

MAY 23 1989

MAY 23 1989

Area Letter Form numbers in this Area

262,263,264,265,268,269

MASSACHUSETTS HISTORICAL COMMISSION
80 POLYESTER STREET, BOSTON, MA 02116



Wakefield, Massachusetts

of Area (if any) Wakefield Park

District

nt Use Residential

al Date or Period 1880-1920

al Condition Good

age Approximately 8 acres

Recorded by Lee Farrow, Editor

Organization WAKEFIELD HISTORICAL COMMISSION

Date April 1987

Sketch map. Draw a general map of the area indicating properties within it. Number each property for which individual inventory forms have been completed. Label streets including route numbers, if any. Indicate north. (Attach a separate sheet if space here is not sufficient)

RESOURCE COUNT: 20C Buildings 5N
7N Structure
7C Site



UTM REFERENCE 19/328441 4707160
328600 470774.0
328800 4707120
328750 4707160
USGS QUADRANGLE READING, MA
SCALE 1:25,000

MAY 23 1989

REGISTER CRITERIA STATEMENT (if applicable)

The Wakefield Park Historic District possesses integrity of location, design, setting, materials, workmanship, feeling, and association. It is significant as the best preserved core of the high status residential area that developed on Wakefield's western highlands in the late 19th and early 20th centuries, and as an example of speculative residential subdivisions promoted for affluent Boston commuters during this period. The district retains a remarkable collection of Colonial Revival, Shingle, and Craftsman style residences. It reflects best Wakefield's transformation by the early 20th century into an affluent suburban community within the Boston metropolitan region. **The area therefore, meets criteria A and B of the National Register.**

CONTINUED

Architectural Significance

In the late nineteenth century, Wakefield Park was laid out as a planned residential development over approximately one hundred acres of land located south of Cowdry's Hill in the southeastern section of Wakefield, Massachusetts. The Wakefield Park district includes a portion of this residential community; it consists of sixteen properties located along Park Avenue at the entrance to the development with a few additional contiguous buildings on Chestnut Street, Clarina Street, and Dell Avenue. The district encompasses approximately 8 acres which includes sixteen properties with one residential intrusion located at 5 Park Avenue.

The entrance at Park Avenue to the Wakefield Park development begins with a spacious circular drive around an open green space. This area forms the center of the Wakefield Park district. The topography in Wakefield Park is irregular with many hills and wooded slopes with mature trees. The house lots are fairly large which reflect the founders' intentions to develop an area for gracious suburban living.

Wakefield Park exhibits a wide variety of homes which most often combine features from various styles of architecture including Colonial Revival, Craftsman, Tudor Revival, Queen Anne, and Shingle. The portion of Wakefield Park included in the district is fairly intact with few modern intrusions. The buildings of the district are in good condition and have experienced few alterations. Very few of the buildings have added aluminum siding, cedar shingles continue to be the prevailing siding material.

Many of the buildings within the Wakefield Park district combine elements from the Shingle style and from the Colonial Revival style. Both were popular architectural styles at the turn of the century and were most often used on middle and upper middle class houses in Wakefield. The houses located at the entrance to Wakefield Park along Park Avenue are examples of a mix between Colonial Revival motifs and Shingle style elements. The shingled house at 2 Park Avenue (c. 1899, MHC#NA) has several Colonial Revival features including paired colonettes on the first and second story porches, dormers with small hipped roofs, and paneling on the porch rail. However, the general massing and forms, while somewhat symmetrical, also reflect a Shingle style influence. The general massing of the shingled building at 4 Park Avenue (c. 1900, MHC#NA) also derives from the Shingle Style while its hipped roof, dormers, and doric porch columns reflect Colonial Revival motifs.

