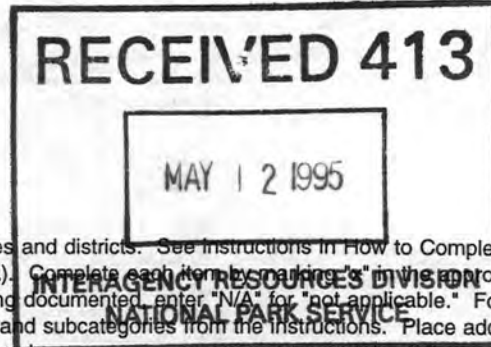


698

**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 Milton Hill Historic District

other names/site number _____

2. Location

Roughly bounded by: Adams and School Streets, Randolph
street & number and Canton Avenue, and Brook Road N/A not for publication

city or town Milton N/A 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

5/4/95
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

Edmon H. Ball

Entered in the Date of Action
National Register 6.9.95

Milton Hill Historic District

Name of Property

Norfolk County, MA

County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- ☒ private
☒ public-local
☐ public-State
☐ public-Federal

Category of Property

(Check only one box)

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

Number of Resources within Property

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

Contributing

188

2

4

194

Noncontributing

56

9

65

buildings

sites

structures

objects

Total

Number of contributing resources previously listed in the National Register

11 (see continuation sheet)

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

EDUCATION: School

RELIGION: Religious facility; Church-related residence

RECREATION AND CULTURE: Sports facility;

Outdoor recreation

LANDSCAPE: Object; Conservation area

AGRICULTURE: Agriculture outbuilding

Current Functions

(Enter categories from instructions)

DOMESTIC: Single dwelling; Secondary structure

EDUCATION: School, College

RELIGION: Religious facility; Church-related residence

RECREATION AND CULTURE: Sports facility;

Outdoor recreation; Museum

LANDSCAPE: Conservation area

COMMERCE: office building

7. Description

Architectural Classification

(Enter categories from instructions)

COLONIAL: Georgian; New England Colonial;

EARLY REPUBLIC: Federal; MID-19TH CENTURY:

Greek Revival; LATE VICTORIAN: Italianate;

Second Empire; Queen Anne; Stick; Shingle;

LATE 19TH AND 20TH CENTURY REVIVALS: Colonial

Revival; Tudor Revival; Second Gothic Revival;

LATE 19TH AND 20TH CENTURY AMERICAN

MOVEMENTS: Craftsman

Materials

(Enter categories from instructions)

foundation Stone

walls Wood, Brick, Stucco

roof Asphalt, Slate

other Stone

Narrative Description

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

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
- ☒ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☒ designated a National Historic Landmark
- ☒ recorded by Historic American Buildings Survey
MA-975; MA-232; MA-168; MA-128
- ☐ recorded by Historic American Engineering
Record # _____

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

CONSERVATION

Period of Significance

1740 - 1945

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

See continuation sheet

Primary location of additional data:

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

Name of repository:

Massachusetts Historical Commission

Milton Hill Historic District
Name of Property

Norfolk County, MA
County and State

10. Geographical Data

Acreage of Property 220.38 acres

UTM References

(Place additional UTM references on a continuation sheet)

1. 19 329300 4681780
Zone Easting Northing

2. 19 329920 4681220
Zone Easting Northing

3. 19 329800 4681020
Zone Easting Northing

4. 19 329970 4680900
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 G. Clifford, Preservation Consultant with Betsy Friedberg, National Register Director, MHC

organization Massachusetts Historical Commission date May 1995

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

city or town Boston state MA zip code 02125

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 _____ state _____ zip code _____

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 Service

National Register of Historic Places
Continuation Sheet

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Milton Hill Historic District
Milton (INTERAGENCY)
Massachusetts NATIONAL PARK SERVICE

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The following contributing resources were previously listed in the National Register:

Capt. Robert Bennet Forbes House
Carriage House
Plank House
Hodgson Building
Shed
Lincoln Cabin

NRIND 11/13/1966
NHL 11/13/1966

Dr. Amos Holbrook House
Barn
Greenhouse
Shed

NRIND 4/18/1974

^{Thomas}
Governor Hutchinson's Ha-Ha

NRIND 2/13/1975

(end)

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet****Milton Hill Historic District
Milton (Norfolk County)
Massachusetts****Section number** 7 **Page** 1**7. DESCRIPTION**

The Milton Hill Historic District is a residential area in the northern section of the Town of Milton, Massachusetts, a suburb located just south of Boston between the Neponset River and the Blue Hills. The district is centered on Milton Hill along Adams Street, and Randolph and Canton Avenues. It extends from the intersection of these three streets in the north to School Street, Brook Road, and Father Carney Drive defining the base of Milton Hill in the southwest, south, and southeast.

The 220.38 acre district, encompassing most of Milton Hill is a high-style residential neighborhood of one-half to two acre lots that are landscaped with foundation shrubbery, ornamental and shade trees and paved front walks. Along Adams Street there are several larger estates that overlook the Neponset River and its salt marshes. The roads and lanes, dating from the 17th century, are lined with mature shade trees, and 19th and early 20th century granite and fieldstone walls, which have been afforded a degree of protection through the Town's Scenic Road Bylaw.

The district is abutted on the north by Milton Village, located on the Neponset River and historically the Town's main commercial center. In the northeast the district is primarily defined by the Neponset River Reservation, a State-owned conservation area managed by the Metropolitan District Commission. Post-World War II single-family Colonial Revival houses, representing the development of former estates, abut the district in the east, along Forbes and Milton Hill Roads, in the southeast, along Father Carney Drive and Adams Street, and in the south, along Brook Road. A residential section of more modest pre-1940, single-family dwellings abuts the district on its western boundary, along the lower portions of Morton and Brook Hill Roads on the back side of the Milton Hill.

The district contains 259 resources, not previously listed on the National Register: 244 buildings; 2 sites; 9 structures; and 4 objects, of which 188 buildings; 2 sites; and 4 objects contribute to its architectural and historical character and integrity. The contributing single-family dwellings are primarily oriented towards the street at the front of their lots. The dwellings, in good to excellent condition, are characterized by 2 1/2-story, wood-frame construction, sheathed in clapboard and wood shingle, with several brick and stucco examples. They present a range of high-style and period architectural styles that define the district's period of significance, 1740-1945: Colonial; Georgian; Federal; Greek Revival; Italianate; Second Empire; Stick; English Revival; Queen Anne; Shingle; Colonial Revival; and Craftsman. The contributing outbuildings, traditionally sited to the rear and side of the dwellings include barns, stables, carriage houses, and detached garages. Together with several examples of late 1930s attached garages, they reflect the evolution of this type of outbuilding over the 19th and early 20th centuries. They are primarily 1- to 1 1/2-story, wood-framed buildings, sheathed in clapboard and wood shingle with gable roofs.

The district also contains 8 contributing nonresidential resources: a church, a schoolhouse, 4 milestones and 2 sites, including Governor Hutchinson's Field, 9.65 acres of open space owned and maintained by the Trustees of Reservations for passive recreation.

(continued)

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetMilton Hill Historic District
Milton (Norfolk County)
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Located within the district are three previously listed National Register properties: Captain Robert Bennet Forbes House, a National Historic Landmark, with 5 outbuildings (NHL/NR 1966); Dr. Amos Holbrook House, with 3 outbuildings (NR 1974); and Governor Hutchinson's Ha-Ha (NR 1975).

The alterations to the district during the period of significance have been primarily due to increased density through the subdivision of former estate land, primarily at the end of the 19th and beginning of the 20th centuries when Milton made the transition from a small rural town to a prosperous suburb of Boston. Few dwellings constructed during the period of significance have been demolished or altered significantly since 1945. Only 7 historic buildings (3 houses and 4 outbuildings) have been rendered noncontributing due to post-1945 room additions and window and door alterations. One building was moved from its original site within the district, but only by several hundred yards and to a comparable site. The single-family dwellings which were built after 1945 are compatible in size, scale, materials and setback.

Descriptions of key and representative buildings follow in chronological order.

Colonial and Georgian Houses: 1740-1775

The Gooch-Churchill House, 233 Adams Street (MAP #117; MHC #13; Photograph #2) and the Nathan Babcock House, 362 Adams Street (MAP #143; MHC #43; Photograph #1) are the only two houses remaining from the Colonial period on Milton Hill. The Gooch-Churchill House, 1740, the district's oldest house and only Georgian example, is a 2 1/2 story, five-bay, clapboard dwelling with a center-hall, double-pile plan and set on a granite foundation. Period detail includes the pedimented center entrance portico with dentil detail, pilasters framing the entrance and pegged window frames with molded hoods set high within the cornice and holding later six-over-six sash windows. Three interior, asymmetrical chimneys pierce the side gable, asphalt shingle roof, indicating possible interior changes in room use. In 1968 the barn was replaced by the present clapboard, front-gable single-car garage.

The Nathan Babcock House, 1753, serves as an introduction to the district in the southeast as Adams Street begins its climb over Milton Hill. It is a five-bay, center-entrance, Colonial dwelling, with a single-pile, rear lean-to plan. Sheathed in clapboard, it rises 1 1/2 stories from a granite foundation to an asphalt shingle, side gambrel roof with single rear slope. The interior is organized around a center chimney that pierces the roof at the ridge. The facade window frames are set high within the cornice with later six-over-six sash windows. In ca. 1906 the dwelling was expanded with a rear ell and updated with Colonial Revival detailing that includes a fanlight above the front door, an entrance portico and a side porch with balustrade. To the rear of the house a clapboard Colonial Revival, two-car garage with salt-box roof was added. The original barns were demolished in the late 1890s when the farm was subdivided.

(continued)

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetMilton Hill Historic District
Milton (Norfolk County)
MassachusettsSection number 7 Page 3**Federal Houses: 1775-1830**

The Federal period is represented by six houses in the district, including the previously listed Dr. Amos Holbrook House, 203 Adams Street (NRIND-4/18/1974; MAP #113; MHC #2), a high-style residence constructed in 1800 with accompanying ca. 1810 barn. The Robbins-Cabot-Morton House, 78 Morton Road (MAP #180; MHC #15; Photograph #3), 1800, is a classic example of a 3-story Federal house with rear ell, the only example of this subtype in Milton. Sheathed in clapboard, it rises from a granite foundation to a shallow hip roof with balustrade and twin interior chimneys. The windows are simply framed and contain six-over-six sash on the first two floors and three-over-three sash on the third floor. A pedimented portico fronts the center entrance of the five-bay facade, which is perpendicular to Morton Road. A secondary entrance which faces Morton Road features a Colonial Revival surround and a paired column portico with balustrade that was added in 1954 to replace a former entrance porch. This secondary entrance originally faced the driveway when the house fronted on Canton Avenue before the 1900 subdivision. Several mid- to late-20th century 1- and 2-story additions have been made to the rear of the house. A wooden fence with classical urns defines the property along Morton Road. To the rear of the property is a front gable, clapboard two-car garage, ca. 1930. The original barn was demolished in the 1900 subdivision and a second barn was demolished in a further 1930 subdivision.

The Moses Whitney House, 126 Adams Street (MAP #101; MHC #9), 1819, serves to introduce the district at its northern boundary with Milton Village. It is a 2-story, single-pile, center-hall dwelling with rear ell. It rises from a granite foundation to an asphalt shingle, shallow hip roof with single end-wall chimneys. A third chimney rises from the rear ell. The five-bay facade is organized around a classic Federal entrance with one-half sidelights and an elliptical fanlight, both with tracery. The portico is a ca. 1920 Colonial Revival replacement of a ridge-hip entrance porch. The windows are simply framed and contain six-over-six sash. To the rear and side of the property is a front gable, clapboard, Colonial Revival two-car garage, 1950, which replaced the barn that was demolished in 1948.

Greek Revival Houses: 1830-1850

The ten Greek Revival dwellings in the district range from the previously listed Captain Robert Bennet Forbes House, 215 Adams Street (NHL/NRIND-11/13/1966; MAP #114; MHC #1), a high-style mansion designed by Isaiah Rogers in 1833 to the Seth Whitney House, 30 Canton Avenue (MAP #149; MHC #168; Photograph #4), 1844, a 2 1/2-story, front gable, side-hall plan dwelling, which is representative of several of the Greek Revival houses in the district. The Captain Robert Bennet Forbes House, with accompanying outbuildings including an 1830s carriage house, and the adjacent Dr. Amos Holbrook House are located at the crest of Milton Hill and help form the central core of the district.

(continued)

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Milton (Norfolk County)
MassachusettsSection number 7 Page 4

The Seth Whitney House, one of the best detailed carpenter Greek Revival dwellings in Milton, serves as an introduction to the district on its northern boundary with Milton Village. The three-bay facade is fully articulated with corner pilasters, a wide band of trim beneath the cornice and an enframed front gable with flushboard sheathing. The six-over-nine sash windows of the first floor and six-over-six sash windows of the second floor have flat wooden lintels whereas the gable window has a pedimented lintel. The main entrance is framed with wide pilasters. The present entrance portico is a remaining section of the original wrap-around porch removed in 1953. Built on a granite foundation, the clapboard dwelling with rear ell rises to an asphalt shingle roof with two off-center chimneys on the main block and an additional chimney on the ell. To the rear of the house is a 1 1/2-story, center gable Greek Revival barn, 1844, detailed with simple corner pilasters, pedimented lintels over the side gable windows and a square cupola. Granite posts with pointed arch heads are located at the entrances to the property on Randolph and Canton Avenues.

The transition between the Federal and Greek Revival Styles can be seen in the Thomas Hollis House, 239 Randolph Avenue (MAP #210; MHC #10), ca. 1831, located at the base of Milton Hill at its southern boundary. The 2 1/2-story, five-bay dwelling with center-hall, double-pile plan is Federal in form. Set on a granite foundation, the clapboard dwelling with rear ell rises to a slate side gable roof with twin interior chimneys on the main block and a third chimney on the ell. Greek Revival detailing is found in the pedimented side gables, wide band of trim below the cornice, corner pilasters and the 1-story wrap-around porch with Doric columns. The sections on the sides of the porch have been glassed in and filled in. The door enframing with thin pilasters and three-quarter sidelights is Federal in inspiration. Windows are simply enframed and contain six-over-six sash windows. To the rear and side of the dwelling is a large 1 1/2-story, three-bay, wood shingle barn, ca. 1831. Set on a granite foundation, the barn rises to a side gable, slate roof. Transom lights mark one of the two entrances. The barn was attached to the house at some point during the late 19th or early 20th century. Sections of a granite stone wall with entrance posts and a hitching post remain on the property.

Italianate Houses: 1845-1875

The district presently contains nine Italianate houses, of which seven, built by local carpenters, cluster along School Street and its intersection with Randolph Avenue. The Josiah Webb House, 196 School St. (MAP #227; MHC #181), 1848, is one of the earliest Italianate dwellings and its front gable form with cross gable wing is representative of the School Street dwellings. The clapboard dwelling rises 2 1/2 stories from a granite foundation to an asphalt shingle roof with four chimneys. Italianate details are found in the bracketed cornice and double entrance doors of the three-bay facade. The wide, incised corner pilasters of the Greek Revival Style attest to its early date as a transitional house between the style periods. Windows are simply framed with six-over-six sash. Additions include a late 19th century, wrap-around Colonial Revival porch and a ca. 1940 second story section on the western elevation, which does not compromise the integrity of the original main block. Located to the rear and side of the dwelling is a clapboard two-bay transitional Greek

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Revival-Italianate barn, 1848. It rises 1 1/2 stories from a granite foundation to a slate cross-gable roof. Greek Revival details include corner pilasters, wide band of trim along the cornice, and pedimented gable windows. The square Italianate cupola features brackets and round headed openings. Granite posts with pyramidal tops are located at the entrance to the property.

The Gideon Beck House (MAP #203; MHC #186) built around the corner at 187 Randolph Avenue in 1860 is a center gable, clapboard dwelling with rear ell. The three-bay facade rises 2 1/2 stories from a granite foundation to an asphalt shingle roof with cross gables and a single chimney. The cornice is fully articulated with paired scrolled brackets. Two-over-two sash windows are set within flattened arch frames on the first two floors. Paired windows are located in the center of the second floor. A bracketed, two-story bay window extends from the southern elevation. The center entrance was updated in 1937 with Colonial Revival fanlight and sidelights. To the rear and side of the house is a 1 1/2 story, clapboard barn, 1860. The front gable outbuilding features a simple square cupola and round arch window with bracketed sill set in the gable. Granite posts with pyramidal tops are located at the entrance to the property.

Across the street at 186 Randolph Avenue, the William Weston House (MAP #202; MHC #198; Photograph #5) was erected in 1872 at the end of the Italianate phase. The rectangular dwelling with side ell is framed with quoins and rises 2 1/2 stories from a granite foundation to an asphalt shingle cross-hip roof with two chimneys. The 1971 aluminum siding does not compromise the historic details. Cornice crowns frame the one-over-one sash windows. A 2-story bay window extends from the southern elevation and a single bay window from the second floor on the facade. A 1-story porch with beveled square posts runs the full length of the two-bay facade with paired door entrance. In the early 20th century the dwelling appears to have been updated with an additional front entrance with full transom lights and expanded with an addition on the northern elevation. To the side of the house is a wood-sheathed, side gable two-car garage, ca. 1930. Square granite posts are located at the entrance to the property.

In contrast to the above group of houses is the imposing, brick Charles Larkin House (MAP #190; MHC #178) located at 59 Randolph Avenue, designed as a summer residence in 1852. It rises 2 1/2 stories from a granite foundation to a slate deck hip roof with six chimneys. The three-bay facade is centered around a projecting center gable section featuring a segmental-arch entrance with paired doors and transom. One-story bay windows are located to the right of the entrance and on the rear of the house. Two-over-two sash windows are set in segmental-arch frames. S-shaped molded bricks outline the cornice, the window and door frames, and compose the string courses at the basement and first floor levels. At one time a balustrade outline the top of the roof. The 1-story wing with a fish-scale slate Mansard roof was added to the eastern elevation by 1896. The house is positioned to face south, facing the Blue Hills and perpendicular to the street. Octagonal posts are located at the entrance. The barn was demolished in 1963 to make way for the present house at 79 Randolph Avenue.

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Continuation SheetSection number 7 Page 6Milton Hill Historic District
Milton (Norfolk County)
MassachusettsLate Victorian Houses - Second Empire, Queen Anne and Stick: 1860-1890

This group, including three Second Empire, six Queen Anne, and two Stick Style houses, contains the most important representatives of their styles that exist in Milton today. The Joseph Churchill House, 241 Adams Street (MAP #118; MHC #40), ca. 1861, is a conservative example of the Second Empire Style. The 2 1/2-story, square dwelling, set on a granite foundation, features a slate, concave mansard roof with molded cornices and dentil molding running below the eaves. Three chimneys rise from the southeastern and northwestern end walls. Two-over-two sash windows are framed on the first floor with cornice crowns. The center entrance of the three-bay facade features paired wooden entry doors. In 1946 the front piazza was replaced with the present entrance porch and a 1-story section was added to the northwestern elevation to bring the kitchen to the first floor from its original location in the cellar. In 1980 the dwelling was sided with aluminum. None of the alterations compromise the overall integrity of dwelling.

The Hall-Bush House, 173 Adams Street (MAP #110; MHC #38; Photograph #8) and accompanying carriage house (Photograph #9) were built in 1890 in the Queen Anne Style. Set on a granite foundation, the three-bay dwelling rises 2 1/2 stories to an asphalt shingle hip roof with cross gables. The complexity of the roof line is further emphasized by gables dormers, an eyebrow window and four towering corbelled chimneys. Primary decorative elements include cut-away bay and paneled oriel windows, half-timbered and bracketed, paneled gables, and a 1-story porch with Tuscan columns and a shallow turret roof that runs the full length of the three-bay facade. The house is sheathed with clapboard on the first floor and wood shingle on the second floor. Located to the rear of the house is the recently restored L-shaped, clapboard carriage house which rises 1 1/2 stories to a slate, ridge-hip roof with cross gable. Decorative elements include bracketing in the gable, a turret roof over the second-story bay window and a cupola.

The Todd House, 64 Canton Avenue (MAP #157; MHC #170) was built in ca. 1890 in the Stick Style. Set on a granite foundation, the two-bay, clapboard dwelling rises 2 1/2 stories to a slate front gable roof with two off-center chimneys. The eave flares out on the northern elevation to shelter a second-story porch. Below the porch is the recessed main entrance. Windows are simply framed with one-over-two sash. A two-story bay window with shed roof is located on the southern elevation. Stick style decoration includes the truss work and vergeboard of the front gable, the horizontal banding and brackets that define the stories, and corner boards that extend into eave brackets. To the rear and side of the house is a wood-sheathed, ridge hip Colonial Revival two-car garage, 1935.

Late Victorian Houses - Shingle Style: 1879-1900

In the late 19th century the Shingle and Colonial Revival Styles were most often chosen for the country houses that were being built on the estate subdivisions. Of the nineteen Shingle Style houses, the most significant residences are the seven dwellings designed by William Ralph Emerson. Emerson's mature style is represented by the house he designed for himself, the William

(continued)

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MassachusettsSection number 7 Page 7

Ralph Emerson House, 201 Randolph Avenue (MAP #205; MHC #195), in 1886. In this house Emerson achieved a continuity of wall and roof, with stained wooden shingles uniformly clothing all exterior surfaces. Set on a granite foundation, the dwelling rises 1 1/2 stories to a monumental steeply-pitched side gambrel roof, uninterrupted except where it curves at the bend of the house. As was customary for residences built on the southern slope of Milton Hill during the late 19th century, the house was sited on its lot to face south towards the Blue Hills overlooking a circular driveway. Today, the driveway is located along the northern elevation. The asymmetry of both elevations is emphasized by the variety of size and placement of windows, the off-center entrances, and the multiple placement of the two interior and one exterior chimneys. A small porch fronts the entrance on the southern elevation. The only remodelings have been minor and on the exterior include the rebuilding of one entrance and two chimneys. Within the last couple of years, both wall and roof surfaces have been reshingled. To the rear of the property is the original 1 1/2-story, front gable stable, clad in wooden shingle.

By 1891 Emerson had become influenced by the Colonial Revival movement. His houses, like the other 1890s shingle style residences in the district, were increasingly more formal and symmetrical in both plan and massing. The Forbes-Emerson House, 172 Adams Street (MAP #104; MHC #37; Photograph #13), is representative of his later style. Set on a granite foundation, the clapboard dwelling with side ell rises 2 1/2 stories to an asphalt shingle cross-gambrel roof with two interior chimneys. Eight-over-two sash windows are simply framed and regularly placed across the two-bay facade and side ell. Colonial Revival detail includes the modillions that line widely overhanging eaves and Palladian windows in the third story of the front and rear elevations. Characteristic of the Shingle Style's use of wall surface to convey a feeling of interior volume is the swell in the second story wall surface. Tucked beneath it is the columned front entrance porch. This dwelling is one of several residences located on the eastern side of Adams Street that retains its original late 19th century boundary with the Neponset River.

Colonial Revival Houses: 1880-1945

Colonial Revival designs began appearing on Milton Hill in 1881 and became the dominant style over the next 60 years as large estates were subdivided into smaller suburban lots. A number of the district's fifty-eight Colonial Revival dwellings were designed by noted Boston architects.

The Charles Perkins House, 255 Adams Street (MAP #121; MHC #154; Photograph #6) was the first of the Colonial Revival residences to be built on Milton Hill. It was designed in 1881 by the well-known architectural firm, Peabody and Stearns, which was one of the first proponents of the style. However, its present appearance reflects the early 20th century remodeling by an unknown architect, after the property was transferred out of the Perkins' family ownership. The 2 1/2-story clapboard house with side kitchen ell rises from a granite foundation to an asphalt shingle, side gable roof. Double interior chimneys rise from the ridge of the main roof and a single chimney from the roof of the ell. Sited on the southern slope of Milton Hill with a view of the Blue Hills, the house has

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two primary elevations. The southwestern facade faces the Blue Hills over a terraced lawn. The 4-bay facade features a porch and two-story bay window. The 5-bay northeastern facade which fronts on the driveway and Adams Street is organized around a center entrance with classical detail. A large mid-story window has been placed asymmetrically to the right of the entrance to light the interior staircase. This asymmetrical window placement is a characteristic of the pre-1900 Colonial Revival houses. Other examples include the Forbes-Balch House, 162 Adams Street (Map #108; MHC #112), 1890, and the Asaph Churchill House, 247 Adams Street (MAP #119; MHC #163), 1890.

