

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 Cambridge Home for the Aged and Infirm

other names/site number Neville Manor, Neville Place

2. Location

street & number 650 Concord Avenue not for publication

city or town Cambridge vicinity

state Massachusetts code MA county Middlesex code 017 zip code 02138

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.)

Brona Simon 8/20/02
Signature of certifying official/Title Brona Simon, Deputy State Historic Preservation Officer Date
Massachusetts Historical Commission

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

Date of Action

Edson A. Beall 10/22/02

Middlesex, MA
County and State

0

other copper, iron

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

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Cambridge Home for the Aged and Infirm
Cambridge (Middlesex), MA

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Narrative Description

Site

The former Cambridge Home for the Aged and Infirm sits well back from the street on the south side of Concord Avenue on a slightly hilly site near Fresh Pond. Forming a flattened W in plan, the building faces north toward Concord Ave. and the rear elevation faces south overlooking the pond. The original site of the facility contained approximately 8.24 acres which has undulating grades sloping up from Concord Avenue and dropping off sharply at the edge of the pond.

The present site of the building contains approximately 2.16 acres and includes the original driveway approach from Concord Avenue. The paved drive with a sloped stone curb leads up to the building from Concord Ave. toward the central front entrance diverging into a large circular drive immediately in front of the building. (photo #1) There are depressions in grade along the building's east wing and at the rear of the building to the southeast. A few large trees are located in front of the building, two in the driveway circle and a couple near each of the two secondary north entries. A cluster of trees close to the building shades the south elevation of the east wing.

There is no evidence that there was any formal landscape plan for the site. However, the original drawings did show a plan for the driveways which were built as shown with additional walkways that did not appear on the plan. Early photographs indicate that the building was surrounded by lawn and open fields with a few scattered trees.

Changes that have occurred since the building was completed in 1929 include the following: volunteer trees have filled large areas of the site's open space; in 1974 the grade was altered around the building, parking was added in front of the east and west wings, and the original paved sidewalks on the site were removed; and in 2000 the Superintendent's Cottage and the Power House were removed and the building foundations were filled and regraded. Despite these changes the building retains critical elements of its original siting and the significant features of the setting remain. The approach leading directly up from Concord Avenue centered on the main entrance pavilion with a circular drive in front is in its original location and retains the view corridor up the main drive. The building's orientation to the south overlooking Fresh Pond remains intact with a lawn reaching up to the tree line that surrounds the pond. The property south of the building has become part of the Fresh Pond Reservation, which is conservation land and will remain open space.

Included in the 1974 site changes, the grade was raised approximately 3 feet at the front of the building so that the three north entries are all at grade. The grade was also lowered at the rear of the building and a patio created during the 1974 renovation. Terraced steps built into the slopes and leading up to the rear entries also were removed. The former driveways that branched off from the main drive were expanded to parking lots, new sidewalks were installed, and the original walkways around the site were removed. In addition, a recent wooden gazebo was installed prior to 1999 northwest of the building in line with the west entry on the north elevation. It is non-contributing to this nomination.

Main Building

The 2 1/2 story red brick building designed in the Neo-Georgian Style is trimmed with cast stone and sits on a concrete foundation with a cast stone sill. According to the drawings, the sill at the west wing, which is at grade, may be granite rather than cast stone. Although from the front it is suggestive of a formal Georgian plan with a center main block and flanking wings, the building is actually W-shaped in plan with wings of the same scale as the main block. It consists of a central block connecting two wings which are stubby Ys in plan. There are 53 bays on the north and south elevations; the wings are 3 bays in width. (photos # 5, 7) One story solariums project out two bays from the end of each wing

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Cambridge Home for the Aged and Infirm
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and are 3 bays wide. Essentially a reinforced concrete structure, the building's brick exterior walls rise to a simple cast stone frieze. The centerpiece of the facade is a cast stone projecting pedimented pavilion which frames the front entry. (photo #8) The entry is set in a round keystone arch which is framed by Doric columns supporting a cornice topped by a balcony with a solid balustrade. Set in the wall overlooking the balcony is a window trimmed by a shouldered enframingent flanked by scrolls and topped by a cartouche set on two cornucopia. The pavilion is enlivened with rusticated quoins and a dentil cornice. The solid balustrade had originally been carved with the building name: "Cambridge Home For Aged And Infirm." The name was covered in 1993.

The quasi-hipped roof has overhanging eaves and is flat in the middle. The roof is sheathed with a composite tile and the gutters and down spouts are copper. Brick chimneys which had projected above the roof were removed in 1974.

The exterior of the building is relatively intact except for minor changes executed during renovations in 1974 and 1993. Contrasting details executed in cast stone have all been painted. They include a belt course at the height of the basement window lintels, a cast stone frieze below the eaves, rusticated quoins at the corners of the building, and cast stone window sills. On the south elevation cast stone ornament includes keystones at some of the third story windows, pilasters and enframingents on two third story porches, and window sills. A sill course and a belt course at the third story on the south elevation were replaced with brick during the 1974 renovation. The one story solariums are detailed with cast stone pilasters framing each bay and supporting a cast stone cornice. More intricate ornament includes two ornate swags over the stairwell windows on the north elevation, two cartouches and five swags on the south elevation. (photo #9) The original cast stone was intended to simulate limestone and appears to have had a pink tint. The exception to this is the sill course which was intended to be granite composite. Original wrought iron balconies are located at two stairwell windows on the front (north) elevation and at the second story windows over the two north secondary entries. Original iron railings also enclose the open porches at the end of the east and west wings on the roof of the one-story solariums.

Window openings are typically flat arched while five of the original door openings have round arches. Two former door openings on the south elevation with round arches have been converted to windows and the lower portion of the opening has been filled with brick. Stairs that had led down from the two rear entries have also been removed. A fire exit on the west wing and two exits at the basement level on the south elevation appear to be later alterations and have flat arches. Four basement doors at the north elevation have flat arches. They exit from the stair halls and are set in areaways partially below grade.

All of the original wood 12/12 austral sash were replaced with new aluminum sash with insulating glass in 1974. The windows were replaced again after 1993 with aluminum 1/1 single-hung and double-hung windows with insulating glass. In the former solariums at the rear elevation originally there were Arts & Crafts windows with multi-light transoms over two, three, or four sash separated by vertical mullions. The lower sash were tall, narrow casements and some had central fixed panels. It is not known whether the transoms were operable. These windows, which are long and set low to the floor, have been replaced with triple sash that consist of a narrow hopper at the bottom and a fixed 1/1 sash above. Dormer windows, which are much smaller than the typical window, hold 1/1 sash.

Of the building's original 24 dormers, 11 remained (1 had been doubled in size) in 2000. Since completion of the 2001 rehabilitation, an additional 7 dormers were rebuilt, all in their original locations. One of the new dormers is doubled to match the one existing double dormer. (photo #3) The original drawings and 1940s photographs of the building were used to relocate the dormers, which had been removed before or during the 1974 renovation.

All of the doors were replaced in 1974. The eight panel main entrance door and fanlight were rebuilt in 2001 based on a 1954 photograph and the original drawings of the building entrance. Also installed over the main entrance in 2001 is one 12/12 wood window which copies the appearance of the original sash. The secondary north entries had a wood panel door and fanlight similar to the main entrance, but they were further trimmed by sidelights and a glazed, arched surround. Presently, all of the secondary entries contain late 20th c. flush metal doors, some with sidelights and some with transoms.

