OF PROPERTY

NAME

Kenneth E. Sampson

STREET & NUMBER

108 Samuel Avenue

CITY, TOWN

Brockton

VICINITY OF

STATE

Massachusetts,

02401

5 LOCATION OF LEGAL DESCRIPTIONCOURTHOUSE,
REGISTRY OF DEEDS, ETC.

Plymouth County Registry of Deeds

STREET & NUMBER

Russell Street

CITY, TOWN

Plymouth

STATE

Massachusetts,

02360

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Inventory of the Historic Assets of the Commonwealth

DATE

1975

___FEDERAL ☒ STATE ___COUNTY ___LOCALDEPOSITORY FOR
SURVEY RECORDS

Massachusetts Historical Commission

CITY, TOWN

Boston

STATE

Massachusetts,

02108

7 DESCRIPTION

CONDITION

☒ EXCELLENT
☐ GOOD
☐ FAIR

☐ DETERIORATED
☐ RUINS
☐ UNEXPOSED

CHECK ONE

☐ UNALTERED
☒ ALTERED

CHECK ONE

☒ ORIGINAL SITE
☐ MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Gardner J. Kingman House is located at 309 Main Street in Brockton, Massachusetts. The property consists of 2/3 of an acre of well landscaped lawns, shrubbery, and trees.

Undoubtedly the finest Queen Ann style house in Brockton, it was designed by Wesley Lyng Minor for Gardner J. Kingman in 1886, and has been little altered since its completion.

The Kingman House is a 2½ story red brick and terra-cotta structure of irregular plan and massing. The stories are defined by elaborately decorated terra-cotta string courses. The high ridge roof has intersecting gables, both of which are flanked by a hipped dormer on either side. The roof is covered entirely with red slate, complementing the red brick walls. There is a freestanding volute at the peak of each roof ridge. The entablature of the building is ornamented by gradually stepped out courses under the overhanging eaves. The two chimneys are elaborately decorated by brick panelling and battering. The north elevation gable end chimney is of the (English influenced) double flue type. The buildings' many window openings are of varied forms and sizes. The first and second story windows are flat topped; the attic story window openings are primarily round arched. Fenestration is 1/1, with the largest windows in the projection, smaller windows on the elevations, and smallest windows in the dormers and gable pediments. An outstanding feature is the numerous stained glass windows, many of which possess hues which cannot be duplicated because of the loss of formulas during W.W. II. All of the windows, except those in the north elevation chimney, are headed by flat sandstone entablatures.

The facade faces east toward Main Street. There is a two story three sided bay on the southern end. It is crowned by an elaborate terra-cotta frieze, and a projecting flat roof cornice. The facade gable contains a particularly wide Palladian window, with elaborate Baroque style terra-cotta decoration and the date "1886" overhead.

The main entrance and a one story porch are situated on the south elevation. The flat roofed entry porch has a series of arches ending in decorated columns, and a stone balustrade. On the western end of the south elevation is a two story bay window identical to the one on the facade. The center portion of the elevation has tripled jack arched windows on the second story, and doubled round arched windows in the gable. The gable pediment is decorated with terra-cotta

The north elevation has a wide, projecting center bay in the intersecting gable. This three sided bay has two stained glass windows, one on the first and one on the second story of the chimney. The first and second stories of the projection are angled to create a three sided bay. The resulting overhangs at the attic floor are supported by engaged conical consoles. An end chimney occupies the center of the bay. The chimney is flanked by round arched windows in the attic story and by oculus windows on both the east and west sides of the projection.

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PAGE

Gardner J. Kingman House

7

1

A brick porte cochere was added to the south elevation when the house was acquired by the Sampson Funeral Home in 1927. In 1960 an electric elevator was installed on the rear elevation, and a garage was built beneath the building with its entrance ramp also on the rear elevation. A carriage house behind the building was demolished in 1960 to create a larger parking area.

