

MASSACHUSETTS HISTORICAL COMMISSION
 10 BOYLSTON STREET, BOSTON, MA 02116

USGS Map #1

PHOTO: (3x3" or 3x5", black & white)
 staple to left side of form

Photo number 60-30

SKETCH MAP

Show property's location in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection. Indicate north.

(See Attached Map)

Recorded by B. Bunting/T. Alduino

Organization Cambridge Historical Comm.

Date 1968, 1985

USGS Quad: Boston North
 UTM: 19/325140/4693925

.385 acres

(Staple additional sheets here)

Town Cambridge MRA
 Cambridge, Mass.

Address 35-51 Walker Street

Historic Name Bennink-Douglas Cottages

Use: Present residential

Original residential

DESCRIPTION:

Date 1874

Source deeds and tax records

Style Mansard

Architect G.J. Bennink &

Exterior wall fabric W.G. Douglas, builders
 wood

Outbuildings NA

Major alterations (with dates) None

Moved no Date NA

Approx. acreage .385 acres

Setting A mid-nineteenth century
 residential neighborhood.

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Cambridge, Mass. Old Cambridge	Form No: O.C. I 13
Property Name: Bennink-Douglas Cottages	

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

Architectural Significance

The Bennink-Douglas Cottages are four virtually identical double Mansard style workers' cottages. Rising one story from a brick foundation to a full mansard roof above, the houses have scored flush boarding on the street facades and clapboards on the sides and rear. The facades are symmetrically arranged around a pair of paneled double doors flanked by projecting bays carried up into the mansard; there are also bays on the side elevations. Architectural embellishment is limited to elaborate brackets at the doorways and scalloped or hexagonal slates. The paired eaves brackets are small and simple as are the hoods above the 2 + 2 windows. None of the houses retains its original steps, and 49-51 lost its entrance brackets when a Colonial Revival porch was added. Otherwise, the Walker Street houses retain a remarkable degree of integrity and are significant under Criterion C as displaying distinguishable characteristics of the Mansard style, particularly of the cottage type.

Historical Significance

The four Bennink-Douglas Cottages at 35 to 51 Walker Street characterize one of several low-cost, middle-class housing solutions developed in Cambridge after the Civil War. Population growth in this period was explosive, increasing from 29,000 in 1865 to 48,000 in 1875 to 82,000 in 1895. Most new housing constructed in the fifteen years after the War was designed in the Mansard style, chosen because it was cheap to build with the nearly perfected balloon frame technique and because the full top story under the Mansard roof afforded more space. After about 1870, scarce building sites accessible to transportation and rising costs cramped housing alternatives, especially for the lower and middle classes. Double houses on smaller lots produced an early solution to this problem, and were popular in Cambridge until the development of the three- and four-decker styles in the 1880's, which soon supplanted Mansards as the speculative building of choice.

These cottages also characterize the typical pattern of land development in nineteenth century Cambridge. Originally part of the Lower Common, Walker Street was laid out in 1868 on a former cow pasture. The pasture was the property of Thomas Stearns, whose house fronted on Garden Street. Immediately after the War, Stearns subdivided, and sold four lots on the south side of the new street to Gerritt L. Bennink, a house carpenter, and William G. Douglas, a builder. Bennink and Douglas had each constructed a handful of houses at the time and seem to have been young men who went

Continued

Staple to Inventory form at bottom

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Cambridge, Mass. Old Cambridge	Form No: O.C. I 13
Property Name: Bennink-Douglas Cottages	

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

Historical Significance (cont'd)

into partnership to take on a larger project; these cottages were their only recorded collaboration. This may have been a result of the Panic of 1873, as none of the houses had been sold by 1876.

The Bennink-Douglas partnership produced a speculative housing development typical of its time. William Dean Howells, writing of this part of Cambridge shortly after his arrival from the Midwest in 1871, remarked on ". . . the flight of French roofed houses suddenly settled a year or two hence. . . ," and elsewhere of the ". . . half-finished wooden houses, empty mortar-beds, and bits of lath and slate strewn over the scarred and mutilated ground . . . all around carpenters were building new houses. . . ." This activity made the Mansard the typical tract house of the seventies, and characterizes many Cambridge neighborhoods.

The Bennink-Douglas Cottages are significant under Criterion A for their importance in understanding the development of the double house in Cambridge, in particular those aimed at the lower and middle-income homeowner in the post-Civil War period.

Staple to Inventory form at bottom

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Cambridge, Mass Old Cambridge	Form No: O.C. I 13
Property Name: Bennink-Douglas Cottages	

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

Criteria For Evaluation

The Bennink-Douglas Cottages are a cluster of Mansard double cottages. The four virtually identical buildings retain their integrity of location, design, setting, material, feeling and workmanship. Although their components are not distinctive, these buildings represent a distinguishable entity that meets Criterion C of the National Register of Historic Places. They also meet Criterion A for their significance in understanding the development of multi-family houses in Cambridge. The Bennink-Douglas Cottages were found to be significant under the theme of architecture: mid-nineteenth century vernacular double houses, as proposed by Dr. Cynthia Zaitzevsky to the Review Committee for the Study of Architecture of Harvard University and Its Environs in Cambridge.

