



1081

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name BRUSH HILL HISTORIC DISTRICT

other names/site number \_\_\_\_\_

2. Location

street & number Brush Hill Road, from Robbins St. to Bradlee Rd. and Dana Ave., Brush Hill Lane and Fairmount Ave. not for publication  
city or town MILTON vicinity \_\_\_\_\_  
state MASSACHUSETTS code MA county NORFOLK code 021 zip code 02186

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register Criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)

Judith B. McDonough  
Signature of certifying official/Title Judith B. McDonough, Executive Director  
Massachusetts Historical Commission, State Historic Preservation Officer

7/16/98  
Date

State or Federal agency and bureau \_\_\_\_\_

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional Comments.)

Signature of certifying official/Title \_\_\_\_\_

Date \_\_\_\_\_

State or Federal agency and bureau \_\_\_\_\_

4. National Park Service Certification

I, hereby certify that this property is:  
 entered in the National Register  
 See continuation sheet.  
 determined eligible for the National Register  
 See continuation sheet.  
 determined not eligible for the National Register  
 removed from the National Register  
 other (explain): \_\_\_\_\_

Signature of the Keeper

Edson H. Beall

Date of Action

8/20/98

BRUSH HILL HISTORIC DISTRICT  
Name of Property

NORFOLK, MA  
County and State

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply)

(Check only one box)

- private
- public-local
- public-State
- public-Federal

- building(s)
- district
- site
- structure
- object

**Number of Resources within Property**

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
47	11	buildings
		sites
	8	structures
		objects
47	19	total

**Number of contributing resources previously listed in the National Register**

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

DOMESTIC: single dwelling; secondary structure  
AGRICULTURE: agricultural outbuilding

**Current Functions**

(Enter categories from instructions)

DOMESTIC: single dwelling; secondary dwelling

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

COLONIAL: New England Colonial  
EARLY REPUBLIC: Federal  
MID 19<sup>th</sup> CENTURY: Greek Revival  
LATE VICTORIAN: Italianate, Queen Anne  
19<sup>th</sup>-20<sup>th</sup> CENTURY REVIVALS: Colonial, Tudor Revivals  
20<sup>th</sup> CENTURY AMERICAN MOVEMENTS: Craftsman

**Materials**

(Enter categories from instructions)

foundation STONE: granite, CONCRETE  
walls WOOD: weatherboard; shingle  
roof ASPHALT; STONE: slate,  
other

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheet)

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Brush Hill Historic District  
Milton (Norfolk Co.), Massachusetts

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7. DESCRIPTION

The Brush Hill National Register Historic District is a residential area in the western section of the town of Milton, Massachusetts, a suburb located just south of Boston between the Neponset River and the Blue Hills. It is a linear district, extending .8 miles along Brush Hill Road from its intersection with Robbins Street in the east to Bradlee Road and Dana Avenue in the west. The district also includes two intersecting side streets, Fairmount Avenue and Brush Hill lane, a private road.

The 68.45 acre district lies on the southern slope of Brush Hill, a 258-foot drumlin, with views of the Blue Hills in the south. Brush Hill Road, dating to the 17<sup>th</sup> century, is lined with mature shade trees and 19<sup>th</sup>/early 20<sup>th</sup> century prophery and fieldstone walls which have afforded a degree of protection through the town's Scenic Road bylaw. The ½ to eight acre residential lots that line Brush Hill Road, Brush Hill Lane and Fairmount Avenue lie on hilly terrain and have been landscaped with varying degree of foundation shrubbery and shade trees. The district is abutted by post-World War II single-family houses, representing the development of former estates and farms, on all sides. In the north the district is further defines by the Milton-Boston boundary; the post-1950 Curry College campus lies along the southwestern boundary.

The district contains 66 resources: 58 buildings and 8 structures, of which 47 buildings contribute to its architectural and historic character and integrity. The 32 contributing single-family dwellings are primarily oriented towards the street at the front of their lots. The houses, in good to excellent condition, are characterized by 2 ½ story, wood-frame construction with clapboard, wood shingle and stucco sheathing, with several brick examples. They present a range of architectural styles and forms that define the district's period of significance - c. 1670 to 1948: First Period/Colonial; Federal; Greek Revival; Italianate; Queen Anne; Colonial Revival; English Revival and Craftsman. 15 contributing outbuildings, traditionally sited to the rear and side of the dwellings, include barns, carriage houses and detached garages. Together with one 19<sup>th</sup> century attached barn and several examples of 1930s attached garages, they reflect the evolution of this type of outbuilding over the 19<sup>th</sup> and early 20<sup>th</sup> centuries. They are 1- to 2 ½ story, wood-frame buildings, sheathed with clapboard, wood shingle and stucco and enclosed by gable, gambrel and hip roofs.

The alterations to the district during the period of significance have been primarily due to increased density through the subdivision or agricultural lands in the late 19<sup>th</sup>/early 20<sup>th</sup> century for country estates and in the 1920s-30s for suburban housing, reflecting Milton's transition

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from a small rural town to a prosperous suburb of Boston. Losses include Colonial period houses that were replaced in the late 18<sup>th</sup> to mid-19<sup>th</sup> centuries and a high-style late 19<sup>th</sup> century residence that was replaced by an early 20<sup>th</sup> century estate house. Two houses have been moved: the Robert Tucker House, 678 Brush Hill Road (Map #12, MHC #124, **photo #1**) dwelling was moved in 1895 from its original site just outside the district to a comparable site within the district; and the George Ferry House, 614 Brush Hill Road (Map #9, MHC #13) was moved by 1885 several hundred yards forward from a back field to face directly on the street. Since 1945 alternations to the district have included the construction of five wood clapboard and brick single-family houses on subdivision lots, primarily using the cape and ranch form, which are compatible in scale, materials and setback to the historic dwellings. Three historic houses and one historic barn, the Rev. Joseph Davis House and Barn (c. 1864), the George Claflin Cottage (c. 1910) and the Donald Smith House (1938), have been rendered noncontributing due to post-1950 room additions and window alterations. No houses have been demolished.

Descriptions of key and representative buildings follow in chronological order.

**Plantation and Colonial Periods: c. 1620-1775**

The Robert Tucker House, 678 Brush Hill Road (Map #12, MHC #124, photo 1) was built c. 1670. The wood clapboard exterior of the 2 ½ story, five-bay facade, one-bay deep, central chimney houses exhibits a 200-year continuum of additions to its 17<sup>th</sup> century frame. First Period features include the steeply pitched, wood shingle, side gable roof employing the East Anglican roofing system of principal and common rafters. On the interior the original hall-parlor plan is extant with exposed sections of the massive oak framing, exhibiting flat chamfered longitudinal summer beams, post and girts with lamb tongue stops. Visible in the ceiling of the hall are East Anglican tusk-tenoned floor joists spaced 18" apart, support the pre-1675 date of the house. Later additions include an 18<sup>th</sup> century lean-to built across the rear and three cantered dormers constructed at the facade roof line in the late 19<sup>th</sup> century. The windows, containing 6/6 sash, were updated in the Greek Revival period with pedimented surrounds. A small 2-story section with a secondary entrance on the side (northern) elevation at the rear and a secondary chimney on the rear slope of the roof were added at an undetermined date by the end of the 19<sup>th</sup> century. In 1895 the house was moved four-tenths of a mile from its original site on the north side of Brush Hill Road at the head of Robbins Street to a comparable setting at its present site. It is the only house in the district that survives from the Plantation and Colonial periods.

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Milton (Norfolk Co.), MassachusettsSection number 7 Page 3**Federal Period: 1775-1830**

The Federal Period is represented by seven farmhouses of which the Amariah Tucker House, 703 Brush Hill Road (Map #14, MHC #134, **photo #2**), the James Tucker House, 823 BHRD (Map #21, MHC #131) and the Jesse Vose House, 65 Hills View Road (Map 323, MHC #165, **photo #5**) are three of the best preserved examples.

The Amariah Tucker House, located in the middle of the district, is the earliest of the Federal houses, having been built in 1799 on the foundation of an earlier houses that was destroyed by fire. The clapboard single-pile, center-hall dwelling with rear ell has an asphalt shingle, side gambrel roof with paired interior chimneys located on the rear slope. The five-bay facade is organized around a center entrance framed with one-half sidelights and fronted by a Greek Revival portico, surviving from the full-length 19<sup>th</sup> century porch. Windows are simply framed and contain 6/6 sash. A two-car garage was added to the rear ell after 1950; while a wood spindle fence with turned posts set on a stone wall defines the front lawn.

The James Tucker House, 1804, located at the western end of the district is a 2-story, double-pile, center-hall dwelling with rear ell and side woodshed converted in 1938 to a studio. It rises from a cut granite foundation to a slate, shallow-ridge hip roof with twin interior chimneys. The clapboard five-bay facade is organized around a Greek Revival portico, surviving from the full-length 19<sup>th</sup> century porch and enclosed c. 1927. The windows are simply framed and contain 6/6 sash. To the rear of the property is a clapboard, 2-story, center gable barn with cupola, dating to the 19<sup>th</sup> century and possibly updated c. 1927 with keystone entrances. Located beside the barn is a greenhouse built in 1944.

The Jesse Vose House, located at the eastern end of the district, was built in 1829 at the end of the Federal period. It also is a clapboard, 2-story, double-pile, center-hall dwelling. Set on a cut granite foundation, the dwelling rises to an asphalt shingle, side gable roof with paired interior chimneys at the ridge. Windows are simply framed and contain 6/6 sash. Granite steps lead to the side-lit center entrance of the five bay facade. A full-length single story porch runs along the western elevation within which is located a secondary entrance with transom light. Extending from the eastern elevation is a 2-story ell, which had been built by the late 19<sup>th</sup> century as a carriage shed and today serves as a two-car garage with furnished rooms above. A white picket fence defines the property at the corner of Hills Views and Brush Hill Road.

The Edward Capen House, 20 Brush Hill Lane (Map #24, MHC #618) is a comparable Federal farmhouse built in 1811 on the highest point of Brush Hill. The double-pile, five-bay

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facade dwelling with several rear ells rises 2 stories from a cut granite foundation to an asphalt shingle, ridge hip roof with twin interior chimneys. Windows are simply framed in wood and contain 6/6 sash. The vinyl siding has not compromised the basic integrity of the house. A column porch frames the center entrance set within a pilaster surround with one-half sidelights. Projecting from the first bay of the facade is a Colonial Revival porch set on a semicircular, uncut stone foundation which had been added by 1896, signaling the transition of the dwelling to a country estate house. To the rear of the house is a noncontributing clapboard, side gable three-car garage with a cupola, constructed in 1980. The front lawn slopes down to a stone wall, which defines the property along Brush Hill Road.

**Early Industrial Period: 1830-1870**

Two Greek Revival farm dwellings, the Simon Ferry House, 642 BHRD (Map #9, MHC #136, **photo #4**) and the Joshua Vose House, 539 BHRD (Map #1, MHC #145, **photo #5**), best represented the four contributing mid-19<sup>th</sup> century houses in the district. The Simon Ferry House, 1836, retains the double-pile, center-hall form of the Federal period. Set on a granite foundation, the clapboard dwelling with side ell rises 2 ½ stories to an asphalt shingle side gable roof with twin interior chimneys on the main block and a third chimney on the ell. The five-bay facade is organized around a Greek Revival entrance featuring a simple entablature with fluted pilasters and transom and three-quarter sidelights. Windows are simply framed and contain 6/6 sash. During the 1950s the house was remodeled in the rear with removal of the ell and attached barn. The early 20<sup>th</sup> century greenhouses were also demolished at this time.

The Joshua Vose House is located near the head of Robbins Street and serves as an introduction to the district at the eastern end. It was built in 1845 as a clapboard, 1 ½ story dwelling with rear ell and attached barn. The asphalt shingle, side gable roof with paired crossing gables is Gothic Revival in inspiration. There are four chimneys, two located behind the ridge on the main block and two on the ell. Greek Revival features include the wide band of trim that outlines the gables and cornice, the paneled corner boards and the remaining section of the single story porch with paneled posts that ran the full length of the facade around to the side (southern) elevation. In the early 20<sup>th</sup> century, three-quarters of the porch was enclosed with the entrance relocated to the rear of the main block. Windows are simply framed and contain 6/6 sash. The wood clapboard and shingle, three-bay barn rises 2 1/2 stories to an asphalt shingle, front gable roof. A wide band of wood trim outlines the gable and cornice, while a small roundhead window is located in the gable. A fieldstone wall defines the property along the street.

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Late Industrial Period: 1870-1915/16

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This period, represented by 121 contributing dwellings, is dominated by the construction of country houses for estates created from former agricultural land.

The earliest of this group, the Charles White House, 685 Brush Hill Road (Map #13, MHC #281), was designed in 1880 as a Queen Anne summer residence by George Russell Shaw and significantly updated in the early 20<sup>th</sup> century with an application of stucco wall covering to the original wood shingle sheathing. The 2 ½ story, asphalt-shingle hip roof house is sited near the ridge of Brush Hill and faces the Blue Hills in the distance. The main features of the house, rectangular in form with rear ell, are a single-story porch with stucco columns running across the facade and around the to the side, a 2-story turret with balcony rising above the roof of the porch on the side (western elevation) and to its right a columned porch with balustrade added at the second story during the remodeling. Windows are of varying sizes and forms, including a second story bay window to the left of the turret. A two-story, gable roof stucco carriage house, 1880, is located to the side and rear of the house. A Gracefully curved driveway descends from the house to the street where the property is defined by a porphyry and fieldstone wall.

Down the street from the White estate at the corner of Bradlee Road, the William Boardman House, 760 Brush Hill Road (Map #16, MHC #279, **photo #6**) was built in 1887. The Colonial Revival house is set back from the street on a slight rise and surrounded by a sweeping front lawn, which is defined along the street by a low porphyry and fieldstone wall. The three-bay by four-bay dwelling with rear ell rises 2 ½ stories from a stone foundation and is sheathed in clapboard and wood shingle at the first and second floors, respectively. Detail is found at the modillion cornice and bracketed second floor overhang on the facade. A shingled porch encloses the main entrance. In 1917 the Boston architectural firm of Peabody and Stearns was commissioned to make alterations to the house, which included enlarging the cross hip roof with gabled additions. In the rear is the 1887 two-story carriage house and pre-1940 garage.

In 1905 Henry F. Bigelow designed the Dr. Joel Goldthwait House, 321 Fairmount Avenue (Map 331, MHC #289). The brick 2 ½ story Colonial Revival House is set high on the southern slope of Brush Hill. The five-bay northern facade faces the driveway and is symmetrically organized around a center entrance with bracketed hood. Tripartite windows on arched keystone frames are located to either side of the entrance. The southern facade faces the Blue Hills. In the 1930s a wing, leading on to a terraced lawn, was added to the center of this elevation. Single story

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column porches extend from the two-bay side elevations. Rafter tails, an influence from the Craftsman style, line the eaves of the slate ridge hip roof. Three exterior chimneys are located on the side elevations and on the wing.

In 1909 the Colonial Revival stucco residence, the Tilden-Denny House, 31 Brush Hill Lane (Map #25, MHC #285, **photo 7**) was built across the road from the Capen House. The 2 ½ story, slate cross hip house is L-shape in form, with a side wing added in the late 1930s. There are three chimneys, one on the interior at the ridge and two on the exterior of the side elevations. The entrance porch with cast iron balustrade is located in the corner of the L and faces a circular driveway. It encloses the main entrance framed with transom and side lights. An additional entrance is located on the southeastern elevation, which faces the Blue Hills and was originally used for access to the terraced lawn. An enclosed sun porch extends from the side elevation. A wood shingle, hip roof, two-car garage is located at the entrance to the property.

At the end of this period the Maria Purdon House, 285 Dana Avenue (Map #32, MHC #628, **photo #9**) was built in 1914 at the corner of Dana Avenue and Brush Hill Road and serves as an introduction to the district at its western end. The house was designed by Maria's brother, Boston architect James Purdon. The wood shingle Craftsman dwelling is rectangular in form, three bays wide and three bays deep, with a side two-bay kitchen ell. Set on an uncut stone foundation, it rises 2 ½ stories to an asphalt shingle, ridge hip roof with a side exterior chimney on the main block and an interior chimney on the ell. Rafter tails line the unboxed eaves. A stringcourse located between the first and second floors emphasizes the horizontal proportions of the facade. The windows are simply framed and contain 6/1 and 8/1 sash. A porch with Tuscan columns is located at the center entrance, framed by pilasters, and a secondary porch with shingled posts marks the entrance to the kitchen ell. Located at the side of the property, a Craftsman wood shingle, single-car garage with a finish room above rises 1 ½ stories to a ridge hip roof with rafter tails along the unboxed eaves and a single chimney.