Asymmetry is also a feature of the four-bay facade of the Dr. Henry Jaques House, 4 Hutchinson Street (MAP #173; MHC #203; Photograph #7). Built in 1889 by Frederick Severance, a local carpenter, the wood shingle house rises 2 1/2 stories from a granite foundation to an asphalt shingle, deck-hip roof with two interior chimneys. Projecting from the center of the facade is a front gable section, with the main entrance located to the left. Colonial Revival details include a classical door enframingent with fan and sidelights, paired columned entrance porch, a molded cornice, and cornice crowns that frame the six-over-six sash windows on the first floor. A one-story bay window is located on the western elevation. To the rear of the house is a clapboard, ridge hip, single-car garage, ca. 1930.

While the early examples of Colonial Revival houses were free interpretations of colonial precedents, during the early decades of this century fashion shifted toward copying more closely the colonial prototypes with correct proportions, including symmetrical facades, and details. The Olivia Griffith House, 182 Adams Street (MAP #111; MHC #39; Photograph #13) was built in 1900. The 2 1/2 story house with a slate side gable roof is set on a granite foundation. Double chimneys rise from the brick end walls. Clapboard sheaths the five-bay facade organized symmetrically around a center entrance and second story bay window. Classical details include the door enframingent with transom and sidelights, front pedimented portico with dentils, and molded cornice with modillions. The roof features pedimented dormers and a balustrade. To the side of the house is a brick, side gable single-car garage, ca. 1930.

While wood clapboard and shingle were the common sheathing for the Colonial Revival residences, there were several stucco examples built before World War I. They include the Lincoln Bryant House, 149 Randolph Avenue (MAP #199; MHC #194), 1912, which rises 2 1/2 stories from a granite foundation to a slate, side gable roof with three chimneys. The five-bay facade is organized around a center entrance which is fronted by an Ionic column porch. Windows on the first floor are set within recessed arches. The cornice is articulated with a modillion molding. A two-story sun porch, a new feature of early 20th century houses, is located on the southern elevation. In the rear of the house is a wood-sheathed, side gable Colonial Revival three-car garage, 1937, with cupola.

The Henry King House, 77 Morton Road (MAP #179; MHC #581), 1912, was designed by Edwin J. Lewis, Jr. toward the latter part of his career and shows the influence that the Colonial Revival movement had on Shingle Style architects. The T-shape dwelling, wrapped in brown shingles with

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wooden trim, rises 2 1/2 stories from a granite/concrete foundation to cross gable asphalt shingle roof with two chimneys and wide boxed eaves. The windows are simply framed and contain six-over-one sash. The main entrance is located asymmetrically in the second bay of the 2-bay front projecting section. On the second floor above the entrance is a strip of four windows, a feature borrowed from the Shingle Style. Tuscan columns are the main feature of the porches at the main entrance and along the western elevation.

The grounds of a number of Colonial Revival residences were designed by landscape architects. The Charles Clifford House, 203 School Street (MAP #228; MHC #164) is one of the few residences in the district for which both the architect and landscape architect are known. The house was designed in 1910 by the Boston architectural firm Page and Frothingham. Set on a granite foundation the clapboard dwelling with side kitchen ell rises 2 1/2 stories to an asphalt shingle side gable roof with three exterior side chimneys on the main block and one off-center chimney on the ell. The seven-bay northern or driveway facade, framed by corner pilasters, is focused on the enclosed classical entrance porch in the second bay. A secondary entrance with keystone fanlight is located in the fifth bay, part of the kitchen ell. Bay windows appear in the first and sixth bay. A Palladian window in the seventh bay lights an enclosed porch, also leading to the kitchen. The house is sited on a north/south axis on the southern slope of the Milton Hill to take advantage of the view of the Blue Hills. The southern elevation features four sets of double doors, two of which are enclosed in porches, that open onto a terraced lawn. To the side of the house near the kitchen ell is a stucco, ridge hip two-car garage with an off-center chimney. Originally, the garage had heated chauffeur quarters consisting of a single room and bath. Since ca. 1950 the space has been used for storage. The landscape was designed by Fletcher Steele, a well-known landscape architect. Many of the basic elements of his design are still extant and include the formal half-court turnaround or driveway, an adjoining service court with garage, a two-part terraced lawn with stone walls and steps and wrought iron railing, and a shaded fountain garden defined by a curved low brick wall. Much of the original shrubbery that defines the contours of the property is also extant. There are no surviving remains of the grape arbor, the octagonal vegetable garden, the geometric rose gardens and the rock garden plants that were once embedded in the stone walls of the terrace.

At the beginning of the Early Modern period (1915-1944), the Edward Cutter House, 20 North Russell Street (MAP #184; MHC #116), 1915, was designed by Harry B. Little at the beginning of his architectural career. Based on prototypes that Little found in and near his native town of Hingham, Massachusetts, the clapboard 2 1/2 story house with rear kitchen ell rises from a granite foundation to an asphalt shingle, side gambrel roof with center chimney. The five-bay facade is organized around a center entrance which is emphasized by a pedimented portico with dentils. Dentils also articulate the cornice. Windows are simply framed and contain twelve-over-twelve sash. A porch is located on the western elevation. Accompanying the house is a clapboard, ridge hip Colonial Revival two-car garage with a cupola.

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The most significant house built on Milton Hill between the two World Wars was the Albert Whittier House, 40 Churchills Lane (MAP #168; MHC #110; Photograph #14). It was designed in 1930 by Perry, Shaw and Hepburn, at the time when they were beginning the restoration of Colonial Williamsburg. The design of the Whittier House draws its inspiration from their research for that project. The 2 1/2-story brick house with side ell is dominated by a slate high-pitched ridge hip roof with a pair of towering corbelled chimneys rising from its ridge. Located on the southern slope of Milton Hill, the house is sited on a northeast/southwest axis to take advantage of the view of the Blue Hills. Projecting from the center of the five-bay northeastern facade fronting the driveway is a two-story pedimented pavilion embellished with brick quoins and dentil molding. The center entrance is an elaborate classically inspired surround with engaged columns, fully articulated entablature, carved garlands and egg-and-dart borders, and semi-circular fanlight. The five-bay southwestern facade opens on to a terrace. The windows on all elevations are set within segmental-arch brick frames and contain six-over nine sash. Dentil molding runs along the cornice. The ell is a remodeled section of the kitchen wing of the Edward Brewer House which previously stood on this site. The landscape was designed by Arthur A. Shurcliff, who collaborated with Perry, Shaw and Hepburn on the restoration of Colonial Williamsburg. To date the only documented features remaining from the Shurcliff design are the rhododendron bushes planted at the base of the terrace.

The Louis Coolidge House, 28 Dudley Lane (MAP #171; MHC #595) was designed in 1918 by George F. Shepard, a prominent Milton architect, who lived on Milton Hill. Representative of his Colonial Revival designs, the clapboard dwelling with side kitchen ell rises 2 1/2 stories from a granite foundation to an asphalt shingle gable roof on the main block and side gambrel roof on the ell. Two pairs of chimneys rises from brick end walls and a fifth chimney is located on the ridge. Dentils line the cornice. The windows are simply framed and contain six-over-six sash. Sited on the southern slope of Milton Hill with a view of the Blue Hills the house has two facades. The five-bay northern elevation which overlooks a circular driveway features a classical portico with wrought iron balustrade framing the center entrance with blind fanlight. Projecting from the first two bays is a front gable wing. The five-bay southern elevation overlooks a terraced lawn. A columned porch with a wrought iron balustrade runs along the western elevation. Located to the side of the house is a clapboard, front gable two-car garage, 1918.

Representative of several houses built in the 1930s in terms of scale and detail is the Bowman Graton House, 144 Adams Street (MAP #104; MHC #549), designed in 1936 by Boston architect Royal Barry Wills. The 2 1/2-story rectangular house with side wings is set on a concrete foundation. A single chimney rises from each of the side elevations to a slate side gable roof. The windows are framed with molded hoods and contain twelve-over-twelve sash on the first floor and eight-over-twelve sash on the second floor. Decoration is focused on the center entrance of the five-bay facade. The door surround includes an elliptical pediment, fluted pilasters and a five-light transom. Attached to the northern elevation is two-car garage, a feature that began to appear in Milton in the mid to late 1930s.

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Saint Michael's Episcopal Church, 112 Randolph Avenue (MAP #195; MHC #179; Photograph #12) was designed in 1898 by Ralph Lincoln Emerson, the son of William Ralph Emerson. The builder was a local contractor named John R. Lawrence. Built of rough coursed granite, the original Gothic Revival building consists of a rectangular vestibule/nave/chancel section and square side tower. The nave rises one story to a parapeted front gable slate roof with stone cross finial. A five-panel stained glass window set in a cut stone Gothic arch surround dominates the nave's facade. Stone buttresses delineate the 4 bays of the side elevations. Located in the second bay of the south elevation is a small wooden side porch with truss-work in the front gable. Stained glass windows, including one designed by each Charles Connick and Joseph Reynolds, are located in the other side bays. The square bell tower is attached to the northern elevation at the front. In its base is located the main entrance in a recessed cut stone gothic arch with stepped surround. The tower rises one story to a castellated parapet. In 1916 the chancel was enlarged by Cram and Ferguson. Ralph Adams Cram was the foremost neo-Gothic church architect in the United States. He also designed a new stained glass window for this section over the altar. Sculptors John Evans and Johannes Kirchmayer created the altar and litany desk figures, respectively. In 1911 Cram and Ferguson had designed the attached 1 1/2-story stucco and half-timbered parish house to complement architecture of the church.

The Milton Preparatory Schoolhouse, 112 Randolph Avenue (MAP #196; MHC #200) was built in 1899 as a private school and continues in that use today. The 1 1/2-story rectangular wood shingle building with rear ell rises from a granite foundation to an asphalt shingle deck hip roof. Simple block modillions lie beneath the boxed eaves. The main entrance is located asymmetrically on the side of the front facade and is fronted by a porch with a semicircular canopy and shingled supports. A secondary entrance is located on the northern side elevation behind an additional porch with similar full-arch openings.

Governor Hutchinson's Field (MAP #112; MHC #911; Photograph #11), located between 182 and 224 Adams Street, is a 9.65-acre rectangular section of open field that sweeps up from the Neponset River to the crest of Milton Hill. Once a fruit orchard, it was a part of the 18th century estate of Governor Thomas Hutchinson, whose house was located across the street. By the 19th century, it had become an open field, affording an unobstructed view of the Neponset River and Boston from the summit of Milton Hill. Since 1898 it has been maintained as a public reservation for passive recreation under the ownership of the Trustees of Reservations.

Noncontributing Resources

Of the 65 noncontributing resources, most are post-1945, single-family houses. They are predominantly 1 1/2- and 2 1/2-story, wood-framed dwellings, sheathed in clapboard and wood shingle, with several brick examples, and with attached garages. Seven noncontributing resources are historic buildings (three houses and four outbuildings) that have been changed significantly with additions and

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window alterations, primarily because of change in use. Three outbuildings have been converted to residential use and one house have been converted to educational use. The remaining noncontributing resources are new garages and nine swimming pools.

Losses

As Milton Hill grew as a residential neighborhood, several houses of one period were replaced by those of the succeeding periods. During the latter half of the 19th century, the Georgian residences of Governor Thomas Hutchinson and Secretary William Foye were replaced by the high-style Stick and Shingle houses of the Russell and Glover families, respectively. With the advent of the 20th century several Greek Revival, Italianate and Second Empire residences were replaced with Colonial Revival dwellings by 1945. Since 1945 only three houses, including the above-mentioned Stick Style Russell House and the 1888 Glover Schoolhouse on School Street, have been demolished to make way for the construction of new residences.

Archaeological Description

A high potential exists for the recovery of significant prehistoric archaeological sites within the district. Eight known prehistoric sites are recorded in the general area (within one mile) while as many as three sites may be within the district. One site, the Milton Hill site (19-NF-133), is reported to extend from the crest of Milton Hill to lowlands bordering the Neponset River and likely lies within the district. The Milton Hill site was occupied from at least the Middle Archaic through Late Woodland periods. Two additional sites, the Neponset River - 1 site (19-NF-138) and a site at Milton Lower Mills (19-NF-18) are located near the Neponset River and may also extend into the district. Much of the site at Milton Lower Mill, may be destroyed, however, the Neponset River - 1 site probably survives. Late Archaic and Middle/Late Woodland artifacts were collected from this site during a 1980 surface survey. The physical characteristics of the district, particularly several low to moderately sloping well drained terraces in close proximity to freshwater and estuarine Neponset River resources indicate favorable locational criteria for Native subsistence and settlement activities. Given the above information, the large size of the district (over 220 acres) and the availability of open space within the district, prehistoric resources are present and it is likely additional resources will be found.

There is a high potential for significant historic archaeological remains within the district. Structural remains and occupational related features (trash pits, privies, wells) related to Milton's 17th century settlement may survive within the district. The primary focus for this settlement was along Adams Street on and at the southwestern base of Milton Hill. No examples from this period survive. At least two early structures were located near the district boundary. In 1634 Richard Collicolt built a house at the southeastern base of Milton Hill in the area where Adams and Center Streets intersect. John Glover (1636) also had a farm at the southwestern base of Milton Hill which extended to the southwestern portion of the district along School Street. By 1662, six dwellings, Daniels Tavern and

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the ca. 1656 meeting house, were present on Milton Hill. Most of these structures were originally present within the district and may now exist as archaeological sites. The exact locations of the six dwellings are unknown. Daniels Tavern was demolished in 1734 by William Foye who built a large Georgian summer residence which was also demolished in 1870 at the site of the extant Theodore Glover House at 320 Adams Street. The ca. 1650 meetinghouse was located at the summit of Milton Hill near the intersection of Adams Street with Churchill Lane. In 1671 the town moved its meetinghouse site to a more centralized location. The actual meetinghouse structure was used as a schoolhouse until ca. 1768. By the end of the Colonial Period (1775) thirteen buildings were present within the boundaries of the Milton Hill Historic District, only 2 of which survive today. Archaeological survivals for many of the structures no longer extant likely survive throughout the district. The remains of the ca. 1734 William Foye residence at 320 Adams Street has been noted above. The Samuel Miller Tavern was originally located on Adams Street opposite Dudley Lane. In addition to Colonial Period residences and inns, the remains of outbuildings, particularly barns may also survive archaeologically. Most structures no longer extant as well as those still standing had barns. The Gooch Churchill House (1740) at 233 Adams Street originally had a barn which was replaced by a garage in 1968. The Nathan Babcock House (1753) at 362 Adams Street also had barns which were demolished in the late 1890's when the farm was subdivided. By the end of the Federal Period there were 17 residences in the Milton Hill district area of which 9 are still extant. Structural remains and related features may survive from Federal Period residences whose locations are currently unknown. Known resources which may survive from this period include the Glover Tavern which was later converted to a residence and demolished in 1936 for construction of the Bowman Grafton House at 144 Adams Street, the site of a private schoolhouse adjacent to the front yard of the Mary Morton Thompson House (ca. 1820) at 75 Canton Avenue, and a barn associated with the 1800 Robbins - Cabot - Morton House at 78 Morton Road. Archaeological survivals from the Davenport House and Chair Factory originally located at the site of the Capt. Robert Bennet Forbes House at 215 Adams Street also probably survive from this period. Numerous other 19th century structures and related features may also survive archaeologically, at times with extant buildings but also within a strictly archaeological context. Many of these locations are unknown at present, however, precise locations do exist for many potential resources. Robert Bennet's house, "the Birches" (1847) was torn down in 1900 for the Ralph E. Forbes House at 328 Adams Street. The brick mansion "Freedonia" (1854) was torn down after a fire in 1849. The Josiah Twombly House was demolished in 1910 for construction of the Charles Clifford House at 203 School Street. At 185-191 Adams Street, two 19th Century houses may survive at the site of two noncontributing buildings built in 1957. The Hutchin House was demolished in ca. 1870 for a new family residence which was later destroyed by fire in 1947. The 1840's Francis Campbell House was also destroyed in ca. 1920 for construction of two houses at 40 & 50 Canton Avenue. Outbuildings, particularly barns also likely survive archaeologically with extant 19th century structures and those which no longer survive. A barn associated with the Charles Larkin House (1852) at 59 Randolph Avenue was demolished in 1963 to make room for a house at 79 Randolph Avenue. A barn associated with the William Hathaway Forbes House at 304 Adams Street was destroyed in 1976. Archaeological remains of at least two schoolhouses may also survive within the district. The Old North Schoolhouse burned down in 1846 near Hutchinson's Field. The North

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(Glover) Schoolhouse was moved from its original site on School Street within the district in 1899.

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8. STATEMENT OF SIGNIFICANCE

The Milton Hill Historic District in Milton, Massachusetts is a residential area that contains the most significant concentration of 19th and early 20th century high-style and period architecture in the Town. As Milton developed from a rural community to a prosperous suburb of Boston, Milton Hill, throughout the period of significance, 1740-1945, has been the home of wealthy Milton and Boston business, professional and civic leaders. It began its rise to prominence as an estate district in 1742 with the establishment of Governor Thomas Hutchinson's summer estate. For the next two hundred years, attracted by the rural scenery afforded by the Neponset River and the Blue Hills and the proximity of the Town's commercial center and Boston, prominent families built country homes, a number designed by noted national and local architects, including William Ralph Emerson; Peabody and Stearns; and Perry, Shaw and Hepburn.

The nomination includes Saint Michael's Episcopal Church, significant as Milton's first Episcopal church and for its architecture and interior craftsmanship, most notably in connection with architect Ralph Adams Cram and stained glass designer Charles Connick. It also includes the North-Glover Schoolhouse, which was moved from its original site in 1889 to a comparable site within the district. Three properties which have previously been listed on the National Register individually are located within the district: Captain Robert Bennet Forbes House (NHL/NRIND-11/13/1966); Dr. Amos Holbrook House (NRIND-4/18/1974); and Governor Hutchinson's Ha-Ha (NRIND-2/13/1975).

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/First Period: 1620-1675/1700

Milton was settled as part of the Township of Dorchester, as early as 1634. The primary focus of the initial settlement was along Adams Street on and at the southeastern base of Milton Hill. Adams Street, originally known as the Plymouth Road, was initially a native trail and improved as a regional highway from Boston to Plymouth in 1654. In 1634 Israel Stoughton had constructed a foot bridge across the Neponset River at the lower falls at the northern base of Milton Hill which was replaced in 1656 by a cart bridge. Settlement appeared for the first time south of the Neponset River in 1634 when Richard Collicott built a house at the southeastern base of Milton Hill in the area between the intersection of Centre and Adams Street that abuts the district.

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The settlement was called Unquityquisset, a name used by the Neponset Tribe of the Massachusetts Indians, who had fished at the headwaters/lower falls of the Neponset River and planted corn on Milton Hill during the Contact period (1500-1620). The epidemics of this period decimated the tribe to the extent that by the mid-17th century only a remnant remained, located primarily on a reservation in Canton.

Before Milton became a separate town in 1662, most of the land had been allocated to individuals, who lived and worked near the center of Dorchester and used their outlying Unquity land grants for farming or cattle grazing. Two of the largest landowners were Israel Stoughton, who owned a large tract of land on Milton Hill, and John Glover, who established a 30-acre farm at the southwestern base of Milton Hill near Turner's Pond in 1636, extending to the southwestern section of the district along School Street. The cart path from the Neponset River bridge to his farm became the section of Canton Avenue that runs today over Milton Hill. In addition to Adams Street, the only other road located on Milton Hill until the early 19th century was Churchills Lane, then Voses Lane, a native trail improved in 1661 as a cart path to a farm and in 1672 to the burial ground.

Of the buildings constructed on Milton Hill before 1662, there were approximately six dwellings, Daniel's Tavern and a meeting house, built in ca. 1656 at the summit of Milton Hill at the intersection of Adams Street with Churchills Lane. None are extant.

In 1662, upon the petition of its two hundred and fifty inhabitants, the Unquityquisset settlement was incorporated as the Town of Milton. Over the next forty years, Milton grew into a well-established agricultural community, extending from the headwaters of the Neponset River in the north to the Blue Hills Range in the south. It was complete with schools and a church, as well as the beginnings of a commercial center at the lower falls of the Neponset River where in 1674 and 1688, respectively, powder and fulling mills were erected to accompany the grist mill Israel Stoughton erected in 1634 on the Dorchester side. Milton Hill began to firmly establish its residential settlement pattern with a neighborhood school when the meeting house was moved in 1671 to a more centralized location in the Town and the old building was converted to a schoolhouse. The incipient residential neighborhood was ideally located, adjacent to the beginnings of an industrial and commercial area and connected to Boston and the South Shore and Plymouth by Adams Street.

Colonial Period: 1700-1775

The Colonial period saw the development of Milton as a relatively large and prosperous agricultural town. Milton Village, at the northern base of Milton Hill, came into existence as the commercial center, as a major industrial complex was created on the Neponset River with the addition of a paper mill in Milton and a chocolate mill in Dorchester. At the Town Landing, Daniel Vose established a wholesale goods and shipping business. At his nearby residence the Suffolk Resolves, an aggressive statement protesting the treatment of the colonies by Britain, was signed on September 9, 1774. The Babcock family started a shipyard further down the river at the eastern base of Milton Hill, near the

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end of today's Forbes Road in an area that abuts the district. The population more than doubled, reaching 1000 on the eve of the Revolution. It was during this period that Milton Hill saw its beginnings as an estate district, initially as a summer residence for wealthy Bostonians. By the end of the period there were approximately 13 dwellings, two of which survive, within the boundaries of the district, located on large tracts of land fronting on Adams Street. The old meeting house continued to be used as a school until ca. 1768. For many years during this period Samuel Miller (d. 1744) kept a tavern on Adams Street, roughly opposite Dudley Lane.

In 1734 William Foye (1681-1759), Treasurer of the Province of Massachusetts Bay, tore down Daniel's Tavern and built a large Georgian summer residence, the site of the present-day Theodore Glover House, 320 Adams Street (MAP #138; MHC #161). Nine years later Thomas Hutchinson (1711-1780), a wealthy merchant, who became the last Governor of the Province of Massachusetts Bay from 1771-1774, established a 48-acre summer estate on the northwestern side of Milton Hill. The Georgian house (demolished in ca. 1870) was built in the southeastern corner of the estate, the site of present-day 185 and 191 Adams Street (MAP #s B and C), near the crest of Milton Hill overlooking the Neponset River and its salt marshes. Hutchinson was a skilled horticulturist and spent much time improving the grounds of his summer place, until June 1774, three months before the signing of The Suffolk Resolves, the political turmoil forced him to leave Milton for exile in England. The only significant cultural resource remaining from Hutchinson's estate is Governor Hutchinson's Ha-Ha, 100-112 Randolph Avenue (MAP #193; MHC #912), a section of the sunken stone wall that was constructed in ca. 1771 to keep cows out of the formal garden and that was listed individually on the National Register in 1975. The construction of the noncontributing dwelling (MAP #AC) at 100 Randolph Avenue in 1953 destroyed any remnants of the plan of the formal garden, which was maintained until World War II and recorded by the Historic American Building Survey in ca. 1935-1940. The noncontributing house at 4 Hutchinson Street (MAP #X) is thought to have originally been a barn (ca. 1750) on Hutchinson's estate, but was drastically altered upon its conversion to residential use in 1951.

The Gooch-Churchill House, 233 Adams Street (MAP #117; MHC #13; Photograph #2) and the Nathan Babcock House, 362 Adams Street (MAP #143; MHC #43; Photograph #1) are the only two dwellings that survive from the Colonial period on Milton Hill. While the center-chimney Colonial dwelling, as represented by the Nathan Babcock House, predominated in Milton throughout the Colonial period, the high-style center-hall Georgian residence, as represented by the Gooch-Churchill House, was introduced to the Town on Milton Hill during the 1730s and 1740s. The latter house, the oldest residence in the district, was erected in 1740 by Col. Joseph Gooch (1700-1770), a lawyer, who represented Milton at the General Court in 1752 and 1756.

