

United States Department of the Interior
National Park Service

RECEIVED

MAY 13 1988

National Register of Historic Places
Registration FormNATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Joseph K. Manning House
other names/site number _____

2. Location

street & number 35-37 Forest Street N/A not for publication
city, town Medford N/A vicinity
state Massachusetts code 025 county Middlesex code 015 zip code 02155

3. Classification

Ownership of Property

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

Category of Property

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

Number of Resources within Property

Contributing	Noncontributing
<u>1</u>	<u>1</u> buildings
	<u> </u> sites
<u>1</u>	<u> </u> structures
	<u> </u> objects
<u>2</u>	<u>1</u> Total

Name of related multiple property listing:
N/ANumber of contributing resources previously
listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. ☐ See continuation sheet.

Valerie A. Talmage
Signature of certifying official5/17/88
DateExecutive Director, Massachusetts Historical Commission;
State or Federal agency and bureau State Historic Preservation OfficerIn my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

☐ entered in the National Register.☐ See continuation sheet.☐ determined eligible for the National
Register. ☐ See continuation sheet.☐ determined not eligible for the
National Register.☐ removed from the National Register.☐ other, (explain:)

Signature of the Keeper

Date of Action

6. Function or Use Joseph K. Manning House, Medford, Massachusetts

Historic Functions (enter categories from instructions)

Domestic/single dwelling

Current Functions (enter categories from instructions)

Domestic/single dwelling

7. Description

Architectural Classification

(enter categories from instructions)

Second Empire

Eastlake

Materials (enter categories from instructions)

foundation stone; brick

walls wood

roof slate

other

Describe present and historic physical appearance.

The Joseph K. Manning House is one of only two high-style Second Empire residential dwellings in Medford. Built in 1875, the three-story house displays an elaborate scheme of Second Empire and Eastlake decorative motifs in its exterior design. The building's most striking feature is a hexagonal pavilion projecting from the northwest corner of the main facade. A residence typical of the Forest Street area development which began in the mid-nineteenth century, the Manning house exhibits an architectural character nearly extinct in the city today.

The Manning House is located just outside of Medford Square, and its design includes two primary facades visible as one approaches from the Square. The original building is a large rectangle of three stories under a mansard roof with entries on both the north and west elevations. The Forest Street elevation is constructed in two planes, the left two bays positioned forward, the third bay screened by a single story porch that extends to a hexagonal pavilion on the northwest corner. The entry is located on this porch, on the wall perpendicular to the street. The west elevation employs a central entry between a flush left bay and a projecting right bay.

Two additions are located on the south or rear elevation. A two-story, wood-frame addition on a brick foundation adds two rooms across the rear or south side of the house; this addition dates to not later than 1898, first appearing on a Medford atlas in that year. Although it was added very shortly after original construction and in the same architectural vocabulary as the original, it contributes little to the house's architectural character. A four-bay wide, one-story deep enclosed sun porch was built off the rear of this earlier addition at an unknown date, probably between 1920 and 1930. Due to the lack of a foundation beneath the structure, it was in a deteriorated state. It was removed during the building's recent rehabilitation and was replaced by a similar single-story addition.

The entire house was clad with aluminum siding but beneath, its original clapboards were in restorable condition. The mansard roof crowning the house is completely intact, with patterned slate shingles, turret on the east side

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Section number 7 Page 1

Joseph K. Manning House
Medford, Massachusetts

with accompanying iron cresting, and cupola on the west side with iron finial. Beneath the roof-line of the original house runs a network of elaborately carved paired brackets interspersed with a saw cut series approximating dentils.

The preeminent architectural feature of the Manning House is the one-story hexagonal pavilion. This pavilion lends picturesque asymmetry to the house's otherwise regular plan and is the cornerstone of the building's ornamental scheme. Particularly significant are the posts and brackets, which in their angularity recall the Stick style but have a sculptural quality indicative of the Eastlake tradition in woodworking. Rows of closely-spaced, turned balusters and a saw cut frieze in a stylized floral motif contribute to the porch's robust character. Similarly crafted brackets support a hood over the secondary entrance on the west front.

Window treatments contribute to the house's eclectic nature. All windows have classically derived treatments: triangular pediments on the dormer windows on all four elevations, simple drip moldings on windows of a projecting bay on the west front, and carved hood moldings with saw cut friezes over windows around the west corner and north (main) facade. The most elaborate treatment appears on a front parlor window on the main facade, which is flanked by incised pilasters with carved capitals and moldings. Finally, additional interest at the roof level is achieved with two blind triangular windows in the east turret, and an oculus dormer window beneath the west cupola. Doorways, by comparison, are undistinguished, relying upon their respective porch attachments for visual impact.