Finally, in contrast to the architect-designed residences of this period, is the Tufts-Whitney House, 678 Brush Hill Road (Map #11, MHC #607), a large rambling wood shingle and wood clapboard Colonial Revival dwelling of asymmetrical design, composed of three sections forming the present L-shaped residence. The main block, sited perpendicularly to the road, was the rear ell of the c. 1810 Ephraim Tufts House, 674 Brush Hill Road (Map #10, MHC #135) until that house was moved to an adjacent site in 1934. Four bays wide and one bay deep, it rises two stories from a stone foundation to an asphalt shingle, ridge hip roof with a single interior chimney on the eastern slope. A glassed-in, pedimented entrance porch is located on the facade (eastern elevation) and a secondary entrance with an entablature crown is located on the western elevation. Windows are simple framed

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and contain 6/6 and 6/2 sash. In 1903 two 2 ½ story, side gambrel sections were added to the rear of the main block. A large late 19<sup>th</sup>-century, 1 ½ story, wood shingle, cross-gambrel barn with cupola and the c.1670 Robert Tucker House (MHC #124), described above, complete the complex located in a rural setting behind a fieldstone wall that borders on the street.

**Early Modern Period: 1915/16-1947**

During the period between the World Wars eight contributing smaller suburban single-family dwellings were constructed by builders on subdivisions of farm lands. The work of William H. Crosby and his son William B., two of the most prominent developers/builders in Milton during this period, is represented by the Colonial Revival designs of the James Dooley House, 540 Brush Hill Road (Map #1, MHC #600, **photo 10**) 1938, the Sheldon Fairbanks House, 560 Brush Hill Road (Map #3, MHC #601) 1934, and the Marshall Lydon House, 580 Brush Hill Road (Map #5, MHC #603) 1929, located at the eastern end of the district. The wood shingle and brick dwellings are 2 ½ story, side gable residences, set on uncut stone foundations with side wings and attached garages. Decoration is focused on the center entrances, which are framed with pilasters, pediments and sidelights, and in the case of the Lydon House, a balustrade entrance porch with battered posts. Windows are simply framed and contain 6/6 sash. Additionally, the Fairbanks House features a Garrison Colonial design with pendants located beneath the second story overhang, a Colonial Revival alternative which was introduced into Milton during the 1930s.

At the western end of the district is the William Howland House, 789 Brush Hill Road (Map #18, MHC #608), 1938, represents the work of builder John G. Morley. Set on an uncut stone foundation, the Colonial Revival dwelling with attached garage rises 2 ½ stories to an asphalt shingle side gable roof with an exterior side chimney. The Garrison Colonial design of the house features wood brackets beneath the second story overhang. While the first floor facade is clad in stone veneer, the remaining elevations are sheathed with wood shingles. Bowed windows are located to either side of the center entrance, which is framed by fluted pilasters and a dental architrave

**Archaeological Description**

While no prehistoric sites are currently recorded in the district, it is possible that sites are present. Two sites are recorded in the general area. Environmental characteristics for the district are not particularly well suited for most types of prehistoric sites. Well drained, level to

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moderately sloped terraced areas are present, however, no areas of the district are located within 1000ft. of wetlands, an important locational characteristic commonly used by many researchers as an indicator for high prehistoric site potential. Environmental characteristics are present which indicate that sites could exist in the district locale which are not necessarily dependent on distance to wetlands or other locational characteristics common to many prehistoric sites. Brush Hill Road may have been a Native trail during the late prehistoric and Contact Periods. Quarry sites for the procurement of lithic raw materials have also been identified in the Milton locale. Raw materials suitable for lithic tool manufacture could be present in the drumlin formation on which the proposed district is located. Each of these activities could indicate the presence of usually small special purpose activity sites or campsites in the district area. Given the above information, the size of the district(68.45 acres) and known Native settlement in the town and region, a moderate potential is present for locating prehistoric sites in the district.

There is a high potential for locating significant historic archaeological resources in the district. These resources include structural remains from residences, outbuildings and occupational related features(trash pits, privies, wells). The earliest documented site in the district is the site of the George Sumner Farm(1662) which burned in 1748. That site is located on the southern side of Brush Hill Road behind the George Ferry House at 614 Brush Hill Road. Prior to that date, the Brush Hill area was wilderness until the 6<sup>th</sup> and last division of land occurred. Portions of the neighboring Robert Tucker Farm also extended into the district, however, the original location of the farmhouse, which is still extant in the district, was located outside the boundaries of the district. By 1680, several other families had joined Robert Tucker and George Sumner on Brush Hill. At least one residence from this group may survive in an archaeological context. By 1680, William Blake Jr. Settled on the north side of Brush Hill Road on the site of the present Charles White House at 685 Brush Hill Road. By the late 18<sup>th</sup> century, approximately 20 houses were located in the Brush Hill area from which about 10 were in the district. Benjamin Sumner, son of George, rebuilt(1748) his house on the site of the original Sumner House which was destroyed by fire. The later house was taken down in 1848. George Tucker, great-great grandson of Robert also established a homestead in the late 18<sup>th</sup> century in the area from Dana Avenue within the district to the Elijah Tucker house at 939 Brush Hill Road. Another 18<sup>th</sup> century home should also exist at the site of the Amariah Tucker House, located in the middle of the district. That house was built in 1799 on the foundation of an earlier house destroyed by fire. Several 19<sup>th</sup> century residences should also survive as archaeological resources in the district. Noah Damon erected a house which was gone by the mid 19<sup>th</sup> century, at the site of the present houses at 730 and 744 Brush Hill Road. George Lyon also built a 19<sup>th</sup> century house between the Timothy Tucker Jr. House at 771 Brush Hill Avenue and Fairmont Avenue. Both the Lyon and Tucker houses were gone by the mid 19<sup>th</sup> century. In the second half of the 19<sup>th</sup> century, Edward Flynn also built a house, demolished in 1917, on the site of the contemporary house at 729 Brush Hill Road. Another 19<sup>th</sup> century residence, demolished for a later structure, is the

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Denny House, purchased in 1894 by Philip Saltonstall and by ca. 1910 demolished to build the Colonial Revival Philip Saltonstall House at 704 Brush Hill Road. Structural remains from outbuildings, especially barns and sheds should also survive in the district. Only three barns survive intact from the 19<sup>th</sup> century. Barns and other outbuildings from the 17<sup>th</sup> and 18<sup>th</sup> centuries have not been identified in the district. Archaeological survivals of greenhouses should also survive in the district, especially with later country estate type houses. Albert Ferry had several early 20<sup>th</sup> century greenhouses located to the rear of the Simon Ferry House. An attached barn and the greenhouses were demolished during 1950's remodeling. Occupational type features (trash pits, privies, wells) should also survive with most 17<sup>th</sup> through early 20<sup>th</sup> century residences no longer extant and those still standing.

(end)

Brush Hill Historic District

Name of Property

Norfolk, MA

County and State

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**Areas of Significance**

(Enter categories from instructions)

ARCHITECTURE

AGRICULTURE

COMMUNITY PLANNING & DEVELOPMENT

**Period of Significance**

c. 1670-1948

**Significant Dates**

**Significant Person**

(Complete if Criterion B is marked above)

**Cultural Affiliation**

**Architect/Builder**

(see continuation sheet)

**9. Major Bibliographical References**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: \_\_\_\_\_

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**8. ARCHITECT/BUILDER:**

Architects:

Bigelow, Henry Forbes  
Peabody & Stearns  
Purdon, James  
Shaw, George Russell

Builders:

Crosby, William B.  
Crosby, William H.  
Lindgren, J.E.  
Morley, John G.  
Nelson, Oscar

(continued)

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Milton (Norfolk Co.), MassachusettsSection number 8 Page 2**8. STATEMENT OF SIGNIFICANCE**

The Brush Hill Historic District in Milton, Massachusetts is a residential area that contains a significant concentration of period architecture, dating from c. 1670 to 1948, including Milton's oldest surviving house, the Robert Tucker House. Since the incorporation of Milton in 1662, Brush Hill has always been a distinctive residential neighborhood of the town. The houses within the district represent Brush Hill's, as well as Milton's, three waves of development: mid-17<sup>th</sup> to mid-19<sup>th</sup> century farms; late 19<sup>th</sup> and early 20<sup>th</sup> century high-style estates; and early to mid-20<sup>th</sup> century suburban subdivisions. In 1895 the Robert Tucker House was moved four-tenths of a mile down Brush Hill Road from its original location just outside the district to a comparable site at the center of the district. This relocation reflects the awareness of the community of its early history and its interest in preserving evidence of that history. The nominated district retains integrity of location, design, setting, materials, workmanship, feeling and association, and fulfills Criteria A and C of the National Register of Historic Places at the local level.

**Plantation period: 1620-1675/1700**

Milton was settled as part of the Township of Dorchester as early as 1634. The primary focus of the settlement was in the northern section of the town, along Adams Street on Milton Hill overlooking the headwaters and lower falls of the Neponset River. Adams Street, originally known as the Plymouth Road, was originally a native trail and improved as a regional highway from Roxbury to Plymouth by 1656. In 1634 Israel Stoughton constructed a foot bridge across the Neponset at the lower falls which was replaced in 1656 by a cart bridge. Settlement appeared for the first time south of the river in 1634 when Richard Collicott built a house at the southeastern base of Milton Hill.

The settlement was called Unquityquisset, a name used by the Neponset Tribe of the Massachusetts Indians, who had migrated seasonally from their fishing holes at the headwaters of the river and corn fields on Milton Hill in the north to their Blue Hills hunting grounds in the south during the Contact period (1500-1620). The epidemics of this period decimated the tribe to the extent that by the mid-17<sup>th</sup> century only a remnant remained, located primarily on a reservation in Canton.

Before Milton became a separate town in 1662, all the lands had been allocated to Dorchester settlers, with the exception of 400 acres reserved for the support of the Church. The first divisions of land covering the areas of Milton Hill and East Milton were completed by 1646.

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In 1660 the sixth and last division occurred and included the Brush Hill area, until then unsettled wilderness. The division extended from the base of Milton Hill in the northeast to the Blue Hills/Canton line in the southwest, and from Braintree (Quincy) in the southeast to the Neponset River (now in Hyde Park/Boston) in the northwest. Allotments were granted on either side of the center line along which Canton Avenue was laid out c. 1662. The northwestern allotments extended from Canton Avenue, up and over Brush Hill and down to the Neponset River. Among the grantees were William Blake Jr. (1620-1703), who emigrated with his family to Dorchester in 1630 as part of the original Dorchester Company, and William Sumner (1605-1688), who settled in Dorchester in 1636 from Bicester, Oxfordshire and served as Dorchester selectman and representative to the General Court.

In 1662, upon the petition of its 250 inhabitants, the Unquityquisset settlement was incorporated as the Town of Milton. It was at this time that settlement first occurred on Brush Hill along a trail formerly used by the Neponset Indians during their seasonal migrations and in 1676 improved as Brush Hill Road. Upon his marriage in 1662, George Sumner (1634-1715) established a farm on the sixth division grant of his father William. The house, which burned in 1748, was located on the southern side of Brush Hill Road behind the George Ferry House, 614 Brush Hill Road (Map #7, MHC #605). George Sumner served the new town as selectman almost continuously from 1677 to 1707, as representative to the General Court in 1691 and 1708, and in 1678 as a founding member of the Milton Church. His descendants continued to occupy portions of his homestead until the mid-20th century.

In 1663 Robert Tucker (1602-1682) bought 117 acres of land from three grantees of the sixth division which bordered on the property his son James had bought some time before and established a farm adjacent to the George Sumner homestead. His homestead extended from Canton Avenue to the Neponset River and from northeast of Robbins Street to Metropolitan Avenue. Portions of his homestead are included in the eastern section of the district. Tucker arrived in Weymouth from Weymouth, Dorset, England in 1635. After a time he moved to Gloucester where he served as town clerk. Later he returned to Weymouth and filled several administrative offices. In 1662, at the age of 58, he settled in Mi. He served the town in a number of important capacities during the first years of incorporation: town clerk (1662-70; 1673-76); selectman (1669-75, 1679-80); and representative to the General Court (1669, 1679, 1681). In 1678 he was one of the founding members of the Milton Church, having until that time remained a member of the Weymouth Church. The Robert Tucker House, 678 Brush Hill Road (Map #12, MHC #124, **photo 1**) is referred to in Tucker's 1681 will as "the new house" and has traditionally been dated to c. 1670.

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It remained in the Tucker family, coming down through the descendants of his son Manassah, until 1893 when it was sold and in 1895 moved four-tenths of a mile down Brush Hill Road from its original site on the north side of Brush Hill Road at the head of Robbins Street, just outside the boundary of the district, to its present site as part of the Joseph Whitney estate, 678 Brush Hill Road, at the center of the district. The house has continually been used as a private residence. It is architecturally significant as the oldest house in Milton that is original to the town and as an example of East Anglican, First Period framing techniques/ It is also significant for its association with one of the pioneers of the Town of Milton.

By 1680 several other families had joined Tucker and Sumner on Brush Hill. George's brother Roger (1632-1698) settled on the southern side of Brush Hill Road in 1678, across the street from his brother. The Roger Sumner House remains today, although significantly altered, at 504 Brush Hill Road at the corner of Robbins Street, just outside the boundaries of the district. Within the boundaries, William Blake Jr. (1620-1703) settled on the northern side of Brush Hill Road on his sixth division grant on the site of the present Charles White House, 685 Brush Hill Road (Map #13, MHC #281) and was joined by 1672 by his brother Edward (1625-1692). The brothers were founding members of Milton Church and served as selectmen. On a nearby homestead, George Lyon (d. 1694) built a house, which was located between the present Timothy Tucker Jr. House, 771 Brush Hill Road (Map 317, MHC #148) and Fairmount Avenue. Both houses were gone by the mid-19<sup>th</sup> century.

**The Colonial Period: 1700-1775**

The Colonial period saw the development of Milton as a relatively large and prosperous town of 1,000 inhabitants, living in about 125 houses. In 1712 the town increased in size with the annexation of Scott's Woods in the south along Hillside Street, a venture organized in part by Manassah Tucker, Robert Tucker's son. The Town Center was permanently located on Academy Hill on Canton Avenue with the meetinghouse relocated in 1728. Milton Village in the northern section of town came into existence as the commercial center and as a major industrial complex on the Neponset River. An estate district was developing on Milton Hill with the establishment of a summer residence for Thomas Hutchinson, who would become the last provincial governor of Massachusetts Bay. However, Milton remained predominantly an agricultural town with sparsely scattered farms.

During this period Brush Hill was established as a distinct section of Milton. By 1775 the Brush Hill area had approximately twenty houses, about ten located within the boundaries of the

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district, of which only the Robert Tucker House (Map #12, MHC #124) and the Roger Sumner House remain, the former within the district and the latter outside the boundaries of the district. The dwellings were located at the front of the large tracts of land along Brush Hill Road, a pattern of development that continued during the following period. Ample food and water were provided for the dairy herds by the pastures on the gentle slopes of Brush Hill and the Neponset River at the base. Farmhouses were generally clustered near the intersection of Brush Hill Road and Robbins Street, which was laid out in 1722 through Tucker land to link the Brush Hill farms to Canton Avenue and the meeting house. In 1718 one of the town's two schoolhouses was built nearby just outside the bounds of the district, at the intersection of Brush Hill Road and today's Metropolitan Avenue, early evidence of the significance of the Brush Hill area to the town. A second schoolhouse was built on this site in 1785 and remained until 1812. At that time the school serving the western section of the town was relocated to the corner of Blue Hill Avenue and Atherton street and the 1785 schoolhouse was moved to its present site at 852 Brush Hill Road to serve as the house of Reuben Lyon, descendant of George Lyon, and today as a dormitory for Curry College.