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Interior

The building has a full basement under the central section and the east wing, there is only a crawl space under the west wing. (photo #7) The plan features a double loaded corridor which runs as a spine from the tip of the east wing to the stair at the west side of the central lobby. Similar to the rest of the building, the basement was renovated in 1974 with new finishes, walls and systems. The concrete, egg-crate type ceiling found throughout most of the building had been exposed in service areas. Floors are rubber tile and carpet, walls are gypsum board, plaster or concrete block and suspended acoustical tile ceilings have been installed in the corridors and some of the public spaces. The original egg-crate ceiling is exposed in a large county kitchen/lounge area on this floor.

Upon entering the small first floor entrance lobby, the centerpiece is a wooden fireplace surround with overmantel decorated by a painting of the Good Samaritan executed in 1929 by Robert Andrew, a noted Boston artist, educator and lecturer. A Department Head at the Massachusetts School of Art in Boston, Andrew was known for his wall pieces. The fireplace surround itself continues a Colonial Revival vocabulary with raised panels framed by paneled pilasters. Otherwise, except for the plan, almost no original interior detail remains. The floor is laid out with a double-loaded corridor running from the lobby to the tip of each wing. Residential units are located on either side of the corridor. There are six original stairs in the building, four are dogleg stairs with landings located at the end of each wing and on either side of the lobby, and two are triangular stairs set near the base of each Y. One elevator is located adjacent to the stair on either side of the lobby. The floors are typically carpet, walls are plaster or gypsum board, and ceilings are suspended acoustical tile in the corridors and public spaces, gypsum board in the residential units. Unit entry doors are recessed in the deep corridor walls, which are constructed of masonry. The exterior walls were built out and insulated (in 1974) so that no original features are visible. The original larger wards have been subdivided and many spaces and public rooms have been altered.

In the original plan, the dining room was located behind the main lobby looking out toward Fresh Pond. Divided into resident rooms in 1974, the dining room and a public lounge were established here in 2001 (approximately 1/4 smaller in floor area) on the first floor overlooking Fresh Pond. The larger wards (14 beds) were located on the south side of the corridor, facing toward the pond. The original drawings and the 1974 rehab drawings indicate that there were clerestory windows in the corridor walls in the 14-bed wards, but these were removed in 1974. Smaller rooms, bathrooms and offices were located on the north side of the corridor. There are two secondary entries on the north elevation at the base of each Y that used to line up with two corresponding doors leading out to the rear of the building. The corridor that ran between the front and rear entries and the rear entries themselves were closed off in 1974. At the end of each branch of each Y, on the south side of the corridor, was a solarium easily identified by the longer windows on two sides. In the 1974 plan, these had served as lounges or patient rooms and they are now residential units. At the very tip of each wing are the larger solariums that are surrounded on three sides by windows. Both solariums continue to serve as open public rooms.

The plan and detail at the second floor is generally the same as the first floor with some differences. The double-loaded corridors have units on both sides. At the end of each wing a door leads out onto a balcony, which is located over the solarium below. (photo #4) Originally, the 14-bed wards were on the south side of the corridor with clerestory windows in the corridor walls as described on the first floor. Also on the original plan, an Assembly Hall was located over the entrance lobby and the kitchen was located over the dining room. All of these spaces were converted to patient rooms in 1974 and the ceiling was lowered in the Assembly Hall and kitchen. The triangular stair in the west wing was closed off between the 2nd and 3rd floors. A library was built in 2001 in a portion of the former Assembly Hall and the original arched ceiling and the projection booth are now visible.

The plan and detail at the third floor is somewhat different from the lower floors. The original drawings show the corridors centered in the third floor wings with small bedrooms primarily on the south side of the corridor and an Acting Superintendent's Unit in the east wing. In addition to the 1974 renovation to the building, in 1984, 25 patient rooms were added at the third floor. It is assumed that the work must have been primarily in the west wing. In the central main block of the building, a new floor and a corridor were added to connect the west and east

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wings. This had originally been the upper part of the Assembly Hall and kitchen (located on the 2nd floor) so it was not possible to pass through at the third floor. In the west wing, the corridor is offset toward the north side of the building, rather than centered so that rooms are located only on the south side of the corridor. There are two porches which face south toward the pond. The west porch has been entirely insulated and altered. The east porch has been enclosed with new windows, but the original wood roof decking, rafters and brick walls are still exposed.

A rehabilitation completed in 2001 converted the building from a nursing home, its most recent use, to assisted living. The 1974 interior finishes were replaced with new assisted living apartment units. Changes to the plan at the lobby, dining room and library have recreated some of the public spaces in their original location.

Archaeological Description

Seven ancient Native American sites are known in the general area (within one mile) of the Cambridge Home for the Aged and Infirm including two sites located on the nominated property. The Poor House Farm Site (19-MD-371) was recorded on the basis of collections made in the 1880s by G.B. Frazar. The site was reported to be located on City Infirmary grounds, north of Fresh Pond. The site contains a late archaic component and others not identified at this time. The second site, the Neville Manor I Findspot (19-MD-822), was located during a professionally conducted cultural resource management survey and recorded in 1999 on the Manor property. Environmental characteristics of the area indicate the presence of several locational criteria (slope, soil drainage, distance to wetlands) that are favorable indicators for ancient Native sites. Natural topography of the property, prior to development, included several well-drained, level to moderately sloping terraces and a knoll within a larger glacial outwash plain. The nominated property lies within 1000 feet of Fresh Pond located to the south. Property bordering Fresh Pond is part of the Fresh Pond Reservation, which is conservation land and not included in this nomination. Fresh Pond lies within the Mystic River drainage near its southwestern boundary with the Charles River drainage. In 1998 and 1999, an intensive archaeological survey (Fragola and Garmin 1999) was conducted on the nominated property, known as the Mayor Michael J. Neville Manor prior to its redevelopment. Since its rehabilitation in 2001 for assisted living, the property has been known as Neville Place. Using information collected during background research and a walkover survey, which reflected the sensitivity characteristics outlined above, the intensive archaeological survey identified several areas of high, medium, and low archaeological sensitivity. Based on environmental factors and the proximity of the property to a previously documented Native American archaeological site, high sensitivity areas were identified northeast and northwest of the Manor. The southwestern portion of the property was determined to have moderate sensitivity to contain Native American sites. The remaining areas of the property were determined to have low potential to contain archaeological sites due to construction activities related to Neville Manor and associated buildings. During the late 1970s, an isolated human bone fragment was also recovered on the Neville Manor property. Subsurface testing was then employed to test archaeologically sensitive areas. In areas determined to have moderate to high archaeological sensitivity, archaeological excavations recovered six pieces of lithic chipping debris on the northwest side of the Manor recorded as the Neville Manor I Findspot (19-MD-822). The intensive archaeological survey recovered no evidence to support the existence of the second site, the Poor House Farm Site (19-MD-371), on the nominated property. Research conducted as part of the intensive survey concluded that the latter site was not plotted correctly on state maps and is not located on the Manor property. Based on evidence of extensive land filling and grading, it was concluded that the human bone recovered near the Caretaker's House was deposited as part of filling in that area. Given the above information, a high potential exists for locating ancient Native American resources on the Cambridge Home for the Aged and Infirm property; however, the potential for recovering significant ancient archaeological resources is low. Historic land use dating to the 18th century and possibly earlier have adversely effected the integrity of any ancient resources located on the property. This conclusion is supported by the recent intensive archaeological survey conducted on the property. Grading and filling dating from the 19th to 20th century and construction related to the Cambridge Home for the Aged and Infirm have been especially detrimental to the integrity of any sites present. The intensive survey of the property concluded that the low density and poor stratigraphic integrity of the Neville Manor I Findspot (19-MD-822) indicates the site is unlikely eligible for inclusion in the National Register of Historic Places. An eligibility statement written by MHC staff for the Neville Manor I Findspot concurred with this opinion.