Walker Street is an L-shaped street which is relatively free from traffic. Houses are small and set close together. While the cottages share a similarity of scale and style with the other houses on Walker Street, they are distinguishable as a rare grouping of double Mansard cottages in Old Cambridge.

Staple to Inventory form at bottom

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

Standard Bibliography - Cambridge Multiple Resource
Nomination

Bunting, Bainbridge, and Floyd, Margaret H., ed., Harvard, An Architectural History. Cambridge: The Belknap Press of Harvard University, 1985

Cambridge Historical Commission, Survey of Architectural History in Cambridge. Cambridge: The MIT Press.

Report One: East Cambridge (1965)

Report Two: Mid Cambridge (1967)

Report Three: Cambridgeport (1971)

Report Four: Old Cambridge (1973)

Report Five: Northwest Cambridge (1977)

Cambridge Historical Society, Proceedings. Cambridge, 1906-present

Daughters of the American Revolution, Hannah Winthrop Chapter, An Historical Guide to Cambridge. Cambridge, 1907

Gilman, A., ed., Cambridge of Eighteen Hundred and Ninety Six. Cambridge: The Riverside Press, 1896

Paige, L.R., History of Cambridge. Boston: H.O Houghton and Company, 1877

Paige, L.R.; Gozzaldi, M.I., ed., History of Cambridge Supplement and Index. Cambridge: The Cambridge Historical Society, 1930

Rettig, R.B., Guide to Cambridge Architecture. Cambridge: The MIT Press, 1969

Stillman, W.J., ed., Poetic Localities of Cambridge. Boston: James R. Osgood and Company, 1876

Woods, R.A., and Kennedy, A.J.; Warner, S.B., ed., The Zone of Emergence. Cambridge: The MIT Press, 1962

Zaitzevsky, C., with the advice of the Review Committee members, The Harvard University Study of Historic and Architectural Properties in the Environs of Cambridge, (April 1983 - December 1984)

ARCHITECTURAL SIGNIFICANCE (Describe important architectural features and evaluate in terms of other buildings within the community.)

..(See Added Sheet)

HISTORICAL SIGNIFICANCE (Explain the role owners played in local or state history and how the building relates to the development of the community.)

(See Added Sheet)

BIBLIOGRAPHY and/or REFERENCES (name of publication, author, date and publisher)

(See Standard Bibliography)

Specific Reference:

Howells, W.D. Suburban Sketches. Boston: J.R. Osgood Company,
1875.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received
date entered

Continuation sheet

Item number

Page 17 of 17

Multiple Resource Area
Thematic Group

Name Cambridge Multiple Resource Area
State MA

Nomination/Type of Review

Date/Signature

161. Mead, Alpheus, House

Substantive Review ✓ Keeper

William H. Brannan 4.13.82

Attest

162. Snow, Daniel, House

DOE/OWNER OBJECTION

✓ Keeper

William H. Brannan 4.13.82

Attest

determined eligible

163. Wyeth, John, House

Substantive Review

✓ Keeper

William H. Brannan 4.13.82

Attest

164. HOMER-LOVELL HOUSE

Substantive Review

Keeper

Carl Dubin 12/22/83

Attest

165. Reversible Collar
Company Building

Substantive Review

Keeper

Michael J. Boyd 9.27.85

Attest

50ys 166. Ash Street Historic District (Boundary Increase)

Substantive Review

Keeper

T S

Attest

167. Berkeley Street Historic District (Boundary Increase)

Entered in the
National Register

for Keeper

Melrose Byers 5-19-86

Attest

168. Bertram Hall at Radcliffe College

Entered in the
National Register

for Keeper

Melrose Byers 5-19-86

Attest

169. Bennink-Douglas Cottages

Entered in the
National Register

for Keeper

Melrose Byers 5-19-86

Attest

170. Brabrook, E. H., House

Entered in the
National Register

for Keeper

Melrose Byers 5-19-86

Attest

86001272

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Bennink--Douglas Cottages (Cambridge MRA)
Middlesex County
MASSACHUSETTS

Working No. APR 4 1986
Fed. Reg. Date: 2/3/87
Date Due: 5/1/86 - 5/19/86
Action: ACCEPT 5-19-86
RETURN
REJECT
Federal Agency: _____

Entered in ~~the~~
National Register

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

Substantive Review: sample request appeal NR decision

Reviewer's comments:

Recom./Criteria _____
Reviewer _____
Discipline _____
Date _____
_____ see continuation sheet