Several original interior elements merit mention here, as they carry inside the decorative scheme set forth by the exterior design. Two staircases between the second and third floors reflect motifs of the exterior porch pavilion: the primary stair with its sawn balustrades of a stylized floral design, and the rear stair with turned balusters. Additional surviving elements of interest include etched glass in the doors of the entry vestibule, three marble fireplaces with decorative bosses and incised pilasters, and plaster rosettes on the two parlor ceilings.

The Manning House was built with a stable, originally situated in the southeast corner of the lot and since replaced by a ca. 1935 concrete block garage. Another manmade element on the property is a granite retaining wall and gateposts, running along Forest Street from No. 33 to No. 47; this fence marks property originally owned by the Manning family.

continued

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National Register of Historic Places Continuation Sheet

Section number 7 Page 2

Joseph K. Manning House
Medford, Massachusetts

Archaeology

While no prehistoric sites are currently recorded on the property, it is possible that sites are present. At least two known sites are recorded in close proximity (within one mile) to the property. This parcel's location, on a terrace overlooking the Mystic River may have made this a favorable area for native subsistence and settlement activities. In general, however, the potential for significant archaeological remains, either prehistoric or historic, seems low, as a result of the small lot size and the fact that the building, which has a basement, covers most of the entire lot. Some historic archaeological potential may exist with potential stall remains on the southeast corner of the lot. However, a garage constructed in 1935, likely destroyed these remains.

8. Statement of SignificanceJoseph K. Manning House, Medford, Massachusetts

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Certifying official has considered the significance of this property in relation to other properties:

☐ nationally ☐ statewide ☒ locallyApplicable National Register Criteria ☒ A ☐ B ☒ C ☐ DCriteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)

ArchitectureCommunity Planning and Development

Period of Significance

1875 - ca. 1906

Significant Dates

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

N/A

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Joseph K. Manning House recalls an era of architectural and commercial development nearly forgotten in Medford today. Constructed ca. 1875 for a wealthy lumber dealer, the house, in its grand architectural style, robust detailing, and conspicuous location as an anchor in the Forest Street development north of Medford Square, bespeaks its original owner's local commercial successes and social prominence. The fine craftsmanship seen in the house's exterior and interior design is indicative of Manning's professional connections in Medford's lumber industry and his ready access to the services of wood craftsmen. The Joseph K. Manning House possesses integrity of location, design, materials, workmanship, and setting; and thus meets criteria A and C on the National Register of Historic Places on the local level.

Medford, Massachusetts is a suburb of Boston located on the North side of the Mystic River. Notable for its beginnings as the estate farm of Governor Cradock, the area did not see large numbers of settlers until late in the seventeenth century. Proximity to the river and Atlantic Ocean led to the development of shipbuilding and rum distilling trades, and established a diverse and prosperous commercial economy. Joseph Manning, born in Charlestown in 1765, made his living as a Boston merchant but made his home in Medford. His only son Joseph was born there in 1812, and like his father worked in Boston. Between 1833 and 1846, he operated a wholesale grocery with various partners at 15 Central Wharf. He married Susan Bassett King, daughter of Capt. John B. and Susan (Morey) King in 1839. Together they had five sons, four surviving infancy, between 1840 and 1848.

The Manning family fortune grew with Medford's lumber industry during the second half of the nineteenth century. In 1849 Joseph Manning, Jr. joined in a lumber partnership with Francis Elliot Foster under the name of F. E. Foster & Co. Foster was born in Roxbury and came to Medford as a young man to work as foreman on the Wellington Farm. He later was employed by lumber merchant

☒ See continuation sheet

9. Major Bibliographical References Joseph K. Manning House, Medford, Massachusetts

Previous documentation on file (NPS):

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

☒ See continuation sheet

Primary location of additional data:

- ☒ State historic preservation office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Specify repository:

MHC Inventory of Historic Assets #58

10. Geographical Data

Acreage of property less than one acre

Quad- Boston North Scale- 1:25000

UTM References

A 19 326380 4698310

Zone Easting

Northing

B

Zone

Easting

Northing

C

D

☐ See continuation sheet

Verbal Boundary Description

see assessors map

☐ See continuation sheet

Boundary Justification

The parcel described above is that currently associated with the property, excluding portions of the historically associated parcel that were subsequently subdivided and developed.