By the middle of this period, two new houses were added to the southern side of this district. Benjamin Sumner (1683-1771), the son of George Sumner, rebuilt his house on the site of the original Sumner House which was destroyed by fire in 1748. Benjamin represented the town at the General Court from 1740-42. Noah Damon and his family settled nearby approximately on the site of the present houses at 730 and 744 Brush Hill Road (Map #C, D). Both houses were gone by the middle of the 19<sup>th</sup> century, the Sumner house having been taken down in 1848.

By the end of the period the Tucker family began to dominate the northern side of Brush Hill Road within the district. George Tucker (1750-1805), the great-great-grandson of Robert Tucker through his son James (1640-1718), established a homestead that extended roughly from Dana Avenue within the district to the Elijah Tucker House at 939 Brush Hill Road, just beyond Cushing Road outside the district. After his death his house was moved to the Capen estate and demolished in the early 20<sup>th</sup> century when the Tilden-Denny House, 31 Brush Hill Road (Map #25, MHC #285) was built. George's brother, Amariah Tucker (1748-1825) built a house on the site of the present Amariah Tucker House, 703 Brush Hill Road (Map #14, MHC #134), which was destroyed by fire in 1799. Both brothers maintained large dairy herds on pastures that stretched northward and westward down to the Neponset River.

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The Federal Period: 1775-1830

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The first period of independence was a time of consolidation for Milton with the continuation of Colonial development patterns. The population grew slowly, reaching only 1,600 by 1830. The number of farms increased with many of the Brush Hill, Scott's Woods and upper Canton Avenue farms now producing for Boston markets rather than solely for their own subsistence. The Village was characterized by strong commercial and industrial activity, while the adjacent Milton Hill area became stabilized as an estate district for wealthy local and Boston merchants and professional men. By the end of the period, within the district's boundaries, there were approximately a dozen houses. All seven dwellings that were built during the period remain.

The descendants of Robert Tucker through his son James built four houses on adjacent homesteads that extended on the northern side of Brush Hill Road from just east of Fairmount Avenue westward to Cushing Road, beyond the boundaries of the district. In 1799 Amariah Tucker rebuilt his house, the Amariah Tucker House, 703 Brush Hill Road (Map #14, MHC #134, **photo #2**) on the foundation of his first house that had been destroyed by fire. In c. 1800 his nephew Timothy Jr. (1770-1830) built the Timothy Tucker Jr. House, 771 Brush Hill Road (Map #17, MHC #148). In 1804 another nephew James (1767-1851) built the James Tucker House, 823 Brush Hill Road (Map #21, MHC #131) on land that belonged to James' uncle, George Tucker, whose homestead he had inherited. By the end of the period one of James' sons, Dana, lived next door to him in the Dana Tucker House, 895 Brush Hill Road (Map #20, MHC #133), which is thought to have been originally built by James in 1792 and then updated c.1830 for his son Dana (1792-1867). Following the settlement pattern of the Colonial period, the houses were built on the southern slope of Brush Hill at the front of the property facing Brush Hill Road, while the pastures extended in the rear down the northern slope of Brush Hill to the Neponset River. The houses remained in the Tucker family until the early 20<sup>th</sup> century.

During this period three other families moved within the boundaries of the district. In 1811 Edward Capen, a farmer, bought 32 acres of common pasture that extended from Brush Hill Road to the Neponset River from a Boston resident and built his house, the Edward Capen House at 20 Brush Hill Lane (Map 324, MHC #618), on the highest point of Brush Hill. This house remained in the Capen family until 1890. Across the street Lemuel Smith constructed a dwelling, the Ephraim Tufts House, 674 Brush Hill Road (Map #10, MHC #135) c. 1810, which by 1838 had been bought by Ephraim Tufts, a farmer, remaining in his family until 1889.

The Jesse Vose House, 65 Hills View Road (Map #23, MHC #615, **photo #3**) was built at the end of the Federal period at the eastern end of the district on land that had originally been part of Robert Tucker's homestead. In 1790 Benjamin Vose (1744-1815) established a 20-acre farm at the corner of Brush Hill Road and Robbins Street, which was adjacent to the Sumner homestead.

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His land extended from Blue Hill Avenue across Brush Hill Road to include the site of the present Joshua Vose House, 539 Brush Hill Road (Map #1, MHC #145) and continued northerly to the Neponset River. Vose was the great-great-grandson of Robert Vose, who had emigrated from Lancashire, England to Dorchester, settled in Milton in 1654 and was one of the three petitioners for the incorporation of the town in 1682. Benjamin had grown up on his grandfather's homestead further down Brush Hill Road near the corner of Atherton Street. Benjamin's house, no longer extant, was built outside the boundaries of the district near the corner of Robbins Street and Blue Hill Avenue. In 1829, his son Jesse (1783-1834) built his own house at the other end of the homestead, which stands today at 65 Hills View Road at the corner of Brush Hill Road. His descendants maintained the property in agricultural use until the 1920s. Jesse was active in town affairs, serving as treasurer from 1824-1834.

The group of seven Federal farm houses and the 19<sup>th</sup> century barn on the James Tucker property are significant architecturally and associationally for they serve to document the agricultural origins of the Brush Hill area by families that pioneered the development of Milton. The Tucker barn is one of only three barns that have survived intact from the 19<sup>th</sup> century within the district.

**Early Industrial Period: 1830-1870**

Compared to other Greater Boston towns, Milton continued to grow slowly during this period, reaching a population of 2,600 by 1870. Comparatively few homes were built. Despite a relatively varied industrial base, the town's economy remained predominantly agricultural. This period, however, was one of transition for Brush Hill. While the agricultural way of life established during the previous periods would continue, beginning in 1855 major changes came to this area within the district in the form of subdivision of farm land and by the end of the period loss of land to Hyde Park.

Only five homes, all extant, were built within the district during this period, three by descendants of George Sumner on his old homestead. By 1836 the Benjamin Sumner House had come into the possession of Simon Ferry (1779-1857), whose wife, Rhoda, was Benjamin's great-granddaughter. Located between the farms of Jesse Vose and Ephraim Tufts, the dairy farm was bounded to the north by Brush Hill Road and in the south by Blue Hill Avenue, which had been laid out as a toll road in 1805. In 1836 Simon built his own farmhouse, the Simon Ferry House at 642 Brush Hill Road (Map #9, MHC #136, **photo #4**). His descendants continued to live in the house until c. 1950, operating the farm until the 1930s.

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In 1848 Simon Ferry took down the old Benjamin Sumner House to build a new house on the site for his son, George Sumner Ferry, and his bride. By 1885 the George Ferry House at 614 Brush Hill Road (Map #7, MHC #605) had been moved forward from the back field to its present position facing Brush Hill Road. George (1819- ) was a farmer and milk dealer. His daughter Amanda Jane Ferry (b. 1862) inherited the house and lived in it until c. 1921 when it was sold out of the Ferry family. About 1850, Simon built a house for his daughter Sarah Hannah, following her marriage to Edward Cowles. The Edward Cowles House, 630 Brush Hill Road (Map #8, MHC #606), located between the dwellings of Sarah's father and brother, remained within the family until 1925.

The three dwellings, located side by side, are significant architecturally for they document the type of straightforward and unembellished farm dwellings that were being constructed in the outlying agricultural areas of Milton during this period. The transition in form that took place during this period is evident when comparing the side gable, center-hall plan of the earlier Greek Revival Simon Ferry House to the front gable, side-hall plan of the later Greek Revival George Ferry and Italianate Edward Cowles houses. They are also significant for their associations with the descendants of one of Milton's pioneers, George Sumner.

On the adjacent homestead, Jesse Vose's sons, Jesse (1819-1862) and Joshua Vose (1813-1895), operated the large farm of their father. Jesse continued to reside in his father's house until his death. He served the town in a number of capacities, including selectman (1855-56). After his death the house and farm passed on to his son, Henry (b. 1850), who operated the dairy farm and a milk route until 1900 whereupon he became a florist. In 1845 Joshua built a new house, the Greek Revival Joshua Vose House, 539 Brush Hill Road (Map #1, MHC #145, photo #5) on a section of the homestead across the road from his brother. Thereafter he apparently left the management of the farm to his brother, for by 1850 Joshua had become a partner in the house painting company, Vose and Chapman, located in Milton Village. In 1861 he was appointed a Custom House inspector, a position he retained until 1875. The house remained in the possession of the Vose family until 1910. The Joshua Vose House with its period barn, one of only three remaining intact barns within the district, is significant as the only surviving mid-century agricultural complex within the district. Along with the Jesse Vose House, it is also significant for its associations with the Vose family, a pioneering family in Milton.

In 1855 the first of two specific land changes occurred. In that year Timothy Tucker III (1805-

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1864) and Nathan Tucker (1790-1869), son of Amariah Tucker, sold off c. 60 acres of pasture land to the Fairmount Land Company for development. The subdivision was bounded southerly by Brush Hill Road, northerly by the Neponset River at the base of the northern slope of Brush Hill, easterly by the Capen farm and westerly by Williams Avenue, a new street laid out between the Timothy Tucker Jr. and Dana Tucker farms and named for John Williams, the treasurer of the Fairmount development. Within the subdivision Timothy Tucker and Nathan Tucker would each retain about four acres of land for their respective homesteads, the Timothy Tucker Jr. House (Map 317, MHC #148) and the Amariah Tucker house (Map #14, MHC #134). The development, which was primarily located on the northern slope of Brush Hill, was centered along a new street, Fairmount Avenue.

Thirteen years later the second significant land change occurred. In 1868 the town of Hyde park was incorporated, taking lands from Dorchester, Dedham, and 700 acres from Milton on the northern slope of BRH, including about 50 acres of the Fairmount development. The boundary line along the ridge of Brush Hill between Hyde Park, later annexed to Boston in 1912, and Milton remains intact to the present and forms part of the northern boundary of the district. In 1875 Williams Avenue was extended into Milton from Hyde Park to meet Brush Hill Road.

The only house in present-day Milton that was built as part of the original Fairmount development is the noncontributing, significantly altered c. 1864 Rev. Joseph Davis House, 317 Fairmount Avenue (Map #G, MHC #622). The Timothy and Amariah Tucker homesteads remained in Milton, although they each lost about an acre in the rear of the property to Hyde Park. The rest of the Tucker subdivision that remained in Milton consisted primarily of two large lots fronting Brush Hill Road. In the next period, they would become two country estates, the Charles White House, 685 Brush Hill Road (Map #13, MHC #281) and the Dr. Joel Goldthwait House, 321 Fairmount Avenue (Map #31, MHC #289).

By the end of the period both Timothy Tucker III, who had served Milton for many year as selectman (1843, 1850-54, 1857-61), and Nathan Tucker had died. Their significantly reduced homesteads had been passed on to their daughters, who would continue to sell off pasture land for residential development during the next period.

**Late Industrial Period: 1870-1915/16**

During this period Milton made the transition from a rural community to a wealthy suburb of Boston with a population of 8,600. Boston was no more than twenty minutes away by train, and

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Brush Hill was well-served by the Boston & Providence and the Boston, Hartford and Erie Railroads whose lines crossed at the nearby Readville Station in Hyde Park. Attracted by the beauty of the rolling hills of the rural landscape, professional and business men established summer estates on Brush Hill, which in the course of years would become winter homes as well.

In 1880 Charles Goddard White (1850-1915), a Boston businessman, bought several undeveloped lots of the Fairmount Land Company subdivision that were located between the Amariah Tucker and Edward Capen homesteads and created a summer country estate. Sited on one of the highest points of the southern slope of Brush Hill, the Charles White House, 685 Brush Hill Road (Map 313, MHC #281), as designed by George Russell Shaw (1848-1937), was one of the first high-style residences on Brush Hill. Shaw was a noted Boston architect, associated in practice with Henry S. Hunnewell from 1873 until his retirement in 1904. The firm was known particularly for its residential work in the Back Bay, but also designed a number of important buildings including Wellesley's Town Hall (NR). In 1904 White sold his estate to Arthur Tedcastle (1855-1938), who lived there year-round until his death. He was a shoe manufacturer, pioneering in the marketing of American-made shoes overseas. In 1898 he moved his firm from Georgia to Boston, shortly thereafter moving to Milton. As a friend of Woodrow Wilson, he was often consulted by Washington on foreign trade matters. Tedcastle updated the Queen Anne house with the application of stucco, a wall covering that came into fashion in the years preceding World War I, while retaining the massing and form of Shaw's design. The Charles White House with accompanying carriage house is significant as one of the first of the late 19<sup>th</sup> century country estates for which Brush Hill is noted, remaining intact to the present.

By 1896 the Amariah Tucker House (Map #14, MHC #134) had become part of the Charles White estate and remained the possession of his son, Goddard, until the 1950s. A rear section of the homestead, on the border of Milton and Hyde Park (Boston) was sold in 1910 to J. Murray Howe (d. 1931), who was prominent in Boston real estate circles as a founder of the Boston Real Estate Exchange and the president of the J.W. Gilbert Company. He built the brick Colonial Revival J. Murray Howe House, 312 Fairmount Avenue (Map 330). The noncontributing house at 320 Fairmount Avenue (Map #H) between the Howe and Tucker Houses, was built in 1960 as a summer cottage by Goddard White.

In 1887 Charles White's mother and stepfather, Mary White (1823-1914) and William Boardman (d. 1901) retired to Milton and built a house down the street from their son's estate at the corner of Brush Hill Road and Bradlee Road. The William Boardman House, 760 Brush Hill Road (Map #16, MHC

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#279, photo 6) was built on an open field that had belonged to Timothy Tucker III. His daughter Maria Tucker Oxton (1835-1921), from who the land was bought, lived across the road in her father's house, the Timothy Tucker Jr. House (Map #17, MHC #148). William Boardman was an educator, serving from 1869 until his retirement in the late 1880s as the headmaster of the Lewis Grammar School in Roxbury. After his stepfather's death, Charles White sold his own estate and lived periodically with his mother until her death in 1914; White would die himself the following year.

In 1890 Frederick Skinner (1850-1935) came into possession of the Edward Capen House (Map #24, MHC #618) by will and deed from the Capen family and became Charles White's next door neighbor. By this time the Capen homestead had been reduced to 16 acres, of which fourteen were in Milton, the remaining two in Hyde Park. Skinner was a merchant who had owned a large trading business in the Philippines. About 1890 he retired and spent much of his time on his Milton estate until 1907. He added the semi-circular porch to the front of the house, signaling its evolution from a farm to a country estate. In 1907 Skinner subdivided the estate along a private lane, Brush Hill Lane. The Capen House was sold to two Boston lawyers, George Claflin in 1909 and Charles Rackemann three years later. The noncontributing George Claflin Cottage, 34 Brush Hill Lane (Map #F, MHC #619) built c. 1910 behind the Capen House and significantly altered with additions in 1977 and 1986, served as the chauffeur's residence. The contributing Claflin ridge hip garage with an interior chimney housed three cars and was heated during the winter months. The Claflin House and garage came under separate ownership from the Capen House c. 1950.

Two new estates were created from the Capen subdivision. In 1909 the Tilden-Denny House, 31 Brush Hill Lane (Map #25, MHC #285, **photo #7**) was constructed across the lane from the Capen House on the site to which the former George Tucker House had been moved during the 19<sup>th</sup> century. Effie Tilden built it for her daughter and son-in-law, Clarence Denny (d. 1921). Denny, who grew up in Milton on an upper Canton Avenue estate, was a Boston businessman. The estate remained intact until 1959 when a noncontributing house at 15 Brush Hill Lane (Map #E) was built on the lot fronting on Brush Hill Road. The Tilden-Denny House is architecturally significant as one of three Colonial Revival stucco residences with the district designed during the years prior to World War I for Boston businessmen. The other two are the Philip Saltonstall House, 704 Brush Hill Road (Map #15, MHC #280) and the William Dupee House, 865 Brush Hill Road (Map #22, MHC #283), which are discussed below. In 1916 the stucco English Revival James Rollins House, 55 Brush Hill Lane (Map #28, MHC #284) was built behind the Tilden-Denny House. James Rollins (1858-1935) was a

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prominent engineer, associated with a number of large-scale engineering projects, including the Bourne Bridge on Cape Cod and the Hog Island Ship Yard in Philadelphia. Rollins was active in Milton town affairs and served as chairman of the sewer commission. The house is architecturally significant as the only English Revival residence within the district, which was dominated during this period by the Colonial Revival style. The English Revival James Rollins Carriage House, 45 Brush Hill Lane (Map #26, MHC #389) was converted to a single-family residence in 1945.

