

FORM A - AREA

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

Form numbers in this area	Area letter
1-37	P

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

Photo number _____

Town Brookline MRA

Name of area (if any) Cypress/Emerson

Historic District

General date or period 1872-1895

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)

Note: This district runs from
one USGS Quadrangle to another.

See attached map

Boston South Quadrangle

UTM References:

A: 19/325200/4689700

B: 19/324980/4689600

C: 19/324920/4789660

D: 19/324930/4689860

Newton Quadrangle

UTM References:

A: 19/324910/4689660

B: 19/324880/4689580

C: 19/324810/4689660

D: 19/324920/4689800

Recorded by Carla Benka

Organization Brookline Historical Com.

Date September, 1983

(Staple additional sheets here)

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

Three major streets make up this area: Waverly, Emerson, and Cypress. Waverly and Emerson contain a collection of mid and late Victorian one and two family houses, ranging in style from Panel Brick to Georgian Revival. At the eastern end of Waverly Street is Emerson Garden, a semi-circular park and reminder of the time during which Elijah Emerson's house and outbuildings were the only structures on an estate noted for its fine collection of trees and horticultural specimens. The oldest house in the neighborhood is the southern portion of 58-60 Waverly Street, built in 1827 in the Greek Revival style by Amos Atkinson, a merchant. The house was enlarged, probably by S.A. Walker, developer of White Place and local autioneer, who lived on Cypress Street. Waverly Street should be noted for its exceptional diversity of 19th and early 20th century styles, including Greek Revival, Mansardic, Panel Brock, Queen Anne, Stick Style influence, and Colonial Revival. Noteworthy, too, are the

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

Cypress Street was laid out in 1719 as a Town Road running from Watertown Road (Washington Street) into the Sherburne Road (now Walnut Street) for the "convenience" of the people in the north part of the Town going to meeting". It was first known as the New Lane and was not renamed until 1840. Originally a narrow way extending through woods and bushes, the street was widened in 1856 using land which was donated to the town by then-owner Moses Jones.

The west side of the street, being low and swampy due to the course of the Village Brook which flowed near this area, was subject to flooding. It was thought that during an earlier age, "there was a pond covering all of the level ground on both sides of Cypress Street between Washington Street and Boylston Street. In attempts to drain it in the early 1800s large tree stumps and beds of clam and other shells were found from six to ten feet below the surface." During the widening in 1856, the land was walled up to some three feet above the level of the road.

During the 18th century, land along either side of Cypress Street in this area belonged to the Croft (Craft) and Davis families; it remained in the lands of those families as well as the Clark family (related to the Crofts through marriage) through 1822. During the 1830s, Moses Jones purchased land to the south of the Davis holdings and turned a portion of it into "one of the most productive fruit and vegetable farms of any in the

BIBLIOGRAPHY and/or REFERENCES

Harriet Woods, Historical Sketches of Brookline, pp. 188-189
Theodore Jones - Land Ownership in Brookline
Atlases- 1874, 1884, 1888, 1893, 1897, 1900
Boston Directories
Brookline Directories
Maps- 1844, 1855, 1871

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community:
Brookline

Form No:
P

Property Name: Cypress/Emerson Area

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

ARCHITECTURAL SIGNIFICANCE

handsome foundations to be found at almost every Waverly Street address.

The section of Cypress Street which runs south from its intersection with Washington Street to Davis Avenue contains eighteen residential properties, most of which appeared during the 1880's. With a basically uniform set-back from the tree-lined street, the majority of houses are large, multi-family structures which were designed in variations of the late Second French Empire and Queen Anne styles. Because seven of them were built by Daniel Russell, the uniformity becomes even more pronounced. Other houses which were not built by Russell but date from approximately the same time period, are also large, rambling Queen Anne-type dwellings. Many are of a similar scale with similar architectural features such as asymmetrical massing, pedimented dormers, bay windows, large front porches, gable and hip roofs, decorative cornices, and friezes, and polygonal bays. The use of decorative shingles (staggered butt, imbricated fish scales, and undulating types) is another important feature and one which can also be seen on Waverly Street.

HISTORICAL SIGNIFICANCE

vicinity." Local lore states that ~~he~~ was particularly famous for the celery which he grew. Jones also purchased 27 acres of the swamp land and described above, some of which was heavily timbered, for \$4000. Having cleared and drained the land, he sold a great deal of its heavy oak timber to Boston shipbuilders. Jones also planted apple and peach orchards on the south side of the hill between the Aspinwall and Blake holdings.