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**Cambridge Home for the Aged and Infirm
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Documentary resources consulted during the writing of this nomination and the intensive archaeological survey indicate the potential for locating several possible historic archaeological resources on the Cambridge Home for the Aged and Infirm property. Beginning in the 17th century, the nominated property, then known as Pickeral Point, was part of the Henry Prentice homestead indicating the potential for structural evidence associated with the Henry Prentice House and outbuildings during that period. The potential for locating structural evidence of buildings and occupational-related features (trash pits, privies, wells) extends from the 17th through early 19th century during a period when the nominated property was reported to be the site of Prentice's Fresh Pond Farm through the Revolutionary period, then the Tudor Ice Company throughout the 19th century. The potential for recovering structural evidence of icehouses exists for the 19th century period. In spite of the potential resources outlined above, the intensive archaeological survey (Fragola and Garmin 1999) located only one site, the Charles Foster Site (CAM-HA-3) and evidence of extensive grading, filling and poor stratigraphic integrity on the property. Charles Foster occupied the property prior to the Tudor period of ownership. The intensive archaeological survey identified high archaeological sensitivity for Euro-American sites in the area northwest of Neville Manor and moderate sensitivity to the northeast of the Manor. Intensive testing failed to locate structural remains associated with the Charles Foster Site; however, 18th and 19th century artifacts in poor stratigraphic context were recovered. Based on the nature of that assemblage and its apparent lack of integrity, it was determined that additional research and investigation of the Charles Foster Site would not be able to address questions of the site's significance. Based on the results of the intensive archaeological survey conducted in this area, a low potential exists for locating significant historic archaeological resources on the Cambridge Home for the Aged and Infirm property.

(end)

Cambridge Home Infirm

Name of Property

Middlesex, 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.)

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 HPCA #6134
- ☐ 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 # _____

Areas of Significance

(Enter categories from instructions)

Architecture

Community Planning and Development

Health/Medicine

Period of Significance

1928-1952

Significant Dates

1928

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Charles Reggio Greco

Askin & Sullivan

Primary location of additional data:

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

Name of repository:

Cambridge Historical Commission

United States Department of the Interior
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Narrative Statement of Significance

The Cambridge Home for the Aged and Infirm (now Neville Place) meets Criterion A for listing in the National Register of Historic Places at the state and local levels as one of the earliest examples in Massachusetts of a municipal facility built to house and care for the elderly and incurable, rather than to house poor but able-bodied citizens. The Cambridge Home represents what was at the time a new model of institutional housing which shifted from the prison mode of architecture to an infirmary model. It also reflects a notable shift in the population being served, where the poor and indigent were no longer the primary residents, instead the elderly were provided housing and appropriate care, whether or not they could afford the cost. The selection of the site alone reflects this dramatic change in attitude that sought to provide "cheerful and pleasant" surroundings to the Home's elderly residents. It is also architecturally significant under Criterion C at the local level as an excellent example of institutional architecture by Charles Greco, an important Cambridge architect. Its ultimate character-defining feature, the unusual W-shaped plan oriented to the south toward Fresh Pond, which maximized exposure to sun and air, is a more successful scheme than found at Greco's nearby Tuberculosis Hospital (1908 & 1915, now demolished).

Built in 1928 by the City of Cambridge, the Cambridge Home for the Aged and Infirm was one of the first attempts made by a municipality to change its care of the indigent from an almshouse to an infirmary model. It is also a rare example in Massachusetts of a municipal facility for the care of the elderly that was in continuous use for 70 years. Since its rehabilitation in 2001 for assisted living, Neville Place is now privately owned. The unusual W-shaped plan of this building designed by Charles Greco, an accomplished local architect, has not been altered by later additions. Its interior, however, has been updated.

A review of the Massachusetts Historical Commission's inventory of historic structures reveals that, of ninety-three buildings that are listed as almshouses or nursing homes, only one other building has always been a municipally-owned and operated facility (The Easthampton Town Farm, 1890[NR 1996]). Other buildings in this category that have not yet been surveyed by the Massachusetts Historical Commission include the City of Lynn Convalescent Home (1895), McFadden Memorial Manor in Malden (date unknown); and the Landmark House in Nantucket (1846). Each was established on the almshouse and poor farm model and continued farming operations well into the twentieth century. The Landmark House building, historically known as the Nantucket Asylum and Our Island Home, was converted to elderly housing in 1986. Most of the inventoried almshouses and nursing homes were converted from other uses, and the remaining buildings were built by private or religious charities. Fewer than twenty of the 550-odd nursing homes in Massachusetts are currently public.¹

The Cambridge Home for the Aged and Infirm was built on a portion of the Fresh Pond Reservation. The site was considered among the most desirable in Cambridge, and was eyed by many for its potential as a municipal golf course. Selecting such a fine site with unobstructed views of the reservoir to house the elderly indigent was revolutionary in the early 20th century, reflecting broad social changes and a massive shift in attitude toward the impoverished and elderly.

The 1928 City Home or Infirmary, as it was informally known, replaced an earlier facility that had been built in 1850 at present 45 Matignon Road in North Cambridge. The earlier structure, known as the Cambridge Almshouse and Poor Farm until 1900, reflected 19th-century attitudes toward the care of the poor. Almshouses and poor farms developed in the 19th century as

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¹ Massachusetts Historical Commission MACRIS. Telephone interviews with Don Dixon, Director of the City of Lynn Convalescent Home; Gary Dixon, Director of the McFadden Memorial Manor; and Libby Olden, Librarian of the Nantucket Historical Association, 19 October 2000.

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means for cities and towns to provide custodial care for their indigent, mentally ill, and criminal residents. Able-bodied residents, usually referred to as inmates, worked the farm, which produced food for the facility and for needy people in the community. The old City Almshouse was designed by leaders in the prison reform movement and was modeled on prison architecture.² The almshouse facility doubled as a jail for such petty offenders as the intemperate.³

The Cambridge Board of Public Welfare, which managed the Almshouse, had been discussing the obsolescence of the old facility since at least 1913.⁴ Their first formal recommendation for a new facility was sent to the Mayor and City Council in 1924, after the Boston Elevated Railway Company expressed interest in purchasing the Matignon Road site. In their recommendation, the Board explained that a new Home was needed because the population being served had changed substantially in the seventy-five years since the Matignon Road facility was built. The board wrote,

Then there were many able-bodied men and women in the Home, and the farm of some thirty-three acres was successfully worked by men. Thirty years ago the annual product of the farm was valued at \$6,500. Today the limited area under cultivation is operated at a loss, as farm labor must be hired from outside. Today the residents of the Home are largely the aged and the infirm. Almost half of them are in receipt of some hospital treatment, and the number of helpless incurables is increasing. There is a growing class who are able to pay their board but whose relatives and friends cannot care for them outside. The present building is not suitable for this new purpose.⁵

The board estimated that a new facility, including quarters for employees, would cost \$200,000 and theorized that the proceeds of the sale of the Matignon Road site plus tax revenue generated by its development would cover the cost of the new facility. In concluding their recommendation, the board wrote: "...we hope that the new building will be placed in cheerful and pleasant surroundings and we especially recommend the high ground owned by the city overlooking Fresh Pond."⁶ The high ground that the Board of Public Welfare proposed in 1924 was, after several years and much debate, ultimately the site that was selected for the new home.