In 1904 Dr. Joel Goldthwait bought the remaining lot of the Fairmount Land Company subdivision that bordered on Brush Hill Road. The Joel Goldthwait House, 321 Fairmount Avenue (Map #31, MHC #289) is a well-preserved example of the work of Henry Forbes Bigelow (1867-1929), a prominent Boston architect. Forbes, a graduate of M.I.T., was a partner in the firm Winslow, Wetherell and Bigelow until 1900 and later worked with Philip Wadsworth. The Goldthwait House is architecturally significant as one of seven Bigelow houses in a variety of Colonial Revival designs in Milton, where he lived from 1900-1917 at 1073 Brush Hill Road. The previously discussed Rev. Joseph Davis House (Map #G, MHC #622) was incorporated into the estate as the coachman's dwelling. Goldthwait (d. 1961), graduated from Harvard Medical School in 1890 and was a major figure in the world of orthopedic medicine. Establishing the first clinic for handicapped adults at the Carney Hospital in Dorchester, and in 1909 the first orthopedic ward at Massachusetts General Hospital. In 1914 he was largely responsible for the establishment of the Robert Breck Brigham Hospital for Chronic Illness.

Two smaller and more modest residences completed the construction in Milton on the former Fairmount Land Co. lots. On the site of the 1982 contemporary house at 729 Brush Hill Road (Map #B), a dwelling had been built by Edward Finn in the second half of the 19<sup>th</sup> century which was demolished by 1917. In 1910 the brick Colonial Revival William Preston House, 311 Fairmount Avenue (Map #29, MHC #621) was built for a leather merchant on the boundary line between Milton and Hyde Park and later sold to a member of the Finn family.

During this period various members of the Tucker family continued to sell off sections of their land. In c. 1877 the children of Nathan Tucker sold a section of land across the street from their homestead to John W. Denny, a Boston businessman, on which he built a summer residence designed by Peabody and Stearns. The estate was bounded by Brush Hill Road and Blue Hill Avenue and located between the Tufts homestead and the land of Timothy Tucker which was sold to William Boardman. In 1894 Philip Saltonstall (1867-1919) bought the Denny House and by 1910 demolished it and built his own residence, the Colonial Revival Philip Saltonstall

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House, 704 Brush Hill Road (Map #15, MHC #280, **photo #8**) on the site. Philip Saltonstall was a prominent member of Boston financial circles, serving as a member of the Boston banking firm Tucker Anthony and Co. as well as a director of many street railroad, power and trust companies.

Upon the death of her father Elijah in 1881, Rebecca Tucker (1846-1922?) inherited his house at 939 Brush Hill Road as well as the major portion of his land, which had belonged to George Tucker during the Colonial period and then passed to his nephew James Tucker and on to his son Elijah. In 1913 Rebecca sold most of the land to William Dupee, a wool broker. The Dupee estate remained intact until the southern section was subdivided during the 1950s along a new road, Cushing Road, just outside the southern boundary of the district. Today the Colonial Revival William Dupee House, 865 Brush Hill Road (Map #22, MHC #283), surrounded by eight acres of land, forms the western boundary of the Brush Hill district. In 1914 Dupee's sister-in-law Maria Purdon (1870-19332) bought an adjacent lot of land at the corner of Brush Hill Road and Dana Avenue from Mary Tucker (1838-1916). Mary had inherited the homestead of her father Dana, Elijah's brother, and had subdivided a section of it along a new road named after him, Dana Avenue, in 1887. The Craftsman Maria Purdon House, 285 Dana Avenue (Map #32, MHC #628, **photo 9**) and the Colonial Revival William Dupee House are architecturally significant as the only documented Milton residences of Boston architect and Milton resident James Purdon, the brother of Maria and Ethel Purdon Dupee. While little information has been found on Purdon's background, these two houses are representative of the known work of the firm Purdon and Little, which designed residences in Boston suburbs between 1902 and 1945.

In 1889 Joseph Whitney (1856-1911) bought the Ephraim Tufts House (Map #10, MHC #135) to which he made additions in 1903. Upon the death of his wife in 1934, his descendants moved the main block of the Tufts House to its present location at 674 Brush Hill Road, leaving the rear ell with its 1903 additions at 678 Brush Hill Road (Tufts-Whitney House, Map #11, MHC #607). Whitney was the son of Henry A. Whitney, president of the Boston & Providence Railroad, and grew up nearby on his father's estate at the corner of Robbins Street and Blue Hill Avenue. He was a prominent Milton citizen and was actively involved in town affairs, serving as selectman (1894-96) and library trustee (1888-1911). In addition to being public-spirited, Whitney was also a romantic. In 1893 the Robert Tucker House (Map #12, MHC #124) was sold outside the Tucker family to Alfred Foster, who planned to build a new house. Whitney moved the Tucker house to his own property in 1895, saving it from destruction, because of his fondness for it as he and his wife had become engaged near its original location. Both the Tufts-Whitney and Robert Tucker houses remain in the possession of Whitney descendants to this day, while the Ephraim Tufts House has been under separate ownership since 1972. Located in a rural setting, the

(continued)

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Whitney complex is significant architecturally as a late 19<sup>th</sup>/early 20<sup>th</sup> century estate which includes the oldest surviving house that is original to Milton and one of only three intact 19<sup>th</sup> century barns located within the district as well as for its association with the Whitney family.

Farming and agricultural pursuits continued within the district until the early 20<sup>th</sup> century. On the Jesse Vose homestead, Henry Vose continued to operate a milk farm until 1900, when he established a nursery, which continued for over twenty years. Vose was known for his specialty, carnations, which he grew in extensive greenhouses (not extant) near his house. Similarly, the dairy farm of Simon Ferry was maintained by his son William until his death c. 1895. Thereafter Williams' sons maintained the farm, but concentrated on other businesses. Albert (1858-1934) became a locally-known ice dealer and Herbert (1860-1946) became a florist associated with Vose for some time, with greenhouses (no longer extant) located to the rear of the Simon Ferry House (Map #9, MHC #136). When Albert's wife died in 1950, the property was sold outside the Ferry family and the attached barn and greenhouses demolished, signaling the end of use of the property as a farm. Maria Tucker Oxtan and her husband William continued a farm on the timothy Tucker Jr. homestead until his death c. 1910. By 1916 she sold her homestead to Frank S. White, son of Charles White, who lived behind her at 180 Williams Avenue. She lived on in the house until her death in 1921, whereupon the house became the gardener's residence for the White estate until the 1950s.

**Early Modern Period: 1915/16-1948**

With the arrival of the 1920s Milton entered a period of suburban growth previously unprecedented in the town's history. Between 1915 and 1940 Milton doubled its population, reaching 18,708 in the latter year. This growth was reflected in the landscape with the subdivision of large estates and farms for the construction of single-family residences. In the Brush Hill district this period witnessed the advent of middle-class suburban housing.

The period began with the transfer of ownership of three estates. In 1917 Goldthwait sold his property to Robert Morse, a member of the investment firm Jackson & Curtis. The Rev. Joseph Davis House served as the gardener's cottage. The estate remained intact until the mid-1950s, and by 1959 the David House had come under separate ownership, becoming significantly altered with additions. In 1987 the accompanying barn was also significantly altered upon its conversion to a residence.

(continued)

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Continuation SheetBrush Hill Historic District  
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Also in 1917 the Boardman estate was sold to W. Rodman Peabody (1875-1941), son of Harvard professor Francis Peabody, who trained at Harvard as a lawyer and became a senior partner in the firm Peabody, Brown, Rowley and Storey. He took an active interest in the town of Milton as a town meeting member and member of the Warrant Committee. In 1917 he commissioned his uncle architect Robert Peabody to make alterations to his house. The estate with accompanying carriage house remains intact to this day and make a significant impact on the streetscape at the corner of Brush Hill and Bradlee Roads.

In 1919 the Saltonstall property was sold to Thomas Gannett (1876-1931), a prominent Boston banker and broker, and his wife Dorothy Draper Gannett, daughter of Governor Eben Draper. The estate remained intact until subdivided in 1949 when the house at 730 Brush Hill Road (Map #C) was built. This lot was further subdivided in 1968 for the house at 744 Brush Hill Road (Map #D). The former carriage house was altered upon its conversion to a residence in 1949 and remains on a separate lot, 702 Brush Hill Road, outside the district.

In 1919, upon the death of his mother Mary, Carl Tucker subdivided his family's homestead which included the Dana Tucker House (Map #20, MHC #133) and the James Tucker House (Map #21, MHC #131). Both were sold outside the Tucker family in 1925. Architect Joseph Leland (1886-1968) bought the James Tucker House, living there until 1961. During his residency the attached woodshed was made into a studio. Leland graduated from Harvard in 1909 and subsequently studied at Paris' L'Ecole des Beaux Arts. He was senior partner in the Boston firm of Leland and Larsen until his retirement in 1959. His Milton work includes the 1916 Malcolm Donald House at 638 Blue Hill Avenue and the 1950 Milton Hospital. In 1937 Leland chaired a committee that wrote Milton's first set of zoning by-laws and thereafter was influential in establishing their effectiveness when he served as chair of Milton's Planning Board from 1938-54.

The major change to the district came in the form of nine single-family homes with attached garages constructed between 1926 and 1941. In 1926 Henry Vose retired from the florist business and sold the 14 ½ acre Jesse Vose homestead to William H. Crosby for subdivision along two new streets, Hills View and Vose Hill Roads running between Brush Hill Road and Blue Hill Avenue. The development of ¼ acres lots would extend into the 1950s under the supervision of Crosby's son, William B. Crosby. The Crosbys were two of Milton's most dominant developers/builders during the first half of the 20<sup>th</sup> century, constructing predominantly Colonial Revival single-family houses along new streets laid out through former

(continued)

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Continuation SheetBrush Hill Historic District  
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farm and estate lands. Within the Brush Hill district the Colonial Revival James Dooley House, 540 Brush Hill Road (Map #2, MHC #600, **photo 10**) 1938, Sheldon Fairbanks House, 560 Brush Hill Road (Map #3, MHC #601) 1934 and the Marshall Lydon House, 580 Brush Hill Road (Map #5, MHC #603) 1929 as well as the Craftsman Edward Morse House, 568 Brush Hill Road (Map #4, MHC #602) 1928 were built during the initial stage of the development. The Colonial Revival houses with attached garages are the most representative of the Crosby's work.

The Nelson Hermance House, 592 Brush Hill Road (Map #6, MHC #604) and the Donald Smith House, 588 Brush Hill Road (Map #A) were both built in 1938 on a section of land that had been part of the Vose homestead until the early 1900s. The English Revival Hermance House with its two-story facade tower makes an unusual presence among the houses constructed by builders between the world wars. No information has been found on its builder, J.E. Lindgren. The noncontributing Smith House has been significantly altered with post-1950s facade additions.

In 1937 Carl Tucker sold two of the 1919 subdivided lots to builder John G. Morley. The two Garrison Colonial houses with attached garages that were built in 1938, the William Howland House, 789 Brush Hill Road (Map #18, MHC #610) and the John Elliot House, 797 Brush Hill Road (Map #19, MHC #610), are representative in style, form and scale of this Colonial Revival alternative design that was introduced by builders into Milton during the 1930s. Carl Tucker was the last of Robert Tucker's descendants to live on Brush Hill. Until his death in 1951 he lived at 258 Dana Avenue in a 1929 house he built on a lot, just outside the district, that had been part of his family's homestead.

The last house to be built in the district was the Eugene Bernat House, 50 Brush Hill Lane (Map #27, MHC #620) in 1941 on land that was once part of the Capen farm. Again, the Colonial Revival dwelling with an attached garage is representative of the period. No information has been found on the builder, Oscar Nelson.

Brush Hill continues to be an important residential neighborhood within the Town of Milton. Since 1947 development has continued, most recently with the subdivision of the late 19<sup>th</sup> century Roberts-Peabody-Loew and Alfred Foster estates on the northern boundary of the district, originally part of Robert Tucker's homestead. The Brush Hill Historic District is significant as a well-preserved section of the Brush Hill area, representing its history, as well as Milton's history, from c. 1670 to 1948.

(continued)

United States Department of the Interior  
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Continuation SheetBrush Hill Historic District  
Milton (Norfolk Co.), MassachusettsSection number 8 Page 17**Archaeological Significance:**

Although several prehistoric sites have been recorded in Milton, many have been destroyed or have not been systematically excavated limiting their interpretative value and making surviving sites in the area potentially significant. One prehistoric site in Milton, the Massachusetts Hornfels/Braintree Slate Quarry (19-NF-105) is listed on the National Register as a specialized quarry complex. This site documents the presence of special purpose type sites in the Milton locale and the potential for sites in this area to contain information relating to trade and specialized lithic technologies.. Our knowledge of Milton's habitation villages and campsites is much less documented. Prehistoric sites in this area can contribute to a better understanding of the settlement and subsistence system relationships between sites located along major riverine drainages like the Neponset and more interior areas along upland tributary streams and transportation corridors which may include the district locale.

Historic archaeological resources described above have the potential to document and reconstruct components of the Brush Hill Historic District's 17<sup>th</sup> century settlement for which no in situ extant examples survive. Similar information can also be obtained for the district's 18<sup>th</sup> century settlement for which few extant examples, both from the end of the period, are present. Archaeological resources in the Brush Hill Historic District also have the potential for providing detailed information on the social, cultural, and economic patterns that characterized Milton's transition from a small rural town to a prosperous suburb of Boston. Further documentary research combined with archaeological survey and testing can identify structural remains and related outbuildings and occupational related features which clarify and physically document Milton's three phases of development. These resources can contribute architectural and technological evidence of the town and district's initial 17<sup>th</sup> and later 18<sup>th</sup> century farms and their evolution to and at times transformation into late 19<sup>th</sup> and early 20<sup>th</sup> century high style estates. Archaeological evidence of the town's third phase of development into early to mid 20<sup>th</sup> century suburban subdivisions can also be obtained by documenting earlier residences and landscapes destroyed or displaced for that development. Detailed analysis of occupational related features can also provide information relating to the town and district's socio-economic composition from the 17<sup>th</sup> through 20<sup>th</sup> centuries. Analysis of these features can contribute information on the district inhabitant's lifeways including their occupations, standards of living and possibly family structure. Information may also be present to document the characteristics and extent to which local farms were transformed into country estates.

(end)

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National Park Service

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Continuation Sheet

Brush Hill Historic District  
Milton (Norfolk Co.), Massachusetts

Section number 9 Page 1

9. MAJOR BIBLIOGRAPHICAL REFERENCES

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(continued)

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

**Brush Hill Historic District  
Milton (Norfolk Co.), Massachusetts**

Section number   9   Page   2  

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(end)

Brush Hill Historic District  
Name of Property

Norfolk, MA  
County, State

**10. Geographical Data**

**Acreage of Property** 68.45

**UTM References See continuation sheet.**

(Place additional UTM references on a continuation sheet)

1.	19	326240	4679460	3.	19	325100	4678680
	Zone	Easting	Northing		Zone	Easting	Northing
2.	19	326050	4678850	4.	19	325280	4678800
	Zone	Easting	Northing		Zone	Easting	Northing

See continuation sheet

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**

name/title Edith Clifford, Preservation Consultant, with Betsy Friedberg, NR Director, MHC

organization Massachusetts Historical Commission date June 1998

street & number 220 Morrissey Boulevard telephone 617-727-8470

city or town Boston state Massachusetts zip code 02125-3314

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative **black and white photographs** of the property.

**Additional items** (Check with the SHPO or FPO for any additional items)

**Property Owner**

(Complete this item at the request of the SHPO or FPO.)

name multiple

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town Milton state MA zip code 02186

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetBrush Hill Historic District  
Milton (Norfolk Co.), MassachusettsSection number 10 Page 1**10. GEOGRAPHIC DATA**VERBAL BOUNDARY DESCRIPTION

The boundaries of the Brush Hill Historic District are outlined on the enclosed assessor's maps (9 sheets). The 68.45 acre district extends .8 mile along Brush Hill Road from its intersection with Robbins Street in the east to Bradlee Road and Dana Avenue in the west. Also included are two intersecting side streets, Fairmount Avenue and Brush Hill Lane, a private road. The boundary generally follows the rear lot lines of the properties.