The house at 6 Park Avenue (c. 1909, MHC#NA) exhibits several prominent Colonial Revival characteristics; it has a transverse gambrel roof with dormers, a palladian window in the gable field, a symmetrical front facade, and doric porch columns. The shingled exterior and the shingled porch rail are Shingle Style influences. The building at 20 Park Avenue (c. 1901, MHC#NA) also has a transverse gambrel roof with an added central conical tower. Although the house has been covered by aluminum siding, its wide massing and shingled porch rail still show a Shingle style influence.

further examples of significant buildings in the Wakefield Park district which exhibit an interesting mix of Shingle style massing and composition combined with Colonial Revival detailing are located at 18 Park Avenue (c. 1908, ^{MHC#}265) and 122 Chestnut Street (c. 1885, ^{MHC#}266). The house at 18 Park Avenue is a large 2 1/2 story house with a long gable roof, large tower and cross gable at the west end. Shingle style elements include the recessed window with curved sides in the gable end, a round shingle covered tower, and shingled porch supports. The second floor palladian window, the first floor band of diamond pane windows, and the siamese hipped dormers on the roof represent Colonial Revival features. The house at 122 Chestnut Street has a hipped roof with transverse gables, a round bay, and a round corner tower which contribute to the interesting composition of the building. Colonial Revival details are evident in the stucco reliefs on the tower and cross gable end and in the use of dentils at the cornice. The front porch has Tudor carved supports.

The house at the corner of 25 Park Avenue (c. 1889, ^{MHC#}262) and Summit Avenue has a typical Colonial Revival facade when viewed from Summit Avenue; it has a transverse gable roof, shed roof dormer, porch on columns, and window surrounds composed of pilasters and dentils. When viewed from the south, the house is an artful Shingle Style composition. The long gable roof above 2 1/2 stories descends on the south side into a first floor polygonal porch roof. A corner tower adds to the interesting massing of the building as do single story bays on both the south and west facades.

In addition to the Colonial Revival and Shingle styles, several other popular styles at the turn of the century were cleverly incorporated in the eclectic designs of the residences in the Wakefield Park district. The 2 1/2 story house at 2 Dell Avenue (c. 1905, ^{MHC#}264) represents an interesting transition from the Colonial Revival style of the late nineteenth century to the Craftsman Bungalow style of the early 1900s. Craftsman Style features of the building include the use of fieldstone for the first floor with shingles above and the use of pergola supports on the recessed front entry and on the gable overhang. The house also has a deep porch beneath its long pitched roof, which was a typical form more often associated with 1 1/2 story bungalow style buildings.

The 2 1/2 story house at 8 Park Avenue (c. 1900, ^{MHC#}NA) represents an Eclectic example of several styles. Its steeply pitched gable roof, popular with the Colonial Revival style, extends over an entrance porch similar to bungalow forms associated with the Craftsman style. However, the corner tower, hipped roof dormers, and stair window on the north were features not often used on bungalows and reflects the building's eclectic use of various architectural styles.

An example of a Queen Anne style house is located at 24 Park Avenue (c. 1890, ^{MHC#}263). The house has its gable end facing the street and

a story porch across its north facade. The porch is the building's principal ornament: it has turned posts, a geometric designed railing a lattice porch apron, and a polygonal entry.

The building at 120 Chestnut Street (c. 1915-20, ^{MHC}#269), currently Temple Emmanuel, represents an example of the English Cottage Style, popular in the Boston area in the 1920s. The house is stucco covered with a green tiled hip roof and has projecting pavillions and side wings for the slightly angled plan favored by the style.

Less architecturally significant, the houses at 19 Park Avenue (#NA) and 21 Park Avenue (#NA) represent Colonial Revival structures built in the 1920s with shingles and a gambrel roof. A Craftsman Style house, also likely built in the 1920s, lies at 1-3 Clarina Street (#NA). The house at 7 Park Street (#NA), another early to mid twentieth century building, has an eclectic mixture of styles with a gable roof facing the street and irregular, asymmetrical massing. The house at 5 Park Avenue, built later in the twentieth century, does not contribute to the significance of the district.

Historical Significance

The Wakefield Park district includes outstanding examples of suburban architectural styles which were popular at the turn of the century. The houses located within the Wakefield Park district document the development of a planned residential community in Wakefield during the late nineteenth century.