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² Krim, Arthur J., *Survey of Architectural History in Cambridge, Report 5: Northwest Cambridge* (Cambridge: Cambridge Historical Commission, 1977), 131-132.

³ Board of Public Welfare, City of Cambridge, *Annual Report* (1929), 318.

⁴ Ibid.

⁵ Board of Public Welfare. *Annual Reports* (1924), 516.

⁶ Ibid., 517-518.

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The Fresh Pond site finally agreed upon was that of the 17th-century Henry Prentice House, later owned by Frederic Tudor. The surrounding acreage, historically known as Pickerel Point, was the site of Prentice's Fresh Pond Farm during the Revolution and Tudor's Ice Company throughout the 19th century. The point was transferred from Cambridge to Belmont in 1857 and was reannexed by Cambridge in 1880 in an effort to regulate usage and control pollution on the pond.⁷

By an act of legislation in 1889, Fresh Pond was designated a reservoir and the City of Cambridge Water Board was authorized to seize by eminent domain land along its periphery to "better control the purity of its water supply."⁸ By that time, the Pickerel Point lot was owned by John E. Somers, a doctor who had made publicly known his intention to bequeath the land to the Holy Ghost Hospital for Incurables. The privately-owned Holy Ghost Hospital was the only institution for sheltering the incurable poor of Cambridge at the time.⁹ The City Almshouse housed poor, but able-bodied, men and women.

Soon after the taking, Water Board engineers installed a wide, fenced road directly on the shore of Fresh Pond and made drastic grade changes with little concern for the natural topography. Subsequently, in 1892, the City hired renowned landscape architects Olmsted, Olmsted & Eliot to reverse some of the damage caused by the engineering efforts and to convert the land to a public park. The Henry Prentice house, Tudor's ice houses, and other farm buildings, ice houses and inns along the shore of Fresh Pond were removed. The resulting recreational space became known as both Fresh Pond Park and Kingsley Park, named after Chester Kingsley, the head of the City Water Department. The new park at Fresh Pond was envisioned as one portion of a larger belt of greenspace that would eventually extend from present Memorial Drive to Fresh Pond Parkway to Mystic Valley Parkway in Medford. The larger plan was finally realized in 1908, but many of the recommended improvements to Kingsley Park went unexecuted.¹⁰

An 1897 plan for Fresh Pond Park by F.L. and J.C. Olmsted, after Charles Eliot's death, shows a U-shaped "refectory" with nearby bicycle stands and carriage shed on the site where the Cambridge Home would be built.¹¹ F.L. Olmsted, Jr. described this area in a lecture and article for the American Park and Outdoor Association in 1899. "The main driveway around the pond...rises

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⁷ Krim, pp. xi, 13, 23-27

⁸ Commonwealth of Massachusetts, Acts of 1888, Chapter 137; Middlesex County Registry of Deeds. Book 1893, p. 443.

⁹ Regarding Holy Ghost Hospital, see *Cambridge Chronicle*, 2 June 1894. Regarding the Somers bequeath of the hospital, see *Cambridge Chronicle*, May 13, 1927. Regarding the Somers property, see William S. Barbour, "Plan of Fresh Pond and the Vicinity thereof which may be taken by the City of Cambridge," July 12, 1888 (Middlesex County Registry of Deeds, Filed Plan No. 38) and Wm. S. Barbour, "Plan of Land in Cambridge outside the present rip rapped borders of Fresh Pond as they existed March 16th, 1888," Jan 14, 1889 (Middlesex County Registry of Deeds, Plan Bk. 46, Plan 9).

¹⁰ Krim, 25-26, 33-34, 42, 180; Frederick Law Olmsted, Jr., "The Relation of Reservoirs to Parks," Paper 32, 1899, *American Park and Outdoor Art Association Reports* (Boston, 1899), 20-26.

¹¹ F.L. and J.C. Olmsted for the Cambridge Water Board. "General Plan for Fresh Pond Park," 1897.

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Continuation Sheet

Cambridge Home for the Aged and Infirm
Cambridge (Middlesex), MA

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to the low hill to the north of the pond, where space is provided for a hitching place, and for a future refectory or lunching-place overlooking the pond from among the trees, while a footpath follows the shore below the hill."¹² The siting and axial arrangement of the unrealized refectory, as well as the location of approach path, bear a loose resemblance to that of the Cambridge Home ultimately built on the site.

By 1921, the southeast side of the park, surrounded by new suburban communities on Memorial Drive and Fresh Pond Parkway, had become a popular recreation spot. Since the northern and western areas of Kingsley Park were sparsely populated and underutilized, City Engineer Arthur Comey proposed converting the city park to an 18-hole municipal golf course, with the eighth tee on the present Neville Manor site.¹³ The Board of Public Welfare announced its alternative proposal for the site soon afterward in 1924.

On the recommendation of the Board of Public Welfare, the City Council sought legal action to allow construction of a City Home on this land that had been taken by eminent domain in 1889 for a different purpose. One particularly astute councilor justified the new use by recalling the intention of the former landowner, Dr. Somers. The doctor had intended to donate this property to a hospital devoted to the care of the incurable poor.¹⁴ An act of legislature authorized the City of Cambridge to use portions of its Fresh Pond land for a City Home and for a playground.¹⁵ Consequently, the Water Board transferred to the Board of Public Welfare the low hill on Pickerel Point for the construction of the Cambridge Home for the Aged and Infirm in late 1927.¹⁶ A scaled-down 9-hole municipal golf course was also built nearby.

Meanwhile, the Board of Public Welfare had been studying requirements for a new Cambridge Home and had commissioned preliminary plans from an unnamed architect "especially experienced in institutional work," presumably Charles Greco.¹⁷ Charles Reggio Greco (1874-1963), the architect eventually hired to design the Home, would have been an obvious and appropriate choice for the board.

A Cambridge native, Greco secured his first commission just after graduation from the local English High School in 1892. He took engineering classes at Harvard before establishing an independent practice at the age of twenty in 1894. Working primarily in the Boston area and in the colonial revival, arts & crafts, and modernist idioms of his day, he quickly mastered a wide variety

(continued)

¹² Olmsted, Jr., 29-30

¹³ Arthur Comey, "Adapting a Park to Modern Needs," *Landscape Architecture*, XI, 4 (July 1921) 176-179; "Fresh Pond Golf Links Proposed," *Cambridge Tribune*, March 5, 1921.

¹⁴ *Cambridge Chronicle*, April 20 and May 13, 1927.

¹⁵ Commonwealth of Massachusetts, Acts of 1925, Chapter 225.

¹⁶ "Report of the Cambridge Water Board," City of Cambridge, *Annual Reports* (1927), 362.