In contrast, Nathan Babcock (1716-1777), a tanner, was a descendant of Milton's pioneering shipbuilding family. He built his dwelling, the only side-gambrel Colonial dwelling surviving in Milton, in 1753 on an 8-acre section of the southeastern slope of Milton Hill, which extended from Adams Street to the Neponset River. Because of the location of his house, he was given the

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commission by the Town to maintain Adams Street. The Babcock farm remained in the family until ca. 1897 when it was sold and became the country estate of Ernest Bowditch, a well-known landscape architect and sanitary engineer, who designed Milton's first sewer system. The estate was subdivided in the 1950s along Father Carney Drive, the old Bowditch driveway and southeastern boundary of the district. The Bowditch estate house abuts the district surrounded by post-1942 dwellings.

Also surviving from this period are two Adams Street milestones, Milton-Boston Milestone, 224 Adams Street (MAP #115; MHC #913), 1734, and Milton-Boston Milestone, 247 Adams Street (MAP #120; MHC #914), 1722. The former milestone was one of a number that were set out by Jonathan Belcher, Governor of the Province of Massachusetts Bay from 1730-1741, from the Boston Town House to his country estate outside the boundaries of the district near the southeastern base of Milton Hill.

The Federal Period: 1775-1830

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 now producing for Boston markets rather than solely for their own subsistence. The Village was characterized by strong commercial and industrial activity. Ships continued to be built on the Neponset River when Daniel Briggs (1754-1825) took over the Babcock shipyard, living nearby on Milton Hill on Adams Street opposite Churchills Lane. The Town Centre was permanently located on Academy Hill along Canton Avenue, several miles from its place of origin on Milton Hill. During this period Milton Hill became stabilized as an estate district, where wealthy local and Boston merchants, lawyers and doctors built their residences. By the end of period, within the boundaries of the district, there were approximately 17 residences, of which 9 dwellings survive, Dr. Glover's Tavern, and the North schoolhouse (1791-1848) on Adams Street roughly across from Churchills Lane, one of four public schools maintained by the town.

In 1795 the former Hutchinson estate was subdivided into three parcels, roughly bounded as follows. Parcel #1, on the eastern side of Canton Avenue, extended from the estate house on Adams Street diagonally southwest to the intersection of Canton Avenue and School Street, down Canton Avenue to Adams Street and then back to the house along Adams Street. Parcels #2 and #3, on the western side of Canton Avenue, were bounded by Canton Avenue and the Neponset River, and Ruggles Lane/School Street and High Street, and were divided along the property line shared by the Robbins-Cabot-Morton and Mary Morton Thompson estates that fronted on Canton Avenue.

In 1812 parcel #1 was bought by Barney Smith (d. 1828), a wealthy Boston import merchant. Upon his death, it became the property of his daughter, Lydia Smith Russell, and remained in her family until the late 19th century. Through this parcel Randolph Avenue was constructed in 1805 from

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Milton Village to the Town of Randolph, operating until 1848 as a private turnpike and thereafter a town highway.

The Robbins-Cabot-Morton House, 78 Morton Road (MAP #180; MHC #15; Photograph #3) was constructed in 1800 as the estate house for parcel #2. Edward Hutchinson Robbins (1758-1829), who had lived in the Gooch-Churchill House since 1770, bought parcel #2 and began construction of his new residence. He was an eminent lawyer, serving as a member of the Massachusetts Constitutional Convention, Lieutenant Governor (1802-1807), Norfolk County judge (1807-1825), and is considered the founding father of Milton Academy (1798). However, convinced by his wife to move to her ancestral estate on Brush Hill, Robbins sold the unfinished house and thirteen acres to Boston merchant Samuel Cabot from Salem, who finished the residence in the high-style form of his hometown mansions. The residence is architecturally significant as a classic example of a three-story Federal house, the only such example in Milton. In 1819 the property was bought by Joseph Morton, Boston merchant, and remained in his family until 1905.

Parcel #3 was initially owned by Jacob Gill, a Dorchester hatter, and subsequently by Isaac Sanderson, his son-in-law, who owned the Milton Village paper mill. The earliest house built on a subdivision of this parcel was the Mary Morton Thompson House, 75 Canton Avenue (MAP #158; MHC #18), erected by Joseph Morton for his daughter in ca. 1820. Abutting her father's estate, the property remained in her family until 1911. The house was significantly altered to its present 3-story Colonial Revival form in 1924. On or adjacent to the front yard of this property was the private schoolhouse, later moved to Dorchester, of Jesse Pierce from 1819 to 1824.

In 1819 the Whitney family arrived on Milton Hill with the construction of the Moses Whitney House, 126 Adams Street (MAP #101; MHC #9) and remained for over 150 years. In contrast to his neighbors, Barney Smith and Joseph Morton, Moses Whitney (1775-1859) was a successful local merchant, dealing in lumber and wool, as well as a tanner with a shop on the Town Landing abutting his property. From 1805 to 1817 he ran Milton's post office in a commercial building, the Sun Rise Tavern (demolished ca. 1950s), that he owned across from his house. Located at the northern entrance to the district and abutting Milton Village, the Moses Whitney House is significant architecturally as one of a small group of fully articulated Federal dwellings that exist in Milton. The house remained in the possession of his descendants until ca. 1980.

Joining Whitney near the Village was another Milton merchant, John Durrell, who built his home, the John Durrell House (MAP #146; MHC #167) in 1830/31 at 17 Canton Avenue. He maintained a grocery store several hundred feet away in Milton Village. Dr. Samuel Kinsley Glover (1753-1839) in his later years built a tavern next door to the Whitney property, which served as the headquarters of the stage that ran between Milton and Boston. Later converted to a residence, the house was demolished in 1936 for the Bowman Graton House (MAP #104; MHC #549), at 144 Adams Street.

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Up on the crest of Milton Hill, overlooking the Neponset River, several prominent families arrived during this period. In 1800, Dr. Amos Holbrook (1754-1842) moved from his residence in the Suffolk Resolves House in Milton Village to his newly constructed residence next door to the Governor Hutchinson house. The high-style Federal residence, Dr. Amos Holbrook House, 203 Adams Street, (MAP #113; MHC #2) with its period barn, was individually listed in the National Register in 1974. Holbrook was a prominent doctor, who initiated in Milton in 1809 America's first community program for smallpox inoculation. Next door, at the corner of Adams Street and Churchills Lane, in ca. 1815 Ralph Bennet Forbes (1773-1824) and his family moved into the Davenport house, where Adam Davenport had also maintained a chair factory. During the next period, the Forbes family would establish its dominance on Milton Hill. In 1805 Asaph Churchill (1765-1841) bought the Gooch-Churchill House. Voses Lane, which bordered this property, would be renamed Churchills Lane. Churchill was a lawyer, with an office in Sun Rise Tavern building, and represented Milton in the General Court in 1810-1812. An astute financier, Churchill acquired large tracts of land locally for investment purposes as well as for cattle raising.

Further down Adams Street, opposite Dudley Lane, Samuel Swift built a dwelling, the Samuel Swift House, 278 Adams Street (MAP #127; MHC #22), in ca. 1790, opposite his family's ancestral home. The Swifts were one of Milton's pioneering families, arriving in 1649 and settling on Milton Hill before 1747. Col. Samuel Swift (1683-1747) was one of the wealthiest and most influential men of Milton, serving as Selectman between 1735 and 1747. His grandson, Samuel Swift (1749-1830), was a farmer and ardent patriot serving in the company that fortified Dorchester Heights, which forced the British to evacuate Boston in 1776. The Swift family remained on Milton Hill until the death of Samuel Swift's niece, Elizabeth Swift, in 1896 at her home, the Elizabeth Swift House, 152 Adams Street (MAP #107; MHC #202), ca. 1865.

Early Industrial Period: 1830-1870

During this period the famed China trade family, the Forbes family, established themselves on Milton Hill, owning large tracts of land at the crest and on the eastern slope. In 1833 the Captain Robert Bennet Forbes House (NHL/NRIND-11/13/1966; MAP #114; MHC #1) was built for Margaret Perkins Forbes, widow of Ralph Bennet Forbes, by her children, Captain Robert Bennet Forbes (1804-1889), John Murray Forbes (1813-1898) and Mary Forbes Cunningham (1814-1904). It was located on the summit of Milton Hill at the corner of Adams Street and Churchills Lane on the former Davenport property. The Davenport house and chair factory were moved off the site, the house to Washington Street in Dorchester, where it survives today. Designed by Isaiah Rogers, the Forbes House was resided in by descendants of Captain Forbes until it was converted in 1964 to its present use as a museum. In 1966 the house, with accompanying outbuildings and replica of Abraham Lincoln's Cabin, was listed individually in the National Register and designated a National Historic Landmark.

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Both Robert Bennet and John Murray Forbes worked for their uncles, Thomas Handasyd and James Perkins, two of the largest East Indian merchants in the United States. Robert Bennet gained a wide reputation as a skillful and courageous China trade captain and merchant. His estate was on the eastern side of Adams Street, abutting his brother's estate. The house (1847), "The Birches," was torn down in 1900 for the Ralph E. Forbes House, 328 Adams Street (MAP #139; MHC #162), the residence of his brother's grandson. Their sister, Mary Forbes Cunningham, wife of Rev. Francis Cunningham, lived on the Dr. Amos Holbrook estate, which John Murray brought for her in 1842, upon the death of Holbrook. She lived there until her own death in 1904.

John Murray Forbes began his business career in the China trade, eventually becoming a partner in Russell and Company, the successor firm to Perkins and Company and the largest mercantile company in China. Having amassed a fortune, his interests by the mid-1840s turned to projects in this country, particularly to the construction of western railroads. One of the most prominent of the new railroads was the Chicago, Burlington and Quincy Railroad, of which he was founder, president and chairman of the board. In 1834 he bought Daniel Briggs' property on the eastern side of Adams Street, which extended from Adams Street to the Neponset River and from Governor Hutchinson's Field, Between 182 and 224 Adams Street (MAP #112; MHC #911) to the Theodore Glover House, 320 Adams Street (MAP #130; MHC #161) with the exception of the Swift homestead. Demolishing Briggs' house, Forbes built "Twin Cottages" (1834), the site of the noncontributing 1950 house at 10 Milton Hill Road (MAP #E) at the corner of Adams Street. In 1854 he built his brick mansion, "Freedonia," on a site outside the district on Marr Crest Road, while his son J. Malcolm Forbes moved into "Twin Cottages." In 1937 the Forbes family sold for subdivision 8.33 acres of land surrounding "Twin Cottages," which was destroyed, along a new road, Milton Hill Road, approximately the site of the old driveway. In 1947, upon the death of Mrs. J. Malcolm Forbes, the 35-acre Freedonia estate was sold for subdivision along a new road, Forbes Road, again laid out along the path of the old driveway. The mansion was demolished two years later after a damaging fire. Only the lots from the two subdivisions that border Adams Street are within the boundaries of the district, because the remaining dwellings are less than 50 years of age.

During his lifetime John Murray Forbes created house lots from the Briggs land for family and friends. Rev. Joseph Angier, who was minister of the Congregational Church from 1837 to 1846, lived in a house on Adams Street that was demolished in 1940, the site of the present noncontributing 1958 house at 250 Adams Street (MAP #G). Further down Adams Street the Rev. John Morison House, 302 Adams Street (MAP #132; MHC #158) was built in 1846 by Rev. John Hopkins Morison (1808-1896), who succeeded Angier as the minister of the First Congregational Church from 1846-1877. Next door, on the site of the Malcolm Ware House, 290 Adams Street (MAP #128; MHC #556), 1920, lived Harriet and Elizabeth Ware. Elizabeth Ware was a teacher in a private school which John Murray Forbes maintained on his estate for his and other Milton families from about 1844 until 1884 when Milton Academy was re-established.

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In 1846 when the old North schoolhouse near today's Hutchinson Field burned down, John Murray Forbes gave the Town land for a new school building. A new street was laid out, School Street, then called Glover Street after the first landowner, John Glover, and a new schoolhouse, North-Glover Schoolhouse, 147 Canton Avenue (MAP #167; MHC #174) was completed in 1849 on the site of the present noncontributing 1957 house at 166 School Street (MAP #AH). By 1888 the school was called Glover School and was in need of a new school building. The original schoolhouse was moved several hundred feet to the corner of Canton Avenue and School Street and converted to a residence. Although in residential use today, it is the oldest surviving school building in Milton. A new schoolhouse was erected, which remained in use until 1956 when Glover School moved to a new site outside the district's boundaries at 255 Canton Avenue, near Turner's Pond, the site of the original Glover tenant farmhouse. In 1957 the 1888 Glover Schoolhouse was demolished, although remaining on the old site are the granite steps that led up to its front door from the street.

During this period a number of Milton Village merchants and tradesmen built residences on Milton Hill, as represented by the following who settled on School Street. The Josiah Webb House, 196 School Street (MAP #227; MHC #181), and accompanying barn, was constructed in 1848 by one of the principals in the Webb and Twombly Chocolate Manufacturing Company, located in Milton Village on the site of the present Webb Mill of the former Baker Chocolate Company. Josiah Twombly, Webb's partner, lived across the street in a house demolished in 1910 for the Charles Clifford House, 203 School Street (MAP #228; MHC #164). In 1855 Thomas Tilden, a carpenter, built the Thomas Tilden House, 179 School Street (MAP #223; MHC #183). By 1870 his neighbor was George Nickerson, at the Moses Chapman House, 185 School Street (MAP #225; MHC #182), 1852, who was a lumber manufacturer with a planing mill in Milton Village. Next door, George Hamilton, also a carpenter, built his house, the George Hamilton House, 173 School Street (MAP #221; MHC #184) in 1852. There are no other documented examples of Tilden's and Hamilton's work in Milton. Further down School Street the Jason Kennedy House, 150 School Street (MAP #219; MHC #120) was erected in 1847. Kennedy owned the grain business and a bakery in Milton Village during the 1840s and 1850s. These five dwellings, along with two residences on Randolph Avenue at its intersection with School Street, the Gideon Beck House, 187 Randolph Avenue (MAP #203; MHC #186) with period barn, 1860, and William Weston House, 186 Randolph Avenue (MAP #198; MHC #198; Photograph #5), 1872, form the most significant concentration of well-detailed Italianate houses surviving in Milton. The Webb and Beck barns are significant as two of the five surviving barns from this period on Milton Hill, and of a small group in Milton.

The other family that made a significant impact on Milton Hill during this and the succeeding period was the Russell family. In 1829, upon the death of her father, Lydia Smith Russell took possession of parcel #1 of the former Hutchinson estate. After her own death in 1859, it remained in the possession of her descendants until the late 19th century. Her husband, the Hon. Jonathan Russell (1771-1833), was an American diplomat, serving as consul to France during the reign of Napoleon Bonaparte and one of the negotiators of the Treaty of Ghent (1815). The family lived in the Hutchinson house until ca. 1870 when it was demolished for a new family residence. This latter house, the site of the present

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noncontributing dwellings at 185 and 191 Adams Street (MAP #s B and C, both built in 1957), was destroyed in 1947. Three houses remain from the Russell estate: the Russell-Rivers House (MAP #174; MHC #11), ca. 1835 and significantly enlarged in ca. 1890, located at 5 Hutchinson Street; the Russell-Dow House, 87 Randolph Avenue (MAP #191; MHC #117), ca. 1850; and the Russell-Morrissey House, 7 Russell Street (MAP #211; MHC #17), ca. 1850. The latter dwelling was the residence of the caretaker of the Russell estate, James Morrissey (1828-1906), who occupied that position for 50 years. Significantly, the house was located on Canton Avenue, at the opposite end of the estate from the main house. It is one of four caretaker/coachman cottages remaining from the 19th century Milton Hill estates.

During this period the Russells subdivided a section of their estate between Randolph and Canton Avenues that was located north of the Russell-Dow House and sold the four house lots to Messrs. Whitney, Todd, Larkin and Campbell. The Seth Whitney House, 30 Canton Avenue (MAP #149; MHC #168; Photograph #4), with period barn, was constructed in 1844 for the son of Moses Whitney and serves as an introduction to the district at its northern boundary with Milton Village. The plan and construction of the house has been attributed to local housewright, Francis Campbell, who is discussed below. Seth Whitney's wife, Adeline Train Whitney, was a locally recognized author of novels for girls. In 1869 the property became the residence of Samuel Gannett, the owner of the hay and grain business in Milton Village, formerly belonging to Jason Kennedy. Another Milton Village merchant, Robert Todd, who purchased Moses Whitney's lumber company in 1839 and added a coal business, built his residence, the Robert Todd House, 51 Randolph Avenue (MAP #189; MHC #177), in 1842. The two houses are significant for their association with prominent 19th century Milton Village businessmen. Along with the Thomas Hollis House, 239 Randolph Avenue (MAP #210; MHC #10), ca. 1831, with period barn, which serves as an introduction to the district at its southern boundary, these three dwellings are the most significant examples of carpenter-built Greek Revival dwellings on Milton Hill, and of a small group in Milton. They represent the evolution of this style house from the early side gable transitional Federal/Greek Revival form of the Hollis and Todd Houses to the front gable form of the Whitney House. The period barns on the Whitney and Hollis properties are significant as two of only five outbuildings that remain from this period on Milton Hill, and of a small group in Milton.

The most significant high-style Italianate residence that survives in Milton is the Charles Larkin House, 59 Randolph Avenue (Map #190; MHC #178), built in 1852, as a summer residence for a Boston merchant. Four houses were built on lots created from a section of the old estate: The contributing Rebecca Higginson House, 104 Canton Avenue (MAP #160; MHC #571), 1941; the noncontributing dwellings at 76 and 100 Canton Avenue (MAP #S and #T), built in 1952 and 1955, respectively; and 79 Randolph Avenue (MAP #AB), the site of the Larkin barn. They do not significantly impact the setting of the brick estate house and the historic streetscapes along the two avenues.

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Parcel #3 of the former Hutchinson estate also saw new houses during this period. Francis Campbell (d. 1889) was a local housewright. He learned his trade from his father, James, who had a carpentry shop in Milton Village. In the early 1840s he erected a house, which he sold in 1844 to Dr. Christopher Holmes (1817-1882), one of Milton's most-beloved family physicians. The house was destroyed in ca. 1920 for the Jesse Morse House, 40 Canton Avenue (MAP #40; MHC #567), 1921, and the Dwight Evans House, 50 Canton Avenue (MAP #50; MHC #568; Photograph #3), 1924. The noncontributing house (MAP #AA) at 37 Randolph Avenue was built in 1950 on the site of the Holmes barn. However, surviving as representative of Campbell's work, although enlarged and updated during the following period, are two Greek Revival dwellings, built on parcel #3 of the former Hutchinson's estate. In 1844 Campbell erected the Campbell-Pierce House, 103 Canton Avenue (MAP #159; MHC #171) for his family. His barn, destroyed in 1986, and carpenter shop are no longer extant. Next door, he built for his sister, Susan Campbell Pierce (1816-1878), and her husband the Captain Jacob Pierce House, 115 Canton Avenue (MAP #162; MHC #171) in 1844. It remained in the Pierce family until 1918.

During this period the Churchill family also began to subdivide their ancestral estate. The Joseph Churchill House, 241 Adams Street (Map #118; MHC #40), ca. 1861, is architecturally significant as one of only two high-style Second Empire houses remaining in Milton. It is also significant for its association with the Churchill family. Joseph Churchill (1821-1886), the son of Asaph Churchill, was a lawyer, Justice of the Boston Municipal Court, and Overseer of Harvard University. He became active in politics and served as State Representative as well as Milton town meeting moderator for many years.

During this and the following period, Edward Pierce, who lived in the Campbell-Pierce House, 103 Canton Avenue (MAP #50; MHC #171) and Nathaniel F. Safford, who lived in the Robbins-Cabot-Morton House, 78 Morton Road (MAP #180; MHC #15), were two other important lawyers living on Milton Hill. Pierce (1829-1897), descendant of Daniel Vose, son of school teacher Jesse Pierce and brother of Henry Pierce, owner of the Walter Baker Chocolate Company, also became involved in politics, serving as Boston District Attorney, State Representative as well as Milton town meeting moderator. Safford (1815-1891), son-in-law of Joseph Morton, was a prominent Boston and Milton lawyer, with an office in Milton Village in Daniel Vose's old house, the Suffolk Resolves House, and Norfolk County commissioner for many years.

Late Industrial Period: 1870-1915

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 only twenty minutes away from Milton Hill via the railroad that had made its appearance in Milton Village in 1847. As large tracts of land were subdivided on Milton Hill, high-style residences were erected, many designed by noted architects. The increasing demands of the new residents for modern amenities led the Town to construct water, sewerage, electric light and telephone systems in the last decade of the century.

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In 1888 the Russell family subdivided their estate creating three new roads, Hutchinson, Russell and North Russell Streets, and approximately twenty-five new house lots within the interior of the district. The residences along Russell (Photograph #10) and North Russell Streets are architecturally significant as forming intact streetscapes dating to the decade following the subdivision. Designed in the Shingle and Colonial Revival Styles, they became the homes of local and Boston business and professional men, who were attracted by the rural scenery of Milton. Notable Shingle Style examples include the Reginald Robbins House, 6 North Russell Street (MAP #183; MHC #187), 1894, home of a well-known Boston lawyer; the Hugh Gallagher House, 34 Russell Street (MAP #215; MHC #204), 1892, home of the President of the Walter Baker Chocolate Company in Milton/Dorchester Village; and the Asaph Churchill House, 97 Randolph Avenue (MAP #192; MHC #119), 1890, the only documented example of the work of local builder Frank Morton, who had taken over the carpentry business of Frederick Severance, discussed below, in Milton Village. Notable Colonial Revival examples include the Hattie Stevens House, 33 Russell Street (MAP #214; MHC #592; Photograph #10), ca. 1894, and Dr. Walter Kite House, 17 Russell Street (MAP #212; MHC #590), 1897, home of a well-known town physician.

The subdivision also produced several high-style Queen Anne residences. The Lester Godfrey House, 56 Russell Street (MAP #218; MHC #180) was built in 1889 by local builder Frederick Severance (discussed below) for the President of Godfrey Coal and Lumber/Fuel Company, a major Milton Village business that had taken over Robert Todd's company and lasted until the 1950s. The carriage house was converted in 1958 into the noncontributing residence at 115 Randolph Avenue (MAP #AD). The William Puffer House, 44 Randolph Avenue (MAP #188; MHC #176) was designed in 1889 by architect S. Edwin Tobey for the Milton Village druggist. At present no other documented examples of Tobey's work have been located. The Hall-Bush House, 173 Adams Street (MAP #110 MHC #38; Photograph #8), 1890, with period carriage house (Photograph #9) is important as an intact late 19th complex of house and outbuilding, one of the most significant examples surviving in Milton. In the Early Modern Period it also gained additional significance as the birthplace of former President George Bush on June 12, 1924, while his family was renting the house during 1923-1924.

Frederick Severance was a well-known Milton builder during this period. He lived in the John Durrell House, 17 Canton Avenue (MAP #146; MHC #167) and owned a carpentry shop in Milton Village. Three of the houses that he built are located within the district boundaries. Constructed in a variety of styles, they include the above-mentioned Queen Anne Lester Godfrey House, 56 Russell Street (MAP #218; MHC #180), as well as the Colonial Revival Dr. Henry Jaques House, 4 Hutchinson Street (MAP #173; MHC #203; Photograph #7), 1889, and the English Revival William and Horace Ware House, 121 Canton Avenue (MAP #163; MHC #173), 1885. Dr. Henry Jaques was a popular family physician. The Ware brothers were the owners of William Ware and Company, a Boston printing company that published The Farmer's Almanac. They were the sons of Dr. Jonathan Ware (1797-1877), who had owned the paper mill in Milton Village on the site of the present Ware Mill of the former Walter Baker Chocolate Company and had bought a part of parcel #3 of the former Hutchinson estate. Their house was built on part of their father's land and is the first documented

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English Revival house in Milton and the only one of its style on Milton Hill.