In the seventeenth century, Wakefield was originally part of the old town of Reading. Old Reading was established in 1644 as a result of land grants in 1638 and 1639, and covered much of the same area as the two present-day towns of Wakefield and Reading. In 1812, the southern section of the old town of Reading, now Wakefield, broke away and incorporated as a separate town called South Reading. In 1868, South Reading changed its name to Wakefield.

The original seventeenth century town center of Old Reading developed at the base of Lake Quannapowitt, which is now the location of the town center of Wakefield. During the Colonial Period, civic and commercial buildings developed along Main Street and expansion of the town center continued throughout the early nineteenth century. In the mid-nineteenth century, the Boston and Maine railroad chose to locate their line through the center of Wakefield, making the town an important center for new industrial development. The arrival of the railroad made Boston and surrounding communities more accessible to Wakefield residents. The location of the railroad depot on North Avenue led to increased industrial development in the North Avenue vicinity and shifted the commercial focus of the town to the southern end of Main Street. The civic and ecclesiastic center of Wakefield remained on the south shore of Lake Quannapowitt around the town common. Throughout the mid-nineteenth century, residential neighborhoods began to develop around the town center and in the late nineteenth century, significant residential developments occurred to the west and south of town.

Wakefield Park, a planned residential development, was established in 1888 in an area southwest of the town center south of Chestnut and Prospect Streets. The land, measuring almost 100 acres, was south of Cowdry's Hill, and had been used largely as farmland and orchards until the mid-nineteenth century. Development of the area began in 1886 when J. A. Thompson and Oliver Perkins laid out Adams Street on land comprising Thompson's orchard and farm. Planned development of Wakefield Park was begun in 1888 by J. S. Merrill; he developed house lots along Park Avenue west of Dell Avenue and on Morrison Road and Summit Avenue.

Development of Wakefield Park was most rapid during the 1890s. In 1892 Merrill became the partner of Charles S. Hanks, and they proceeded to meet their goal of establishing Wakefield's most exclusive suburban neighborhood. The house lots were sold with deed restrictions to ensure that the area would remain a prestigious upper-middle class neighborhood. Wakefield Park was marketed as a

CONTINUED

"garden suburb" that would provide a clean and healthful environment for its inhabitants.

The success of Wakefield Park was due in large part to Hank's correct assessment of the gradual shift of Wakefield from a town supported by its shoe and rattan industries, ice companies, foundry, and textile business to a Boston commuter suburb. The expansion of the railroad during the mid-nineteenth century provided convenient transportation for professionals who worked in Boston and who wished to live in the country.

Many of the houses in Wakefield Park have combinations of features from various styles of architecture, including Colonial Revival, Craftsman, Tudor Revival, Queen Anne, and Shingle. While the development contains some fine examples of high style architecture in Wakefield, most of the houses illustrate an eclectic use of architectural styles popular at the turn of the century.

MAY 23 1989

WAKEFIELD PARK DISTRICT



Stone gates at
intersection of
Chestnut Street and
Park Avenue.



Park Avenue and
Summit looking East.

SLR

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Wakefield Park 715th

MULTIPLE NAME: Wakefield MRA

STATE & COUNTY: MASSACHUSETTS, Middlesex

DATE RECEIVED: 5/23/89 DATE OF PENDING LIST: 6/06/89
DATE OF 16TH DAY: 6/22/89 DATE OF 45TH DAY: 7/07/89
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 89000755

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: Y NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 7/6/89 DATE

ABSTRACT/SUMMARY COMMENTS:

see reverse.