☐ See continuation sheet

11. Form Prepared By

name/title Betsy Friedberg, National Register Director/MHC and Claire W. Dempsey with American Landmarks, Inc.

organization Massachusetts Historical Commission date February 1988

street & number 80 Boylston Street telephone (617) 727-8470

city or town Boston state Massachusetts zip code 02116

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National Park Service

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National Register of Historic Places
Continuation SheetSection number 8 Page 1Joseph K. Manning House
Medford, Massachusetts

Capt. Andrew Blanchard. In 1850 he married Martha E. Blanchard, and after her death, in 1852, married Emily A. Alcott. In 1856 Manning paid millwright George T. Goodwin \$7,000 for 8.5 acres between Ship Street and the Mystic River adjacent to Blanchard and Mill Wharves. When Goodwin and Hadley acquired the property ten years earlier the property included saw, grist, and veneering mills, and a new house (MCRD 737: 457, 494, 395). This property was the location of the lumber business, on Riverside Avenue, specializing in providing lumber, moldings, and planing and sawing to order. Relations between Francis Foster and the Manning family were personal as well as professional, for Foster named one of his sons, J. Manning Foster.

Joseph Manning, Jr. died suddenly at age forty-nine in 1861. His will provided for distribution of his estate among his four minor sons under the trusteeship of his wife, Susan. The family continued to live together in the family home on Forest Street through the 1890s. After Manning's death, his son Joseph K. Manning became Foster's partner in the firm, which by then had established a wide reputation by its business methods and upright dealings. (Medford Mercury, 5 May 1893, p. 3).

Nineteenth-century Medford saw an increase in both buildings and population due in part to the mid-century break-up and subsequent development of several large estates. Subdivision of the former Tufts estate at Salem and Forest Streets, beginning in 1844, resulted in a residential neighborhood exhibiting an array of architectural styles by the end of the century. Many of the neighborhood's best high-style dwellings are now gone, such as the Daniel Lawrence house and the U. H. Ballou house. His success as a lumber dealer had permitted Joseph Manning, Jr. to purchase land and a house on Forest Street, just north of Medford Square and a few blocks from the lumber yard, in 1855. A granite retaining wall demarcating original Manning land holdings remains today on the south side of Forest Street, running from No. 33 to No. 47. Before Manning's son Joseph K. built this house at 35-37 Forest, he lived with his family in the house now known as 33 Forest Street. This second Empire style dwelling is of a far more restrained design than its later exuberant neighbor, and was thought to have shared a similar design source with the Ballou House.

Tax records for 1875 show Joseph K. as having paid taxes on an unfinished house and stable next to his family home, and the 1876-1877 city directory lists his new residence as the "second house from the Universalist Church," or 35-37 Forest Street. Joseph K. Manning had the professional connections

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Continuation Sheet**

Section number 8 Page 2

Joseph K. Manning House
Medford, Massachusetts

through which he secured the services of skilled builders and craftsmen for the construction of the new house. The size and elaboration of the house clearly indicates the owner's association with the building trades, and in particular the applied ornament advertisement for the firm.

Joseph K. Manning never married, and may have shared this important house with his unmarried younger brothers, Warren White and George Frederick. George and another brother, Edward Dudley, held portions of the Riverside Avenue property at the turn of the century, by which time the business had closed. Foster died in 1893, and Joseph K. Manning died in Maine, ca. 1906.

The Manning House has recently been restored and rehabilitated according to the Secretary of Interior's Standards for Rehabilitation; it has been converted to condominiums.

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Joseph K. Manning House
Medford, Massachusetts

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Atlas of the City of Medford..., Boston: George W. Stadley & Co., 1898.

Boston Evening Transcript, Obituary for Francis E. Foster, May 3, 1893, p. 7

Boston Evening Transcript, Obituary for Joseph Manning, Jr., Sept. 10, 1861.

Brooks, Charles. History of the Town of Medford from its First Settlement in 1630-1855. Revised, enlarged and brought down to 1885 by James M. Usher. Boston: Rand, Avery & Co., 1886.

City of Medford. Town Reports. 1865-1877.

Gleason, Hall. Old Ships and Ship-Building Days of Medford 1630-1873. West Medford, 1936.

Herzan, J. and B. R. Pfeiffer. An Inventory of Historical and Architectural Assets in Medford, MA. Sept. 1974, updated by B. R. Pfeiffer June 1976.

Malden, Medford, Melrose, and Everett City Directories, 1874-1875, 1876-1877, 1883, 1885, 1890, 1893, 1895-1896, 1897, 1909.

Manning, William H. The Manning Family of New England. Salem: Salem Press Co., 1902.

Medford Mercury. Obituary for Francis E. Foster, May 5, 1893, p. 3

Paine, Robert Treat. Medford Past and Present. In Celebration of the 27th Anniversary of Medford, MA.