¹⁷ Board of Public Welfare, *Annual Report* (1924), 517.

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of building types including houses, schools, jails, hospitals, courthouses, fire stations, movie theaters, apartment and office buildings, convents, churches and synagogues. He also chaired the Massachusetts State Art Commission for two decades. By 1924, Greco was well known in Cambridge for his institutional and residential commissions. His Tuberculosis Hospital (now demolished) built for the City of Cambridge in 1908 and 1915 stood just north of Kingsley Park, on the opposite side of Concord Avenue. His own arts & crafts style home at 36 Fresh Pond Parkway (1910) and his Radnor and Hampstead Hall apartment complex at 983-986 Memorial Drive (1916) also enhanced the belt of greenspace of which Kingsley Park was an integral part.¹⁸

In January 1927 planning for the new City Home increased momentum when the old Almshouse was sold for \$170,000 to the Roman Catholic Archdiocese of Boston with the stipulation that the City could continue occupancy for one year. The city council then began a rancorous debate about the location, cost and size of a new Home. In May, the council appropriated \$425,000 to the project with the knowledge that the finished facility near Fresh Pond, which they ordered to be of first class construction, would exceed that amount.¹⁹

By August 1927, Charles Greco's final plans and specifications were ready to be released for public bidding. In addition to the fireproof main building for the City Home, the site was to host a six-room superintendent's cottage and a power house with a two-car garage. In October, construction contracts were awarded to the lowest qualified bidders: Askin & Sullivan, general contractors; James Cassidy, heating; J. H. Larkin, plumbing; Payne Co., elevators; and Lord Electric Co. Ground was broken for the project on November 26 and a building permit was issued on December 10, 1927. The following May, Mayor Edward W. Quinn laid the corner stone with a box containing: a copy of the city documents for 1927, the manual of the Board of Public Welfare, rules and regulations of the Board, a picture of the Board at the ground breaking ceremonies, a list of contractors and subcontractors, and an issue of the *Cambridge Chronicle* containing Greco's sketch for the building.²⁰

Completed at a cost of approximately \$625,000, The Cambridge Home for the Aged and Infirm was dedicated on February 12, 1929. The three-story, 200-bed, state-of-the-art infirmary had a vast southern exposure and an unusual, elongated W-shaped plan. The plan and siting allowed the maximum amount of light, air and sun into the building, which, in that preantibiotic era, formed the foundation for a hygienic and therapeutic environment. 450 windows, each "equipped with austrosash," also maximized light and air flow, allowing "three-way ventilation when open and...weatherproof when closed." The "W" plan was an innovative improvement upon the double "U" shaped plans of Greco's Tuberculosis Hospital and Memorial Drive apartment buildings, which incidentally were also located near bodies of water. In the earlier, less successful schemes, the best sunlight, ventilation and views were available only at the ends of the ells. At the Tuberculosis Hospital, and again at the City Home, open-air solarium were located at these prime locations at the end of each floor.²¹

¹⁸ Cambridge Historical Commission file on Charles Greco including *Boston Herald*, Feb 23, 1963; *Boston Globe*, Feb 23, 1963; and Henry J. Mahoney, *Pen Portraits of Prominent People*, nd.

¹⁹ *Cambridge Chronicle*, Jan 21, Apr 20, May 13, May 20 and May 27, 1927.

²⁰ *Cambridge Chronicle*, Aug 12, Oct 27 and Dec 2 1927; May 4, 1928; Cambridge Building Permit 29918, Dec 10, 1927; Board of Public Welfare, *Annual Reports* (1928), 321 and (1929), 317.

²¹ *Cambridge Chronicle*, Feb 15, 1929; Cambridge Historical Commission files on 983-986 Memorial Drive and 799 Concord Avenue; Board of Public Welfare, *Annual Report* (1929), 317-332 passim.

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Cambridge Home for the Aged and Infirm
Cambridge (Middlesex), MA

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The new Home for the Aged and Infirm building, as described in the *Cambridge Chronicle*, had 300 rooms and over half a mile of corridors. Separate wings housed men and women. Nurses had stations at a central point on each wing and could be called through an "annunciator system" to any room in the facility. The central reception area on the first floor was fitted with a fireplace over which would hang a painting of "The Good Samaritan" symbolizing the purpose of the infirmary. To the right of the entrance was an administrative office for John T. Shea, the superintendent. To the left was a meeting room for the Board of Public Welfare.

The majority of the first floor was designed for patients needing hospital care. It contained two fourteen-bed wards at either end, adjacent to the open sunrooms, as well as several four-bed and two-bed wards. Also on this floor were a doctor's suite, a laboratory, an examination room, and two "quiet rooms" for terminal patients. A 140-seat cafeteria-style dining room for ambulatory patients overlooked Fresh Pond, a concept reminiscent of the "refectory" planned for this location by F.L. and J.C. Olmsted, a decade before. Food was accessed via dumb-waiter from the fully-equipped kitchen on the second floor.

Most of the second floor, which also had sunrooms at either end, consisted of dormitory-style rooms for able-bodied residents. An innovation for which Superintendent Shea is credited was the creation of several two-bed suites with private baths for elderly couples, whom he believed should not be separated into male and female wards. Facing Concord Avenue was a large, versatile meeting hall which accommodated activities ranging from church services to motion picture shows. The main kitchen, and a private dining room and sunroom for the nurses, completed the second floor.

The third floor, reserved for employees, was equipped with furnished dormitory-style rooms overlooking the Pond, a recreation room and kitchenette for the nurses, and men's and women's solaria. The basement housed the laundry, locker rooms, and a four-catacomb morgue. Other basement amenities included recreation rooms, a barbershop, a billiard and pool room, reading and card rooms, and an outdoor sunroom.

A reporter for the *Chronicle* concluded his description of the building at its dedication with these words, "Cambridge in its new Home for the Aged and Infirm has a building which few cities can equal and none can excel in convenience of equipment and excellence of location." Contemporaries from the state and local Public Welfare offices confirmed the importance of the Home as a prototype, reporting that Cambridge "is a leader in this type of humanistic work." The new facility was praised as "an object of admiration and imitation for sister cities of the country" and as "one of the first attempts...to change city homes from almshouses to infirmaries."²² The Cambridge Home was by all accounts a model facility at the forefront of elderly care reform. It also had an exceptional man at its head.

John T. Shea (1866-1951) was the first Superintendent of the new Cambridge Home for the Aged and Infirm. A tireless and impassioned advocate for the poor, his career as Superintendent of the Homes spanned the years 1917 to 1939. Many years before he achieved that position, Shea demonstrated his compassion for the poor and his awareness of the stigmatizing power of such names as "poor house" and "almshouse" by lobbying for their elimination from the official vocabulary. In 1900, then a city alderman, he proposed an order that resulted in the change in title from "The Alms House" to the less judgmental "Cambridge City Home." The following year, when serving as an Overseer of the Poor, John Shea motioned that the words "overseers of the poor" be removed from wagons that delivered food to the needy in the community. As a result of such consciousness-raising efforts, the words "pauper", "almshouse", and "overseers of the poor" were eventually removed from the Massachusetts relief laws, and in Cambridge in 1923, the Overseers of the Poor (a name that dated to 1786) became the Board of Public Welfare.

(continued)

²² *Cambridge Chronicle*, Feb 15, 1929; Board of Public Welfare, *Annual Report* (1928), 313 and (1929), 317-332 passim.