The Moses Jones house, which once fronted Cypress Street, was built c. 1835. The house and land were left to Jones' son, Moses, whose widow Susan moved the house to 23-5 Elm Street (once called Jones Avenue) where it stands today. In 1844, there were three houses along the east side of Cypress Street, but none along the west side. Owners of these homes, according to the 1844 map, were Moses Jones; S.A. Walker, a local auctioneer and developer; and George Searle, whose daughter Lucy, a lady of "much culture and taste" ran a boarding school for young ladies in one half of the house.

In 1855, a number of houses stood on Cypress Place, now Stanton Road. By 1874, two of the houses now standing had been built: #26 Cypress Street, owned by James Seamans, and 34-36 Cypress Street, owned by Horace James. Seamans was a Brookline Village grocer who owned property on White Place, Washington Place (now Davis Avenue) and a wooden store on Washington Street which was later replaced by the large brick commercial structure designed by Shepley, Rutan, and Coolidge in 1888 which stands today. (#256 Washington Street). Horace James was a mason and a town selectman for 34 years. Undeveloped land at this time belonged to the Jones, Seaver, Crafts, and Russell families. Russell would eventually build seven houses on this part of the street. By 1874 the other houses fronting Cypress Street (which have since been demolished) belonged to John Sturtevant and the Crafts family.

Staple to inventory form at bottom

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Brookline	Form No: P
Property Name: Cypress/Emerson Area	

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

Historical Significance

Number 58-60 Waverly Street belonged to John Sturtevant in 1874 and fronted Cypress Street; it has been altered since.

The 1880's saw an increase in building activity including the construction of the seven Russell houses which were built between 1880 and 1886. Although in 1884 the Jones property was still intact, by 1888 nine houses had been constructed on part of the former Jones farm (four houses on Cypress Street, one on Davis Avenue, and four on Elm Street), and by 1896, all of the present houses, with the exception of #30 Cypress Street, had been erected.

The 1880's was also the decade during which Elijah Emerson began to develop his holdings. The land which he owned, located in the lower half of a triangle formed by Washington, Cypress, and Boylston Streets, was originally part of the 250 acre land grant belonging to the Reverend John Cotton. By 1746 it belonged to the Davis family in whose hands it remained through 1822. By 1846 some of the Davises holdings had been sold to Elijah Emerson, a wealthy merchant, director of the Second National Bank, and president of the Middlesex Horse Railroad. Emerson's 1846 house, subsequently altered and now located at 74 Davis Avenue, once stood in the middle of what is now the park.

Emerson's property straddled the north and south sides of Washington Place (now Davis Avenue) as well as what are now Emerson, Waverly, and part of Thayer Streets. At the time of the development of his land he owned eight holdings, including his own home, a stable, caretaker's cottage, and five rental properties. By 1888 he had increased his holdings to ten structures. Of the houses which remain, Elijah Emerson built #53-55 Davis Avenue (1884); #16 Emerson (1893); #28 Emerson (1894-5); and 25-7 Waverly (1892).

After Emerson's death, his two daughters, Sarah Davis and Mrs. T.S. Arnold sold two acres of their family's estate to the town at the reduced rate of \$45,000. The houses on the land were moved to their present locations of 72 Davis Avenue and 74 White Place, and the two acres became a park.

A number of the houses in this area were built before building permits were issued, consequently the architects are unknown. Those who did design homes in this area were Arthur Bowditch (79 Cypress St.-1895), architect of the Stoneholm on Beacon Street; F. Manton Wakefield (22 Emerson, 29 Thayer, 25-7 and 33-35 Waverly, 155 Davis, and 151 Davis) who worked in the office of H.H. Richardson and lived at the corner of Cypress Street and Walnut Street; and Charles Rutan, partner in the firm of Shepley, Rutan and Coolidge, successors to Richardson. Rutan bought a parcel of land from Emerson and built his home and carriage house at 109-111 Davis Avenue as well as two houses on Elm Street.

First owners of homes in the area included men who worked in Brookline,
Staple to Inventory form at bottom

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community:

BROOKLINE

Form No:

P

Property Name: Cypress/Emerson Area

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

such as James Seamans, Horace James, and Dr. Kittredge, as well as Alexis French, town engineer from 1894 and 1915 and apprentice to Frederick Law Olmsted. Milton Reynolds, a carpenter and builder, constructed 33-5 Waverly Street and worked from his office at 65 Kent Street. Isaac Paine, who built 36 Waverly Street, was a partner in Paine Brothers, a hardware store in nearby Harvard Square. Paine's brother built #28 Emerson Street. Across the street was #37, first owned by G.P. Johnson who fish market was located in the Guild's Block on Washington Street, while John Shields (47 Waverly), manufactured fishing tackle at 116-8 Cypress Street. David Kenrick of Kenrick Brothers, "Stoves, Tinware, etc", on Washington Street, owned #53 Waverly. Other owners worked in Boston, and many were identified as merchants in the directories. John Sturtevant who lived at 58-60 Waverly Street and eventually built 42-44 Cypress as well as two houses on Waverly, was the owner of one of the oldest as well as the largest wool manufacturing firms in the country.