RECOM./CRITERIA Return
REVIEWER George
DISCIPLINE Architectural History
DATE 7/6/89

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

WAKEFIELD PARK DISTRICT
Verbal Boundaries

The boundaries for the Wakefield Park District are as shown by the blue line on the accompanying map, which is a portion of Wakefield Assessor's Map #7. Specifically, the boundaries of the district are as follows: beginning at the northeastern corner of the lot at 122 Chestnut Street and proceeding along the northeast curbline of 122 and 120 Chestnut Street; then continuing across the intersection of Park Avenue to the northeastern corner of the lot at 2 Park Avenue and proceeding south along the lot's eastern curbline and turning right travelling west along its southern boundary; then turning left and proceeding along the rear lot line of 6 Park Avenue and 1-3 Clarina Street to the southeastern corner of 1-3 Clarina Street; then turning right and continuing along the southern boundary of 1-3 Clarina Street to the curbline; then crossing Clarina Street and travelling west along the southern border of 8 Park Street; then turning left and travelling south along the eastern boundary of 2 Dell Avenue to the lot's southeastern corner; then turning right and proceeding along the southern border of 2 Dell Avenue to the curbline; then crossing Dell Avenue to the southeastern corner of the vacant lot east of 18 Park Avenue and travelling along the rear lot lines of the vacant lot and of 18 Park Avenue and 20 Park Avenue; then continuing along the rear lot line of the vacant lot between 20 and 24 Park Avenue and along the rear lot line of 24 Park Avenue to the lot's southwestern corner; then turning right and proceeding north along the western boundary of 24 Park Avenue to the curbline; then crossing Park Avenue to the southwestern corner of lot at 25 Park Avenue and proceeding north along the lot's western curbline to its northwestern corner; then turning right and travelling east along the northern boundary of 25 Park Avenue and partially along the northern rear lot line of 21 Park Avenue until reaching the southwestern corner of the lot at 120 Chestnut Street; then turning left and proceeding north along the rear lot line of 120 Chestnut Street to its northwestern corner; then turning right travelling east along the northern border of 120 Chestnut Street until reaching the rear lot line of 122 Chestnut Street; then turning left and proceeding along the rear lot line of 122 Chestnut Street to the lot's northwestern corner; then turning right and travelling east along the northern boundary of 122 Chestnut Street returning to the lot's northeastern corner.

CLASSIFICATION

___ count ___ resource type

STATE/FEDERAL AGENCY CERTIFICATION

FUNCTION

___ historic ___ current

DESCRIPTION

___ architectural classification
___ materials
___ descriptive text

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

No case has been substantiated for the district's eligibility under criterion B — was C intended?

BIBLIOGRAPHY

GEOGRAPHICAL DATA

___ acreage ___ verbal boundary description
___ UTM's ___ boundary justification

ACCOMPANYING DOCUMENTATION/PRESENTATION

___ sketch maps ___ USGS maps photographs presentation

Very poor photos for a district w/ almost 30 resources. Please submit more informative photos.

OTHER COMMENTS

Questions concerning this nomination may be directed to

Signed *John Savage*

Phone *(202) 343-9540*

Date *7/6/89*

MAY 23 1989

755

AREA MAY 23 1989

Area Letter Form numbers in this Area

	262,263,264,265,268,269
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MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET, BOSTON, MA 02116

Town Wakefield, Massachusetts

Name of Area (if any) Wakefield Park

District _____

Present Use Residential

General Date or Period 1880-1920

General Condition Good

Acreage Approximately 8 acres

Recorded by Lee Farrow, Editor

Organization WAKEFIELD HISTORICAL COMMISSION

Date April 1987

Photos (3"x3" or 3"x5" black & white) - Indicate on back of each photo street addresses for buildings shown. Staple to left side of form.

Sketch Map. Draw a general map of the area indicating properties within it. Number each property for which individual inventory forms have been completed. Label streets including route numbers, if any. Indicate north. (Attach a separate sheet if space here is not sufficient).

RESOURCE COUNT: 20C Buildings 5N
TN Structure
TC Site

UTM REFERENCE 19/3284410 4707160

<u>328600</u>	<u>470774 0</u>
<u>328800</u>	<u>4707120</u>
<u>328750</u>	<u>4707160</u>

USGS QUADRANGLE READING, MA

SCALE 1:25,000

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Architectural Significance

In the late nineteenth century, Wakefield Park was laid out as a planned residential development over approximately one hundred acres of land located south of Cowdry's Hill in the southeastern section of Wakefield, Massachusetts. The Wakefield Park district includes a portion of this residential community; it consists of sixteen properties located along Park Avenue at the entrance to the development with a few additional contiguous buildings on Chestnut Street, Clarina Street, and Dell Avenue. The district encompasses approximately 8 acres which includes sixteen properties with one residential intrusion located at 5 Park Avenue.