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Cambridge Home for the Aged and Infirm
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The son of Irish immigrants, Shea was born in East Cambridge. After attending Cambridge public schools, he entered the Augustinian College of St. Thomas in Pennsylvania. Returning to East Cambridge, he held a succession of positions as an employee of the Boston Elevated Railway, an undertaker with his brother James (Shea Brothers at 4 Pearl Street), and Superintendent of Streets for the City of Cambridge. Blessed with a flare for the dramatic, John Shea also acted for a time with another brother, Thomas. Commencing public service in 1892, Shea served on the Common Council (1892-1893), the General Court (1894-1895), the Board of Aldermen (1897-1900), Overseers of the Poor (1901-1902), and the Park and Playground Commission (1911-1919). A powerful speaker and noted humanitarian, Shea was also an ardent temperance advocate. He served as President and National Secretary of the Catholic Total Abstinence Union and as President of the Father Matthew Temperance Society of Cambridge. Other private organizations in which he was active include the St. Vincent de Paul Society of St. Peter's Church, the Knights of Columbus, the Elks Club, the Ancient Order of Hibernians, and the Workingmen's Association.²³

As superintendent of the home until 1939, John Shea looked after three classes of residents: the aged and infirm needing general care; incurable chronic cases needing expert nursing service but little medical attention; and chronic cases in the early stage of diseases needing active hospital care for diagnosis and treatment.²⁴

With the advent of Medicare and Medicaid in 1965, the Home for the Aged and Infirm began its transition from a custodial care facility with 200 beds to a fully-certified multilevel nursing home with 160 beds. On June 23, 1976, having undergone a \$2.5 million renovation, the facility was rededicated as the Mayor Michael J. Neville Manor.²⁵

Michael J. Neville (1900-1962) was a prominent politician and noted local attorney with offices in Harvard Square. Born in Somerville, Neville attended high school in Cambridge, and graduated from the Northeastern University Law School in 1925. His political career spanned thirty years including four terms in the Massachusetts House of Representatives (1937-1944), where he was Democratic Minority Leader. His years in the Statehouse were followed by four on the Cambridge City Council and as mayor. From 1958 to his death in 1962, he served as a member of the Cambridge City Hospital Board of Trustees. In addition to his law practice and public service, Neville contributed much of his time to the Roman Catholic Church and associated charities, including the Holy Ghost Hospital (now Youville) in Cambridge. In 1950, Pope Pius XII honored him with the title of "Knight of the Holy Sepulchre," one of the highest tributes a layman could receive from the Roman Catholic Church. Neville was eulogized by his friend Richard Cardinal Cushing.²⁶

(continued)

²³ *Cambridge Chronicle-Sun*, Mar 8, 1951; *Cambridge Sentinel*, Mar 7, 1932; Henry J. Mahoney; *Cambridge Chronicle*, Feb 15, 1929.

²⁴ Board of Public Welfare, *Annual Report* (1926), 489.

²⁵ "Infirmary Dedication Set for this Wednesday," *Cambridge Chronicle*, June 1976; *Annual Reports* (1976).

²⁶ *Cambridge Chronicle*, Mar 29, 1962.

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A 1984 renovation to Neville Manor added 25 more beds to the third floor and its management was transferred to the Cambridge City Hospital in 1990.²⁷ The original name remained carved in masonry above the main entrance until 1993, when the formerly discreet, but now objectionable "Home for the Aged and Infirm" was carefully covered in a manner designed to protect the original material. Now poised for its third incarnation in housing the frail elderly, the nursing home will be transformed by its new owner, Neville Assisted Living Limited Partnership into a 71-unit affordable assisted living facility.

(end)

²⁷ [Cambridge Hospital] to Manage Neville Manor," *Cambridge Chronicle*, Sept 20, 1990.

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9. Major Bibliographical References

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(continued)

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Cambridge (Middlesex), MA**

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Cambridge Home Infirm
Name of Property

Middlesex, MA
County, State

10. Geographical Data

Acreage of Property 2.16 acres

UTM References See continuation sheet.

(Place additional UTM references on a continuation sheet.)

1. 19 323080 4694910
Zone Easting Northing

2. Zone Easting Northing

3. Zone Easting Northing

4. 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 Leslie Donovan, Tremont Preservation Services, with Betsy Friedberg, NR Director, MHC

organization Massachusetts Historical Commission date August 2002

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

city or town Boston state MA zip code 021215

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 Neville Assisted Living L P c/o Cambridge Housing Authority

street & number 675 Massachusetts Avenue telephone

city or town Cambridge state MA zip code 02139

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.

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**Cambridge Home for the Aged and Infirm
Cambridge, MA**

10. Geographical Data

Verbal Boundary Description

Beginning at a point at the northeast corner of parcel; thence,

S 27-43-10 W, 222.00 feet; thence
S 32-41-44 E, 78.99 feet; thence
S 62-16-50 E, 40.00 feet; thence
S 27-43-10 W, 93.33 feet; thence
S 17-16-50 E 144.91 feet; thence
S 72-46-11 W, 52.62 feet; thence
N 62-17-00 W, 372.79 feet; thence
N 17-20-31 W, 72.48 feet; thence
N 72-42-37 E, 136.70 feet; thence
N 28-01-09 E, 41.13 feet; thence
S 62-16-19 E, 67.86 feet; thence
N 50-02-31 E, 40.70 feet; thence
N 27-43-10 E, 267.36 feet; thence
S 62-16-50 E, 70.00 feet; thence
N 62-16-50 W, 70.00 feet; thence
S 62-16-50 E, 70.00 feet by Concord Ave to the point of beginning.
Containing 93,988 square feet (2.16 acres)

Such parcel is shown as Lot 1 on a plan entitled "Mayor Michael J. Neville Manor, 650 Concord Avenue, Cambridge, Massachusetts, Proposed New Skilled Nursing Facility," dated October 26, 1999 and prepared by Steffian Bradley Associates Inc.

Boundary Justification

The boundaries represent the boundaries of the lot on which the building now sits. The lot contains approximately 2.16 acres and includes the original driveway approach from Concord Avenue. There was no known landscape plan for the original site which has experienced changes since 1929, the most dramatic occurring in 1974. Despite these changes, the building on this lot retains two critical elements of its original siting: 1) the long view and approach leading directly up from Concord Avenue centered on the main entrance pavilion with a circular drive in front, and 2) its siting overlooking Fresh Pond to the south. The property south of the building has become part of the Fresh Pond Reservation, which is conservation land and will remain open space.