The growth of this neighborhood coincided with the growth of the Brookline Village commercial area as we know it today. Accessibility to the area as well as the nearby civic center and public transportation were undoubtedly important factors in determining the residential desirability of the neighborhood. For the most part, the houses have remained intact and the considerable amount of renovation and rehabilitation work now in evidence indicates the ongoing appeal of the area as a residential community.

The Cypress/Emerson area meets NR criteria A and C, being a neighborhood whose development reflects the growth of the Town, particularly during the period following the Civil War and whose houses are fine examples of mid to late Victorian domestic architecture, with special emphasis on the late mansard and Queen Anne styles.

Staple to Inventory form at bottom

CYPRESS/EMERSON DISTRICT - AREA P
PAGE TWO

<u>MAP#</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ARCHITECT</u>	<u>ORIGINAL OWNER</u>	<u>STATUS</u>
P-36	48-50 Waverly St.	1887	Unknown	John Sturtevant	C
P-17	53 Waverly St.	1895	B.W. Neal	George Boynston	C
P-16	57 Waverly St.	1875	Unknown	David Kenrick	C
P-37	58-60 Waverly St.	1827; c.1850s	Unknown	Amos Atkinson; Samuel A. Walker	C

CYPRESS/EMERSON DISTRICT - AREA P

<u>MAP#</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ARCHITECT</u>	<u>ORIGINAL OWNER</u>	<u>STATUS*</u>
	21-5 Cypress St.	1925	Richardson, Barrat & Richardson	Mrs. Arthur W. Blake	C
P-15	26 Cypress St.	1872	Unknown	James Seamans	C
	30 Cypress St.	1932	Private Plans	Nathan Sklaver	NC
P-1	31 Cypress St.	1887	Unknown	Alexis French	C
P-14	34-6 Cypress St.	1874-5	Unknown	Horace James	C
P-2	35 Cypress St.	1884	Unknown	Alexis French	C
P-3	39-41 Cypress St.	1880	Unknown	Daniel W. Russell	C
P-13	42-4 Cypress St.	1892	Unknown	John Sturtevant	C
P-4	47-9 Cypress St.	1881	Unknown	Daniel W. Russell	C
P-12	54 Cypress St.	1885	Unknown	George Carpenter	C
P-11	62-4 Cypress St.	1887	Unknown	Daniel W. Russell	C
P-6	69 Cypress St.	1882	Unknown	Francis B. Hayes	C
P-10	70-2 Cypress St.	1886	Unknown	Daniel W. Russell	C
	76 Cypress St.	1886	Unknown	Daniel W. Russell	C
P-7	79 Cypress St.	1895	Arthur Bowditch	Joseph Kittredge	C
	83 Cypress St.	1896	Unknown	T.F. Baxter	C
P-9	86 Cypress St.	1885-6	Unknown	Daniel W. Russell	C
P-26	53-51 Davis Avenue	1884	Unknown	Elijah Emerson	C
P-28	109-111 Davis Avenue	1889	Charles Rutan	Charles Rutan	C
P-8	151 Davis Avenue	1894	F.M. Wakefield	Lewis Keiffer	C
P-27	Emerson Garden	1907	Alexis French	Town of Brookline	C
P-29	6-8 Emerson Street	1922	Harry Ramsay	Elizabeth Greenwood	NC
P-30	16 Emerson Street	1893	Olin Cutter	Elijah Emerson	C
P-31	22 Emerson Street	1896	F.M. Wakefield	Joseph Meader	C
P-32	28 Emerson Street	1894-5	Unknown	Emerson Estate	NC
P-33	34 Emerson Street	1897	Unknown	George Bray	C
P-5	3 Gorham Avenue	1880	Unknown	Daniel W. Russell	C
P-23	29 Thayer Street	1893	F.M. Wakefield	M.F. Reynolds	C
P-25	11 Waverly Street	1889	Unknown	Louisa Graves	C
P-24	19 Waverly Street	1894	Unknown	Julia O'Dell	C
P-22	25-7 Waverly Street	1892	F.M. Wakefield	Elijah Emerson	C
P-21	33-5 Waverly Street	1897	F.M. Wakefield	M.F. Reynolds	C
P-34	36 Waverly Street	1892	Brewan	Isaac Paine	C
P-20	37 Waverly Street	1889	Rand and Taylor	A. Marion Johnson	C
P-19	41-3 Waverly Street	1875; 78	Unknown	C.H. and Elizabeth James	C
P-35	44-6 Waverly Street	1887	Unknown	John Sturtevant	C
P-18	47 Waverly Street	1882	Unknown	John Shields	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