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Wakefield Park, a planned residential development, was established in 1888 in an area southwest of the town center south of Chestnut and Prospect Streets. The land, measuring almost 100 acres, was south of Cowdry's Hill, and had been used largely as farmland and orchards until the mid-nineteenth century. Development of the area began in 1886 when J. A. Thompson and Oliver Perkins laid out Adams Street on land comprising Thompson's orchard and farm. Planned development of Wakefield Park was begun in 1888 by J. S. Merrill; he developed house lots along Park Avenue west of Dell Avenue and on Morrison Road and Summit Avenue.

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WAKEFIELD PARK DISTRICT
Verbal Boundaries

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Page _____

Multiple Resource Area
Thematic Group

Name Wakefield MRA
State Middlesex County, MASSACHUSETTS

Nomination/Type of Review

Date/Signature

81. Wakefield Park *H.D.* Substantive Review Keeper Beth L. Savage 3/2/90

Attest _____

82. Wakefield Rattan Company Substantive Review Keeper Beth L. Savage 7/6/89

Attest _____

83. Wakefield Savings Bank Clock
Substantive Review **DOE/OWNER OBJECTION** Keeper _____ R

Attest _____

84. Wakefield Trust Company
Entered in the National Register Keeper Arlene Byrne 7/6/89

Attest _____

85. Wakefield Upper Depot
Entered in the National Register Keeper Arlene Byrne 7/6/89

Attest _____

86. Warren, H.M., School
Entered in the National Register Keeper Arlene Byrne 7/6/89

Attest _____

87. West Ward School
Entered in the National Register Keeper Arlene Byrne 7/6/89

Attest _____

88. Winn Street Railroad Bridge
Substantive Review Keeper _____ R

Attest _____

89. Winn, Suell, House
Entered in the National Register Keeper Arlene Byrne 7/6/89

Attest _____

90. Winship, Charles, House
Keeper Beth L. Savage 7/6/89

Attest _____

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: RESUBMISSION

PROPERTY NAME: Wakefield Park

MULTIPLE NAME: Wakefield MRA

STATE & COUNTY: MASSACHUSETTS, Middlesex

DATE RECEIVED: 1/17/90 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 3/03/90
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 89000755

NOMINATOR: STATE

DETAILED EVALUATION: Y

ACCEPT RETURN REJECT 3/2/90 DATE

ABSTRACT/SUMMARY COMMENTS:

*Final return comments
have been somewhat addressed.*

*The additional photos submitted
are panoramic views stapled to
heavy weight oversize paper. They
do not meet documentation standards
and shed little additional light on
district's character; however, property
is eligible so it
was listed.*

RECOM./CRITERIA Accept A+C
REVIEWER Savage
DISCIPLINE Architectural History
DATE 3/2/90

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

CLASSIFICATION

count resource type

STATE/FEDERAL AGENCY CERTIFICATION

FUNCTION

historic current

DESCRIPTION

architectural classification
 materials
 descriptive text

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

BIBLIOGRAPHY

GEOGRAPHICAL DATA

acreage verbal boundary description
 UTM's boundary justification

ACCOMPANYING DOCUMENTATION/PRESENTATION

sketch maps USGS maps photographs presentation

OTHER COMMENTS

Questions concerning this nomination may be directed to

Phone _____

Signed _____

Date _____





Wakefield MRA, Ma
Wakefield Park
Detail of Gate





Wakefield MA, MA
Wakefield Park
View from Uwina St





Wakefield Mkt, Ma

Wakefield Park

View from Claring St.