BOUNDARY JUSTIFICATION

The boundaries of the Brush Hill Historic District were drawn to include the significant contribution of 17<sup>th</sup>, 18<sup>th</sup>, 19<sup>th</sup> and early 20<sup>th</sup> century dwellings that comprise the historic core of the Brush Hill residential neighborhood along Brush Hill Road and to exclude surrounding post-World War II development.

(end)

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

**Brush Hill Historic District  
Milton (Norfolk Co.), Massachusetts**

Section number photos Page 1

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**PHOTOGRAPHS**

Photographer: Nancy Roberts  
Location of Negatives: Milton Town Hall  
Date: April 1996

1. Robert Tucker House (ca. 1670), 678 Brush Hill Road,  $\frac{3}{4}$  view facing E
2. Amariah Tucker House (1799), 703 Brush Hill Road,  $\frac{3}{4}$  view facing N
3. Jesse Vose House (1829), 65 Hills View Road,  $\frac{3}{4}$  view facing E, corner of Hills View and Brush Hill Road
4. Simon Ferry House (1836), 642 Brush Hill Road,  $\frac{3}{4}$  view facing S
5. Joshua Vose House and Barn (1845), 539 Brush Hill Road,  $\frac{3}{4}$  view facing N
6. William Boardman House (1887), 760 Brush Hill Road, facade, looking E
7. Tilden-Denny House (1909), 31 Brush Hill Lane, facade looking E
8. Philip Saltonstall House (c. 1910), 704 Brush Hill Road,  $\frac{3}{4}$  view looking E
9. Maria Purdon House (1914), 285 Dana Avenue, facade looking SW
10. James Dooley House (1938), 540 Brush Hill Road,  $\frac{3}{4}$  view looking E

(end)

**BRUSH HILL HISTORIC DISTRICT  
MILTON, MASSACHUSETTS  
DISTRICT DATA SHEET**

<u>MAP#</u>	<u>MIIC#</u>	<u>HISTORIC NAME</u>	<u>STREET ADDRESS</u>	<u>DATE</u>	<u>STATUS</u>	<u>STYLE</u>	<u>RES</u>	<u>ASS#</u>
1	145	Joshua Vose House Swimming Pool	539 Brush Hill Road	1845 1969	C NC	Greek Revival N/A	B St	C-46-4B
2	600	James Dooley House Shed	540 Brush Hill Road	1938 1967	C NC	Colonial Revival No Style	B B	B-1-10
3	601	Sheldon Fairbanks House Swimming Pool	560 Brush Hill Road	1934 1975	C NC	Colonial Revival N/A	B St	B-2-10
4	602	Edward Morse House Swimming Pool	568 Brush Hill Road	1928 1977	C NC	Craftsman N/A	B St	B-2-9
5	603	Marshall Lydon House	580 Brush Hill Road	1929	C	Colonial Revival	B	B-3-9
A	---	Donald Smith House	588 Brush Hill Road	1938	NC	Altered	B	B-6-6
6	604	Nelson Hermance House	592 Brush Hill Road	1938	C	English Revival	B	B-6-5
7	605	George Ferry House Swimming Pool Swimming Pool	614 Brush Hill Road	1848 1976 1983	C NC NC	Greek Revival N/A N/A	B St St	B-6-4
8	606	Edward Cowles House	630 Brush Hill Road	ca. 1850	C	Italianate	B	B-6-1
9	136	Simon Ferry House	642 Brush Hill Road	1836	C	Greek Revival	B	B-7-8/9
I	---	House	665 Brush Hill Road	1997	NC	Post-War Traditional	B	B-5-0
10	135	Ephraim Tufts House Garage	674 Brush Hill Road	ca. 1810 pre-1940	C C	Federal/ Colonial Revival No Style	B B	B-7-6

**BRUSH HILL HISTORIC DISTRICT  
MILTON, MASSACHUSETTS  
DISTRICT DATA SHEET**

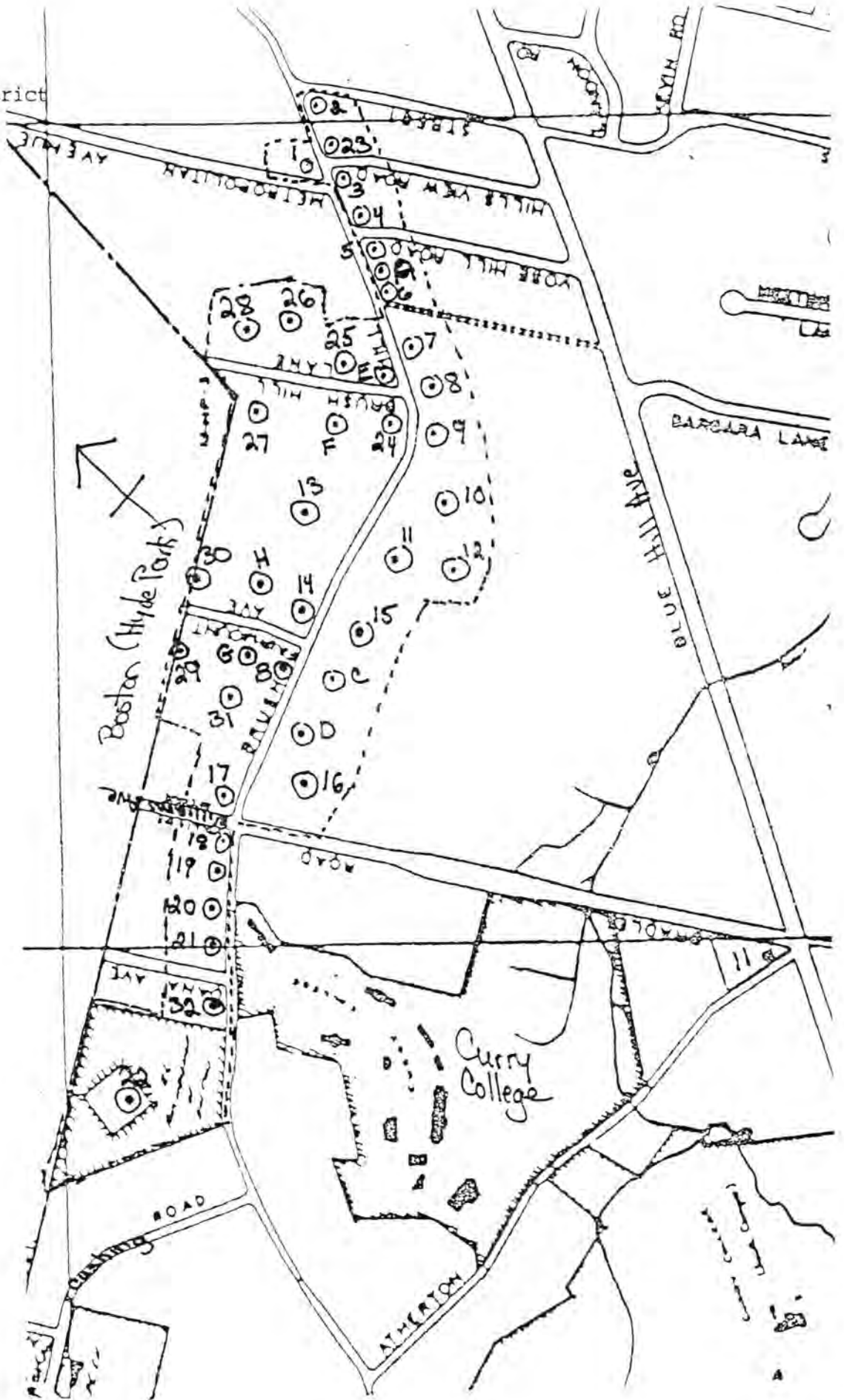
<u>MAP#</u>	<u>MHC#</u>	<u>HISTORIC NAME</u>	<u>STREET ADDRESS</u>	<u>DATE</u>	<u>STATUS</u>	<u>STYLE</u>	<u>RES</u>	<u>ASS #</u>
11	607	Tufts-Whitney House Barn	678 Brush Hill Road	ca. 1810/1903 late 19th cent.	C C	Colonial Revival No Style	B B	B-7-4
12	124	Robert Tucker House	678 Brush Hill Road	ca. 1670	C	First Period/ Colonial	B	B-7-4
13	281	Charles White House Carriage House	685 Brush Hill Road	1880 1880	C C	Queen Anne No Style	B B	B-5-3
14	134	Amariah Tucker House	703 Brush Hill Road	1799	C	Federal	B	B-5-2B
15	280	Philip Saltonstall House	704 Brush Hill Road	ca. 1910	C	Colonial Revival	B	B-7-3B
B	---	House	729 Brush Hill Road	1982	NC	Contemporary	B	B-10-2C
C	---	House	730 Brush Hill Road	1949	NC	Post-War Traditional	B	B-7-3A
D	---	House	744 Brush Hill Road	1968	NC	Post-War Traditional	B	B-7-1C
16	279	William Boardman House Carriage House Garage	760 Brush Hill Road	1887 1887 pre-1940	C C C	Colonial Revival No Style No Style	B B B	B-7-1B
17	148	Timothy Tucker Jr. House	771 Brush Hill Road	ca. 1800	C	Federal	B	B-10-1A
18	608	William Howland House	789 Brush Hill Road	1938	C	Colonial Revival	B	B-11-11
19	610	John Elliot House	797 Brush Hill Road	1938	C	Colonial Revival	B	B-11-10
20	133	Dana Tucker House Garage	805 Brush Hill Road	1792/ca. 1830 pre-1940	C C	Federal No Style	B B	B-11-4

**BRUSH HILL HISTORIC DISTRICT  
MILTON, MASSACHUSETTS  
DISTRICT DATA SHEET**

<u>MAP#</u>	<u>MIIC#</u>	<u>HISTORIC NAME</u>	<u>STREET ADDRESS</u>	<u>DATE</u>	<u>STATUS</u>	<u>STYLE</u>	<u>RES</u>	<u>ASS #</u>
21	131	James Tucker House Barn Greenhouse	823 Brush Hill Road	1804 19th cent. 1944	C C C	Federal No Style No Style	B B B	B-11-3
22	283	William Dupee House Garage	865 Brush Hill Road	1913 1913	C C	Colonial Revival No Style	B B	B-12-8A/B
23	615	Jesse Vose House	65 Hills View Road	1829	C	Federal	B	B-1-8
E	---	House Swimming Pool	15 Brush Hill Lane	1959 post-1950	NC NC	Post-war Traditional N/A	B St	B-4-3B
24	618	Edward Capen House Garage Swimming Pool	20 Brush Hill Lane	1811 1980 post-1950	C NC NC	Federal No Style N/A	B B St	B-5-6B
25	285	Tilden-Denny House Garage	31 Brush Hill Lane	1909 pre-1940	C C	Colonial Revival No Style	B B	B-4-3A
F	619	George Claflin Cottage garage	34 Brush Hill Lane	ca. 1910 ca. 1910	NC C	Altered No Style	B B	B-5-6A
26	389	James Rollins Carriage Hs. Swimming Pool	45 Brush Hill Lane	1916 Post-1950	C NC	English Revival N/A	B St	B-4-4A
27	620	Eugene Bernat House	50 Brush Hill Lane	1941	C	Colonial Revival	B	B-5-4
28	284	James Rollins House Garage	55 Brush Hill Lane	1916 pre-1940	C C	English Revival No Style	B B	B-4-4B



Erush Hill Historic District  
Norfolk County, MA



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Brush Hill Historic District

MULTIPLE NAME:

STATE & COUNTY: MASSACHUSETTS, Norfolk

DATE RECEIVED: 7/24/98                      DATE OF PENDING LIST: 8/03/98  
DATE OF 16TH DAY: 8/19/98                      DATE OF 45TH DAY: 9/07/98  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 98001081

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    8/30/98 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in the  
National Register

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

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



Robert Tucker House

Brush Hill Historic District

The Robert Tucker House  
678 Brush Hill Rd, Milton  
ca 1670  
Nancy P. Roberts, photographer  
April 1996

#1 of 10 photographs



Brush Hill Historic District

The Amariah Tucker House  
703 Brush Hill Rd., Milton  
1799

Nancy P. Roberts, photographer  
April 1996

# 2 of 10 photographs



The Jesse Vose House  
65 Hill View Rd  
Milton 1829  
Brush Hill Historic District  
Norfolk County, MA  
Nancy P. Roberts, photographer  
April 1996  
Milton Town Hall  
3/4 view; looking east; corner  
of Hill View and Brush Hill Rds.  
#3 of 10 photographs



Brewk Hill Historic District

The Simon Ferry House

642 Brewk Hill Rd, Milton

1836

Nancy P. Peabody

April 1996

#4 of 10 photographs



The Joshua Vose House and Barn  
539 Brush Hill Rd  
Milton 1845  
Brush Hill Historic District  
Norfolk County, MA  
Nancy P. Roberts, photographer  
April 1996  
Milton Town Hall  
3/4 view; looking north  
# 5 of 10 photographs



Brush Hill Historic District

William Boardman House

760 Brush Hill Rd, Milton  
1887

Nancy P. Roberts

April 1996

#6 of 10 photographs



Brush Hill Historic District

The Tilden-Denny House

31 Brush Hill Lane

Milton 1909

Nancy P. Roberts, photographer

April 1996

# 7 of 10 photographs



Brush Hill Historic District  
Philip Saltonstall House  
704 Brush Hill Rd,  
Milton ca 1910  
Nancy P. Rebak  
April 1996  
#8 of 10 photographs



Brush Hill Historic District

The Maria Purden House

285 Dana Avenue

Milton 1914

Nancy P. Roberts, photographer

April 1996

#9 of 10 photographs



Brush Hill Historic District

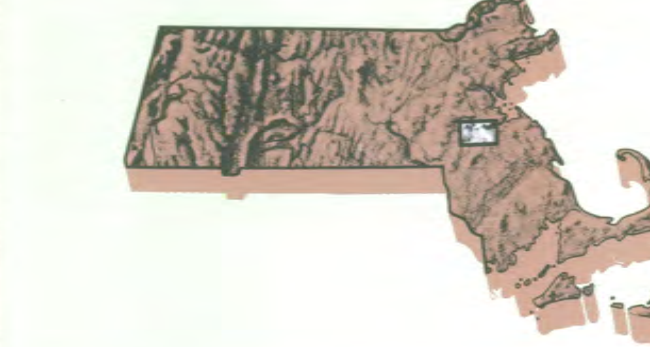
The James Dadey House  
540 Brush Hill Rd

Milton 1938

Nancy P. Roberts, photographer

Apr. 1 1996

#10 of 10 photographs



7.5 X 15 MINUTE QUADRANGLE SHOWING

- Contours and elevations in meters
- Highways and other man-made features
- Water
- Woodlands
- Geographic names



Produced by the United States Geological Survey in cooperation with Massachusetts Department of Public Works  
 Control by USGS, NOS-NOAA, and Commonwealth of Massachusetts agencies  
 Compiled by photogrammetric methods from aerial photographs taken 1978. Field checked 1979. Map edited 1985  
 Supersedes Norwood and Blue Hills 1:25,000-scale maps dated 1970 and 1971  
 To place on the predicted North American Datum 1983 move the projection lines 6 meters south and 41 meters west as shown by dashed corner ticks  
 There may be private buildings within the boundaries of the National or State reservations shown on this map

CONTOUR INTERVAL 3 METERS  
 NATIONAL GEODETIC VERTICAL DATUM OF 1929  
 CONTOUR ELEVATIONS SHOWN TO THE NEAREST 0.1 METER  
 OTHER ELEVATIONS SHOWN TO THE NEAREST 0.3 METER

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS

CONVERSION TABLE		DECLINATION DIAGRAM		ADJOINING MAPS		
Meters	Feet	True	Magnetic	1	2	3
1	3.2808	75° 00'	75° 00'	1	2	3
2	6.5617	75° 00'	75° 00'	4	5	
3	9.8425	75° 00'	75° 00'	6	7	8
4	13.1234	75° 00'	75° 00'			
5	16.4043	75° 00'	75° 00'			
6	19.6852	75° 00'	75° 00'			
7	22.9660	75° 00'	75° 00'			
8	26.2469	75° 00'	75° 00'			
9	29.5278	75° 00'	75° 00'			
10	32.8087	75° 00'	75° 00'			