9/14/85

Continuation sheet

Item number

Page

Multiple Resource Area
Thematic GroupName Brookline MRA
State MASSACHUSETTS

Nomination/Type of Review

Date/Signature

11. Cabot, Lewis, Estate

Entered in the
National Register

Keeper

Helena Byers 10/17/85

Attest

12. Candler Cottage

Entered in the
National Register

Keeper

Helena Byers 10/17/85

Attest

13. Chestnut Hill Historic
DistrictEntered in the
National Register

Keeper

Helena Byers 10/17/85

Attest

14. Child, Isaac, House

Entered in the
National Register

Keeper

Helena Byers 10/17/85

Attest

15. Corey, Timothy, House #1

Entered in the
National Register

Keeper

Helena Byers 10/17/85

Attest

16. Corey, Timothy, House #2

Entered in the
National Register

Keeper

Helena Byers 10/17/85

Attest

17. Cypress-Emerson Historic
DistrictEntered in the
National Register

Keeper

Helena Byers 10/17/85

Attest

18. Davis, Robert S., House

Entered in the
National Register

Keeper

Helena Byers 10/17/85

Attest

19. Davis, Thomas Aspinwell,
HouseEntered in the
National Register

Keeper

Helena Byers 10/17/85

Attest

20. Douglass, Alfred, House

Entered in the
National Register

Keeper

Helena Byers 10/17/85

Attest

85003257

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Cypress--Emerson Historic District (Brookline
MRA)
Norfolk County
MASSACHUSETTS

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

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

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



Cypress / Emerson W.D.



Cypress to ST
lost - Dross + wash.

Brookline (MA) MRA



Cypress/Fernsides 14.D.

44-46 } Weekly
48-50 }

Brookline (MA) MRA

BROOKLINE (MA) MRA
TOWN OF BROOKLINE MAP. JAN. 1981
1/2" = 200'
NC - NON contributing property
V - vacant lot

$$1/2'' = 200'$$

NC - NON contributing property
V - vacant lot

Cypress Emerson #2
Bf
RECEIVED

JUN 24 1985

MASS. HIST. COMM.

Serge M. Blinder
41 Cypress Street
Brookline, MA 02146

June 21, 1985

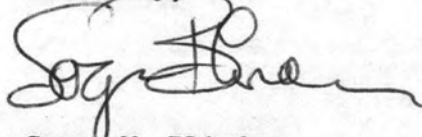
Massachusetts Historical Commission
80 Boylston Street
Boston, MA 02116

Attn: Valerie A. Talmage

Dear Ms. Talmage:

I enjoyed your presentation the other night. This letter will confirm my desire for my property at 41 Cypress Street, Brookline, to be listed in the National Register of Historic Places.

Sincerely,



Serge M. Blinder

July 2, 1985

Massachusetts Historical Commission

RECEIVED

Valerie A. Talmage, Executive Director

JUL - 8 1985

MASS. HIST. COMM.

Dear Ms. Talmage,

I, Frances G. Corcoran, sole owner
of the property at 35 Cypress Street, Brookline,
hereby state that I choose to object to
said property being listed for nomination
to the National Register of Historic Places.

Sincerely,

Frances G. Corcoran

35 Cypress Street

Brookline, Mass. 02146

566-2216



Cypress Emerson HD

The Commonwealth of Massachusetts

Office of the Secretary of State
Michael Joseph Connolly, Secretary

Massachusetts Historical Commission

Valerie A. Talmage

Executive Director

State Historic Preservation Officer

July 10, 1985

Ms. Frances G. Corcoran
35 Cypress Street
Brookline, MA 02146

Re: Objection to listing of 35 Cypress Street, Brookline, MA on the National Register

Dear Ms. Frances:

Your letter of July 2, 1985 was not a notarized objection to the listing of 35 Cypress Street, Brookline on the National Register of Historic Places. Your objection cannot be accepted unless it is notarized. If you wish your objection to be noted, you must submit a notarized objection to this office. Please feel free to call if you have any questions.

Sincerely,

A handwritten signature in dark ink, appearing to read "Kevin C. McLean", with a long horizontal flourish extending to the right.

Kevin C. McLean
Legal Counsel
Massachusetts Historical Commission