The most significant architect to design Milton Hill residences in the late 19th century was William Ralph Emerson (1833-1917), who is credited with creating the Shingle Style used for northeast country estates. Of the 12 houses Emerson designed in Milton, 10 survive, 8 of which are located within the boundaries of the district. The most important example is the William Ralph Emerson House, 201 Randolph Avenue (MAP #205; MHC #195) with period stable that Emerson built for his family in 1886. It is a classic example of his mature Shingle style. Two other notable examples include the earlier William Ladd House, 267 Adams Street (MAP #122; MHC #155), 1884, and the later Forbes-Emerson House, 172 Adams Street (MAP #109; MHC #37; Photograph #13), 1891. Taken together they show the evolution of Emerson's Shingle Style which displayed Queen Anne surface features in the earlier house and Colonial Revival features and massing in the later house. The Ladd House is one of three that Emerson designed for the brother and sisters of his wife, Sylvia Watson. The Robert Watson House, 271 Adams Street (MAP #123; MHC #552), 1882, and Edward Perkins House, 273 Adams Street (MAP #125; MHC #554), ca. 1882, and the above-mentioned Ladd House were built together on a section of land that had belonged to their uncle, John Murray Forbes, across from his estate. The Forbes-Emerson House is significant for its association with the Forbes family, who built and owned the residence until the early 1960s, and with the widow of Emerson's son, Lillias Stephenson Emerson, who made it her residence from 1921 until her death in the 1950s. The Theodore Glover House, 320 Adams Street (MAP #138; MHC #161), with period stable, built in 1879 on the site of the Foye house, and James Barnard House, 297 Adams Street (MAP #130; MHC #156), ca. 1885, are the final examples of Emerson's Shingle Style on Milton Hill.

Three Emerson outbuildings survive on Milton Hill. The above-mentioned Glover and Emerson stables and the Queen Anne Henry Kidder Stable, 352 Adams Street (MAP #231; MHC #563), 1880. The latter was built for Henry P. Kidder, a founder of Kidder, Peabody and Company, one of Boston's leading banking houses. The estate house was demolished in 1939 for the construction of the George Thompson House (MAP #142; MHC #562), 1942. His partner, Oliver Peabody, also lived on Milton Hill in a house that was demolished for the construction of the noncontributing residence at 224 Adams Street (MAP #D) in 1951.

The association of Emerson with the Forbes family began in 1872 when he remodeled the residence of Robert S. Watson, brother-in-law and neighbor of John Murray Forbes. The following year Emerson designed for Forbes' son the William Hathaway Forbes House, 304 Adams Street (MAP #133; MHC #159) in the Second Empire Style, located on a section of his father's estate. William Hathaway Forbes (1846-1897) was married to Edith Emerson, the daughter of poet Ralph Waldo Emerson. He was a backer of Alexander Graham Bell during the early development of the telephone and in 1879 became the first President of American Telephone and Telegraph Company. In 1884 when Milton Academy was re-established as a private preparatory school, he became the President of the Board of Directors. He was supported in his efforts by two Milton Hill neighbors, Harriet Ware, the namesake of Milton Academy's Ware Hall, and Harrison Otis Apthorp, Headmaster of Milton Academy from

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1887 to 1904 and namesake of Milton Academy's Apthorp Chapel, who lived in the Dr. Henry Jaques-Harrison Apthorp House, 210 Randolph Avenue (MAP #206; MHC #503), 1882. The William Hathaway Forbes House and surrounding 20-acre estate, which extends to the Neponset River remains in the possession of Forbes' descendants. The house is significant as one of the few Second Empire residences surviving in Milton. While the barn was destroyed in 1976, the Coachman's House (MAP #134; MHC #558), 1885, remains. It is the only large 19th century Milton Hill estate to remain essentially intact.

By 1900, three other significant Forbes family residences were erected within the district. Abutting the estate of his father, William Hathaway Forbes, Ralph Forbes constructed his Colonial Revival residence, Ralph Forbes House, 328 Adams Street (MAP #139; MHC #162), with period carriage house, in 1900 on the site of Robert Bennet Forbes' house. In 1889 John Murray Forbes built for his daughter the Sarah Forbes Hughes House, 144 Randolph Avenue (MAP #198; MHC #115), on part of the former Holbrook estate, which he had bought for his sister. The house was resided in by one of his descendants until the 1980s. The design of the Colonial Revival brick mansion has been attributed to architect William Ware (1832-1915), who organized the first school of architecture in this country, the Massachusetts Institute of Technology, in 1866. He designed a number of buildings with Henry Van Brunt, including Memorial Hall at Harvard University. Upon his retirement, he lived with his sister, Harriet Ware, on Adams Street, the site of the present Malcolm Ware House, 290 Adams Street (MAP #128; MHC #556). The Hughes Coachman's House, 153 Randolph Avenue (MAP #200; MHC #585), 1900, is located across the street. While the barn and squash house were demolished in 1954 and 1956, respectively, and sections of the estate were subdivided in the early 1950s, primarily that section along Churchills Lane that abuts the district in the south, the setting of the estate house has been preserved through the donation of several acres to a private conservation trust in the 1980s. In 1881 the Charles Perkins House, 255 Adams Street (MAP #121; MHC #154; Photograph #6) was designed by Peabody and Stearns for the daughter of Captain Robert Bennet Forbes, Edith Forbes Perkins (1843-1925). Her husband, Charles Elliot Perkins, the brother of his neighbor, Edward Perkins, was the President of the Chicago, Burlington and Quincy Railroad, which John Murray Forbes had formed.

In 1907 the last Forbes House was built. The Harriet Dabney House, 272 Adams Street (MAP #124; MHC # 553) was built for the mother-in-law of J. Malcolm Forbes, son of John Murray Forbes, on the site of Benjamin Dudley's house, which burned in 1896.

By 1896 Milton Hill had a new road, Dudley Lane, named after Benjamin Dudley. Barnard Avenue was originally part of the subdivision, but was never created and remains only a paper street on assessor's maps. Dudley lived across the street from the 1830s to his death in the early 1890s, on the site of the Harriet Dabney House, 272 Adams (MAP #124; MHC #553). He was a farmer and the owner of a West Quincy granite quarry from 1832 to 1850 initially locating his cutting sheds on or near Daniel Briggs' former shipbuilding wharf at the eastern base of Milton Hill. In 1893 a section of his land, which in the 18th century belonged to the Swift family, was sold for subdivision along

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Dudley Lane, laid out along the cart path to Dudley's barn and perhaps the old Swift house. The Chute-Mackay House, 20 Dudley Lane (MAP #170; MHC #574) was the first house to built on Dudley Lane. It was constructed in 1895 by J. D. Chute, a Dorchester resident with a carpentry shop in Milton Village.

By 1900, the Robert Todd estate was also subdivided to include the Todd House, 64 Canton Avenue (MAP #157; MHC #170), ca. 1890, one of only two Stick Style residences on Milton Hill, and of a small number in Milton, and Dr. Charles Williams House, 43 Randolph Avenue (MAP #187; MHC #199), 1900, designed in the Colonial Revival Style by local architect Joseph T. Greene (1862-1911). The only other documented dwelling designed by Greene in Milton is also on Milton Hill, the Colonial Revival Ethan Cushing House, 31 Canton Avenue (MAP #150; MHC #111), 1894. Greene's practice extended to Dorchester where he designed a number of extant high-style Colonial Revival houses on Ashmont Hill and the Lithgow Building, a commercial block in Codman Square.

Within this rapidly expanding residential neighborhood, Milton's first Episcopal church, Saint Michael's Episcopal Church, 112 Randolph Avenue (MAP #195; MHC #179; Photograph #12) was built in 1898 on former Russell land. It is a classic example of a Gothic Revival church, reminiscent of medieval English parish churches. The church and the accompanying Shingle Style Saint Michael's Episcopal Church Rectory, 114 Randolph Avenue (MAP #197; MHC #166; Photograph #12), 1898, were designed by Ralph Lincoln Emerson, the son of William Ralph Emerson. It was built by local builder John Lawrence. No other work has been documented for the architect, who died a year later, or builder. During 1911-1916 the church underwent significant alterations that included the enlargement of the chancel and the addition of a parish house. The work was designed by Ralph Adams Cram of Cram and Ferguson, whose major works include All Saints' Church in Dorchester, Massachusetts and the Cathedral of Saint John the Divine in New York City. Cram was the foremost proponent in America of Gothic designs for church architecture. He was noted for working with a group of craftsmen on the interiors after Medieval guild practices. The work of these craftsmen is represented in this church, including stained glass designers, Charles Connick and Joseph Reynolds, and sculptors, John Evans and Johannes Kirchmayer. Cram himself designed the stained glass window over the altar.

A year later on an adjacent lot the Milton Preparatory School House, 112 Randolph Avenue (MAP #196; MHC #200) was built as a private kindergarten, growing out of a school on the John Murray Forbes estate. Its purpose was to prepare children for Milton Academy's Lower School of which it became a formal part from 1932 to 1953. The building, used today for a private nursery school, is one of the oldest school buildings in Milton that has remained in educational use.

A section of the former Hutchinson's estate was saved from development by John Murray Forbes. He bought from the Russell family an open field that was located on the easterly side of Adams Street across the street from the site of Governor Hutchinson's house. In 1898 Forbes and his sister, Mary Forbes Cunningham, donated the 9.56-acre Governor Hutchinson's Field, between 182-224 Adams

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Street (MAP #112; MHC #911; Photograph #11) to the Trustees of Reservations, to be held open in perpetuity as a public reservation. Governor Hutchinson's Field was only the fifth property acquired by the Trustees of Reservation, a non-profit organization founded by landscape architect Charles Eliot in 1891 to preserve open space for public use and enjoyment. It was one of the first private gifts of land in Milton for conservation purposes. The reservation remains today intact as an open field, offering a broad prospect of the Neponset River and Boston from the crest of Milton Hill.

The western side of Milton Hill, part of parcels #2 and #3 of the Hutchinson estate, were significantly effected by decisions of Nathaniel Morton Safford (1848-1936) at the end of the 19th and beginning of the 20th centuries. Safford was a lawyer, who came to devote most of energies to his real estate holdings, which he had inherited from his father, Nathaniel Foster Safford. In the 1880s he inherited his aunt's estate, Mary Morton Thompson House, 75 Canton Avenue (MAP #158; MHC #18), which extended from Canton Avenue to Eliot Street and was bordered on the north by his mother's estate, Robbins-Cabot-Morton House, 78 Morton Road (MAP #180; MHC #15) and on the south by the Campbell-Pierce House, 103 Canton Avenue (MAP #159; MHC #171). Safford retained possession of the estate house until 1911, but subdivided the rest of the land along Brook Hill Road, laid out in 1895. In 1897, on a lot behind his aunt's house, he built his own Colonial Revival residence, "Brookmount," Nathaniel Safford House, 15 West Side Road (MAP #230; MHC #599), which remained in his family until 1960.

In 1900, upon the death of his mother, Safford inherited and subdivided the Robbins-Cabot-Morton Estate along Morton Road and West Side Road, laid out in ca. 1902 and ca. 1900, respectively. West Side Road which runs through the middle of both of Safford's subdivisions is the western boundary of the district. In contrast to the dwellings of more modest scale and ornament that abut the western boundary of the district, are the high-style Colonial Revival and Shingle residences that were built along Morton Road, from Canton Avenue to West Side Road (Photograph #3) within the district's boundaries. Of particular note are two Shingle/Colonial Revival style houses designed by Edwin J. Lewis Jr. (1859-1937) in 1912 and 1910, the Henry King House, 77 Morton Road (MAP #179; MHC #581) and Hayward-Gilbert House, 86 Morton Road (MAP #181; MHC #582; Photograph #3). Lewis was a distinguished Boston architect, who is noted for his late 19th Shingle style residences on Ashmont Hill in Dorchester. In 1923 he moved from Dorchester to live on Milton Hill in the William and Horace Ware House, 121 Canton Avenue (MAP #163; MHC #173) until his death fourteen years later.

The John Cobb Squash Building, 340 Adams Street (MAP #141; MHC #561), ca. 1900, is an unique survivor from the estates on Milton Hill, where several other private squash and tennis court buildings were known to have existed. By 1894 John Cobb (d. 1934), one of the most prominent men in Boston real estate, had bought the Robert S. Watson estate, which was owned by his family until 1944. His son, a prominent Harvard Medical School doctor, built a house, Dr. Stanley Cobb House, 334 Adams Street (MAP #190; MHC #163) behind him in 1929. In the late 1940s the estate was subdivided and is the site of the noncontributing 344 and 348 Adams Street (MAP #s O and P), built

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in 1954 and 1950 respectively, as well as the noncontributing house at 340 Adams Street, which was created in 1949 from the rear ell of the former Watson-Cobb House. The Dr. Stanley Cobb House continues to be owned by his descendants.

Early Modern Period: 1915-1945

By the beginning of this period the streetscapes of the district had been established. During this period, ending in 1945 with the National Register fifty-year cut-off date, residences were added, but on individual lots. The high-style Colonial Revival houses, many designed by well-known architects, served only to complement the existing streetscapes by echoing the designs of the original Milton Hill dwellings from the Colonial and Federal periods. The influence of the car was seen as garages were added on established and new properties. By the end of the period the garage moved from the back of the lot and was attached to the side of the house. Milton Hill continued to attract successful business and professional men, who worked in Boston, made closer by the car and rapid transit system introduced in Milton Village in 1929.

The most notable house built within this period is the Albert Whittier House, 40 Churchills Lane (MAP #168; MHC #110; Photograph #14), 1930. The residence was designed by the well-known Boston architectural firm, Perry, Shaw and Hepburn, who became nationally recognized for their restoration of Colonial Williamsburg, begun in 1928 and completed after World War II. The Georgian Revival Whittier house was inspired by the firm's early years of research into Virginian architecture. The grounds of the Whittier estate were designed by Arthur A. Shurcliff (d. 1957) of Boston, who was considered one of the elder statesmen of the landscape architecture profession. He collaborated with Perry, Shaw and Hepburn at Williamsburg. To date the only landscape features on the Whittier property that can be documented to Shurcliff's design are the rhododendron plantings at the base of terrace. The Whittier house and grounds are the only documented work of Perry, Shaw and Hepburn and of Arthur A. Shurcliff in Milton. Albert Whittier was a member of his brother's prominent real estate firm, Charles Whittier and Company. The residence remained in the Whittier family until 1957.

From this period the work of another landscape architect remains. Fletcher Steele (1885-1971) designed the setting for the Charles Clifford House, 203 School Street (MAP # 228; MHC #164) from 1925-1937. Considered one of the most important landscape architects of this century, he was an essential link between 19th century Beaux Arts formalism and modern landscape design in his willingness to experiment with the principles of comfort and efficiency in suburban gardens. Steele's practice was almost entirely made up of private gardens. He is particularly well-known for the gardens he designed for Angelica Gerry at Ancrum House in Delhi, New York beginning in 1925 and for Mabel Choate at Naumkeag in Stockbridge, Massachusetts beginning in 1937. On the Clifford suburban property his goal was to enhance the impression of a country landscape by framing in the distance the off-center view of the Blue Hill through the careful selection and placement of trees, shrubs, terraces and gardens. Steele designed a number of landscapes for Milton residents during this

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period of which the Clifford property is the best preserved. Charles Clifford was a Boston stock broker. The house, built in 1910 during the previous period, is the only documented Milton work of the Boston architectural firm Page and Frothingham.

A number of other distinguished architects designed houses for Milton Hill residents during this period. At the beginning of the period, in 1915, Edward Cutter, owner of D. J. Cutter Coal Company of Dorchester, a prominent 19th and 20th century local firm, built his residence at 20 North Russell Street. Harry B. Little (1883-1944) designed the house, Edward Cutter House (MAP #184; MHC #116) and period garage, at the beginning of his career. It is the only documented example of his work in Milton. He went on to design a number of Colonial Revival residences in Concord where he lived. His firm, Frohman, Robb and Little, would later gain its national recognition in the field of ecclesiastical architecture, with the Episcopal Cathedral of Baltimore and the National Episcopal Cathedral at Washington, D. C. among its outstanding achievements. The house is representative of the Colonial Revival dwellings that were being built on Milton Hill during this period as compared to pre-1900 Colonial Revival houses. These designs were concerned with a more accurate interpretation of their Colonial prototypes involving an emphasis on symmetrical center entrance facades.

The J. Edward Brooks House, 307 Adams Street (MAP #135; MHC #160), 1915, was also built at the beginning of the period. Designed by George Canning Wales, architect of the town hall in Eastham, Massachusetts, it is significant for its association with the Brooks family, who established an estate on Milton Hill after the Civil War. John W. Brooks and his son, J. Henry Brooks (d. 1923), became closely identified with the construction and operation of western railroads, including the Chicago, Burlington and Quincy Railroad of which they were partners with John Murray Forbes. J. Edward Brooks, a broker, built his house on a portion of his grandfather's estate. The John W. Brooks house was destroyed in 1939 for the mid-1940s subdivision of his estate, the lots from which abut the district on its southeastern boundary.

In 1918 the Louis Coolidge House, 28 Dudley Lane (MAP #171; MHC # 575) was designed by George Shepard. Coolidge (1861-1925) was the private secretary of Senator Henry Cabot Lodge and later served as Assistant Secretary of the Treasury under President Theodore Roosevelt. In 1909 he moved to Boston with his appointment as the Treasurer of the United Shoe Machinery Company, while maintaining his status as a major figure in the National Republican Party. George Shepard was a Boston architect who lived on Milton Hill from 1919 to his death in 1953, first in the Charles Channing House, 193 School Street (MAP #226; MHC #185), 1885, and later in the George Shepard House, 125 Canton Avenue (MAP #165; MHC #572), which he built for his family in 1939. He designed a number of important buildings in Milton. His best residential work includes the Geoffrey Whitney estate house, "Winter Valley," 1921, and the Francis Coolidge summer house (ca. 1918), as well as the Louis Coolidge House, all high-style Colonial Revival designs. His institutional buildings include The Milton Club (1913), Harriet Ware Hall - Milton Academy (1917), Collicott Public Elementary School (1929) and the Milton Women's Club (1930). In 1917 he designed the Administration Building of the Walter Baker Chocolate Company located in Dorchester.

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The Boston architectural firm, Putnam and Chandler, designed three Milton Hill houses: the Jesse Morse House, 40 Canton Avenue (MAP #151; MHC #567) and Dwight Evans House, 50 Canton Avenue (MAP #153; MHC #568; Photograph #3), in 1921 and 1924, respectively, on the site of the Dr. Christopher Holmes House; and the Malcolm Ware House, 290 Adams Street (MAP #128; MHC #556), 1920, on the site of the Elizabeth and Harriet Ware House. Eliot Putnam, the principal designer (died in ca. 1950), was living on Milton Hill at the time in the Moses Whitney House, 126 Adams Street. His practice focused on residential architecture employing colonial revival designs for new houses and restoring original 18th century dwellings. The above three houses are representative of his design.

The Helen French Brooks, 300 Adams Street (MAP #131; MHC #157) was built in 1936 for the widow of J. Edward Brooks. It is one of four houses within the district that was designed by Royal Barry Wills. Wills was one of the first proponents of using house forms from the late 18th and early 19th centuries for modern living. The Brooks House, the Bowman Graton House, 144 Adams Street (MAP #104; MHC #549), 1936, and the Albert Stonestreet House, 316 Adams Street (MAP #137; MHC #560) are representative of Wills' Colonial Revival designs. His fourth house at 234 Randolph Avenue (MAP #AF), 1956, is noncontributing because it is less than 50 years of age.

The work of one of Milton's most prominent early 20th century building firms is represented in the district. In 1931 Arthur H. Tucker and Son built the Charles Marden House, 66 Morton Road (MAP #177; MHC #579) for the publisher of the Town's newspaper, The Milton Record, using the 18th century Lemuel Robinson House in Dorchester as a model. Arthur H. Tucker (1865-1931), a direct descendant of one of Milton's founding families, was president of the firm that was begun by his father in the mid-19th century. He was actively involved in town affairs serving as Selectman and Library Trustee. While the full body of his firm's work has not been documented as yet, those houses that have been identified were built in the Colonial Revival Style with simple details. The Marden House is representative of the firm's work and is the only house for which there is a known colonial model.

Finally, in the Early Modern Period a small piece of land on the Neponset River bank was given to the Town for conservation purposes. The Bowman Graton property at 144 Adams Street was the site of Glover's Tavern until 1936 and extended down to the Neponset River until 1916. It was the home during the latter part of the 19th century of Captain Edward Faucon. In 1916 1/3 of an acre of the property along the Neponset River was given to the Town of Milton by his daughter, Catherine Faucon, in honor of her father. She named it Captain's Landing (MAP #105; MHC #944) after him. It continues in the Town's possession today as an undeveloped piece of conservation land.

Milton Hill continues to be a significant residential neighborhood within the Town of Milton. The density of the late 19th and early 20th century subdivisions, supported by the Town's 1938 Comprehensive Zoning Bylaw and current land conservation efforts of the residents, has limited

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subsequent growth within the boundaries of the proposed district, and helped to maintain its historic character.

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. Our knowledge of Milton's habitation villages and campsites is much less documented. Prehistoric sites in the Milton Hill locale can contribute information on the effects of sea level rise through time on Native subsistence and settlement patterns in the area. Prehistoric sites in the area can also contribute to a better understanding of Woodland and Contact Period Native land use in the estuarine zone of the Neponset River. Sites in this area may also contain evidence of Native American and European interaction during the early to mid 17th century. Early European settlement in the Milton Hill locale may have been sited in similar or the same areas as earlier Contact Period Villages.

Historic archaeological remains described above have the potential to document components of Milton's 17th century settlement for which no examples survive. Archaeological remains in the Milton Hill District also have the potential for providing detailed information on the social, cultural and economic patterns that characterized the area's inhabitants as they developed from a rural agricultural community to a prosperous suburb of Boston. Structural remains can document building locations, modifications and sequences of construction. They can also document the spatial relationship between residences/businesses and outbuildings and the overall configuration a layout of the districts large estates, most of which were later subdivided. Structural remains can also document the extent to which buildings were modified or incorporated into structures with new functions from the original including barns developed into residences and homes developed into inns or vice versa. Analysis of occupational related features can provide detailed information on various socio-economic groups and individuals who lived in the district. Analysis of occupational related features from inns can provide data on transient populations or travellers while similar features associated with residential homes could provide information on a range of the districts inhabitants from builders, shopkeepers and farmers to the last Governor of the Province of Massachusetts Bay from 1771-1774.

Analysis of archaeological survivals from the districts large estates can also contribute to a better understanding of the relationship between estate owners and their employees such as grounds keepers and in overall landscape reconstruction of the estates. May of the districts estates or more affluent dwellings were laid out by landscape architects who arranged the landscape in definite patterns and relationships of natural features, contour changes and walls may provide information which could help reconstruct landscape pattern which no longer survive intact today.

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ARCHITECT/BUILDER:

Architects: Cram and Ferguson; Emerson, William Ralph; Emerson, Ralph Lincoln; Greene, Joseph T.; Lewis, Edwin J. Jr.; Little, Harry B.; Page and Frothingham; Peabody and Stearns; Perr Shaw and Hepburn; Putnam and Chandler; Rogers, Isaiah; Shepard, George F.; Tobey, S. Edwin; Wales, George C.; Ware, William; Wills, Royal Barry.

Landscape Architects: Shurcliff, Arthur A.; Steele, Fletcher.

Builders: Campbell, Francis; Chute, J.D.; Hamilton, George; Lawrence, John R.; Morton, Frank M.; Severance, Frederick M.; Tilden, Thomas; Tucker, Arthur H. and Son.

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9. MAJOR BIBLIOGRAPHICAL REFERENCES

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10. GEOGRAPHICAL DATA

UTM References: (cont.)

- 5) 19 330520 4681380
- 6) 19 330820 4680500
- 7) 19 329200 4680480
- 8) 19 328800 4681460

Verbal Boundary Description:

The boundaries of the Milton Hill Historic District are outlined on the enclosed assessor's maps (17 sheets). The 220.38 acre district is centered on Milton Hill along Adams Street, Randolph and Canton Avenues. It extends from their intersection in the north to School Street, Brook Road and Father Carney Drive defining the base of Milton Hill in the southwest, south and southeast. The boundary generally follows the rear lot lines of the properties.

Boundary Justification:

The boundaries of the Milton Hill Historic District were drawn to include the significant concentration of 18th, 19th and early 20th century buildings and their associated land that comprise the historic core of the Milton Hill residential neighborhood.