To convert meters to feet multiply by 3.2808  
 To convert feet to meters multiply by 0.3048

UTM grid convergence declination (MAG) Diagram is approximate

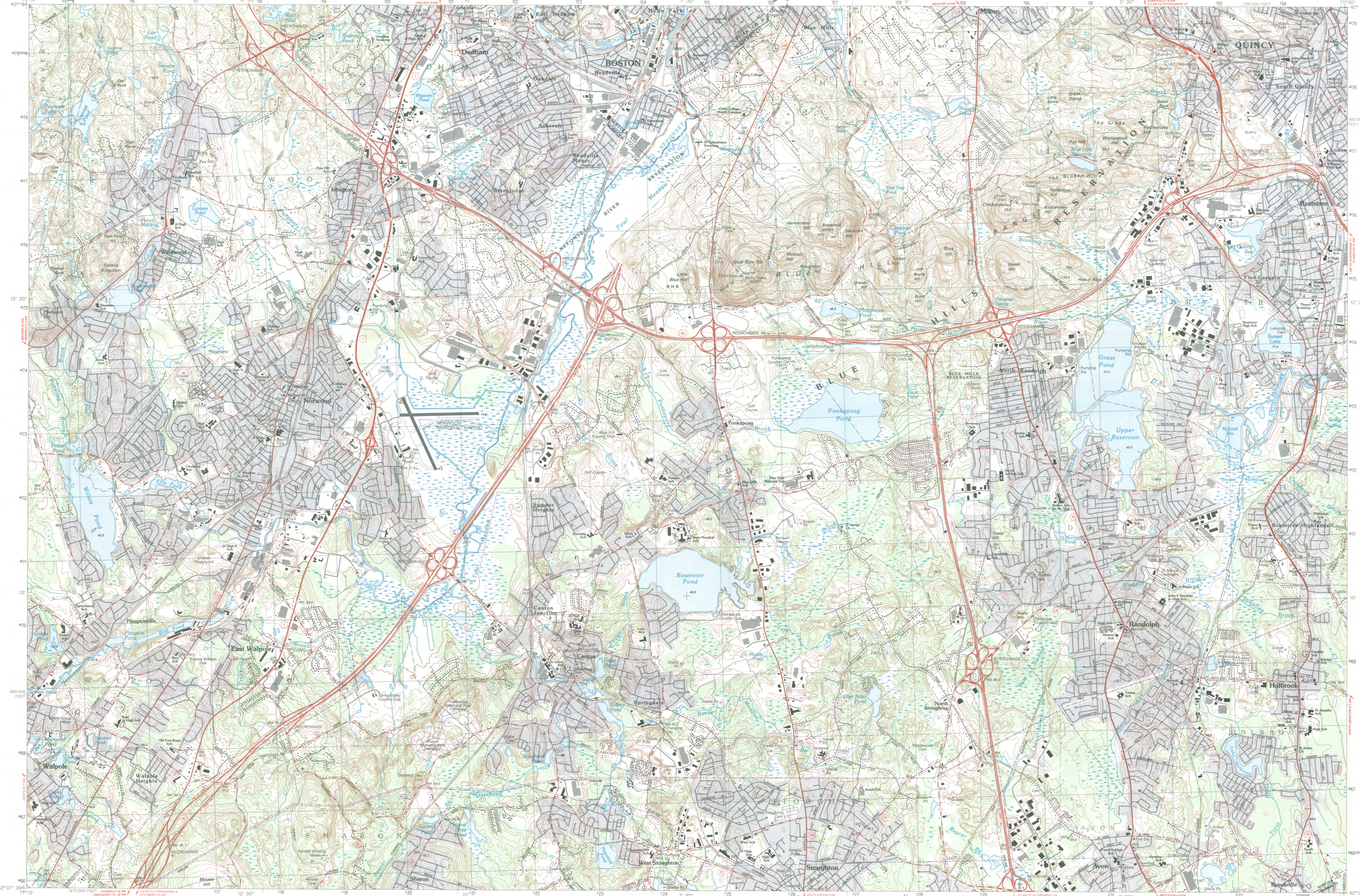
1 Framingham  
 2 Boston South  
 3 Hull  
 4 Medfield  
 5 Weymouth  
 6 Franklin  
 7 Brockton  
 8 Whitman

FOR SALE BY U.S. GEOLOGICAL SURVEY  
 DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092

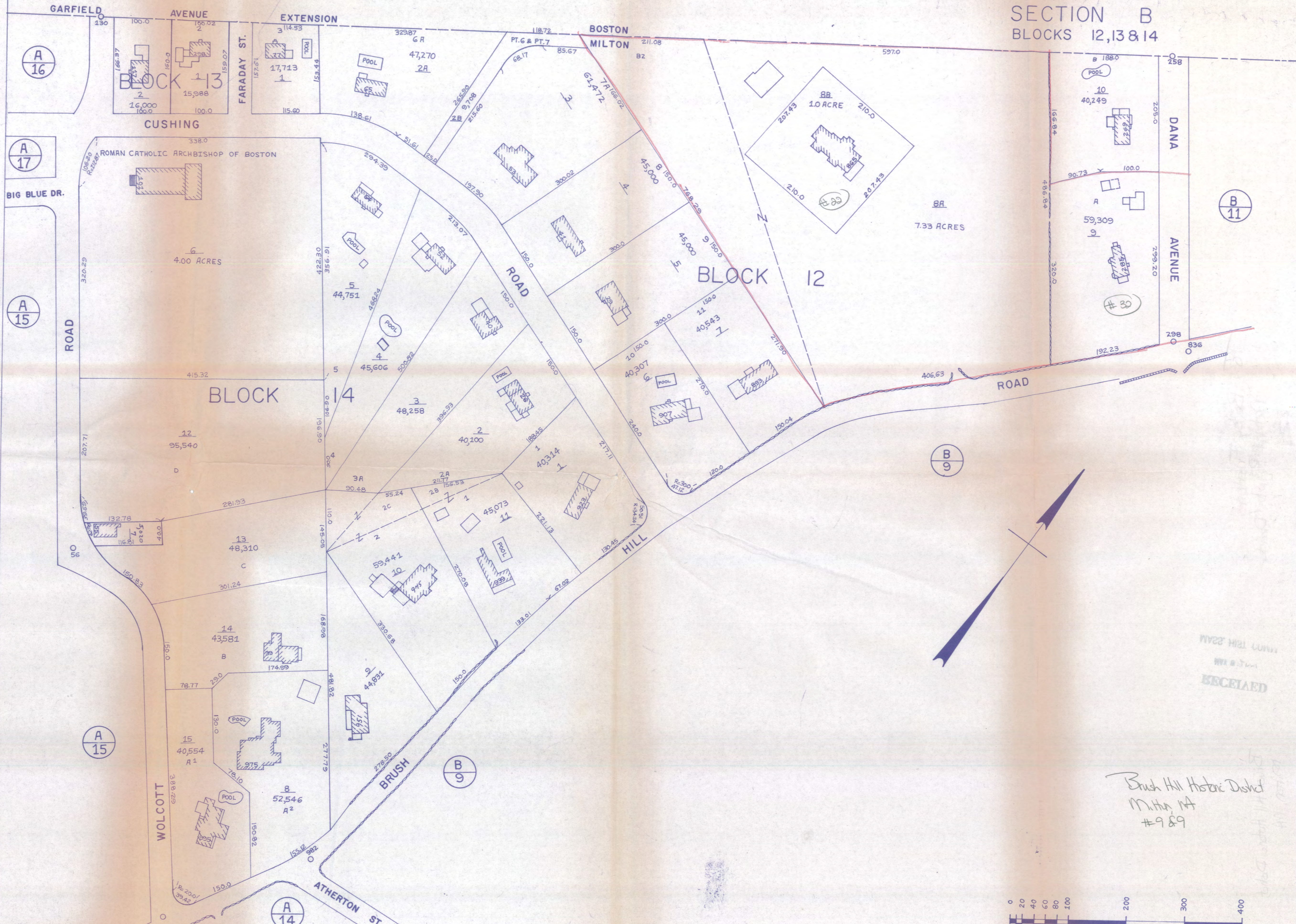
Topographic Map Symbols

- Primary highway, hard surface
- Secondary highway, hard surface
- Light-duty road, hard or improved surface
- Unimproved road, trail
- Route marker: Interstate, U.S., State
- Railroad: standard gage, narrow gage
- Bridge: drawbridge
- Footbridge; overpass; underpass
- Railway area: only selected buildings shown
- House; barn; church; school; large structure
- Boundary: National, with monument; State, parish; County, parish; Civil township, precinct, district; Incorporated city, village, town; National or State reservation; small park; Land grant with monument; found section corner; U.S. public lands survey; range, township, section; Range, township; section line; location approximate
- Fence or field line
- Power transmission line, located tower
- Dam; dam with lock
- Cemetery; grave
- Campground; picnic area; U.S. beach; moorland
- Wetland; water well; spring
- Mine shaft; prospect; adit or cave
- Control: horizontal station; vertical station; spot elevation
- Contour: index; intermediate; supplementary; depression
- Distorted surface: strip mine; lava; sand
- Bathymetric contours: index; intermediate
- Perennial lake and stream; intermittent lake and stream
- Roadside, large and small; lake, large and small
- Submerged marsh; marsh, swamp
- Land subject to controlled inundation; woodland
- Scrub; mangrove
- Orchard; vineyard

A pamphlet describing topographic maps is available on request



SECTION B  
BLOCKS 12, 13 & 14



A 16

A 17

A 15

A 15

A 14

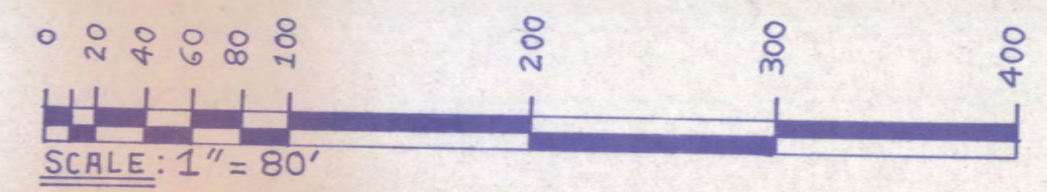
B 11

B 9

B 9

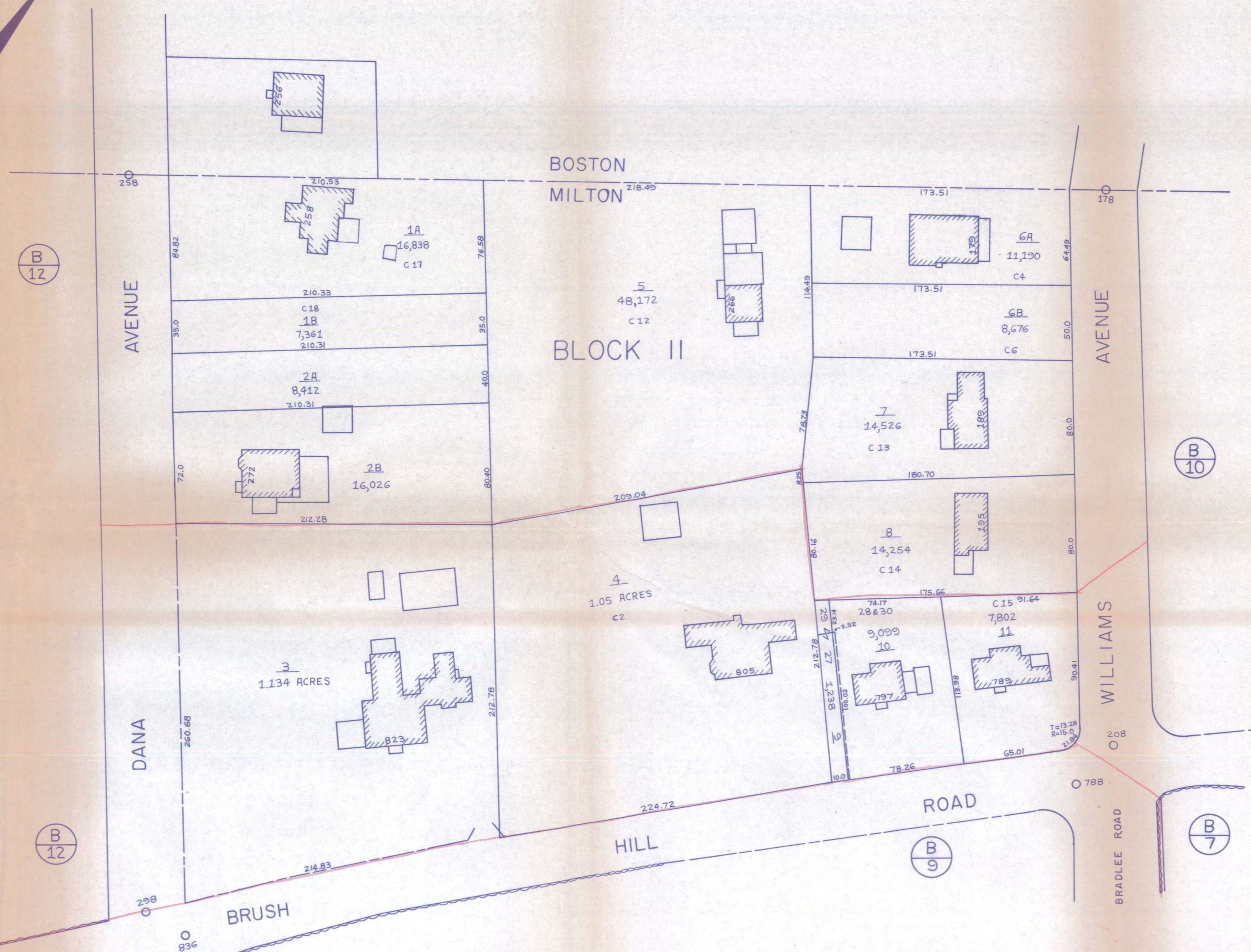
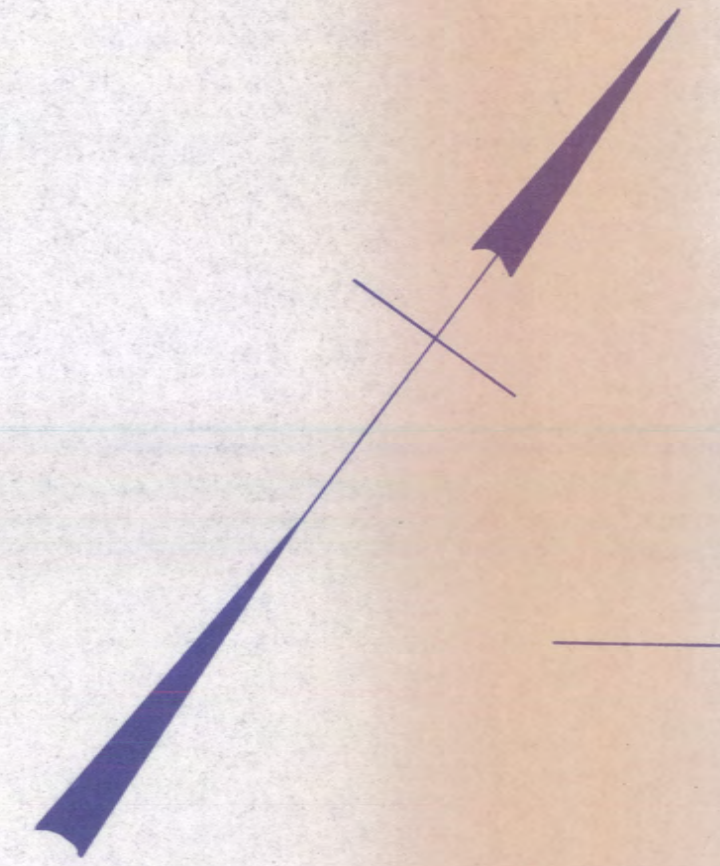
RECEIVED  
MAY 11 1989