The interior of the building has hand carved woodwork of cherry, oak, and mahogany, and intricate parquet floors. The walls and ceilings are covered with fresco paintings by Alexander Pindikowsky. A German medieval theme is used in the ceiling medallion of the staircase hall. The hall frieze, painted in bronze, orange, and green, was influenced by the enframements of the portraits in the President's Room at the Capitol. The dining room walls are decorated with conventional fruit and floral motifs. The drawing room has cherubic panels. The octagonal library is decorated in a Byzantine scheme in a manner similar to that used by Pindikowsky at "The Cloister", the Newport, Rhode Island home of J. P. Kernochan. An especially attractive feature in the library is the cherry hooded fireplace with a stained glass window made structurally possible by the double flue chimney.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
—PREHISTORIC	—ARCHEOLOGY-PREHISTORIC	—COMMUNITY PLANNING	—LANDSCAPE ARCHITECTURE	—RELIGION
—1400-1499	—ARCHEOLOGY-HISTORIC	—CONSERVATION	—LAW	—SCIENCE
—1500-1599	—AGRICULTURE	—ECONOMICS	—LITERATURE	—SCULPTURE
—1600-1699	☒ ARCHITECTURE	—EDUCATION	—MILITARY	—SOCIAL/HUMANITARIAN
—1700-1799	☒ ART	—ENGINEERING	—MUSIC	—THEATER
☒ 1800-1899	—COMMERCE	—EXPLORATION/SETTLEMENT	—PHILOSOPHY	—TRANSPORTATION
—1900-	—COMMUNICATIONS	☒ INDUSTRY	—POLITICS/GOVERNMENT	—OTHER (SPECIFY)
		—INVENTION		

SPECIFIC DATES 1886

BUILDER/ARCHITECT Wesley Lyng Minor

STATEMENT OF SIGNIFICANCE

The Gardner J. Kingman House is significant as an exceptional example of the Queen Anne style. The red brick and terra-cotta mansion is the first and finest house of its kind and material in Brockton. It is unusual in that its main entrance and porch are on the south side, thus allowing a more monumental facade facing the street.

The house was commissioned by Gardner Josiah Kingman in 1886 and was designed by Wesley Lyng Minor. Mr. Kingman was a member of one of Brockton's oldest and most distinguished families. He became successful in the shoe and boot industry. He had an office in Boston by 1866, and moved to New York to go into brokerage in the 1870's. Mr. Kingman returned to Brockton in 1880. In addition to his involvement in the shoe industry, Mr. Kingman subdivided and sold much land in the Campello section of the city and was a director of the Home National Bank and a trustee of the Brockton Savings Bank.

Architect Wesley Lyng Minor is most widely known for his design of the Brockton City Hall, (National Register, March 1976). He began his training in the late 1860's in New Bedford as an apprentice carpenter to his father, John Wesley Minor. At the same time he studied drawing and architecture with Professor Hamblin, a retired architect. Minor then worked for James McArthur, Jr., architect of the Philadelphia City Hall, and later for Richard Morris Hunt in New York City. Minor settled in Brockton in 1882, and became the architect for many of the city's finest buildings. Among these are the W. L. Douglas and Dr. E. E. Dean Houses, the Home Bank and Bixby Building and the Times Building.

Alexander Pindikowsky, the designer of the interior fresco paintings, was trained in Europe. He was one of the few successful fresco painters in America in the late nineteenth century. In addition to this house, he is credited with paintings at the Opera House in Laconia, New Hampshire and in Frederick Vanderbilt's first Breakers at Newport (1878). The elaborate terra-cotta ornament on the exterior, which had been introduced to America only a decade and a half earlier, mirrors the style of many of the interior frescos.

The Sampson family purchased this house in 1927 for use as a Funeral Home. In 1974 the New England Chapter of the Victorian Society in America awarded the Sampsons its Annual Conservation Award stating that "this distinctive mansion should...serve as a model for sensitive adaptations of domestic design in the many other large Victorian homes now used for this purpose."

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Brockton Enterprize, April 2, 1887, Description of the Gardner J. Kingman House.
Brockton Enterprize, April 15, 1935, Obituary of W.L. Minor.
309 Main Street, Brockton, Massachusetts, Margaret Henderson Floyd, brochure, 1973.
History of Brockton, Plymouth County, Massachusetts, Bradford J. Kingman,
D. Mason & Co., Syracuse, N.Y., 1895.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than one acre

UTM REFERENCES

A

1	9	3	3	2	8	4	0	4	6	6	0	3	4	0
ZONE				EASTING				NORTHING						

B

ZONE				EASTING				NORTHING						

C

ZONE				EASTING				NORTHING						

D

ZONE				EASTING				NORTHING						

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Blaine Mallory and Joseph Orfant, National Register Editor
(John R. Wilson, Brockton Planner)

ORGANIZATION

Massachusetts Historical Commission

DATE

January 11, 1977

STREET & NUMBER

294 Washington Street

TELEPHONE

617-727-8470

CITY OR TOWN

Boston

STATE

Mass., 02108

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL ☐

STATE ☐

LOCAL ☒

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

Elizabeth Reed Amador

TITLE

Executive Director, Mass. Historical Commission

DATE

3/16/77

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

5/25/77

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

KEEPER OF THE NATIONAL REGISTER

ATTEST:

Charles A. ...