(end)

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Cambridge Home for the Aged and Infirm
Cambridge, MA

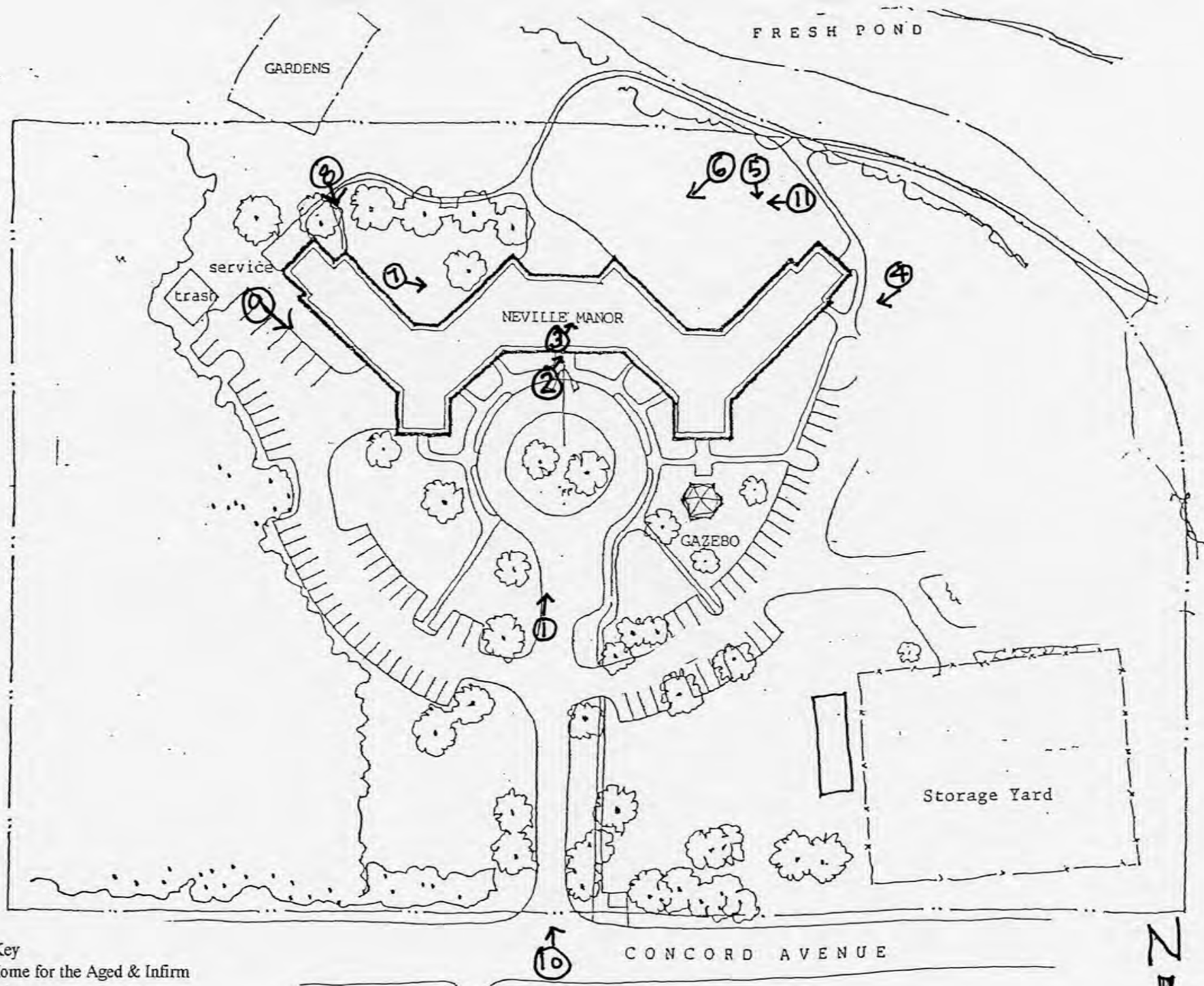
PHOTOGRAPHS

Photographer: Leslie Donovan
January 2002

Location of Negatives: Tremont Preservation Services, 123 South Street, 4th floor
Boston, MA 02111

1. North elevation, looking south from main drive
2. West wing, secondary entry, north elevation looking southeast
3. West wing, west elevation, looking east
4. South elevation, west wing, looking northwest
5. South elevation, west wing and center block, looking northeast
6. South elevation, east wing, looking north
7. East elevation, east wing, looking southwest
8. Main entrance pavilion looking southeast
9. Detail, cast stone swag and iron balcony at west stair hall window, north elevation looking south
10. Looking west at rear of building

(end)



Photograph Key
Cambridge Home for the Aged & Infirm
650 Concord Avenue
Cambridge, MA

MAYOR MICHAEL J. NEVILLE MANOR

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Cambridge Home for the Aged and Infirm
NAME:

MULTIPLE
NAME:

STATE & COUNTY: MASSACHUSETTS, Middlesex

DATE RECEIVED: 9/09/02 DATE OF PENDING LIST: 10/04/02
DATE OF 16TH DAY: 10/20/02 DATE OF 45TH DAY: 10/24/02
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 02001189

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 10/22/02 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





Cambridge Home for the Aged and Infirm
Cambridge, MA
Photo No. 1





Cambridge Home for the Aged and Infirm
Cambridge, MA
Photo No. 2



Cambridge Home for the Aged and Infirm
Cambridge, MA

Photo No. 3





Cambridge Home for the Aged and Infirm
Cambridge, MA
Photo No. 4





Cambridge Home for the Aged and Infirm
Cambridge, MA
Photo No. 5



Cambridge Home for the Aged and Infirm
Cambridge, MA
Photo NO. 6





Cambridge Home for the Aged and Infirmary
Cambridge, MA
Photo No. 7





Cambridge Home for the Aged and Infirm
Cambridge, MA
Photo No. 8



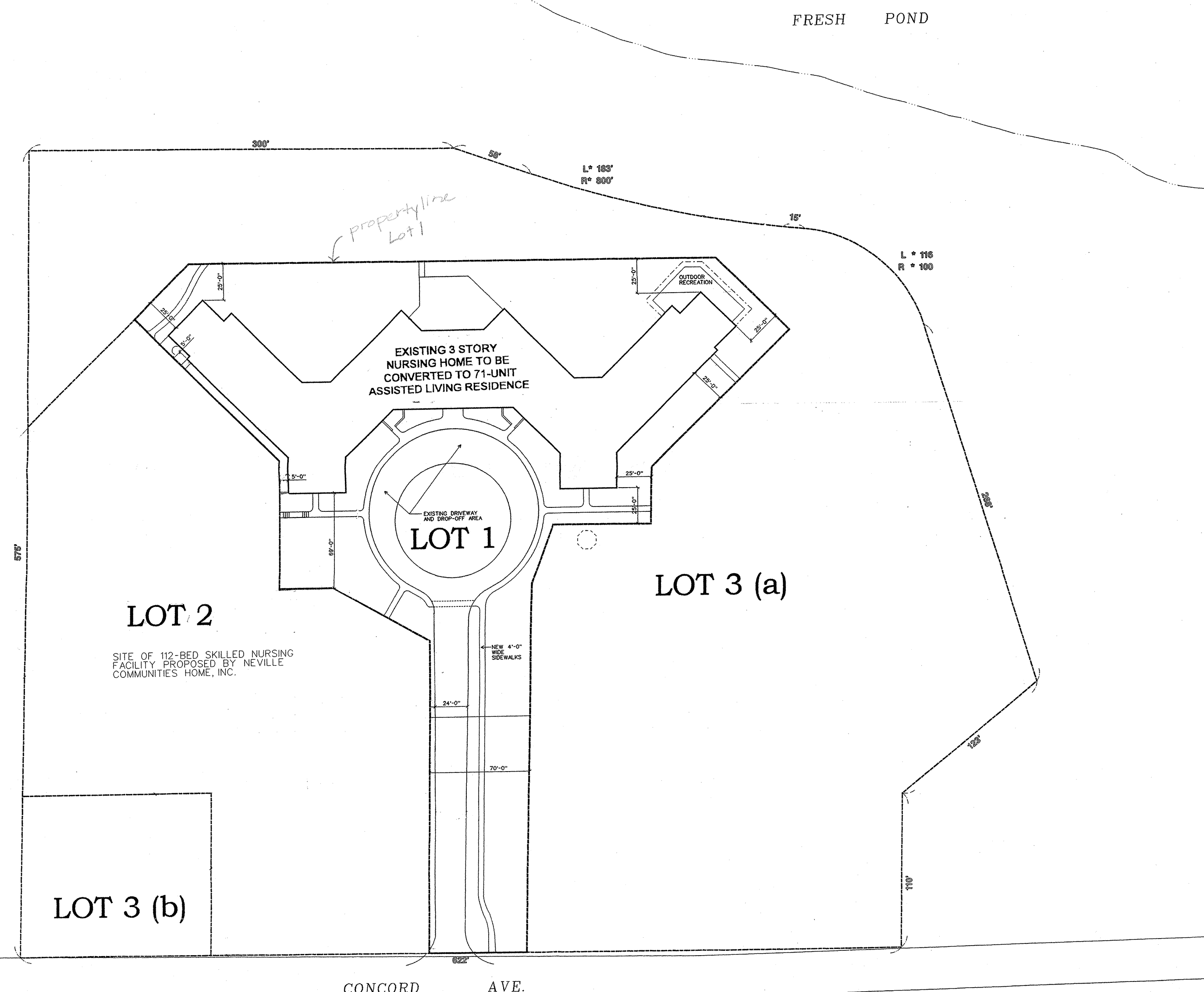
Cambridge Home for the Aged and Infirm
Cambridge, MA
Photo No. 9