Brush Hill Historic District  
M.H.D. #14  
#989

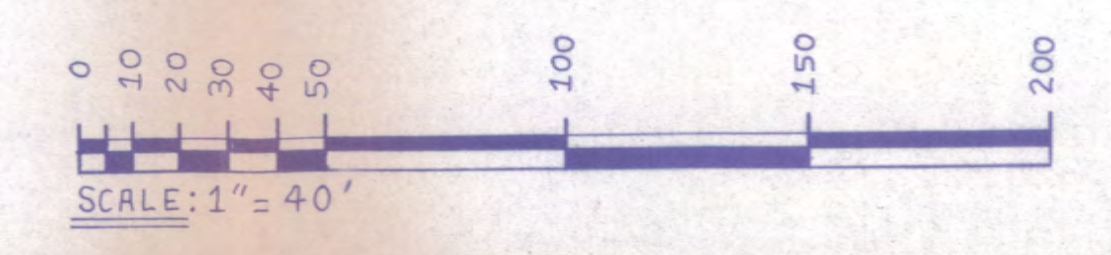




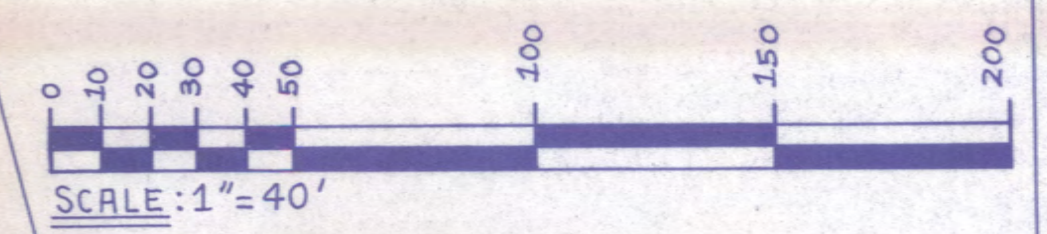
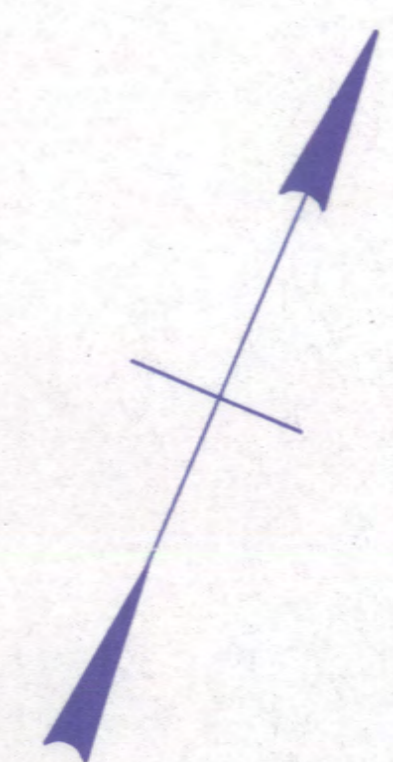
SECTION B  
BLOCK II



Brush Hill Historic District  
M. H. H. W.  
# 8 of 9



SECTION B  
BLOCK 10



WILLIAMS

PROSPECT

STREET

FAIRMOUNT

BOSTON  
MILTON

BLOCK 10

AVENUE

AVENUE

HILL

ROAD

A  
1B  
1.093 ACRES

1A  
.99 ACRE

1C  
14,458

A-1  
77,318  
3B

A-2  
4B  
40,000

40,500  
4

2C  
40,907

$T = 227.73$   
 $\Delta = 94.417 - 30$   
 $R = 30.0$   
 $ARC = 32.88$   
 $45.54$

$L = 31.07$   
 $\Delta = 89^{\circ} 00' 39''$   
 $R = 20.0$

(B/11)

(B/5)

Brush Hill Historic District  
Milton, MA  
# 769

$R = 150$   
 $T = 13.28$   
 $2.39$

O 208

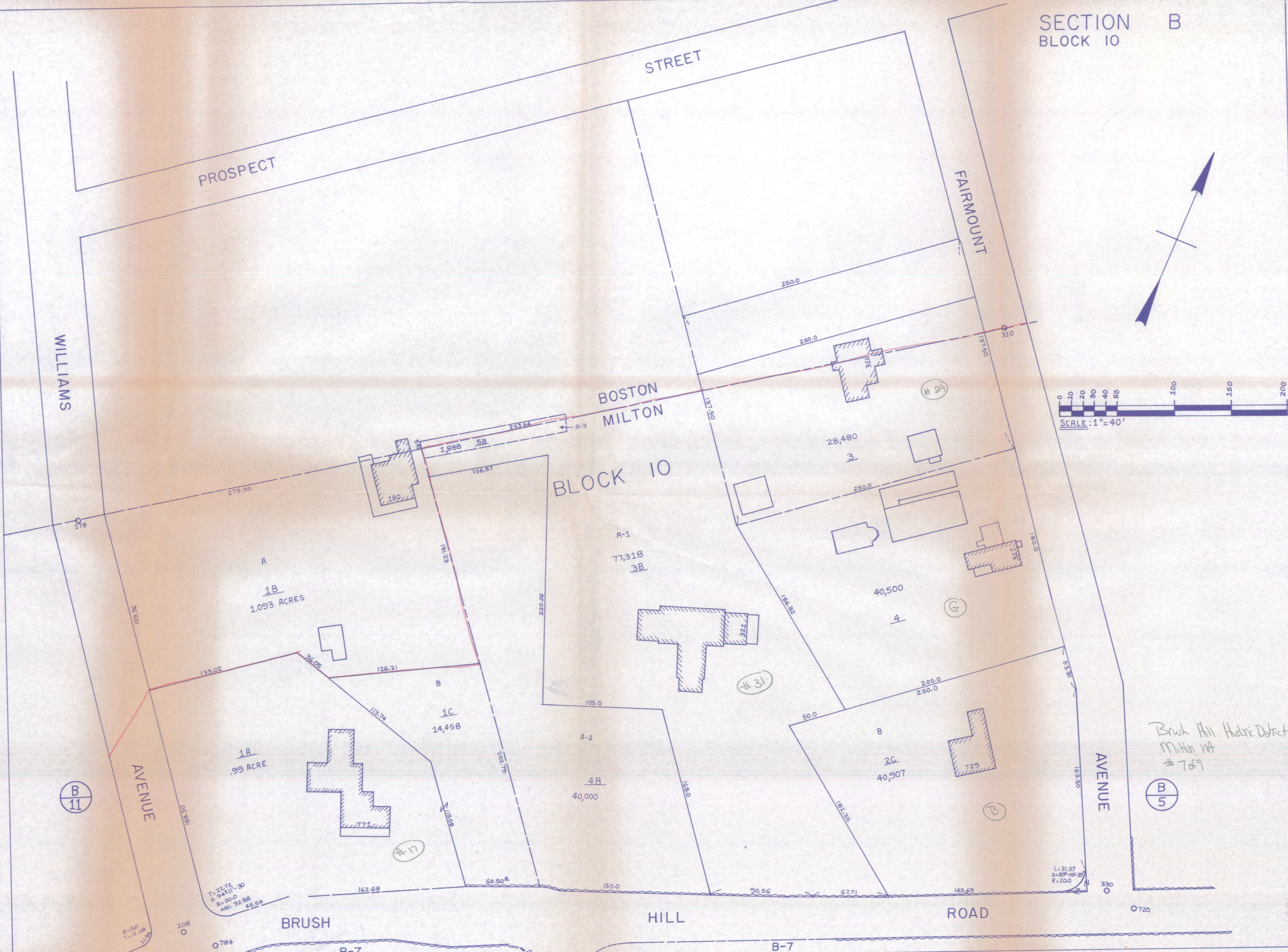
O 784

BRUSH

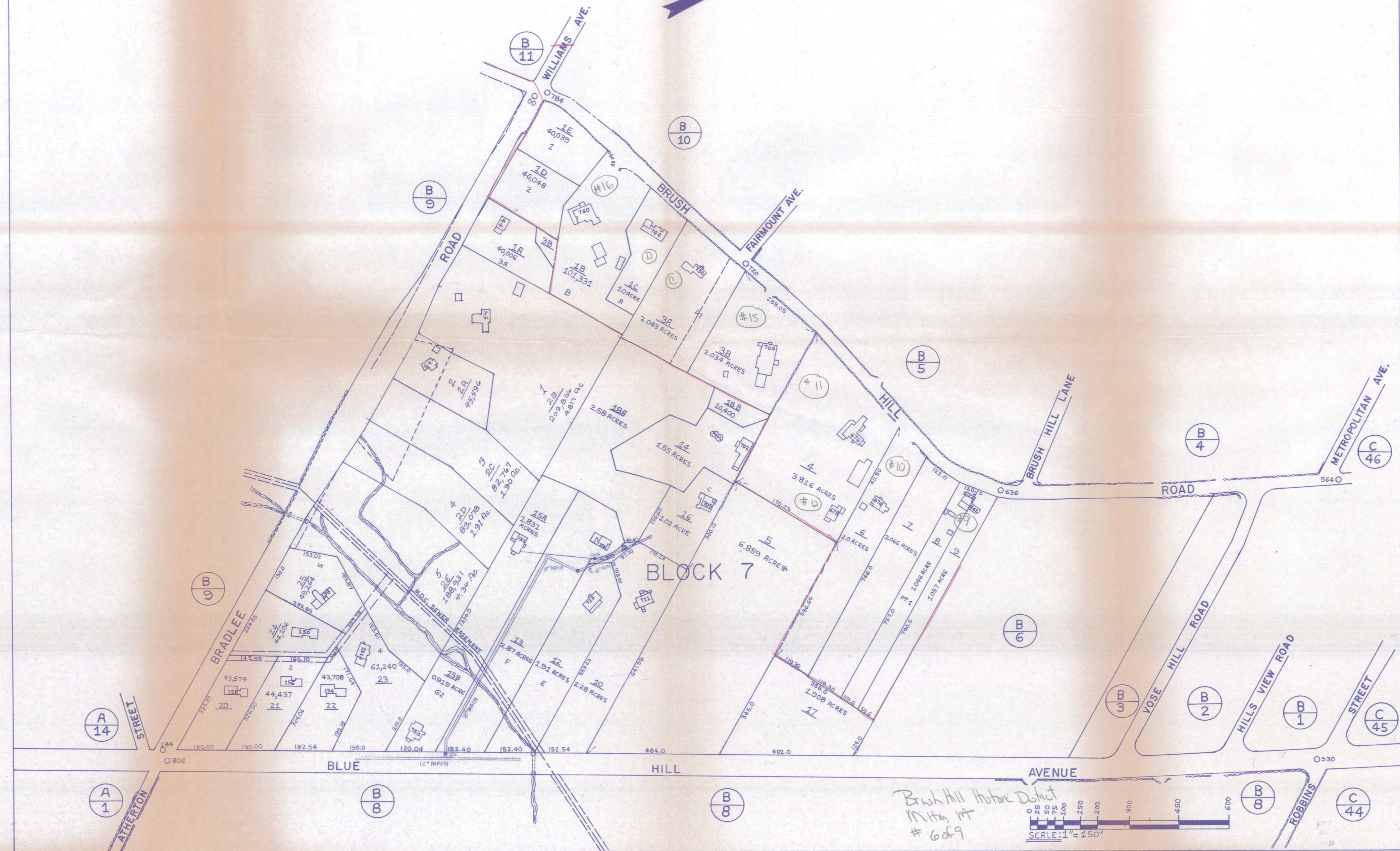
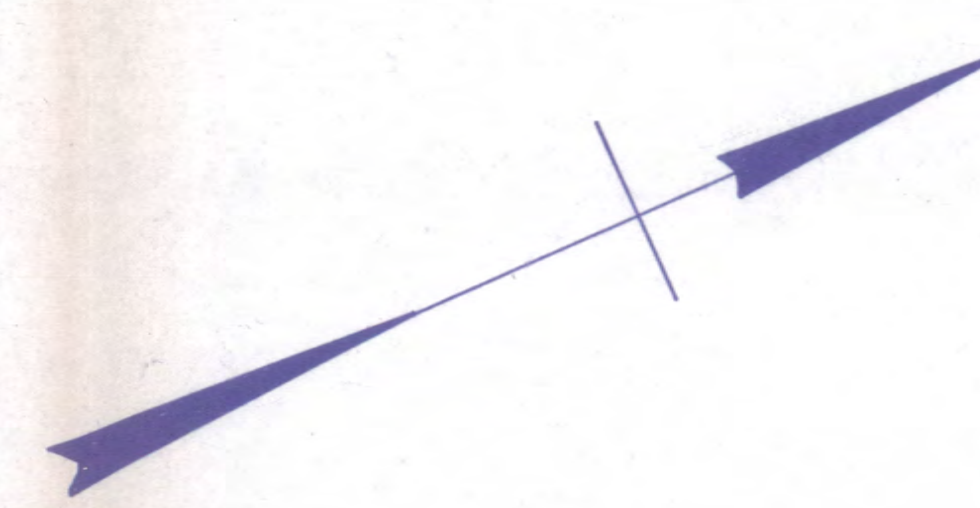
B-7