DATE

7-22-77

KEEPER OF THE NATIONAL REGISTER

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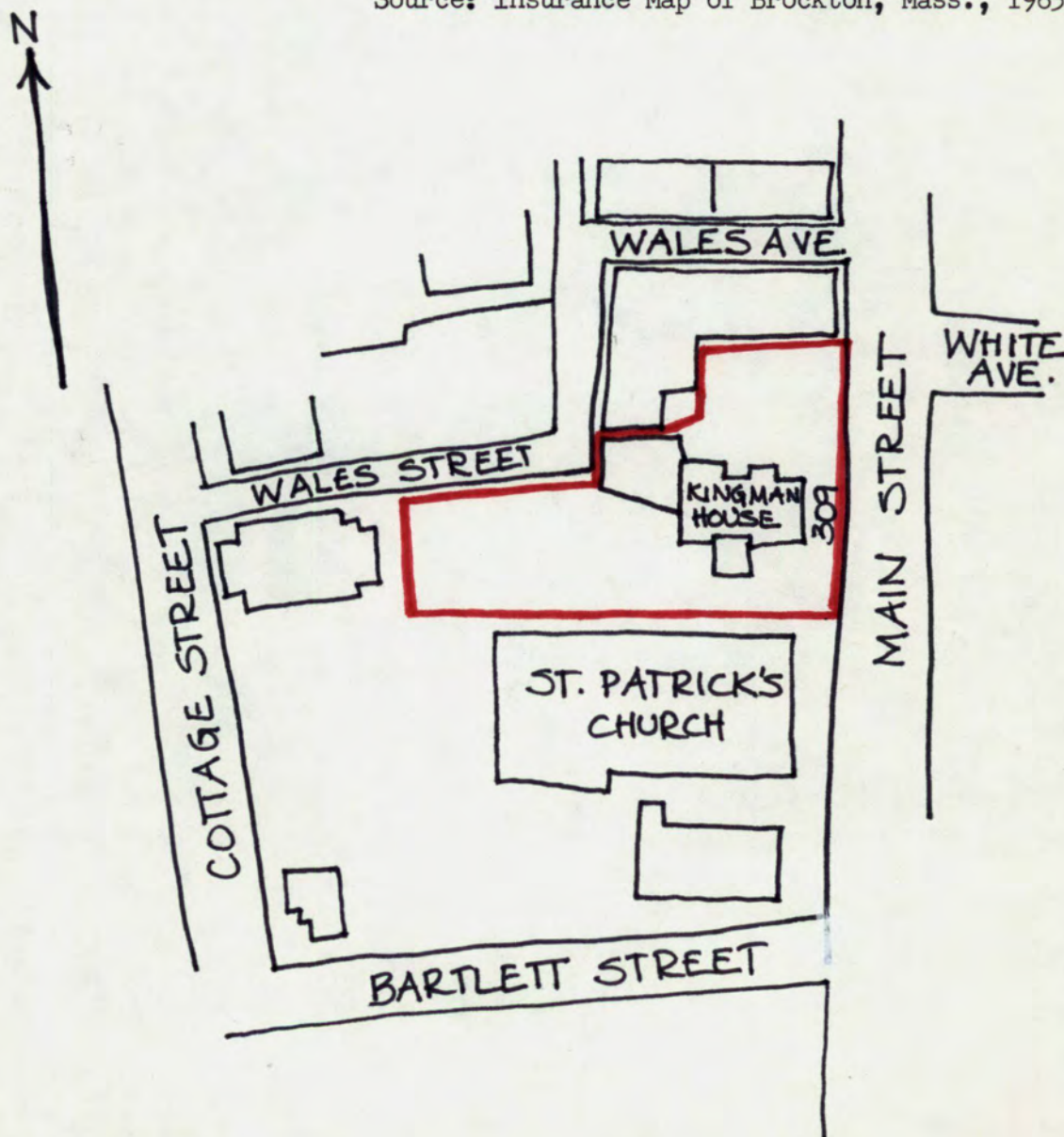
CONTINUATION SHEET