Wakfield MPA, Ma

Wakfield Park

View From Clara St





Wakefield Park

Wakefield MRA, Ma

4 Park Ave



alux

Processing Services
89 N



Kodalux

Processing Services
. 89 N



Wakefield Park

Wakefield MRA, Ma

4 Park Ave





Wakofield Park
Wakofield MPA, Ma
4 Park Ave





Wakefield MRA, Ma

Wakefield Park

2 Park Ave





Wakfield MA, Ma

Wakfield Park

2 Park Ave





Wakefield MA, Ma

Wakefield Park

2 Park Ave





Wakefield Park

Wakefield MA, Ma

120 Chestnut St.



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Wakofield Park H.P.

Wakofield MRA, Ma

8 Park Ave





Wakefield Park H.D.

Wakefield MA, Ma

6 Park Ave



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Wakefield M&A Ma

Wakefield Park

2 Park Ave





Wakefield MA, Ma

Wakefield Park

2 Park Ave



K
es
N



Kodalux

Processing Services

89 N



WAKEFIELD PARK DISTRICT

PARK and DELL,
LOOKING EAST.

Wakefield M.A., Ms



WAKEFIELD PARK DISTRICT

STONES GATES AT INTERSECTION
OF PARK AVE AND CHESTNUT ST

Wakefield MRA, Ma



WAKEFIELD PARK DISTRICT

PARK AVE AT CIRCLE
LOOKING EAST.

Wakefield MA, Ma



SUMMIT ST

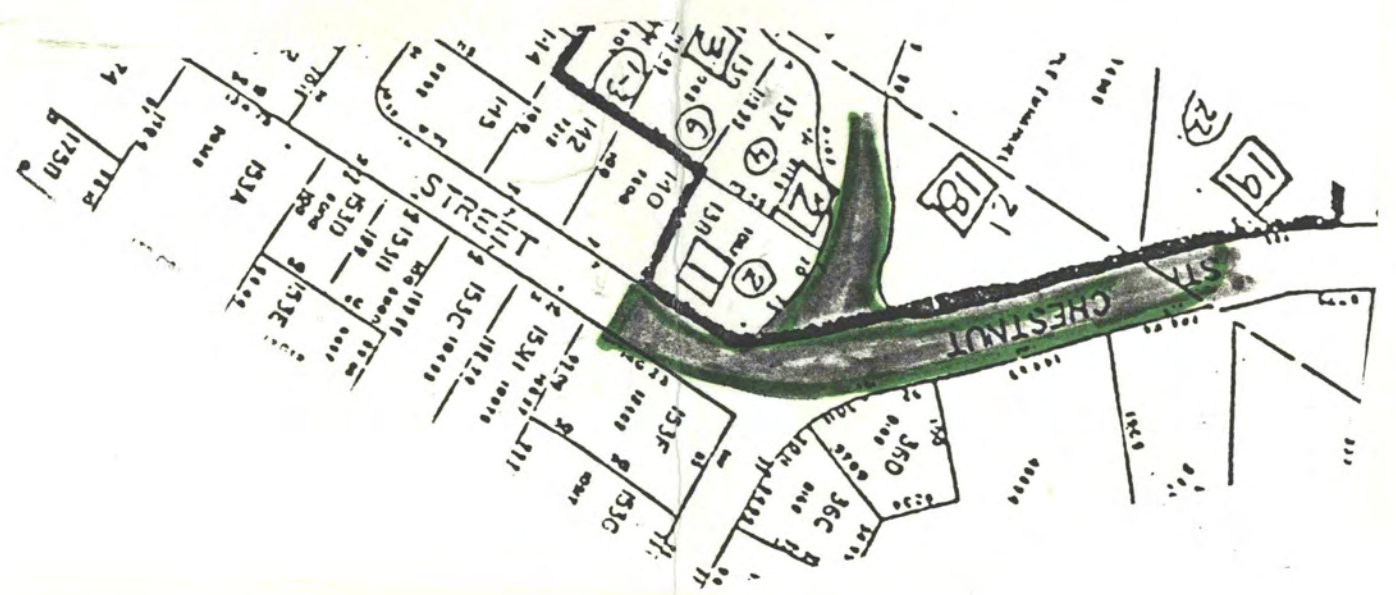
WAKEFIELD PARK DISTRICT

SUMMIT and PARK,
LOOKING EAST

Wakefield MA, Ma

Wakefield Park A.D.
MA
Mudbury Co.
Carpenter M.A.