B-7

O 720

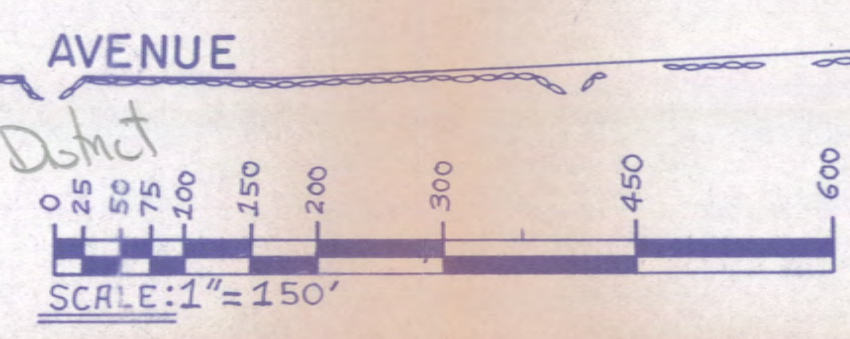


SECTION B  
BLOCK 7



BLOCK 7

Brush Hill Historic District  
M.H.M. 1A  
# 629



A 14

A 1

B 8

B 9

B 11

B 10

B 5

B 4

B 6

B 3

B 2

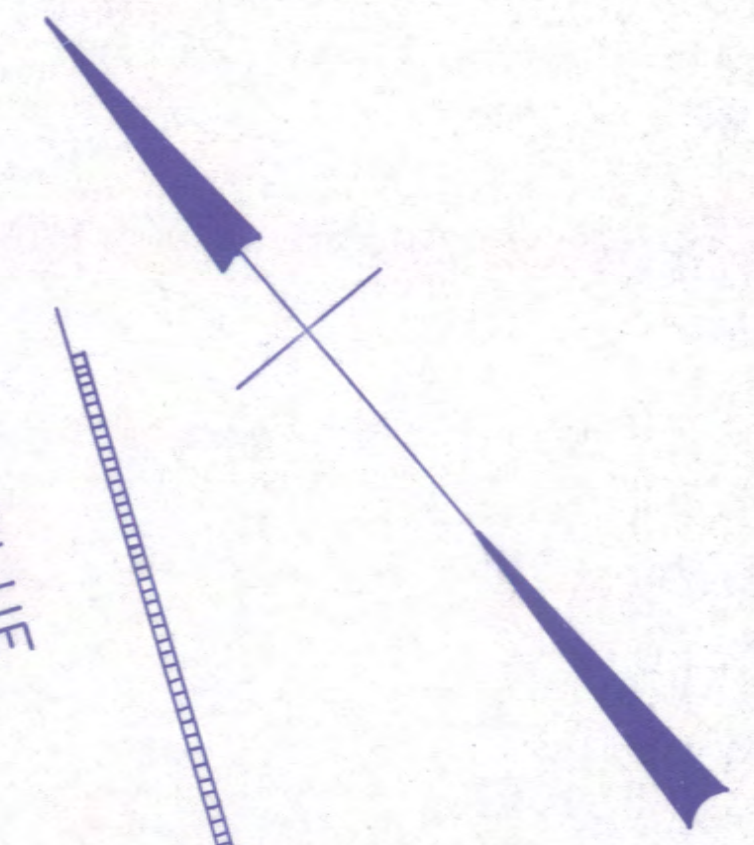
B 8

C 46

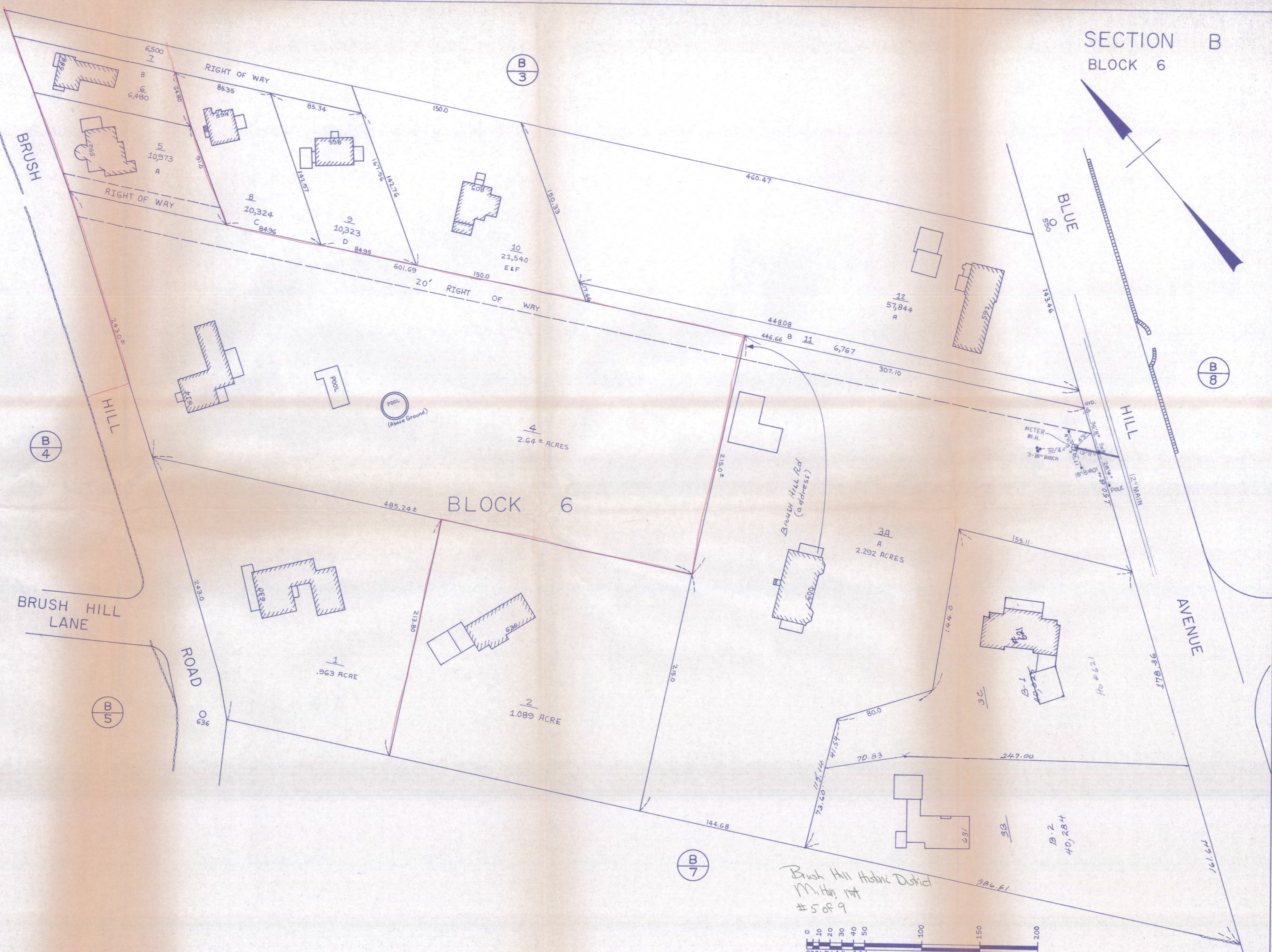
C 45

C 44

SECTION B  
BLOCK 6



O 584



BRUSH HILL

BLUE HILL AVENUE

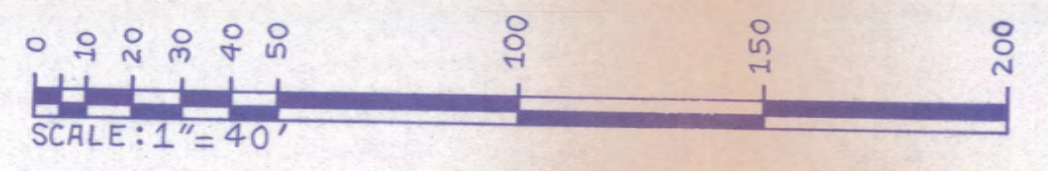
BRUSH HILL LANE

ROAD

AVENUE

BLOCK 6

Brush Hill Historic District  
M.H. #5 or 9



B 4

B 5

B 3

B 8

B 7

O 64

SECTION B  
BLOCK 5

BOSTON  
MILTON

AVENUE

LANE

B  
10

B  
4

PT. 1  
.695 ACRES

1

245.26

2A

46,250

2A



(H)

245.77

2B

14,340

2C

256.18

1

43,583

2B

(I)

6.388 ACRES

BLOCK 5

(J)

B  
7

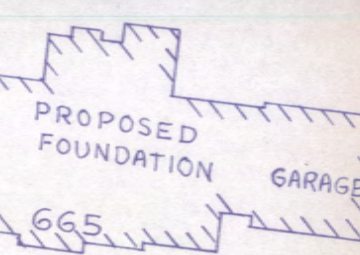
BRUSH

HILL

482.86

ROAD

B  
7

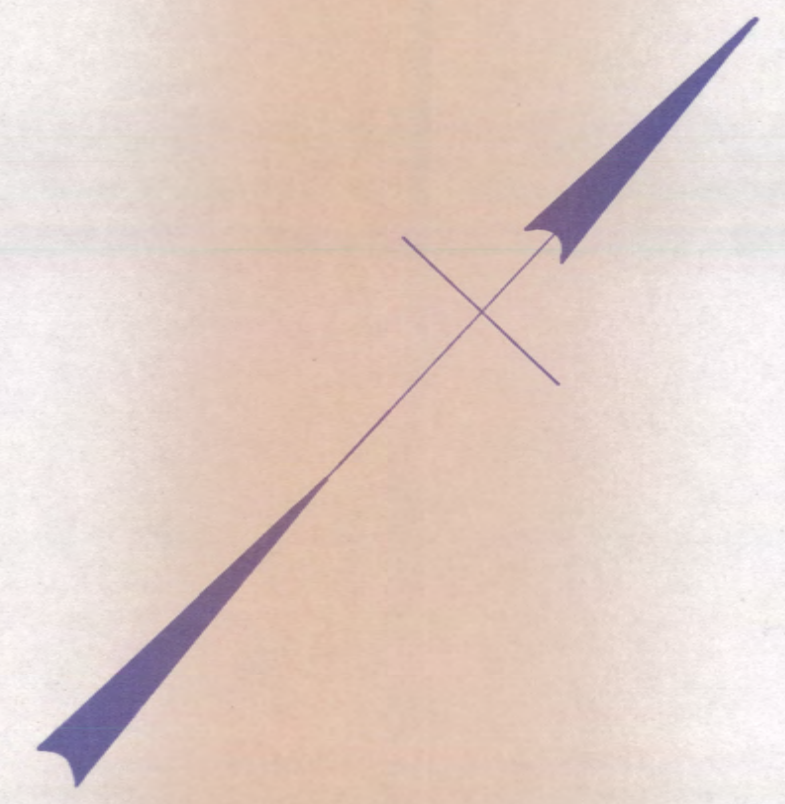
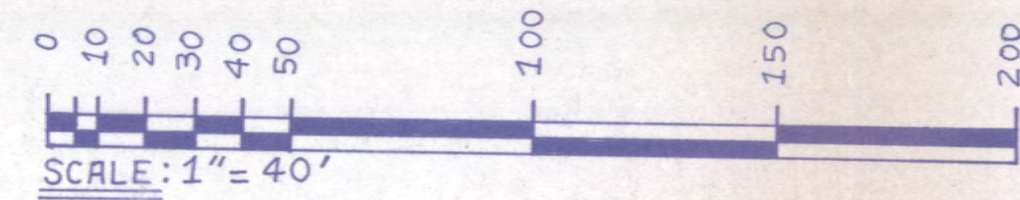


PROPOSED  
FOUNDATION  
GARAGE  
665

LOT A  
40,013  
6-C

LOT B  
69,002  
6-B

Brush Hill Historic District  
Milton, MA  
#4 of 9



PT. 5 B  
4,648

Z

(K)

4  
41,129

PT. 5  
366.81

5

33,472

PT. 5  
267.21

5

269.22

RIGHT OF WAY

43.9

122.14

125.05

124.55

99.60

124.34

124.34

124.34

124.34

124.34

124.34

124.34

124.34

124.34

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124.34

124.34

HILL

BRUSH

B  
4

B  
6

80

630

0

C-46

01056 METROPOLITAN

AVENUE

11040

SECTION B  
PART BLOCK 4

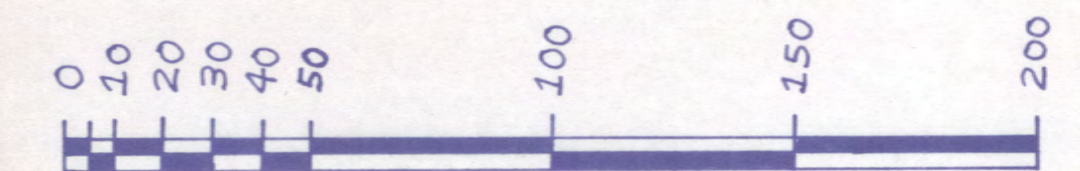
SHEET 2

BRUSH

B  
2

VOSE HILL  
ROAD

B  
3



PART BLOCK 4

2B  
53,779  
3

13  
59,162  
4

A  
40,235  
10

B  
40,111  
11

C  
40,132  
12

SEE OTHER SHEET

99,934  
2

4B

56,484  
4A

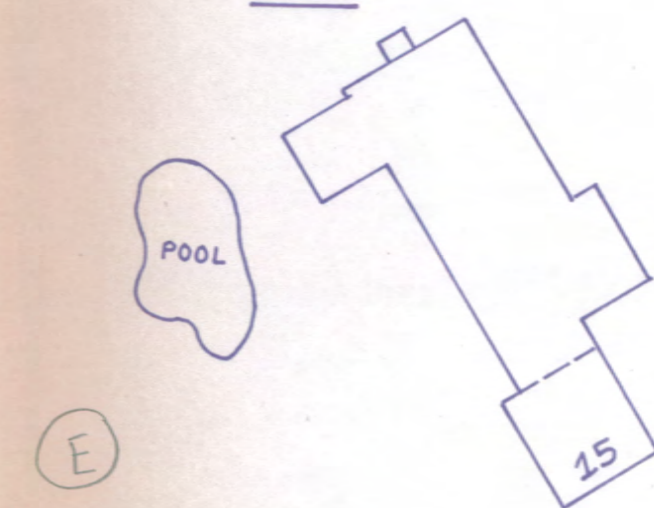
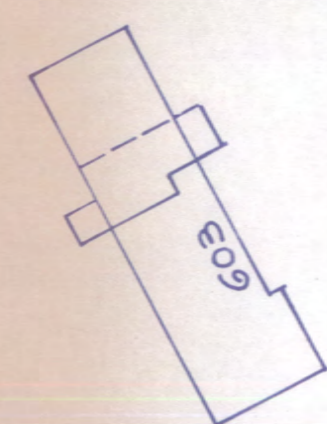
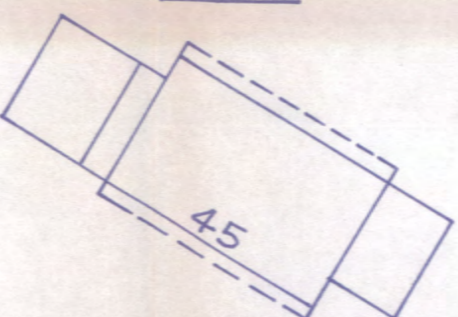
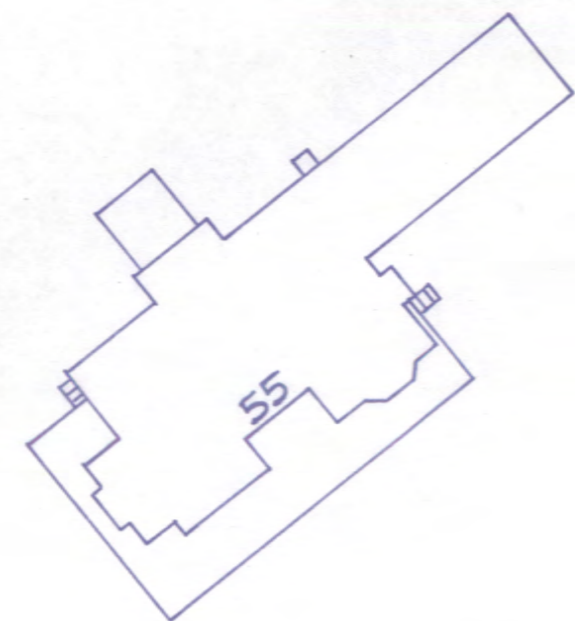
1A  
40,100  
3C

PT.1 & PT.2  
1.689 ACRES  
3A

2A  
40,000  
3B

B  
6

MILTON  
BOSTON



Brush Hill Historic District  
Milton, MA  
#3 of 9

066 BRUSH

B-5

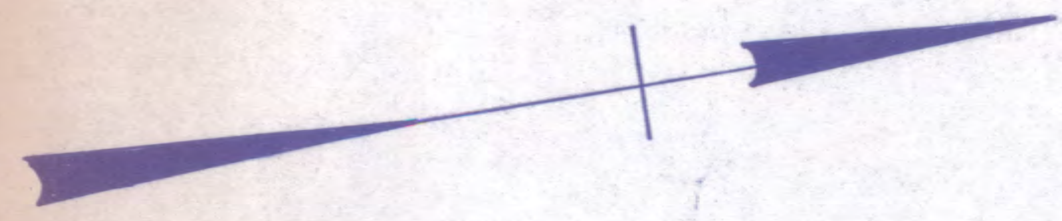
HILL

LANE

628

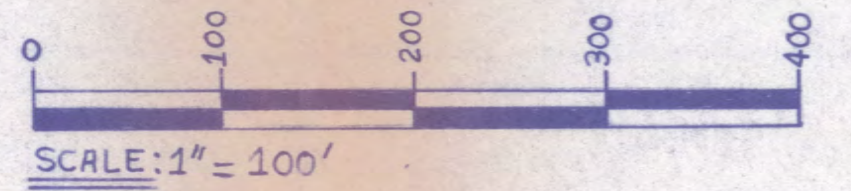
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SECTION C  
BLOCKS 46 & 47  
SEE BLOCK 25A  
FOR 45, 62, 63, 64

Brush Hill Historic District  
Milton, MA  
#169





**The Commonwealth of Massachusetts**

July 16, 1998

William Francis Galvin, Secretary of the Commonwealth  
Massachusetts Historical Commission

Ms. Carol Shull  
National Register of Historic Places  
Department of the Interior  
National Park Service  
Mail Stop 2280, Suite 400  
1849 C Street, N.W.  
Washington, D. C. 20240

Dear Ms. Shull,

Enclosed please find the following nomination form:

Brush Hill Historic District, Milton (Norfolk Co.), Mass.

The nomination has been voted eligible by the State Review Board and has been signed by the State Historic Preservation Officer. The owners of properties within the district were notified of pending State Review Board consideration 30 to 75 days before the meeting and were afforded the opportunity to comment.

Sincerely,

A handwritten signature in cursive script that reads "Betsy Friedberg".

Betsy Friedberg  
National Register Director  
Massachusetts Historical Commission

cc: Kevin Donahue, Milton Historical Commission  
Richard B. Neely, Chair, Milton Board of Selectmen  
Edith G. Clifford, Preservation Consultant

Enclosure