ITEM NUMBER

PAGE

Gardner J. Kingman House
Brockton, Massachusetts
Sketch Map
Scale: 1"=100'

Source: Insurance Map of Brockton, Mass., 1963



Property Kingman, Gardner J., House

State Massachusetts Working Number 4.12.77.582

Plymouth

TECHNICAL

Photos 2
Maps 1

CONTROL

pl
OK 4.18.77

HISTORIAN

Accept
Franklin
7.7.77

ARCHITECTURAL HISTORIAN

Accept
Lebowich
5.26.77

ARCHEOLOGIST

OTHER

HAER

Inventory _____

Review _____

REVIEW UNIT CHIEF

Accept
Cole
7-19-77

BRANCH CHIEF

Shurp
7.22.77

KEEPER

W
7/25

National Register Write-up

Send-back _____

Entered

JUL 25 1977

Federal Register Entry

9.6.77

Re-submit _____

INT:2106-74



Gardner J. Kingman House
Brockton, Massachusetts
July, 1976

APR 12 1977

John R. Wilson

Plymouth County

Office of the City Planner

Brockton City Hall

Brockton, Mass.

JUL 25 1977

Photo #102

Looking northwest toward east facade
and south elevation.

DAVIDSON STUDIO, INC.

448 PEARL STREET

BROCKTON, MASS. 02401

TEL: 586-1124

PROPERTY OF THE NATIONAL REGISTER



Gardner J. Kingman House
Brockton, Massachusetts
July, 1976

John R. Wilson

Office of the City Planner

Brockton City Hall

Brockton, Mass.

Photo #2 of 2

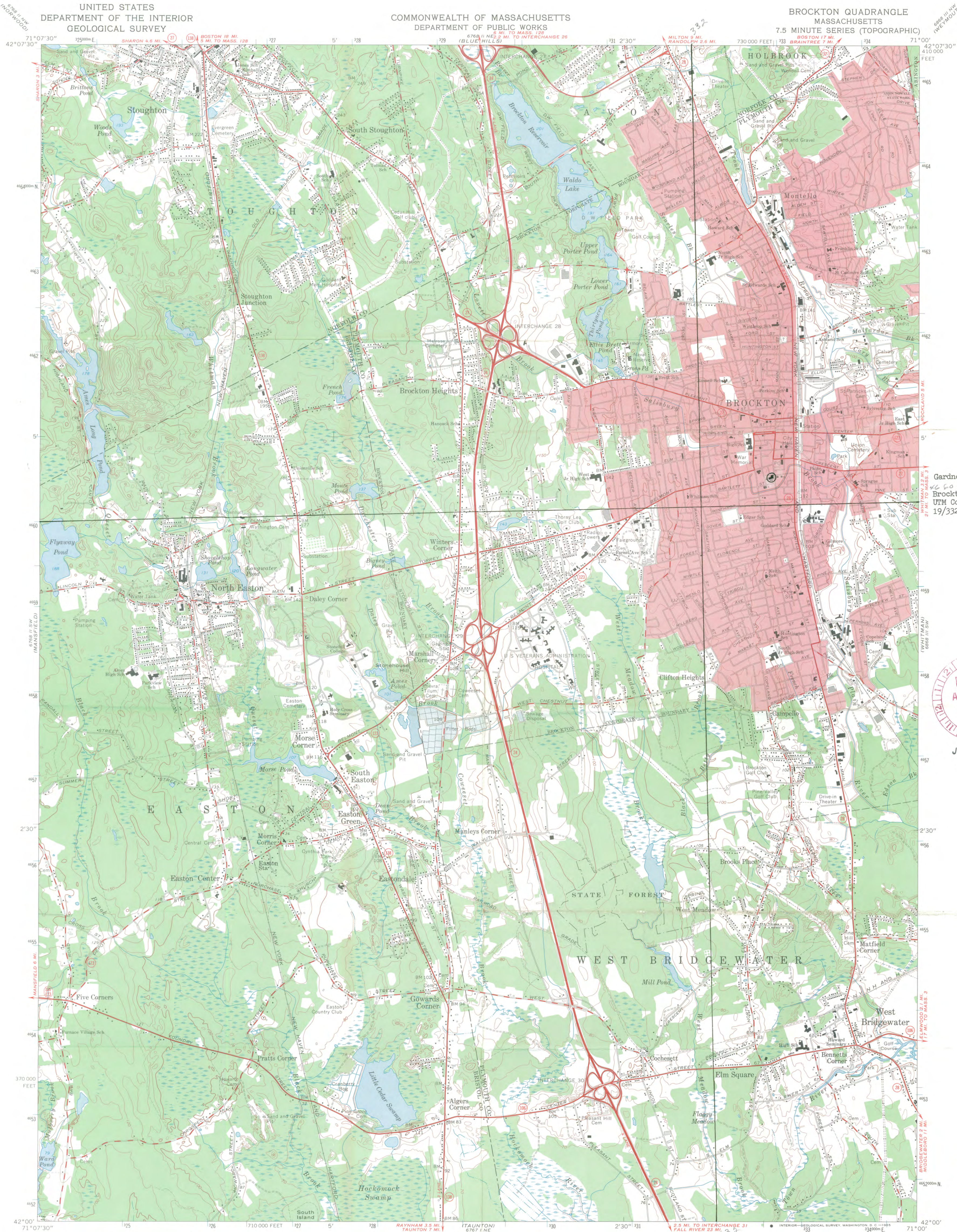
Looking southwest toward east facade
and north elevation.