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PHOTOGRAPHS

The identification information listed below pertains to all photographs

Photographer: Nancy Roberts

Location of negative: Milton Town Hall

Date of photo: April 1992

1. Nathan Babcock House (1753), 362 Adams Street
Looking northwest
2. Gooch-Churchill House (1740), 233 Adams Street
Looking southwest
3. Morton Road Streetscape
Looking east towards intersection with Canton Avenue
Robbins-Cabot-Morton House (1800), 78 Morton Road (Foreground) Hayward-Gilbert House
(1910), 86 Morton Road; Dwight Evans House (1924), 50 Canton Avenue (end of street)
4. Seth Whitney House (1844), 30 Canton Avenue
Looking southwest
5. William Weston House (1872), 186 Randolph Avenue
Looking east
6. Charles Perkins House (1881), 255 Adams Street
Looking south
7. Hutchinson Streetscape
Looking northeast towards intersection with Adams Street
Dr. Henry Jaques House (1889), 4 Hutchinson Street (foreground); Olivia Griffith House
(1900), 182 Adams Street
8. Hall-Bush House (1890), 173 Adams Street
Looking south
9. Hall-Bush Carriage House (1890), 173 Adams Street
Looking north

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10. Russell Streetscape
Edwin Wadsworth House (1889), 23 Russell Street (foreground); Hattie Stevens House
(ca. 1894), 23 Russell Street (middle)
Looking south
11. Governor Hutchinson's Field (1898), Betw. 182-224 Adams Street
Looking east
12. Saint Michael's Episcopal Church and Rectory (1898), 112 and 114 Randolph Avenue
Looking northeast
13. Adams Streetscape
Looking north
Olivia Griffith House (1900), 182 Adams Street (foreground); Forbes-Emerson House
(1891), 172 Adams Street
14. Albert Whittier House (1930), 40 Churchills Lane
Looking south

(end)

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

MAP#	MHC #	HISTORIC NAME	STREET ADDRESS	DATE	STATUS	STYLE	RESOURCE
101	9	Moses Whitney House	126 Adams Street	1819	C	Federal	B
		Garage		1950	NC	Colonial Revival	B
A	510	Whitney House	134 Adams Street	ca. 1894	NC	Altered	B
102	506	Sarell Willis House	139 Adams Street	1894	C	Shingle	B
		Garage		ca. 1930	C	No Style	B
		Garage		1943	C	No Style	B
103	193	Boston-Plymouth Milestone	139 Adams Street	ca. 1930	C	N/A	O
104	507	Bowman Graton House	144 Adams Street	1936	C	Colonial Revival	B
105	943	Captain's Landing	Adams Street (Behind 144 Adams Street)	1916	C	N/A	SI
106	508	Joseph Manning House	145 Adams Street	1888	C	Queen Anne	B
		Garage		ca. 1930	C	No Style	B
107	202	Elizabeth Swift House	152 Adams Street	ca. 1865	C	Stick	B
108	112	Forbes-Balch House	162 Adams Street	1890	C	Colonial Revival	B
109	37	Forbes-Emerson House	172 Adams Street	1891	C	Shingle	B
		Garage		1973	NC	No Style	B
110	38	Hall-Bush House	173 Adams Street	1890	C	Queen Anne	B
		Carriage House		1890	C	Queen Anne	B
111	39	Olivia Griffith House	182 Adams Street	1900	C	Colonial Revival	B
		Garage		ca. 1930	C	No Style	B

MILTON HILL HISTORIC DISTRICT
MILTON, MASSACHUSETTS
DISTRICT DATA SHEET

MAP#	MHC #	HISTORIC NAME	STREET ADDRESS	DATE	STATUS	STYLE	RESOURCE
112	911	Governor Hutchinson's Field	Betw. 182-224 Adams St.	1898	C	N/A	SI
B		House	185 Adams Street	1957	NC	Colonial Revival	B
C		House	191 Adams Street	1957	NC	Post-War Suburban	B
113	2	Dr. Amos Holbrook House	203 Adams Street	1800	C	Federal	B*
		Barn		ca. 1810	C	Federal	B*
		Greenhouse		ca. 1907	C	No Style	B*
		Shed		ca. 1860	C	No Style	B*
114	1	Capt. Robert Bennet Forbes Hs.	215 Adams Street	1833	C	Greek Revival	B*
		Carriage House		1830s	C	Greek Revival	B*
		Plank House		1880s	C	Victorian Eclectic	B*
		Hodgson Building		1920s	C	No Style	B*
		Shed		1880s	C	Victorian Eclectic	B*
		Lincoln Cabin		1924	C	No Style	B*
D		House	224 Adams Street	1951	NC	Moderne	B
		Garage		1951	NC	No Style	B
115	913	Milton-Boston Milestone	224 Adams Street	1734	C	N/A	O
116	551	Churchill House	229 Adams Street	1900	C	Colonial Revival	B
		Garage		ca. 1930	C	No Style	B
117	13	Gooch-Churchill House	233 Adams Street	1740	C	Georgian	B
		Garage		1968	NC	No Style	B
118	40	Joseph Churchill House	241 Adams Street	ca. 1861	C	Second Empire	B
		Garage		1947	NC	No Style	B
		Shed		ca. 1930	C	No Style	B
		Swimming Pool		Post-1950	NC	N/A	ST

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

MAP#	MHC #	HISTORIC NAME	STREET ADDRESS	DATE	STATUS	STYLE	RESOURCE
E		House	10 Milton Hill Road (cor. of Adams Street)	1950	NC	Post-War Suburban	B
F		House	244 Adams Street	1946	NC	Colonial Revival	B
119	153	Asaph Churchill House	247 Adams Street	1890	C	Colonial Revival	B
		Carriage House		1890	C	Colonial Revival	B
		Swimming Pool		Post-1950	NC	N/A	ST
120	914	Milton-Boston Milestone	247 Adams Street	1722	C	N/A	O
G		House	250 Adams Street	1958	NC	Post-War Suburban	B
H		House	12 Forbes Road (Cor. of Adams Street)	1950	NC	Post-War Suburban	B
121	154	Charles Perkins House	255 Adams Street	1881	C	Colonial Revival	B
		Garage		ca. 1930	C	No Style	B
I		House	263 Adams Street	1988	NC	Colonial Revival	B
122	155	William Ladd House	267 Adams Street	1884	C	Shingle	B
		Garage		ca. 1930	C	No Style	B
123	552	Robert Watson House	271 Adams Street	1882	C	Shingle	B
		Garage		ca. 1930	C	No Style	B
		Garage		1945	NC	Colonial Revival	B
124	553	Harriet Dabney House	272 Adams Street	1907	C	Colonial Revival	B
		Garage		1952	NC	No Style	B
		Swimming Pool		Post-1950	NC	N/A	ST

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

MAP#	MHC #	HISTORIC NAME	STREET ADDRESS	DATE	STATUS	STYLE	RESOURCE
125	554	Edward Perkins House	273 Adams Street	ca. 1882	C	Shingle	B
		Garage		ca. 1930	C	No Style	B
126	555	George Thayer House	277 Adams Street	1910	C	Colonial Revival	B
		Garage		1910	C	No Style	B
127	22	Samuel Swift House	278 Adams Street	ca. 1790	C	Federal	B
		Garage		ca. 1930	C	Colonial Revival	B
J		House	282 Adams Street	1950	NC	Post-War Suburban	B
K		House	286 Adams Street	1950	NC	Post-War Suburban	B
		Swimming Pool		Post-1950	NC	N/A	ST
128	556	Malcolm Ware House	290 Adams Street	1920	C	Colonial Revival	B
		Garage		1920	C	Colonial Revival	B
129	557	Carleton Richmond House	291 Adams Street	1914	C	Colonial Revival	B
		Garage		1914	C	No Style	B
130	156	James Barnard House	297 Adams Street	ca. 1885	C	Shingle	B
		Garage		1939	C	No Style	B
131	157	Helen French Brooks House	300 Adams Street	1936	C	Colonial Revival	B
		Shed		1963	NC	No Style	B
32	158	Rev. John Morison House	302 Adams Street	1846	C	Second Empire	B
		Garage		1945	NC	No Style	B
L	190	George Wigglesworth House	303 Adams Street	ca. 1890	NC	Altered	B
133	159	William Hathaway Forbes Hse.	304 Adams Street	1873	C	Second Empire	B

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

MAP#	MHC #	HISTORIC NAME	STREET ADDRESS	DATE	STATUS	STYLE	RESOURCE
134	558	William Hathaway Forbes Coachman House	304A Adams Street	1885	C	Colonial Revival	B
M		House	306 Adams Street	1947	NC	Colonial Revival	B
135	160	J. Edward Brooks House	307 Adams Street	1915	C	Colonial Revival	B
136	559	Bancroft Carriage House/ First Parish Church Rectory Garage	308 Adams Street	ca. 1878/ 1941 1960	C NC	Colonial Revival No Style	B B
N		House Garage	310 Adams Street	1984 1984	NC NC	Neo-English Revival No Style	B B
137	560	Albert Stonestreet House Greenhouse	316 Adams Street	1942 1945	C C	Colonial Revival No Style	B B
138	161	Theodore Glover House Stable Shed	320 Adams Street	1879 1879 ca. 1930	C C C	Shingle Shingle No Style	B B B
139	162	Ralph Forbes House	328 Adams Street	1900	C	Colonial Revival	B
140	163	Dr. Stanley Cobb House Ralph Forbes Carriage House Garage	334 Adams Street	1929 1900 1948	C C NC	Colonial Revival Colonial Revival No Style	B B B
141	561	John Cobb Squash Building Watson/Greeley House Watson/Greeley Stable Garage Swimming Pool	340 Adams Street	ca. 1900 1879/1949 1879/1949 1963 Post-1950	C NC NC NC NC	No Style Altered Altered No Style N/A	B B B B ST

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

MAP#	MHC #	HISTORIC NAME	STREET ADDRESS	DATE	STATUS	STYLE	RESOURCE
O		House	344 Adams Street	1954	NC	Colonial Revival	B
P		House	348 Adams Street	1950	NC	Colonial Revival	B
		Swimming Pool		Post-1950	NC	N/A	ST
142	562	George Thompson House	352 Adams Street	1942	C	Colonial Revival	B
231	563	Henry Kidder Stable		1880	C	Queen Anne	B
143	43	Nathan Babcock House	362 Adams Street	1753	C	Colonial	B
		Garage		ca. 1930	C	Colonial Revival	B
144	564	Julia Beal House	76 Brook Hill Road	ca. 1894	C	Shingle	B
		Garage		ca. 1920	C	No Style	B
		Garage		ca. 1940	C	No Style	B
Q		House	99 Brook Hill Road	1950s	NC	Post-War Suburban	B
145	175	Charles Hurd House	100 Brook Hill Road	1894	C	Colonial Revival	B
		Carriage House		1894	C	Colonial Revival	B
146	167	John Durrell House	17 Canton Avenue	1831	C	Federal	B
147	565	Thomas Cummins House	21 Canton Avenue	ca. 1894	C	Colonial Revival	B
		Garage		ca. 1930	C	No Style	B
R		House	23 Canton Avenue	1974	NC	Colonial Revival	B
148	566	Torbent-Cummins House	29 Canton Avenue	1916	C	Colonial Revival	B
		Garage		1947	NC	No Style	B
149	168	Seth Whitney House	30 Canton Avenue	1844	C	Greek Revival	B
		Barn		1844	C	Greek Revival	B

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

MAP#	MHC #	HISTORIC NAME	STREET ADDRESS	DATE	STATUS	STYLE	RESOURCE
150	111	Ethan Cushing House Garage	31 Canton Avenue	1894 1942	C C	Colonial Revival No Style	B B
151	567	Jesse Morse House	40 Canton Avenue	1921	C	Colonial Revival	B
152	196	Rev. Roderick Stebbins House	43 Canton Avenue	1906	C	Colonial Revival	B
153	568	Dwight Evans House Garage	50 Canton Avenue	1924 1924	C C	Colonial Revival Colonial Revival	B B
154	569	Alfred Bullard House Garage	55 Canton Avenue	1914 1937	C C	Colonial Revival No Style	B B
155	570	Katherine Tileston House Garage	56 Canton Avenue	ca. 1896 1935	C C	Colonial Revival No Style	B B
156	169	Alfred Rogers House Garage	61 Canton Avenue	1906 ca. 1930	C C	Colonial Revival No Style	B B
157	170	Todd House Garage	64 Canton Avenue	ca. 1890 1935	C C	Stick Colonial Revival	B B
158	18	Mary Morton Thompson Hs. Greenhouse	75 Canton Avenue	ca. 1820/ 1924 ca. 1930	C C	Federal/Col. Revival No Style	B B
S		House	76 Canton Avenue	1952	NC	Colonial Revival	B
166	573	Clifford Erving House	129 Canton Avenue	1939	C	Colonial Revival	B
W		House	137 Canton Avenue	1949	NC	Colonial Revival	B

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

MAP#	MHC #	HISTORIC NAME	STREET ADDRESS	DATE	STATUS	STYLE	RESOURCE
167	174	North-Glover Schoolhouse	147 Canton Avenue	1850	C	Greek Revival	B
168	110	Albert Whittier House	40 Churchills Lane	1930	C	Colonial Revival	B
169	109	Edward Brewer Coachman Hse.	58 Churchills Lane	1897	C	Shingle	B
		Barn		1897	C	Shingle	B
170	574	Chute-Mackay House	20 Dudley Lane	ca. 1896	C	Colonial Revival	B
171	575	Louis Coolidge House	28 Dudley Lane	1918	C	Colonial Revival	B
		Garage		1918	C	No Style	B
172	576	Strafford Wentworth House	42 Dudley Lane	1909	C	Colonial Revival	B
		Garage		1909	C	No Style	B
173	203	Dr. Henry Jaques House	4 Hutchinson Street	1889	C	Colonial Revival	B
		Garage		ca. 1930	C	No style	B
174	11	Russell-Rivers House	5 Hutchinson Street	ca. 1835	C	Greek Revival/ Colonial Revival	B
		Garage		ca. 1930	C	No Style	B
X		Hutchinson Barn	15 Hutchinson Street	ca. 1750/ 1951	NC	Altered	B
Y		House	55 Morton Road	1968	NC	Colonial Revival	B
175	577	Capt. Charles Doane House	59 Morton Road	1904	C	Colonial Revival	B
		Garage		1946	NC	No Style	B
176	578	Charles Luther House	65 Morton Road	1929	C	Colonial Revival	B

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

MAP#	MHC #	HISTORIC NAME	STREET ADDRESS	DATE	STATUS	STYLE	RESOURCE
177	579	Charles Marden House Garage	66 Morton Road	1931 1931	C C	Colonial Revival No Style	B B
178	580	Charles Campbell House Garage	70 Morton Road	1934 1934	C C	Colonial Revival No Style	B B
179	581	Henry King House Garage	77 Morton Road	1912 1951	C NC	Shingle/Col. Revival No Style	B B
180	15	Robbins-Cabot-Morton House Garage	78 Morton Road	1800 ca. 1930	C C	Federal No Style	B B
181	582	Hayward-Gilbert House Garage	86 Morton Road	1910 1910	C C	Col. Rev./Shingle No Style	B B
182	583	William Brooks House Garage	87 Morton Road	1912 1934	C C	Colonial Revival No Style	B B
183	187	Reginald Robbins House Garage Shed	6 North Russell Street	1894 1936 ca. 1940	C C C	Shingle No Style No Style	B B B
184	116	Edward Cutter House Garage	20 North Russell Street	1915 1915	C C	Colonial Revival Colonial Revival	B B
Z		Jaques Garage Garage	24 North Russell Street	1930/1949 ca. 1950	NC NC	Altered No Style	B B
185	584	John Hooper House Garage	29 North Russell Street	1894 1933	C C	Shingle No Style	B B
186	205	Josephine Hicks House Garage	36 Randolph Avenue	ca. 1890 ca. 1930	C C	Shingle No Style	B B

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

MAP#	MHC #	HISTORIC NAME	STREET ADDRESS	DATE	STATUS	STYLE	RESOURCE
AA		House	37 Randolph Avenue	1950	NC	Colonial Revival	B
187	199	Dr. Charles Williams House	43 Randolph Avenue	1900	C	Colonial Revival	B
		Garage		ca. 1930	C	No Style	B
188	176	William Puffer House	44 Randolph Avenue	1889	C	Queen Anne	B
		Garage		ca. 1930	C	No Style	B
189	177	Robert Todd House	51 Randolph Avenue	1842	C	Greek Revival	B
190	178	Charles Larkin House	59 Randolph Avenue	1852	C	Italianate	B
AB		House	79 Randolph Avenue	1963	NC	Colonial Revival	B
191	117	Russell-Dow House	87 Randolph Avenue	ca. 1850	C	Italianate	B
		Garage		ca. 1930	C	No Style	B
192	119	Asaph Churchill House	97 Randolph Avenue	1890	C	Shingle	B
		Garage		1940	C	No Style	B
AC		House	100 Randolph Avenue	1953	NC	Colonial Revival	B
193	912	Governor Hutchinson's Ha-Ha	100-112 Randolph Avenue	ca. 1771	C	N/A	ST*
194	118	Elizabeth Hooper House	105 Randolph Avenue	ca. 1890	C	Shingle	B
		Garage		1948	NC	No Style	B
195	179	Saint Michael's Episcopal Church	112 Randolph Avenue	1898	C	Gothic Revival	B
196	200	Milton Preparatory Schoolhse.	112 Randolph Avenue	1898	C	Shingle	B

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

MAP#	MHC #	HISTORIC NAME	STREET ADDRESS	DATE	STATUS	STYLE	RESOURCE
197	166	Saint Michael's Episcopal Church Rectory	114 Randolph Avenue	1898	C	Shingle	B
AD		Lester Godfrey Carriage House	115 Randolph Avenue	1889/1960	NC	Altered	B
AE		House	130 Randolph Avenue	1951	NC	Colonial Revival	B
198	115	Sarah Forbes Hughes House	144 Randolph Avenue	1889	C	Colonial Revival	B
199	194	Lincoln Bryant House	149 Randolph Avenue	1912	C	Colonial Revival	B
		Garage		1937	C	Colonial Revival	B
200	585	Sarah Forbes Hughes Coachman House	153 Randolph Avenue	1900	C	Colonial Revival	B
		Garage		ca. 1930	C	No Style	B
201	916	Milton-Boston Milestone	153 Randolph Avenue	19th c.	C	N/A	O
202	198	William Weston House	186 Randolph Avenue	1872	C	Italianate	B
		Garage		ca. 1930	C	No Style	B
		Swimming Pool		Post-1950	NC	N/A	ST
203	186	Gideon Beck House	187 Randolph Avenue	1860	C	Italianate	B
		Barn		1860	C	Italianate	B
204	586	Beck-Johnson House	198 Randolph Avenue	ca. 1864	C	Greek Revival	B
205	195	William Ralph Emerson Hse.	201 Randolph Avenue	1886	C	Shingle	B
		Stable		1886	C	Shingle	B
		Swimming Pool		Post-1950	NC	N/A	ST

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

MAP#	MHC #	HISTORIC NAME	STREET ADDRESS	DATE	STATUS	STYLE	RESOURCE
206	587	Jaques-Apthorp House Garage	210 Randolph Avenue	1882 1961	C NC	Shingle No Style	B B
207	201	William Wood House Garage	217 Randolph Avenue	1881 ca. 1910	C C	Colonial Revival Colonial Revival	B B
208	588	George Watson House Garage	226 Randolph Avenue	1910 1910	C C	Colonial Revival Colonial Revival	B B
209	589	Dr. George Bigelow House	231 Randolph Avenue	ca. 1924	C	Colonial Revival	B
AF		House	234 Randolph Avenue	1956	NC	Colonial Revival	B
210	10	Thomas Hollis House Barn	239 Randolph Avenue	ca. 1831 ca. 1831	C C	Federal/Greek Revival Greek Revival	B B
211	17	Russell-Morrissey House Garage	7 Russell Street	ca. 1850 ca. 1930	C C	Victorian Eclectic No Style	B B
212	590	Dr. Walter Kite House Garage	17 Russell Street	1897 1953	C NC	Colonial Revival No Style	B B
213	591	Edwin Wadsworth House Garage	23 Russell Street	1889 1953	C NC	Colonial Revival No Style	B B
214	592	Hattie Stevens House Garage	33 Russell Street	ca. 1894 ca. 1917	C C	Colonial Revival No Style	B B
215	204	Hugh Gallagher House Garage	34 Russell Street	1892 1940	C C	Shingle No Style	B B
216	593	Robert Pond House	41 Russell Street	1890	C	Shingle	B

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

MAP#	MHC #	HISTORIC NAME	STREET ADDRESS	DATE	STATUS	STYLE	RESOURCE
AG		House	42 Russell Street	1960	NC	Colonial Revival	B
217	594	Samuel Morse House Garage	49 Russell Street	1889 1917	C C	Queen Anne No Style	B B
218	180	Lester Godfrey House	56 Russell Street	1889	C	Queen Anne	B
219	120	Jason Kennedy House Garage	150 School Street	1847 1920	C C	Italianate Colonial Revival	B B
AH		House	166 School Street	1957	NC	Post-War Suburban	B
220	595	Brewer-White House Garage	167 School Street	ca. 1890 1938	C C	Queen Anne Colonial Revival	B B
221	184	George Hamilton House	173 School Street	1852	C	Italianate	B
222	596	Andrew Allen House Swimming Pool	176 School Street	1848 Post-1950	C NC	Greek Revival N/A	B ST
223	183	Thomas Tilden House Garage	179 School Street	1855 1942	C C	Italianate No Style	B B
224	597	Allistan Clum House Carriage House	184 School Street	1882 1882	C C	Colonial Revival/ Queen Anne No Style	B B
225	182	Moses Chapman House Garage	185 School Street	1852 ca. 1930	C C	Italianate No Style	B B
226	185	Charles Channing House Garage	193 School Street	1885 ca. 1930	C C	Colonial Revival No Style	B B

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

MAP#	MHC #	HISTORIC NAME	STREET ADDRESS	DATE	STATUS	STYLE	RESOURCE
227	181	Josiah Webb House	196 School Street	1848	C	Greek Revival/Italianate	B
		Barn		1848	C	Greek Revival/Italianate	B
228	164	Charles Clifford House	203 School Street	1910	C	Colonial Revival	B
		Garage		1910	C	No Style	B
229	598	Nathan Godfrey House	213 School Street	ca. 1880	C	Victorian Eclectic	B
AI		House	7 West Side Road	1963	NC	Colonial Revival	B
230	599	Nathaniel Safford House	15 West Side Road	1897	C	Colonial Revival	B
AJ		House	23 West Side Road	1972	NC	Colonial Revival	B

TOTAL RESOURCES: 194 Contributing 65 Noncontributing

188 Contributing Buildings
2 Contributing Sites
4 Contributing Objects

56 Noncontributing Buildings
9 Noncontributing Structures

* 11 resources previously listed in the National Register of Historic Places.
(10 Contributing Buildings & 1 Contributing Structure)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Milton Hill Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: MASSACHUSETTS, Norfolk

DATE RECEIVED: 5/12/95 DATE OF PENDING LIST: 5/23/95
DATE OF 16TH DAY: 6/08/95 DATE OF 45TH DAY: 6/26/95
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 95000698

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 6/9/95 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



Nathan Babcocks House
Milton Hill Historic District
Norfolk County, MA
Nancy Roberts, photographer
Apr. 1 1992
Milton Town Hall (Opps.)
Looking Northwest
#1 of 14 photographs



Gooch-Churchill House
Milton Hill Historic District
Norfolk County, MA
Nancy Roberts, photographer
Apr. 1 1992
Milton Town Hall (Ness.)
Looking Southwest
#2 of 14 photographs



Morton Road Streetscape.
Robbins-Cabot-Morton House (foreground)
Hayward-Gilbert Hs., Dwight Evans Hs.
M. Hon Hill Historic District
Norfolk County, MA
Nancy Roberts, photographer
April 1992
M. Hon Town Hall (negs.)
Looking east towards intersection
with Canton Ave.
3 of 14 photographs



Seth Whitney House
Milton Hill Historic District
Norfolk County, MA
Nancy Roberts, photographer
April 1992
Milton Town Hall (Mass.)
Looking southwest
#4 of 14 photographs



William Weston House
Milton Hill Historic District
Norfolk County, MA
Nancy Roberts, photographer
Apr. 1 1992
Milton Town Hall (negs.)
Looking east.
5 of 14 photographs



Charles Perkins House
M. H. Hill Historic District
Norfolk County, MA
Nancy Roberts, photographer
Apr. 1 1992
M. H. Town Hall (Negs.)
Looking South
6 of 14 photographs



Hutchinson Streetscape:
Dr. Henry Jaques House (foreground)
Olivia Griffith House.
Milton Hill Historic District
Norfolk County, MA
Nancy Roberts, photographer
April 1992
Milton Town Hall (Negs.)
Looking North east towards intersection
with Adams St.
7 of 14 photographs



Hall-Bush House
Milton Hill Historic District
Norfolk County, MA
Nancy Roberts, photographer
April 1992
Milton Town Hall (legs.)
Looking South
7 of 14 photographs.