Nomination returned for: _____ technical corrections cited below
_____ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership Public Acquisition	Status Accessible	Present Use

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? yes no

7. Description

Condition	Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed	
	<input type="checkbox"/> unaltered	
	<input type="checkbox"/> altered	

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

8. Significance

Period _____ Areas of Significance—Check and justify below

Specific dates _____ Builder/Architect _____

Statement of Significance *(in one paragraph)*

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature _____

title _____ date _____

13. Other

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____

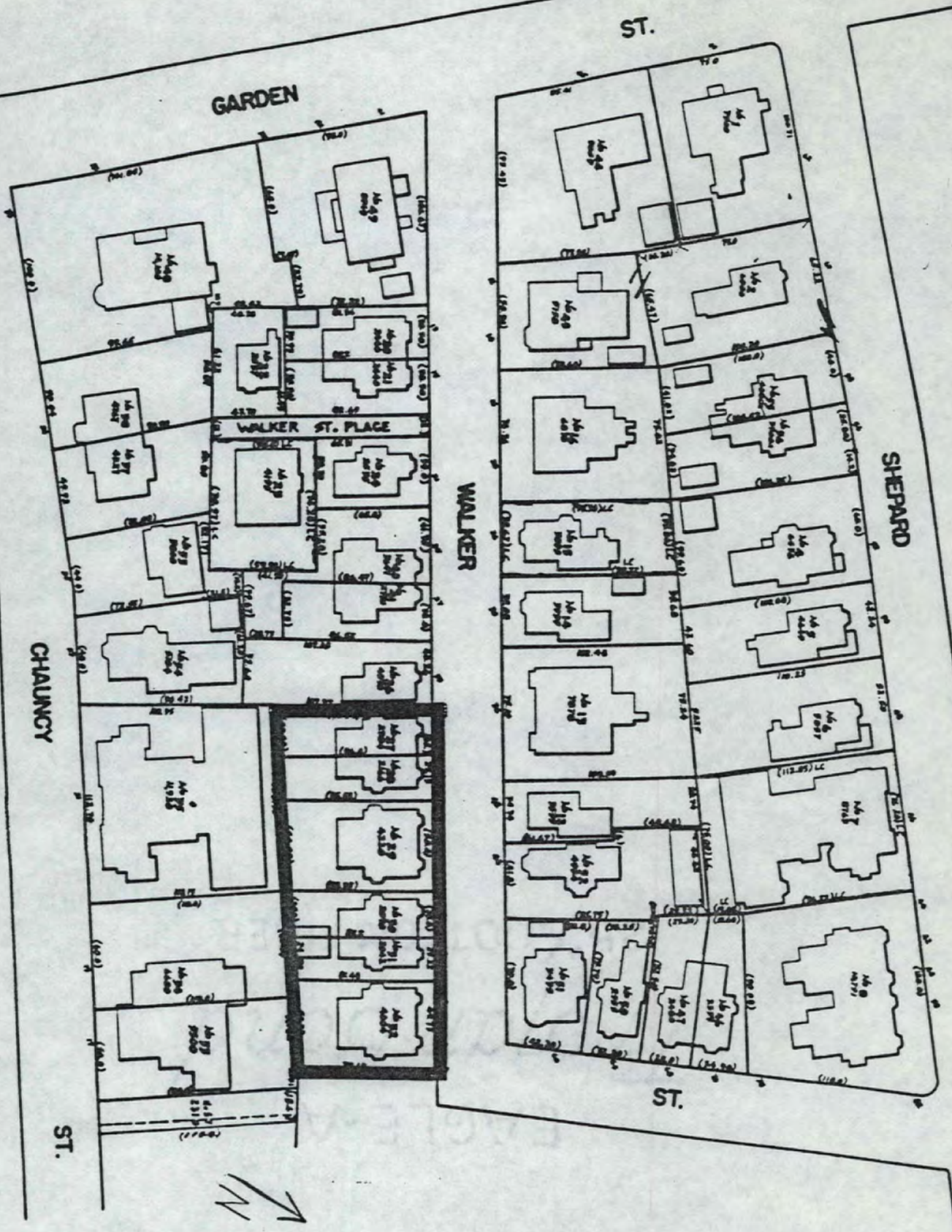


Walker Street N.R.D.

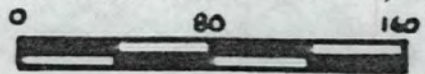
Cambridge MA, Ma

45-47 Walker St. 60-30

Bennick-Douglas Cottages



Cambridge MRA
 Bennink-Douglas Cottages
 35-51 Walker Street, Cambridge, Mass.



Base: City of Cambridge
 Assessor's Plans

January 1983

Please refer to the map in the
Multiple Property Cover Sheet
for this property

Multiple Property Cover Sheet Reference Number: 64000275