APR 12 1977

Plymouth County

JUL 25 1977

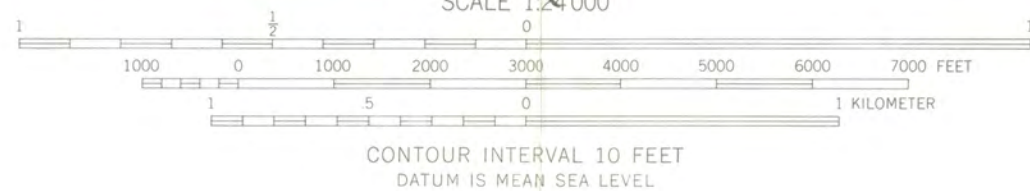
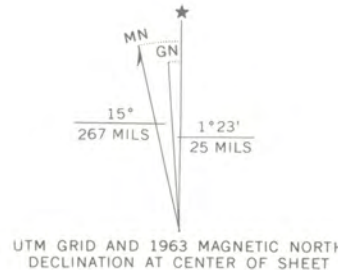
PROPERTY OF THE NATIONAL REGISTER



Gardner J. Kingman
4660 House
Brockton, Mass.
UTM Coordinates:
19/332 840/4660 340



Mapped, edited, and published by the Geological Survey
Control by USGS, USC&GS, and Massachusetts Geodetic Survey
Planimetry by photogrammetric methods from aerial photographs
Topography by planimetric surveys 1936. Revised 1963
Polyconic projection. 1927 North American datum
10,000-foot grid based on Massachusetts coordinate system,
mainland zone
1000-meter Universal Transverse Mercator grid ticks,
zone 19, shown in blue
Red tint indicates areas in which only landmark buildings are shown



CONTOUR INTERVAL 10 FEET
DATUM IS MEAN SEA LEVEL



ROAD CLASSIFICATION
Heavy-duty ——— Light-duty ———
Medium-duty ——— Unimproved dirt ———
○ State Route

BROCKTON, MASS.
N4200—W7100/7.5

1963

AMS 6768 II SE—SERIES 7814

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, WASHINGTON, D. C. 20242
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ENTRIES IN THE NATIONAL REGISTER

STATE MASSACHUSETTS

Date Entered JUL 25 1977

<u>Name</u>	<u>Location</u>
Central Fire Station	Brockton Plymouth County
Snow Fountain and Clock	Brockton Plymouth County
Kingman, Gardner J., House	Brockton Plymouth County

Also Notified

Hon. Edward M. Kennedy
Hon. Edward W. Brooke
Hon. James A. Burke
Regional Director, North Atlantic
Region

State Historic Preservation Officer
Mrs. Elizabeth R. Arndson
Executive Director, Massachusetts
Historical Commission
254 Washington Street
Boston, Massachusetts 02103