Hall-Bush Carriage House
Milton Hill Historic District
Norfolk County, MA
Nancy Roberts, photographer
April 1992
Milton Town Hall (Negs.)
Looking North
9 of 14 photographs



Russell Streetscape:
Edwin Wardworth House (foreground)
Hath Stevens House (middle)
Milton Hill Historic District
Norfolk County, MA
Nancy Roberts, photographer
Apr. 1 1992
Milton Town Hall (negs)
Looking South
#10 of 14 photographs



Governor Hutchinson's Field
Milton Hill Historic District
Norfolk County, MA
Dancy Roberts, photographer
Apr. 1 1993
M. Hill Town Hall (Negs.)
Looking east.
11 of 14 photographs



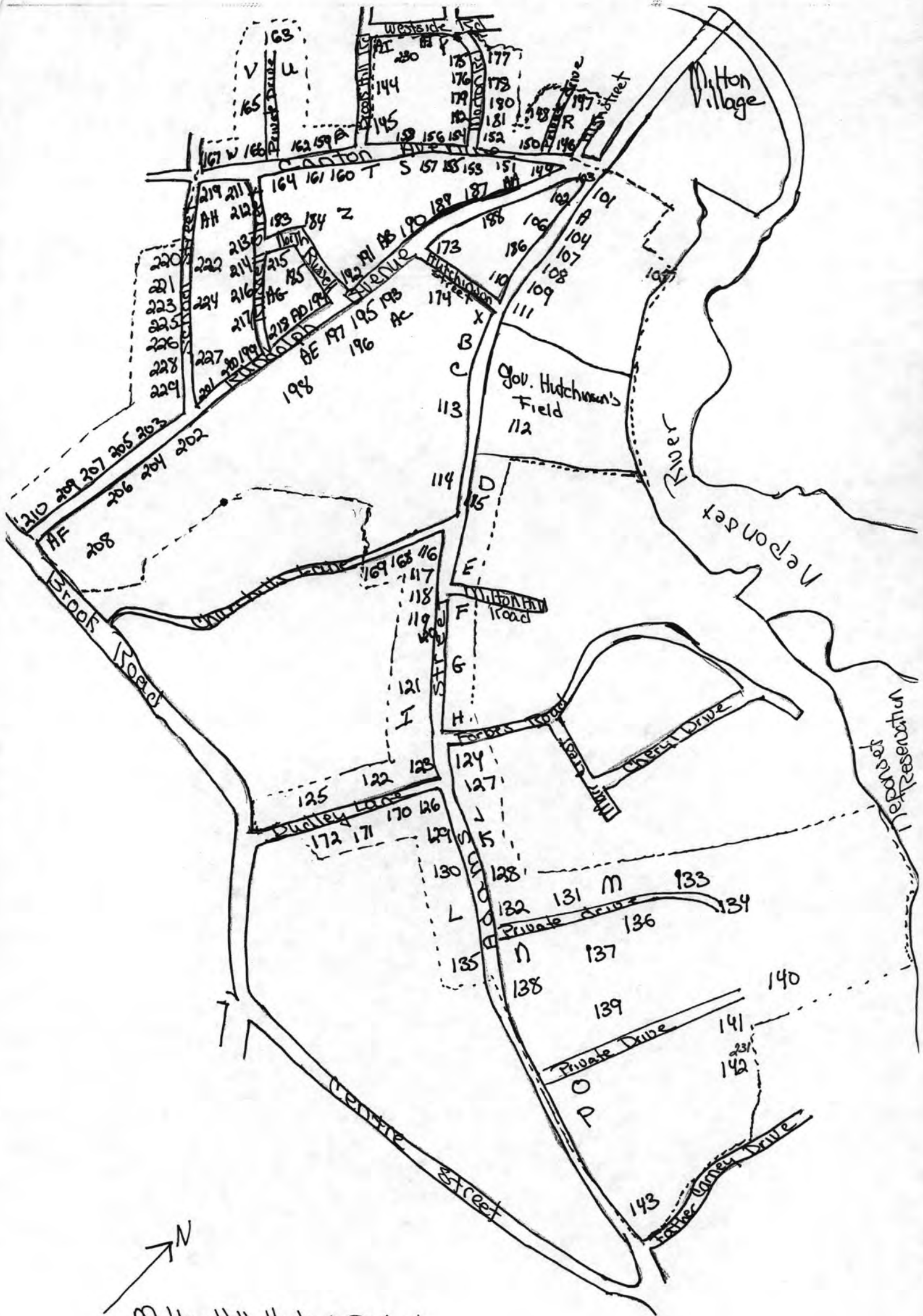
Saint Michael's Episcopal Church and Rectory
Milton Hill Historic District
Norfolk County, MA
Nancy Roberts, photographer
April 1992
Milton Town Hall (Negs.)
Looking Northeast
12 of 14 photographs



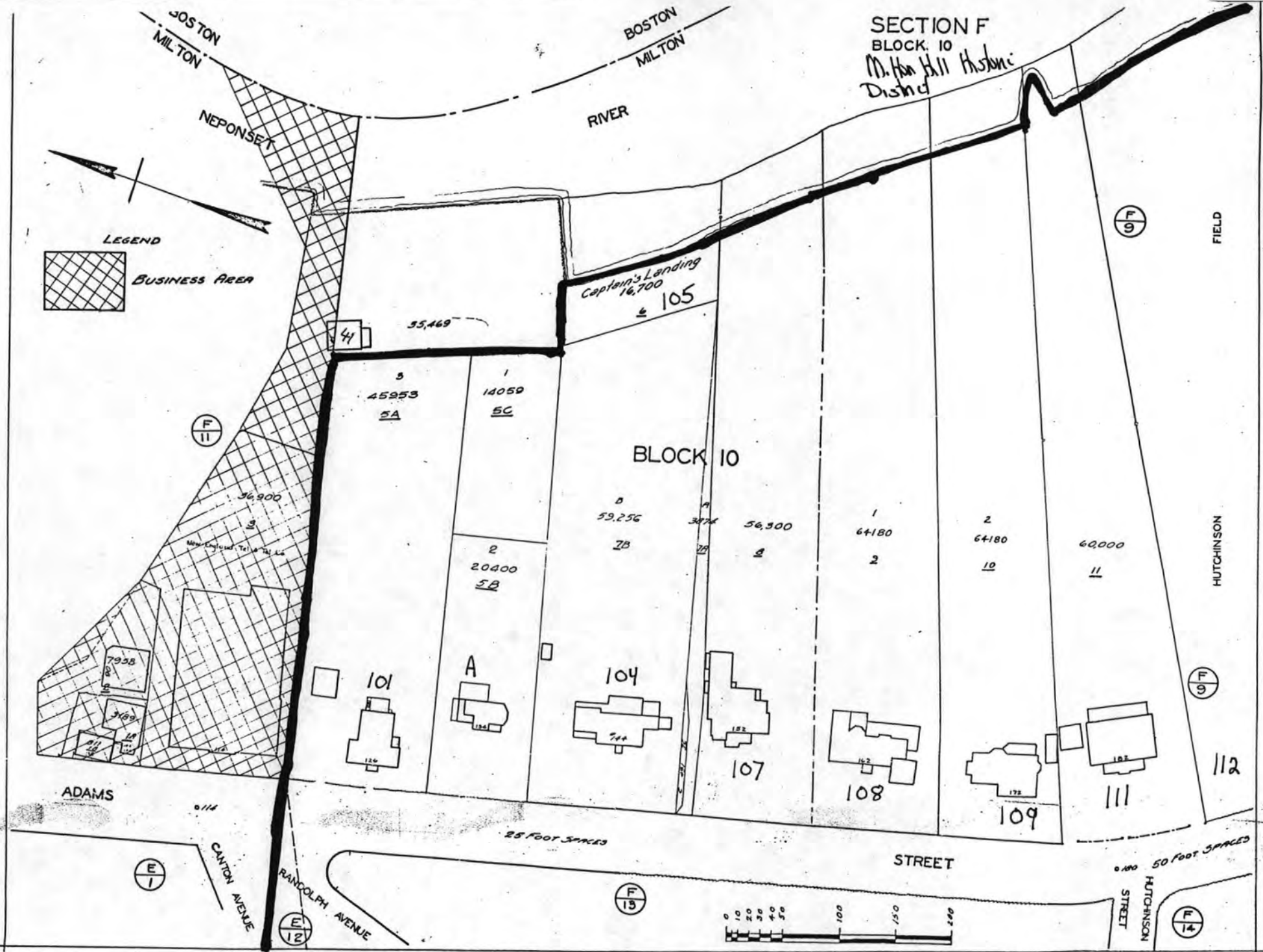
Adams Streetscape.
Olivia Griffith House (foreground)
Forbes - Emerson House
Milton Hill Historic District
Norfolk County, MA
Nancy Ribets, photographer
April 1992
Milton Town Hall (Negs.)
Looking North
13 of 14 photographs



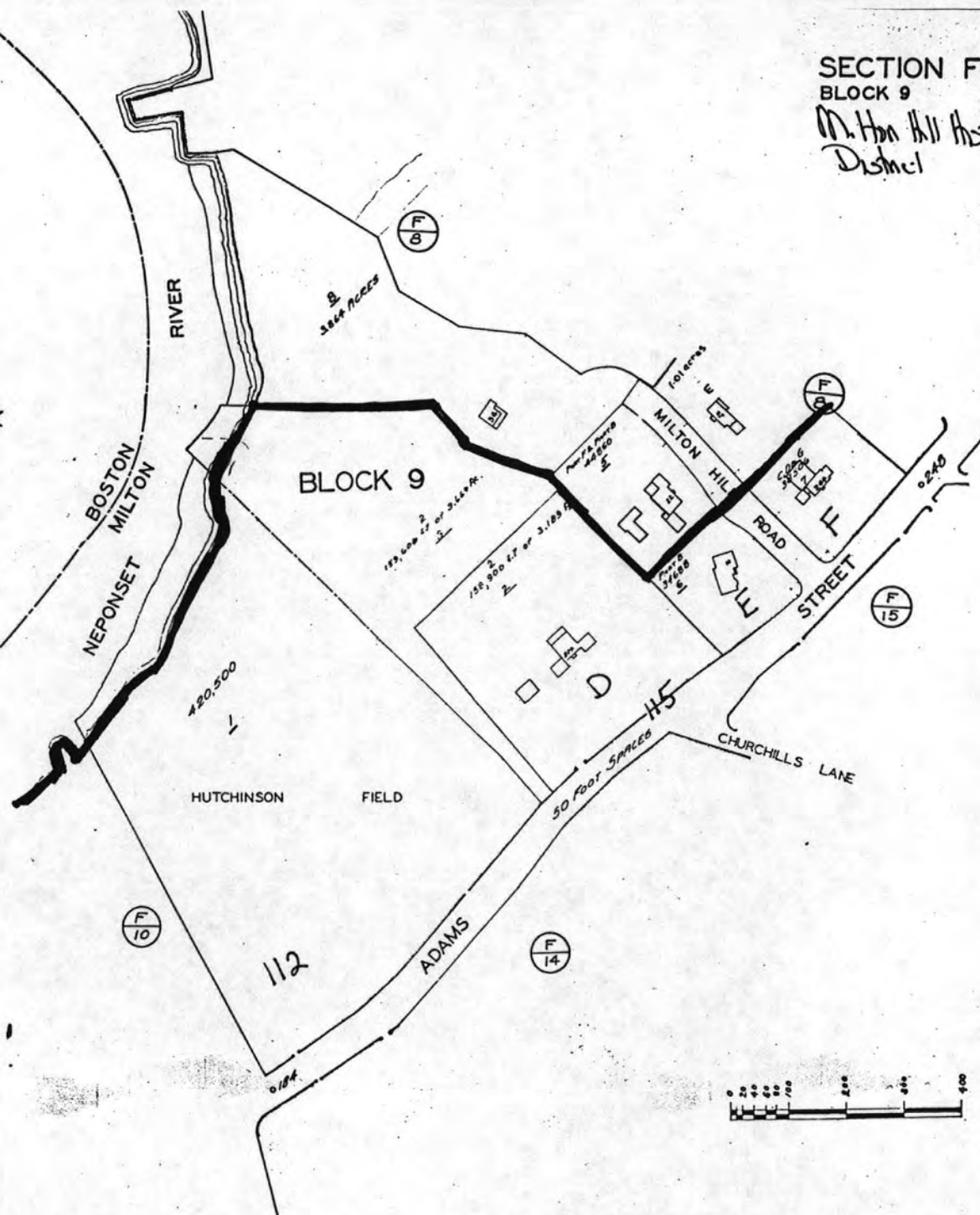
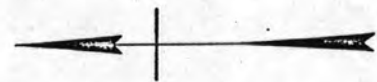
Albert Whittier House
Milton Hill Historic District
Norfolk County, MA
Nancy Roberts photographer
April 1992
Milton Town Hall (negs.)
Looking south
14 of 14 photographs

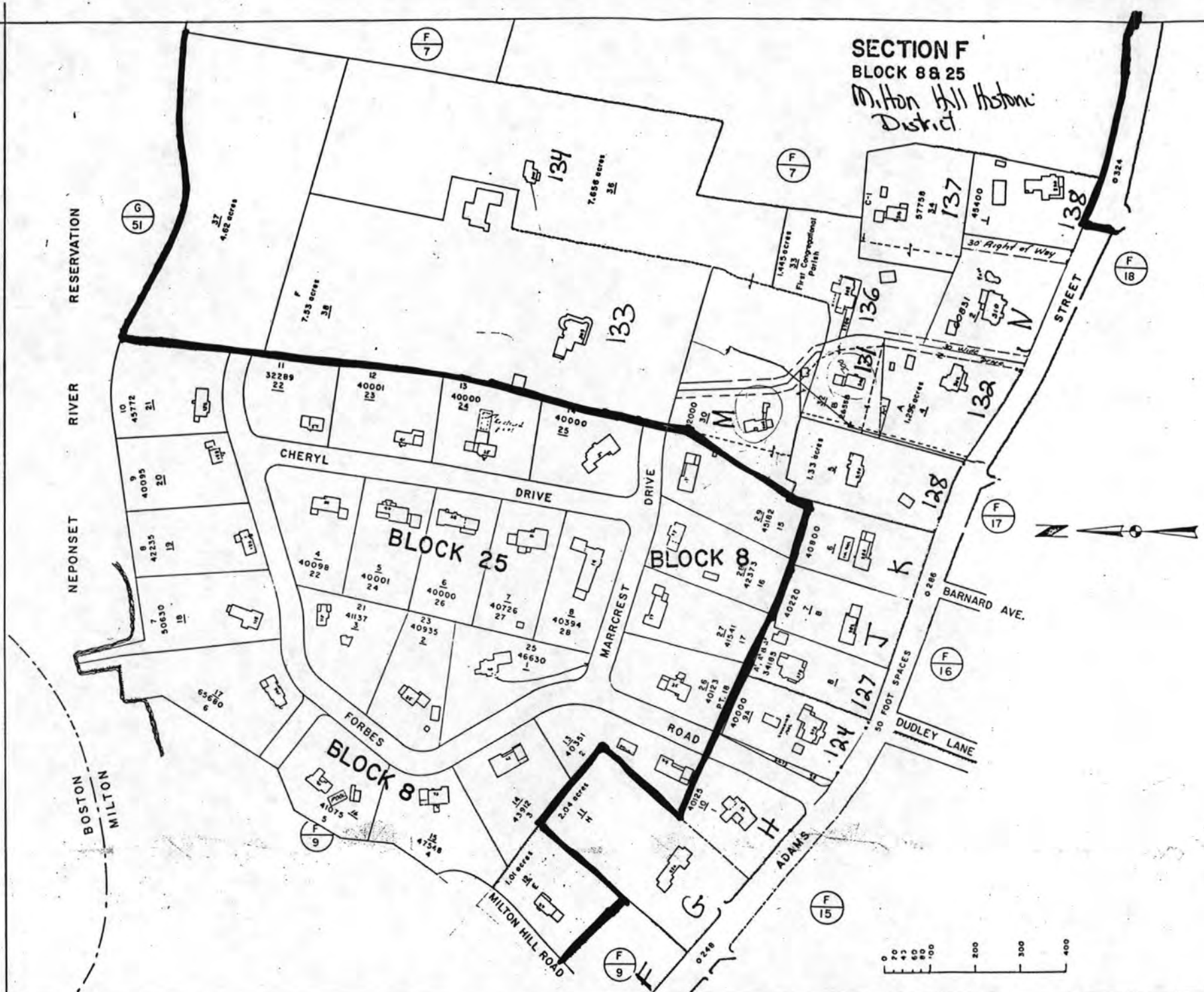


Milton Hill Historic District
Norfolk County, MA
Sketch Map



SECTION F
BLOCK 9
Mt. Hope Hill Boston
District



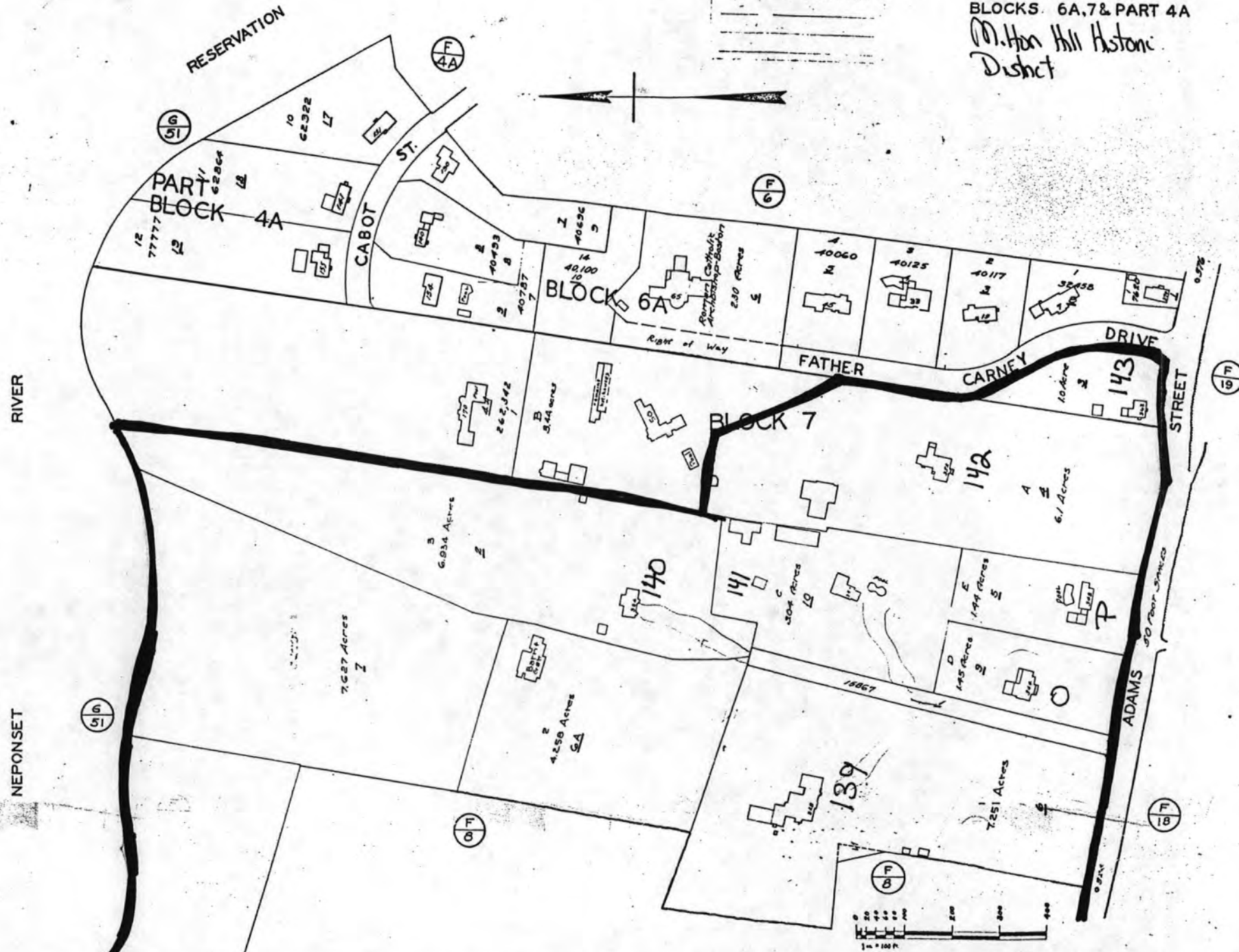


SECTION F
BLOCK 8 & 25
Milton Hill Historic
District

TOWN OF MILTON
ENGINEERING DEPARTMENT

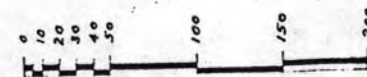
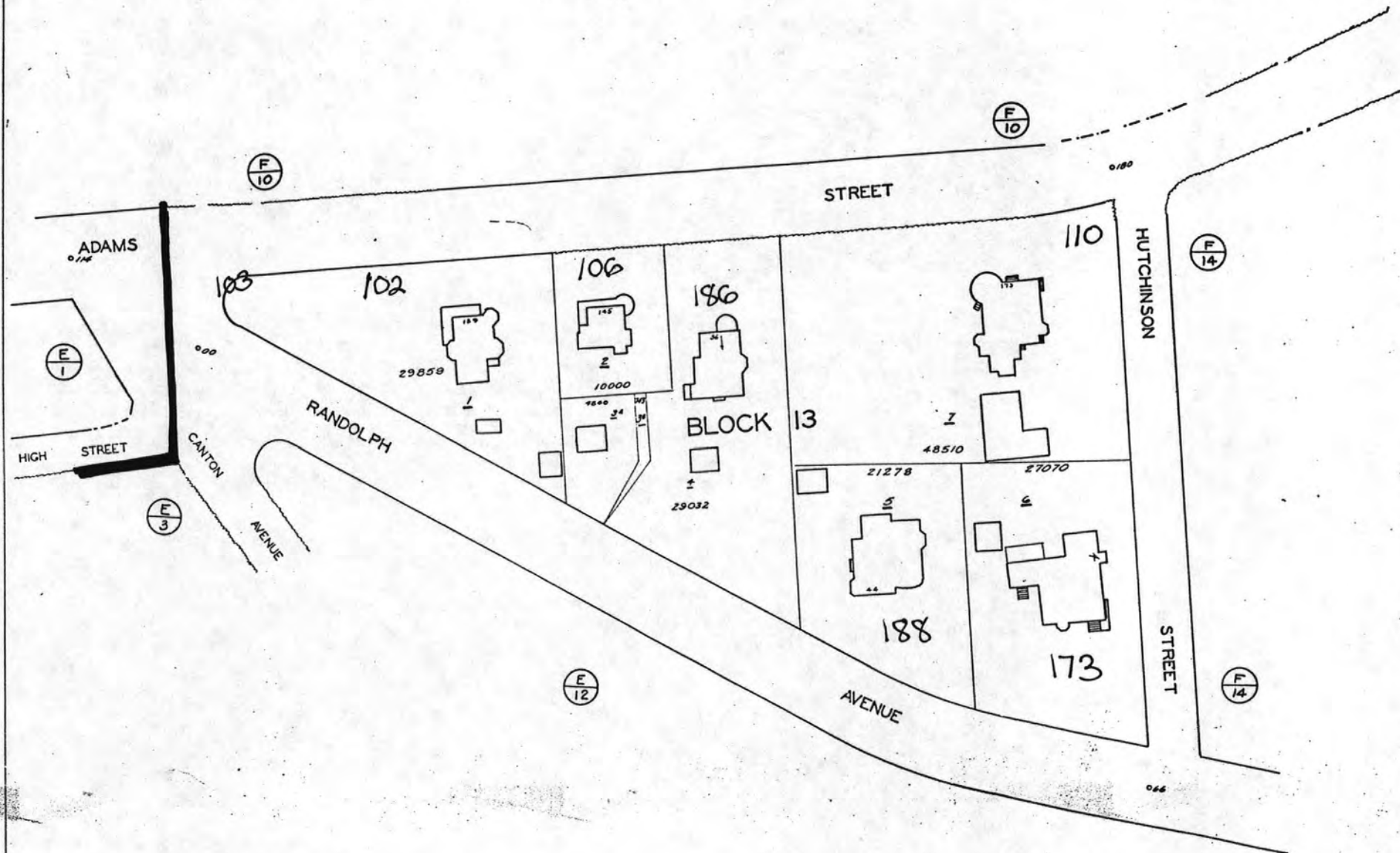
SECTION F
BLOCKS 6A, 7 & PART 4A