2 PARK AVENUE



ENTRANCE TO WAKEFIELD PARK.

detail of gate

120 CHESTNUT STREET

HISTORIC DISTRICT NOMINATION

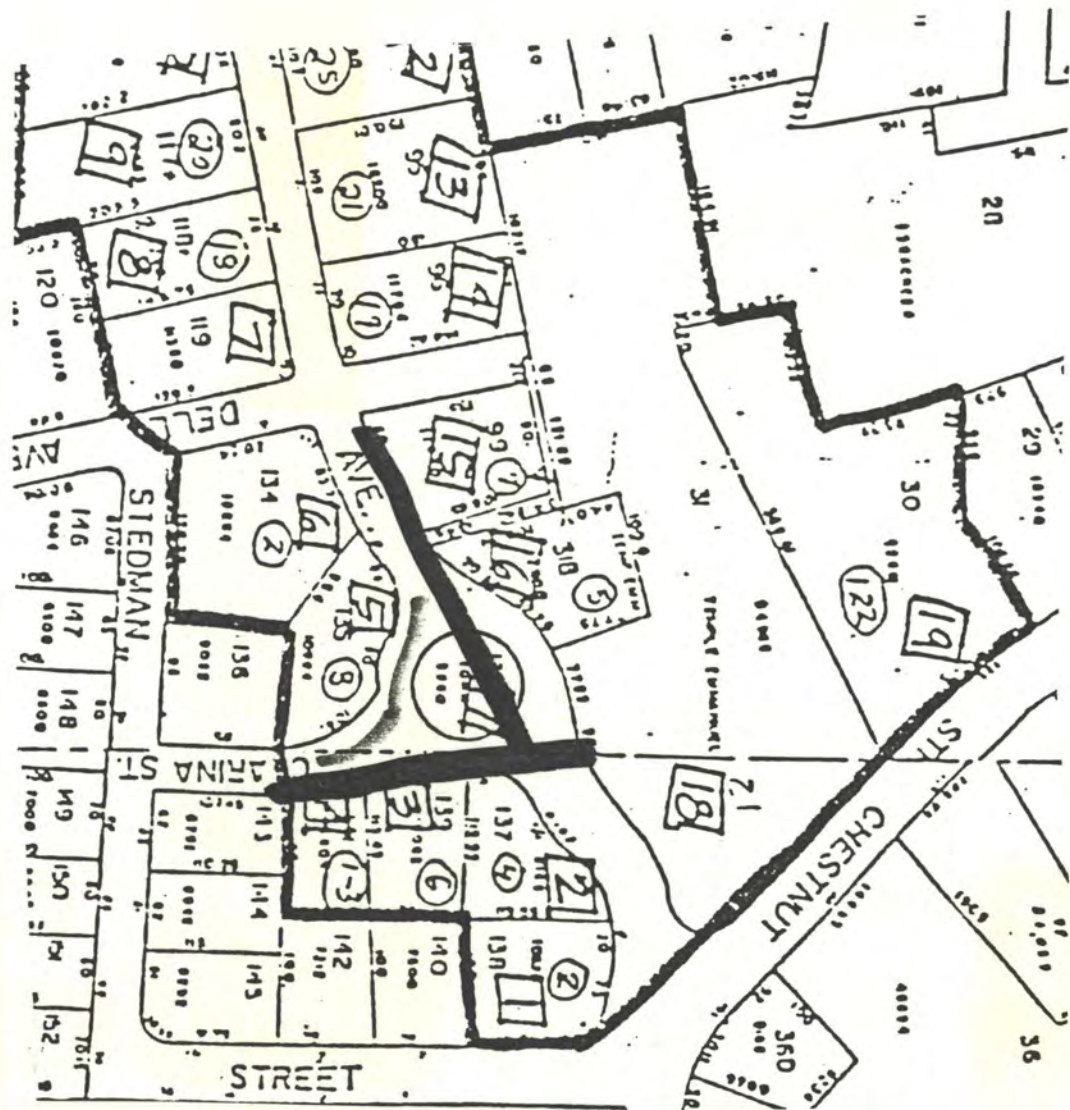
"WAKEFIELD PARK DISTRICT"