Cambridge Home for the Aged and Infirm
Cambridge, MA

Photo No. 10

NO		
KEY & GRAPHIC SYMBOL	LA	LOT 1



FRESH POND

L * 183'
R * 800'

L * 116
R * 100

EXISTING 3 STORY
NURSING HOME TO BE
CONVERTED TO 71-UNIT
ASSISTED LIVING RESIDENCE

LOT 3 (a)

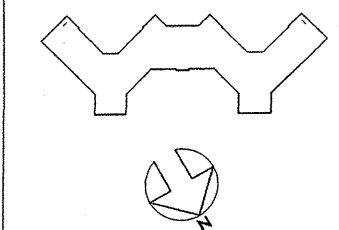
LOT 2

SITE OF 112-BED SKILLED NURSING
FACILITY PROPOSED BY NEVILLE
COMMUNITIES HOME, INC.

LOT 3 (b)

CONCORD AVE.

KEYPLAN



SBA Steffian Bradley Associates Inc.
Architecture, Interior & Urban Design
100 North Washington Street
Boston, Massachusetts 02114-2116
(617) 227-6520 Fax: (617) 227-8959

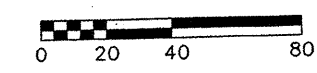
Mayor Michael J.
Neville Manor
650 CONCORD AVENUE
CAMBRIDGE, MA

PROJECT NUMBER 97010.200
SCALE 1" = 30'-0"
DATE 5/1/00 ISSUE SUBMISSION TO NATIONAL PARK SERVICE

SITE PLAN
LAYOUT PLAN

SHEET 1

File: g:\nevmanor\cadd\data\archive\nursi
Plotted: 03-MAY-2000 09:10
By: frankv



BOSTON NORTH, MASSACHUSETTS

7.5 X 15 MINUTE SERIES (TOPOGRAPHIC)

Boston North
MASSACHUSETTS

1:25 000-scale metric
topographic map



7.5 X 15 MINUTE QUADRANGLE
SHOWING

- Contours and elevations in meters
- Highways, roads and other manmade structures
- Water features
- Woodland areas
- Geographic names



GEOLOGICAL SURVEY

1985

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 Boston North and Lexington 1:25,000-scale
maps dated 1971

Selected hydrographic data compiled from NOS chart 13272 (1982)

This information is not intended for navigational purposes

Projection and 1000-meter grid: Universal
Transverse Mercator, zone 19

10,000-foot grid ticks based on Massachusetts coordinate
system, mainland zone. 1927 North American Datum

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 labelings within the boundaries of
the National or State reservations shown on this map

CONTOUR INTERVAL 3 METERS

NATIONAL GEODETIC VERTICAL DATUM of 1929

CONTROL ELEVATIONS SHOWN TO THE NEAREST 0.1 METER

OTHER ELEVATIONS SHOWN TO THE NEAREST 0.5 METER

DEPTH CURVES AND SOUNDINGS IN METERS

DATUM IS MEAN LOW WATER

THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE

SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE
OF MEAN HIGH WATER

THE MEAN RANGE OF TIDE IS APPROXIMATELY 2.9 METERS

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS

FOR SALE BY U.S. GEOLOGICAL SURVEY

DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092

CONVERSION TABLE

DECLINATION DIAGRAM

ADJOINING MAPS

1 Billerica

2 Reading

3 Salem

4 Maynard

5 Lynn

6 Framingham

7 Boston South

8 Hull



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 gauge, narrow gauge
- Bridges: drawbridge
- Footbridge: overpass; underpass
- Build-up area: only selected landmark buildings shown
- House: barn; church; school; large structure
- Boundary
- National, with monument
- State
- County, parish
- Civil township, precinct, district
- Incorporated city, village, town
- National or State reservation: small park
- Land grant with monument; round 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. location monument
- Windmill; water well; spring
- Mine shaft; prospect; adit or tunnel
- Control: horizontal station; vertical station; spot elevation
- Contours: index; intermediate; supplementary; depression
- Distorted surface: strip mine, lava, sand
- Bathymetric contours: index; intermediate
- Perennial lake and stream; intermittent lake and stream
- Rapids, large and small; falls, large and small
- Submerged marsh; marsh, swamp
- Land subject to controlled inundation: wetland
- Salt marsh
- Orchard; vineyard

A pamphlet describing topographic maps is available on request



SCALE 1:25 000
1 CENTIMETER ON THE MAP REPRESENTS 250 METERS ON THE GROUND
CONTOUR INTERVAL 3 METERS

BOSTON NORTH, MASSACHUSETTS

42071-D1-TM-025

1985

UTMs
ZONE 19
E 323060
N 4694910



The Commonwealth of Massachusetts
William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

August 29, 2002

Ms. Carol Shull
National Register of Historic Places
Department of the Interior
National Park Service
1201 Eye Street, NW, 8th floor
Washington, DC 20005

Dear Ms. Shull:

Enclosed please find the following nomination form:

Cambridge Home for the Aged and Infirm, Concord Ave., Cambridge (Middlesex), MA
HPCA # 6134

The nomination has been voted eligible by the State Review Board and has been signed by the State Historic Preservation Officer. The owners of the property were notified of pending State Review Board consideration 30 to 45 days before the meeting and were afforded the opportunity to comment.

MHC has discussed boundary issues for this nomination with NR staff.

Sincerely,

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

Enclosure

cc: Leslie Donovan, Tremont Preservation Services, consultant
Charles Sullivan, Cambridge Historical Commission
Neville Assisted Living Ltd., Cambridge Housing Authority
Larissa Brown, Planning Board Chair
Anthony Galluccio, Mayor, City of Cambridge