M. Han Hill Historic District



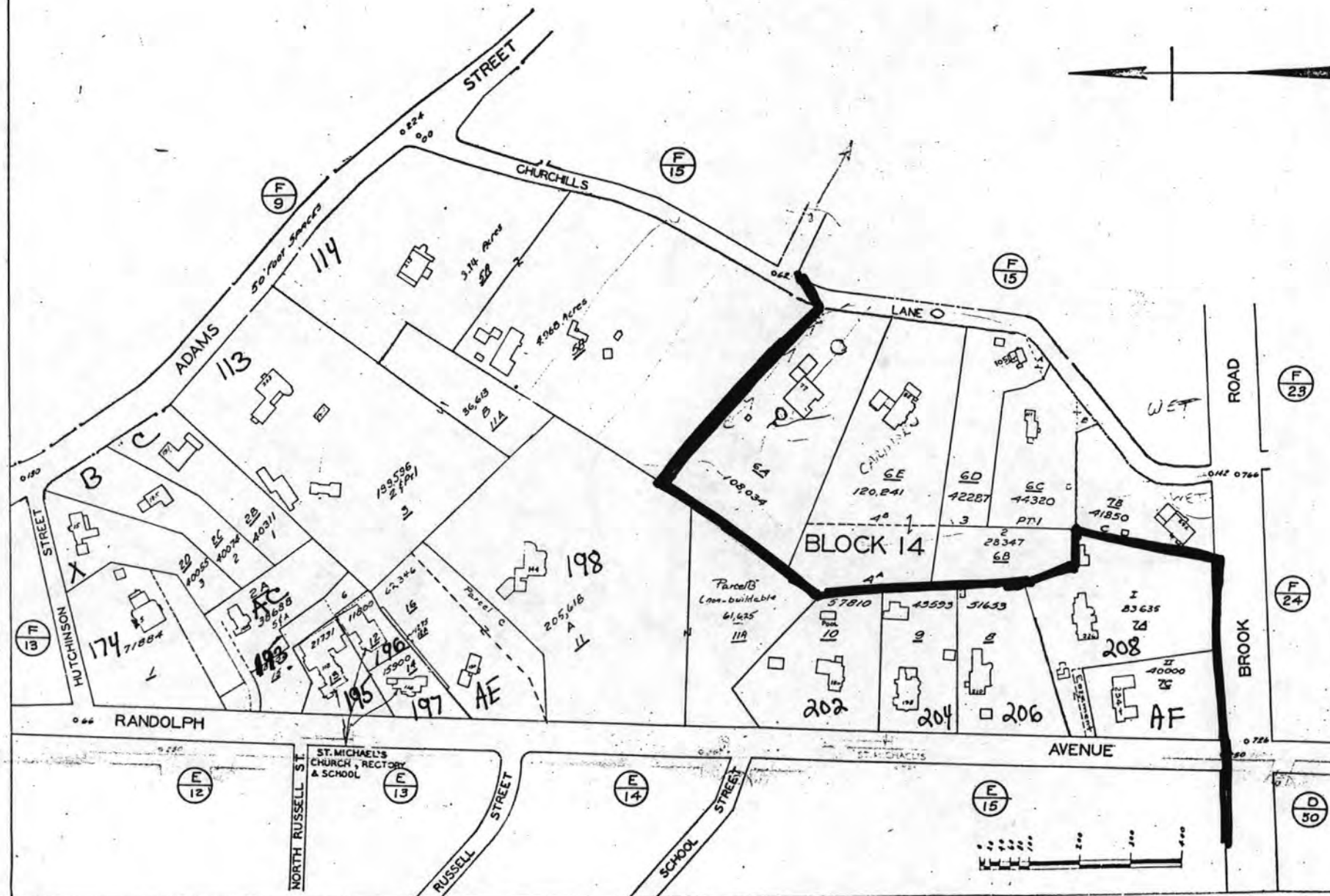
Map 4 of 17

SECTION F
BLOCK 13
Mt. Vernon Hill Historic
District

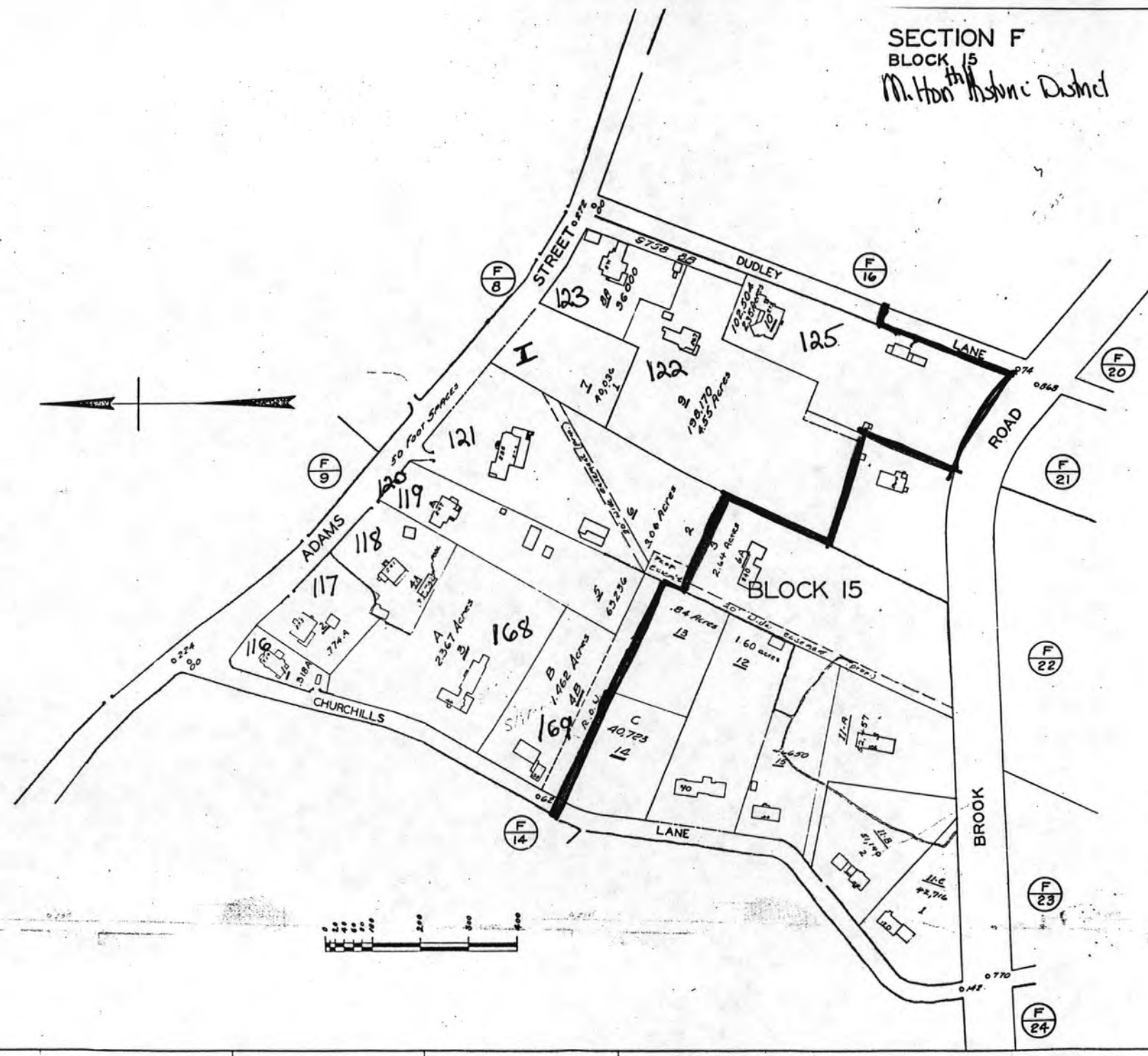


Map 508 D

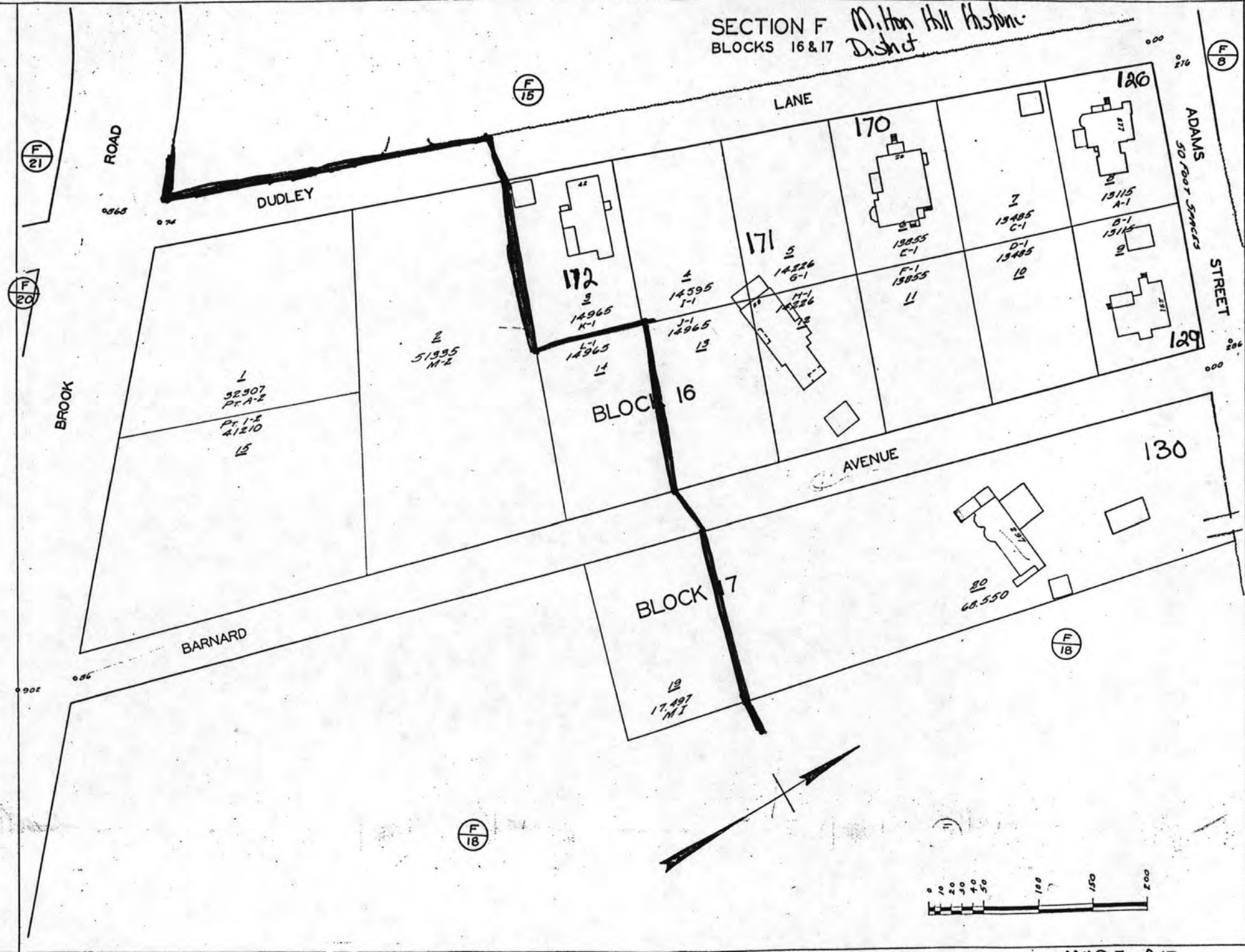
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BLOCK 14
Milton Hill Hoboken District



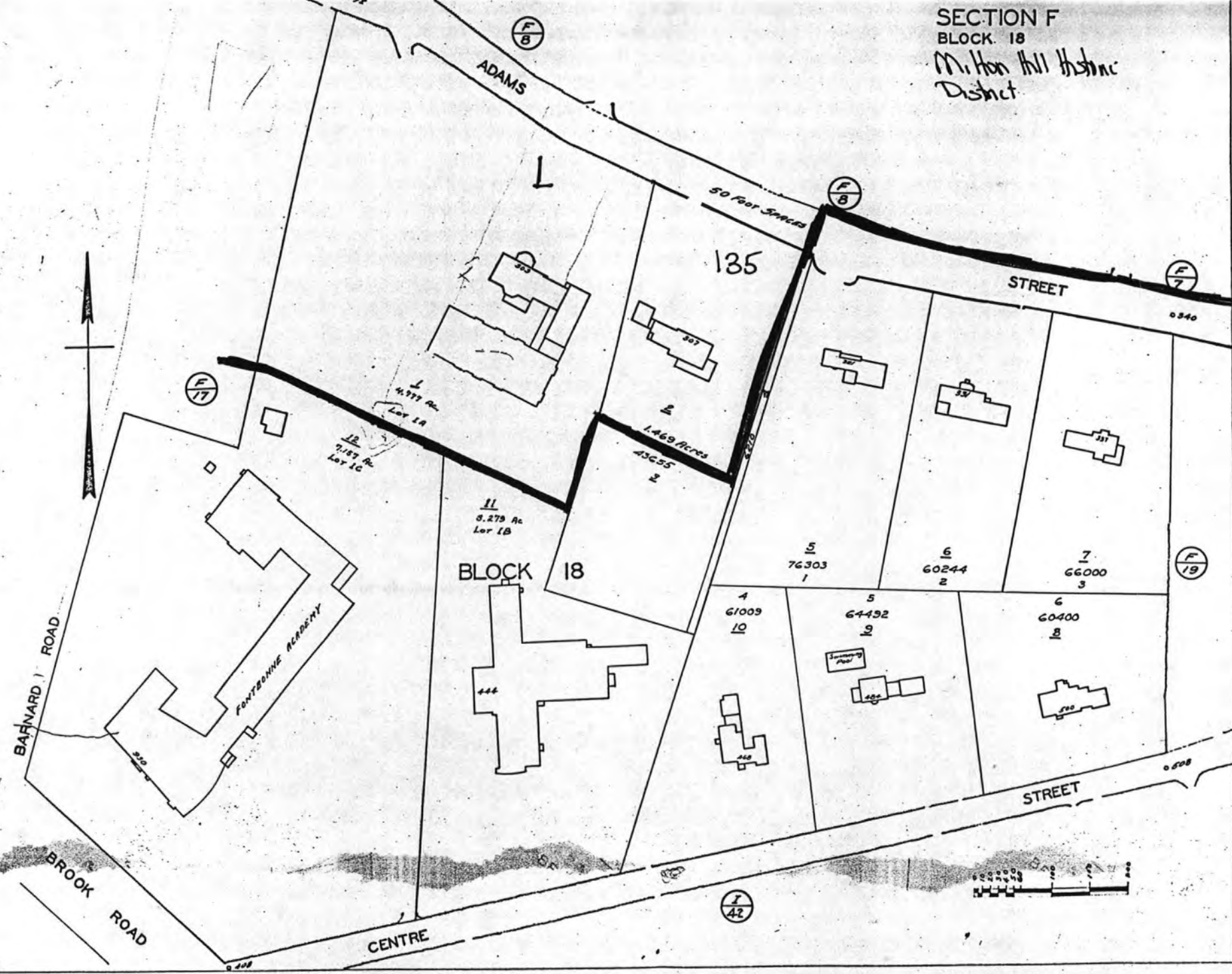
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BLOCK 15
M. Honth Historic District



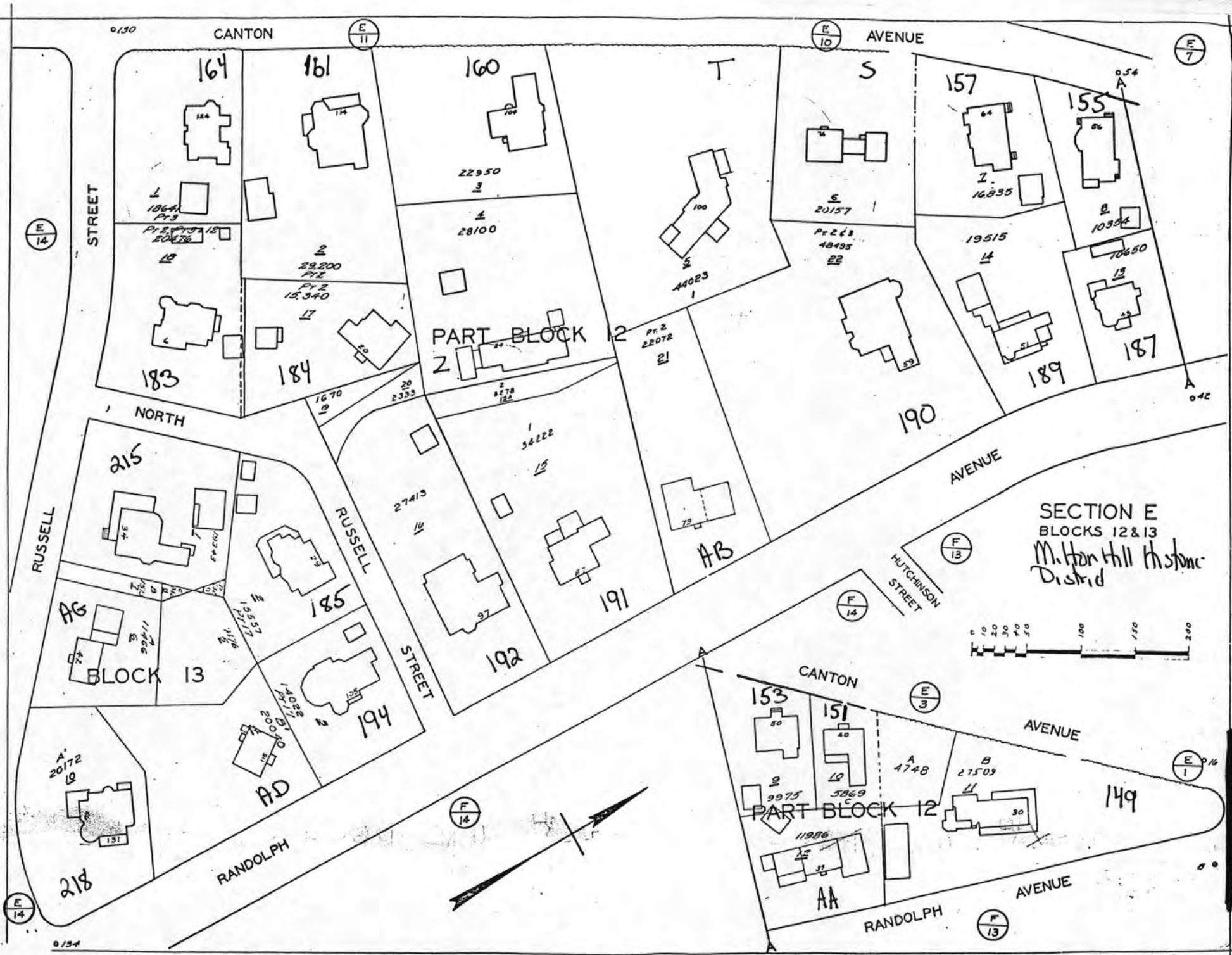
SECTION F
BLOCKS 16 & 17
Milton Hill Historic District



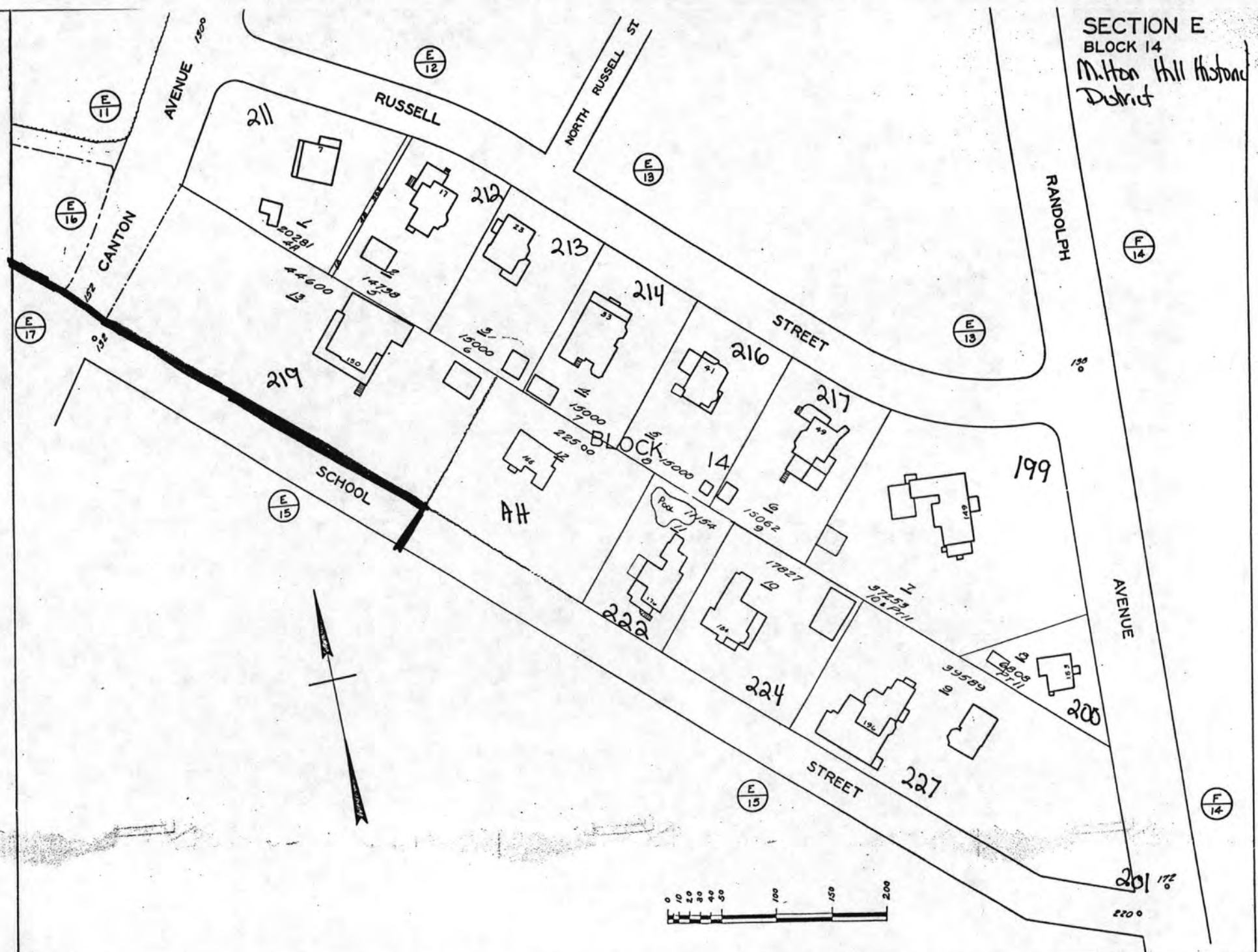
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Milton Hill Historic
District