WAKEFIELD, MASSACHUSETTS

HISTORIC DISTRICT NOMINATION

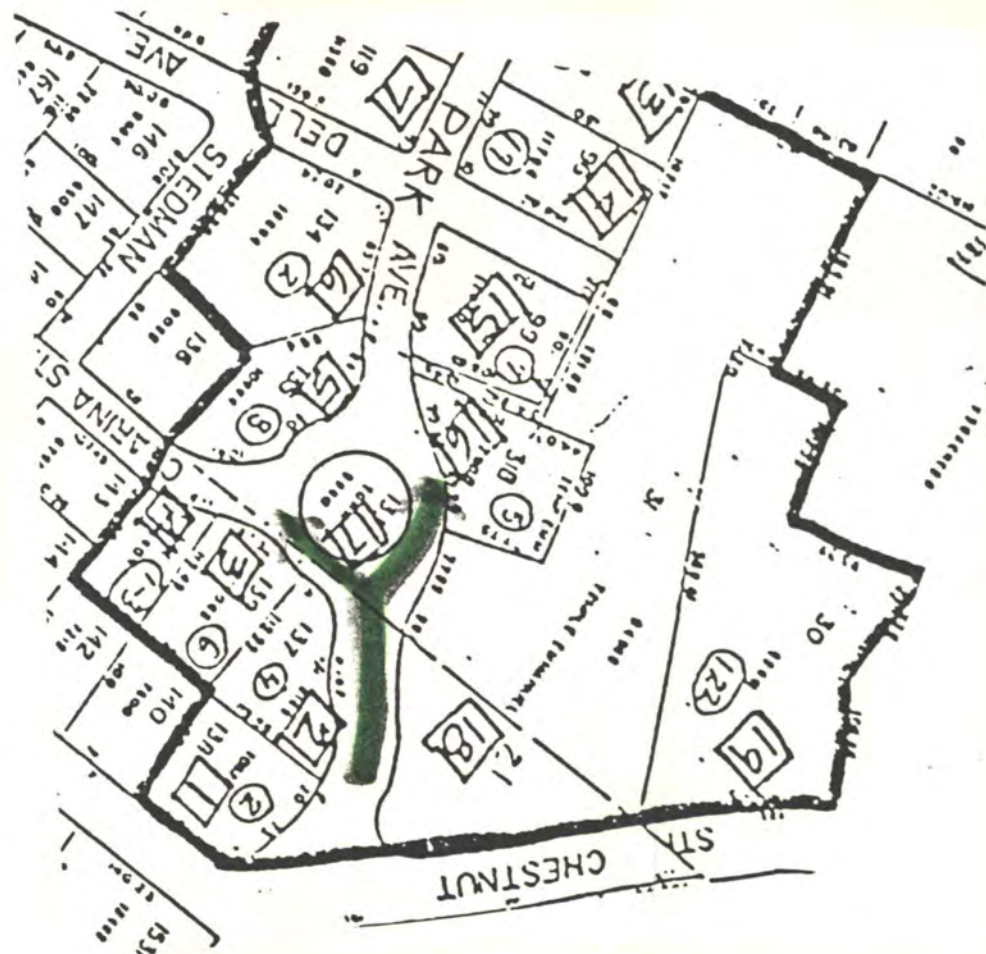
"WAKEFIELD PARK DISTRICT"

WAKEFIELD, MASSACHUSETTS



wakefield Park Historic District, wakefield, Massachusetts

4 PARK AVENUE



View of Park Ave., just inside Park gates.

Wakefield Park Historic District

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

Multiple Property Cover Sheet Reference Number: 64000300