NATIONAL REGISTER DATA SHEET

1 NAME as it appears on federal register: Kingman, Gardner J., House		2 OTHER NAMES: Sampson Funeral Home		3 date of entry: JUL 25 1977		4 county code: 23	
5 LOCATION street & number 309 Main St.		city / town Brockton		vicinity of MA		county Plymouth	
7 OWNER ☒ PRIVATE ☐ STATE ☐ MUNICIPAL ☐ COUNTY ☐ MULTIPLE ☐ FEDERAL (agency name)		8 ADMINISTRATOR:		6 NPS REGION: NA			
9 EXISTING SURVEYS ☐ NABS ☐ NAER ☐ NHL		10 FUNDED? ☐ YES ☐ NO		11 CONGRESS. DISTRICT 11th		12 SOURCE of NOMINATION ☒ STATE ☐ FEDERAL if state who prepared form?	
13 WITHIN NATIONAL REGISTER HISTORIC DISTRICT? ☐ YES, NAME ☐ NO		14 WITHIN NATIONAL HISTORIC LANDMARK? ☐ YES, NAME ☐ NO		15 ACREAGE 1.5		16 LOCAL ☐ PRIVATE ORGANIZATION ☐	
18 CONDITION ☐ excellent ☐ deteriorated ☐ good ☐ fair ☐ ruins ☐ unexposed ☐ unexcavated ☐ altered ☐ unaltered ☐ reconstructed ☐ excavated		19 original site ☐ original site ☐ moved ☐ unknown		17 features: INTERIOR ☐ SUBSTANTIALLY INTACT-1 ☐ NOT INTACT-0 ☐ UNKNOWN-4 ☐ NOT APPLICABLE-7 EXTERIOR ☐ SUBSTANTIALLY INTACT-2 ☐ NOT INTACT-0 ☐ UNKNOWN-5 ☐ NOT APPLICABLE-8 ENVIRONS ☐ SUBSTANTIALLY INTACT-3 ☐ NOT INTACT-0 ☐ UNKNOWN-6 ☐ NOT APPLICABLE-9			
20 ACCESS ☐ YES-Restricted ☐ YES-Unrestricted ☐ No Access ☐ Unknown		21 ADAPTIVE USE ☐ YES ☐ NO		22 SAVED? ☐ YES ☐ NO		23 IS PROPERTY A HISTORIC DISTRICT? ☐ yes ☐ no	
24 AREAS OF SIGNIFICANCE: ☐ ARCHEOLOGY-prehistoric-2 ☐ COMMERCE-6 ☐ ARCHEOLOGY-historic-1 ☐ COMMUNICATIONS-7 ☐ AGRICULTURE-3 ☐ CONSERVATION-8 ☒ ARCHITECTURE-4 ☐ ECONOMICS-9 ☒ ART-5 ☐ EDUCATION-10		☐ ENGINEERING-11 ☐ ENTERTAINMENT-26 ☐ EXPLORATION-12 ☐ HEALTH-27 ☐ INDUSTRY-13 ☐ INVENTION-14		☐ LANDSCAPE ARCH.-15 ☐ LAW-16 ☐ LITERATURE-17 ☐ MILITARY-18 ☐ MUSIC-19 ☐ PHILOSOPHY-20		☐ POLITICS/GOVT.-21 ☐ RELIGION-22 ☐ SCIENCE-23 ☐ SOCIAL/HUMANITARIAN-24 ☐ SOCIAL/CULTURAL-30 ☐ TRANSPORTATION-25	
25 functions WHEN HISTORICALLY SIGNIFICANT: CURRENTLY:		26 dates of initial construction: 1886 major alterations: historic events:		27 CLAIMS: explain 'first' ☐ 'oldest' ☐ 'only' ☐			
28 architectural style(s): Queen Anne		29 architect: Wesley Lyng Minor		30 master builder:		31 engineer:	
32 landscape architect/garden designer:		33 interior decorator:		34 artist:		35 artisan:	
36 builder/contractor:							
37 NAMES give role & date PERSONAL: Josiah Kingman - Shoe And Boot Manufacturer, Banker EVENTS: INSTITUTIONAL:							

38 NATIONAL REGISTER WRITE-UP

BRICK, RECTANGULAR, 2 STORY, GABLES, BAYS, ELABORATE CORNICE AND STAIRCASE DETAILS
PORCH CORNICE, STAIRGLASS

OUTSTANDING EXAMPLE OF QUEEN ANNE

WLL 5/26/77