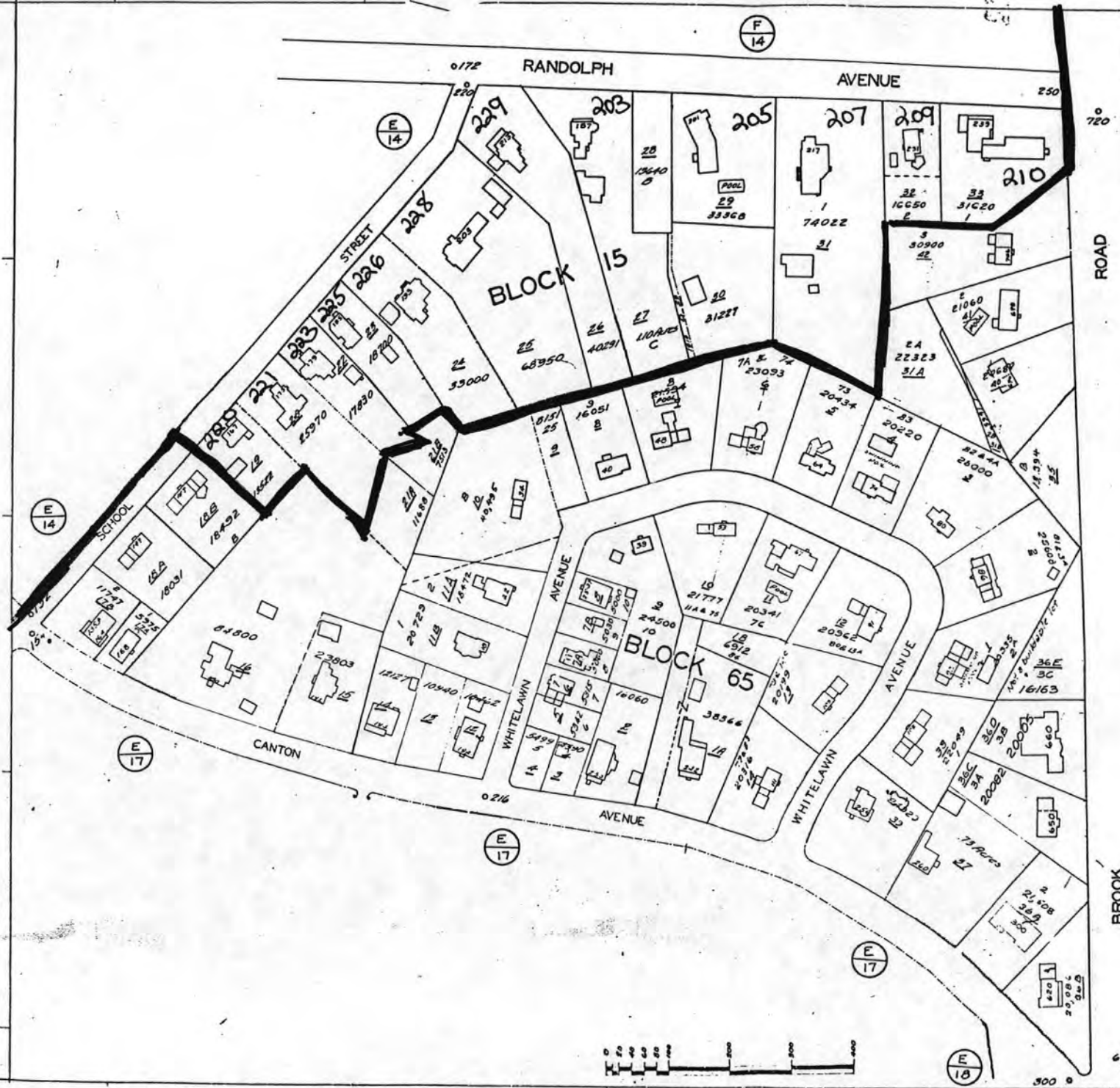


MAP 9 of 17



SECTION E
BLOCK 14
Milton Hill Historic
District



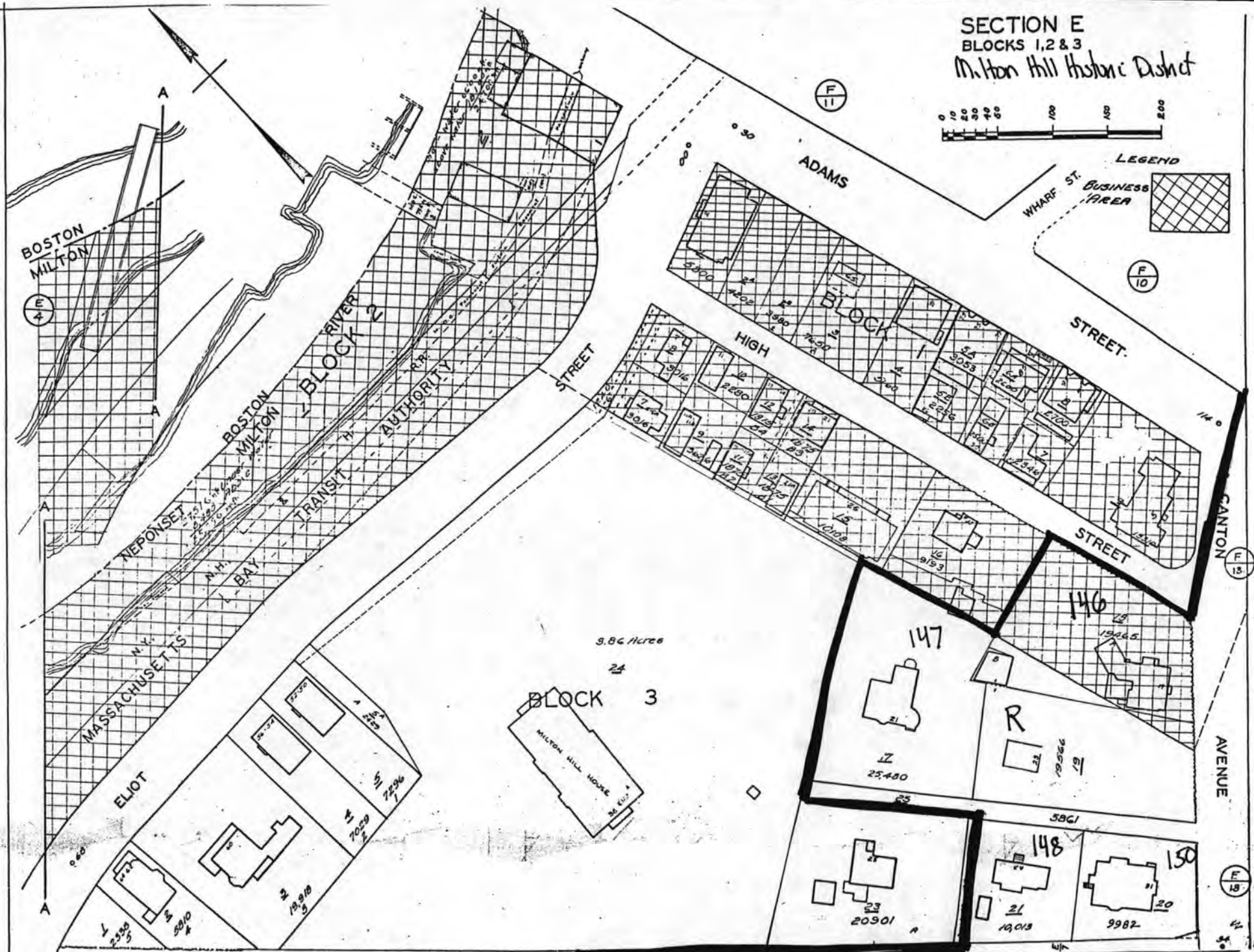
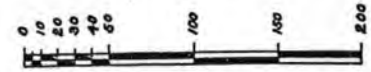


Milton Hill Historic
District
SECTION E
BLOCK 15 & 65

D
50

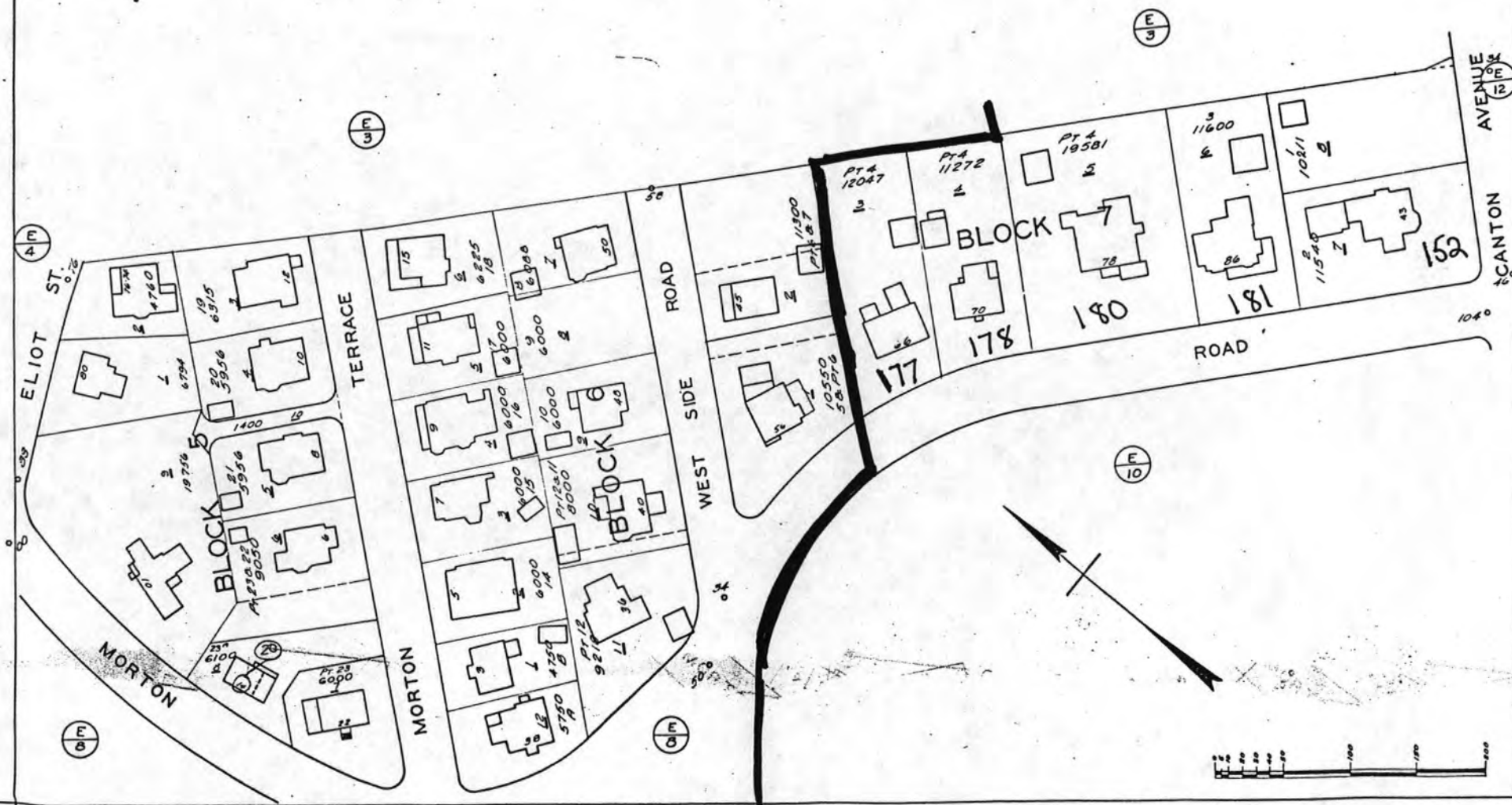
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SECTION E
BLOCKS 1, 2 & 3
Milton Hill Historic District

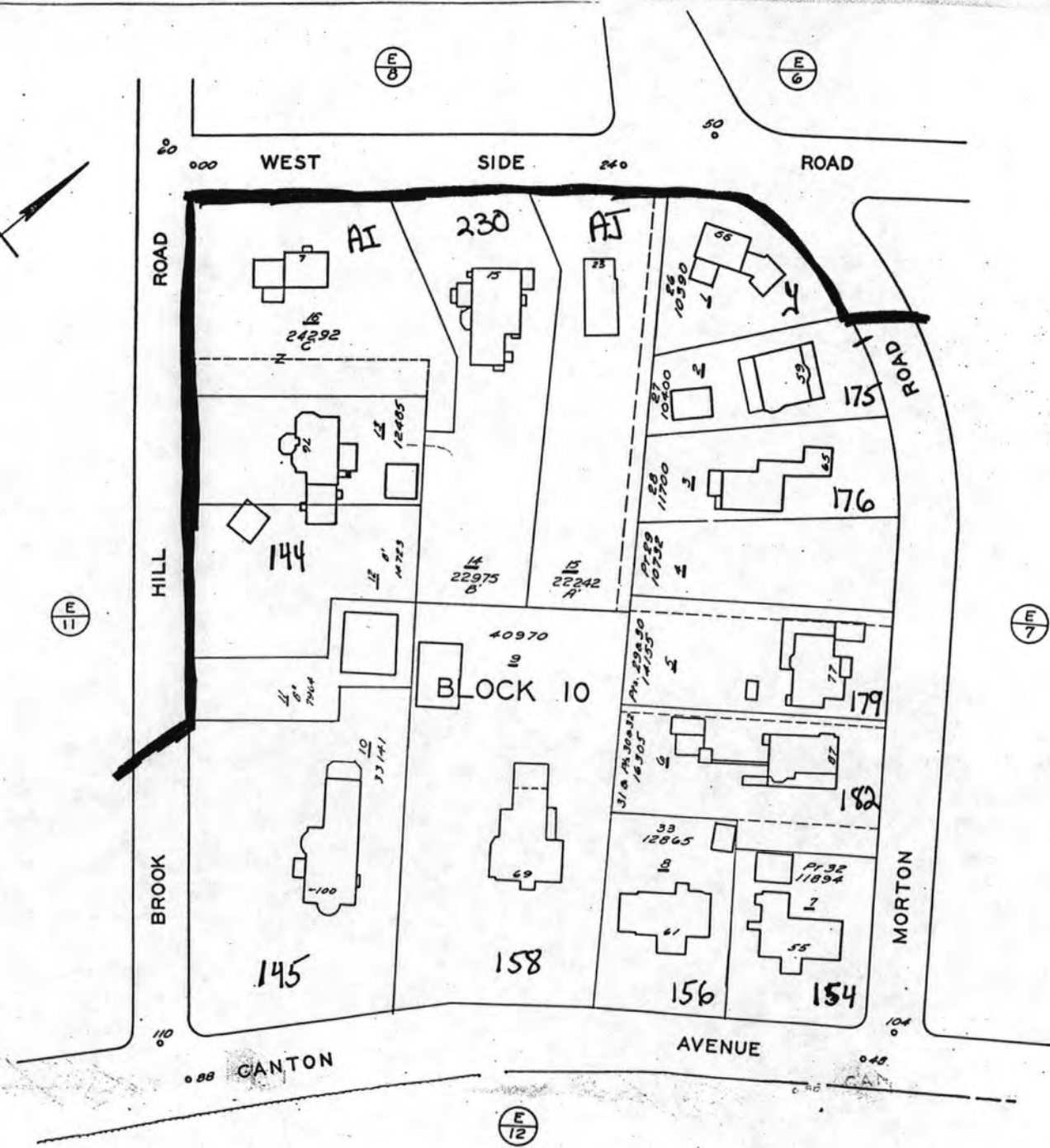


SECTION E
BLOCKS 5, 6 & 7

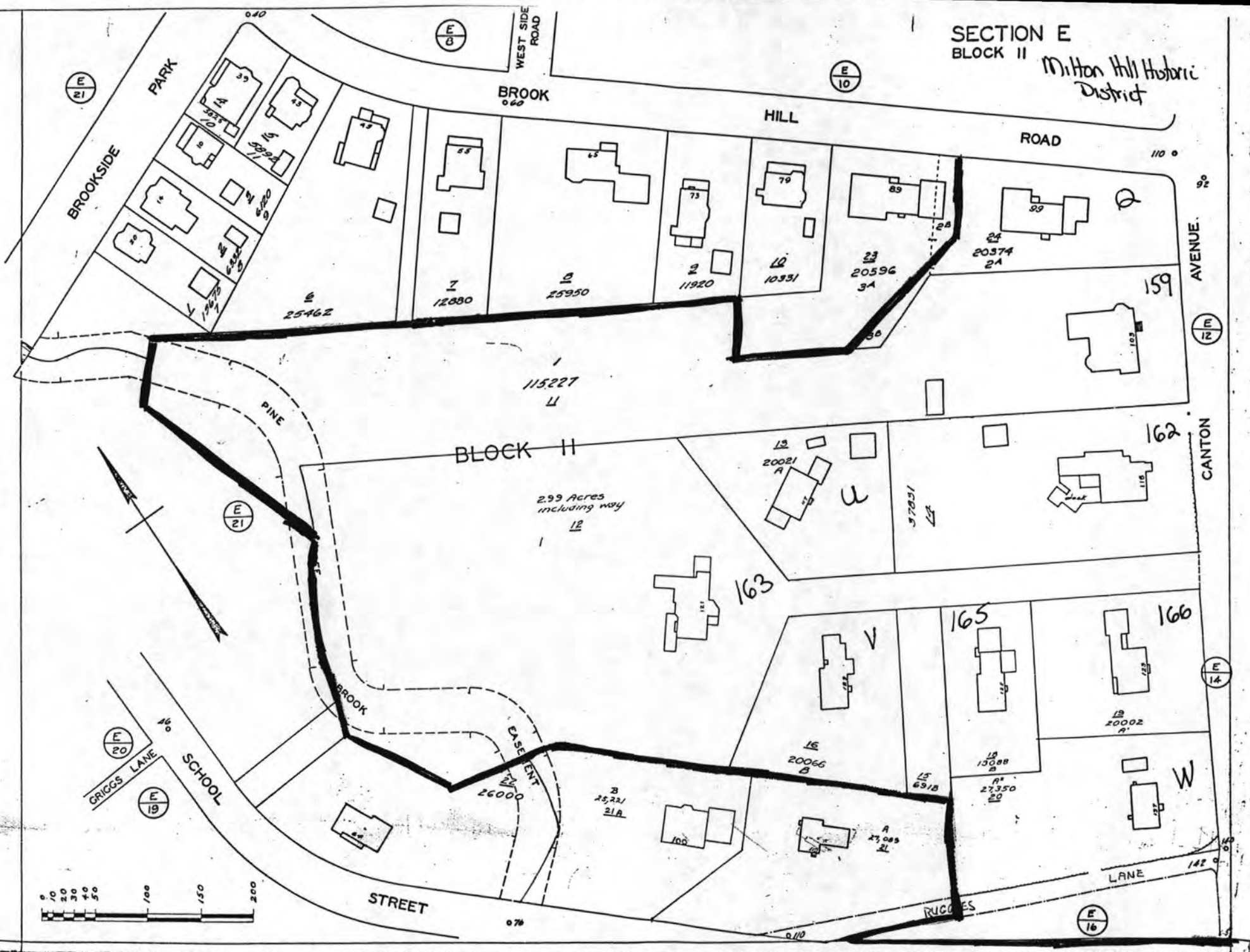
Milton Hill Historic
District



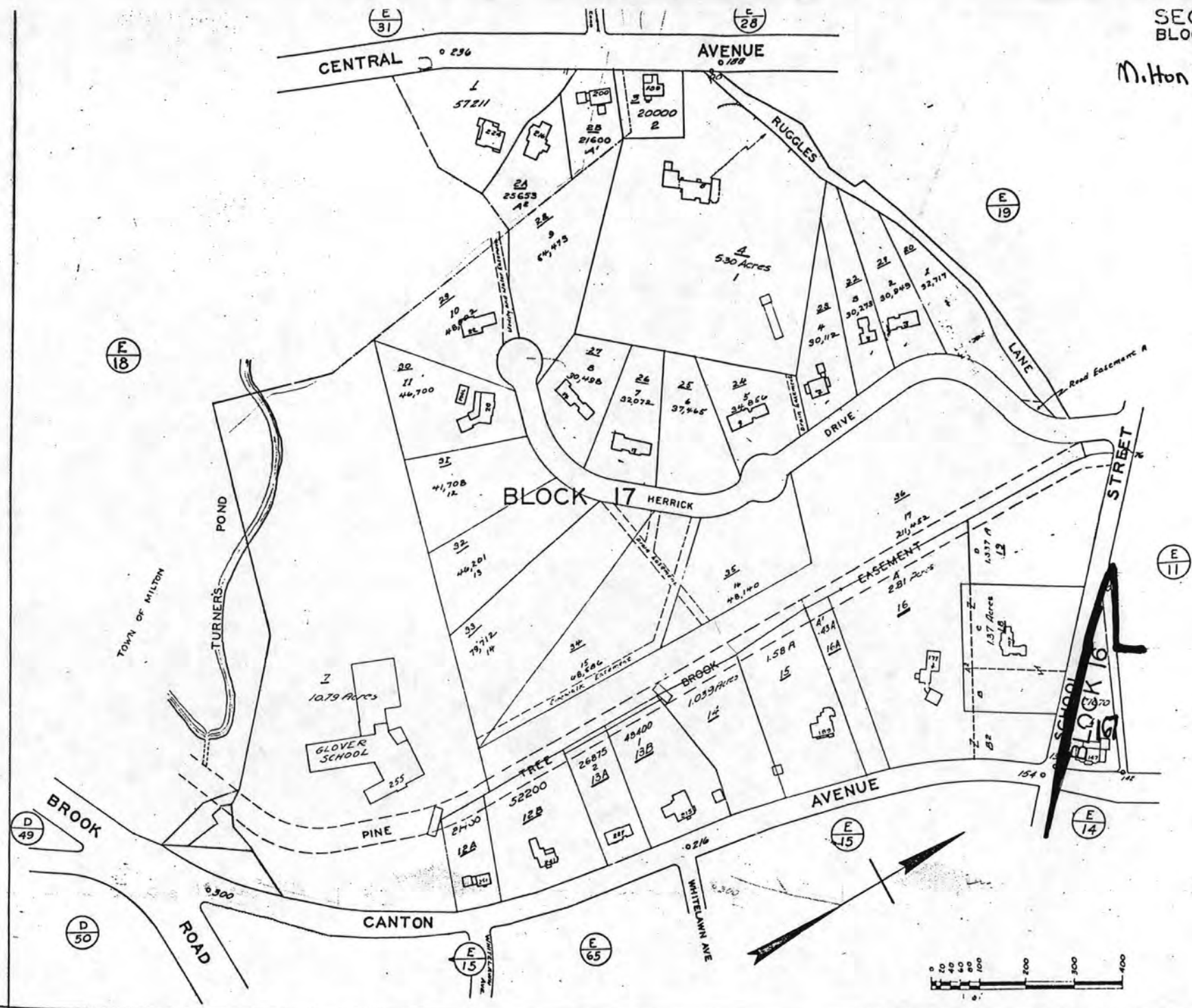
SECTION E
 BLOCK 10
 THERE IS NO BLOCK 9
 Milton Hill Historic
 District



SECTION E
BLOCK II Milton Hill Historic District



SECTION E
BLOCKS 16 & 17
Milton Hill Historic District





Boston South 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



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 dated 1987
Supersedes Newton and Boston South 1:25,000-scale
maps dated 1970
Selected hydrographic data compiled from NOS charts 13270 (1982)
and 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, maintained since
1927 North American Datum
To place on the predicted North American Datum 1983,
move the projection lines 6 meters south and
42 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
CONTROLS 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

CONVERSION TABLE		DECLINATION DIAGRAM		ADJOINING MAPS		
Meters	Feet	UTM	GN	1	2	3
1	3.2808	17° 15'	17° 15'	4	5	
2	6.5617	17° 30'	17° 30'	6	7	8
3	9.8425	17° 45'	17° 45'			
4	13.1234	18° 00'	18° 00'			
5	16.4042	18° 15'	18° 15'			
6	19.6850	18° 30'	18° 30'			
7	22.9658	18° 45'	18° 45'			
8	26.2467	19° 00'	19° 00'			
9	29.5275	19° 15'	19° 15'			
10	32.8084	19° 30'	19° 30'			

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

UTM grid coverage
(80° magnetic
declination (MM)
Diagram is approximate

1 Maynard
2 Boston North
3 Lynn
4 Framingham
5 Hull
6 Middlesex
7 Norwood
8 Weymouth

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	.....
Road marker: Interstate, U. S. State	.....
Railroad: standard gage; narrow gage	.....
Bridges: drawbridge	.....
Footbridge; overpass; underpass	.....
Built-up area: only selected 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; forest 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	.....
Well(s); water; well; spring	.....
Mine shaft; prospect; adit or cave	.....
Control: horizontal station; vertical station; spot elevation	.....
Contours: index; intermediate; supplementary; depression	.....
Disturbed surface: strip mine, levee, sand	.....
Soundings: depth curve	.....
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; woodland	.....
Scrub; mangrove	.....
Orchard; vineyard	.....

A pamphlet describing topographic maps is available on request



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

May 3, 1995

Carol Shull
National Register of Historic Places
Department of the Interior
National Park Service
P.O. Box 37127
Washington, DC 20013-7127



Dear Ms. Shull:

Enclosed please find the following nomination form:

Milton Hill Historic District, Milton (Norfolk County), Massachusetts, 02186.

The nomination has been voted eligible by the State Review Board and has been signed by the State Historic Preservation Officer. Owners were notified of pending State Review Board consideration 30-75 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

enclosure

cc: Esther Jepson, Chairperson, Milton Historical Commission
John Michael Shields, Chairman, Milton Board of Selectmen
Edith G. Clifford, Preservation Consultant
Glen Coffman, Director, Milton Public Library