Middlesex County Registry of Deeds and Probate.

Seaburg, Carl and Alan. Medford on the Mystic. 1980.

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Joseph K. Manning House
Medford, Massachusetts

National Register of Historic Places
Continuation Sheet

Section number 10 Page 1

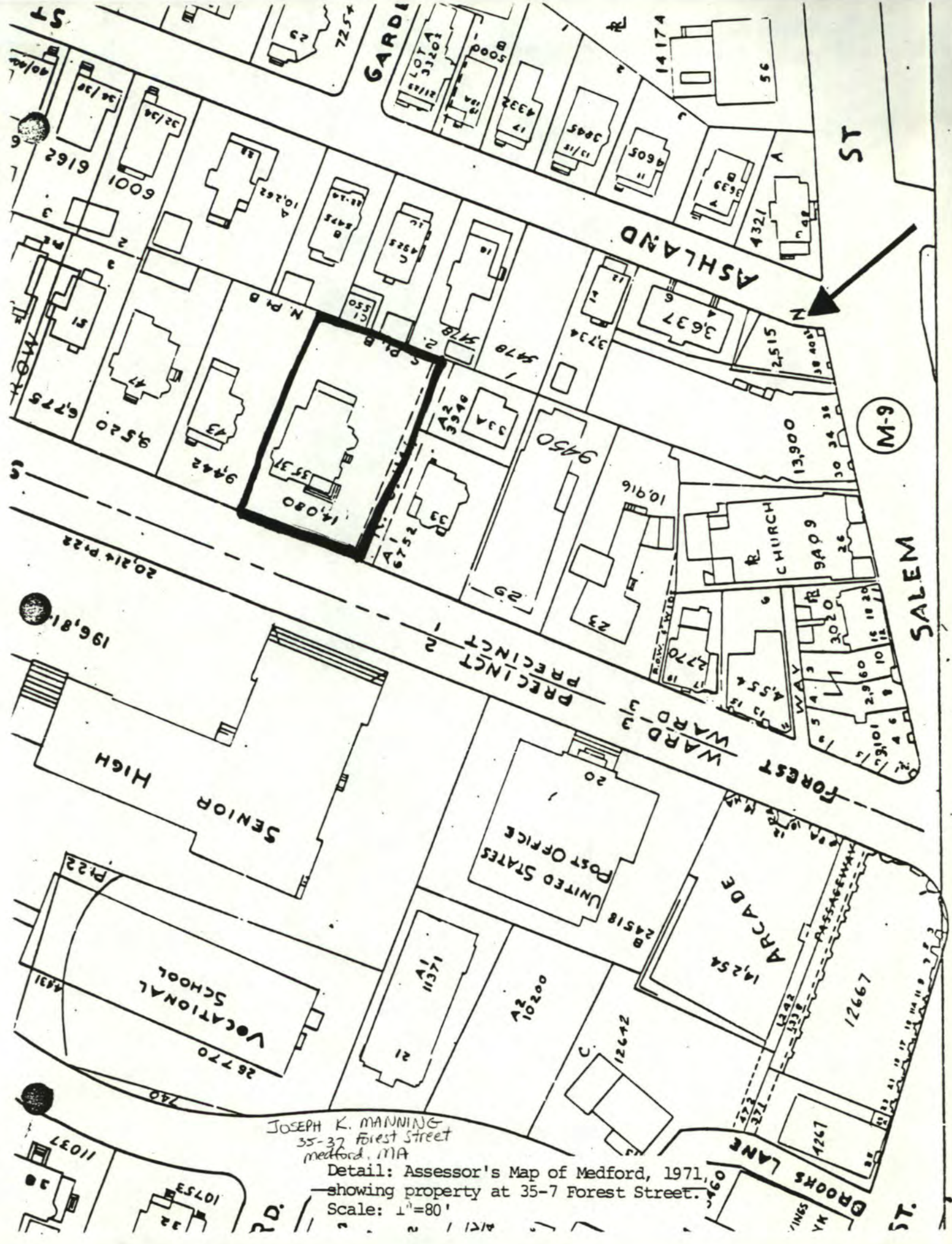
The land in Medford, Middlesex County, Massachusetts, together with the buildings thereon situated on the southeasterly side of Forest Street, and being shown as part of lot lettered "B" on a plan entitled "Plan of Property of the Medford Savings Bank, Medford, Mass." dated September, 1904, by Edward P. Adams, C. E. filed with Middlesex South District Registry of Deeds Book of Plans #151, Plan 37. Said parcel of land is further bounded and described as follows:

- NORTHWESTERLY by said Forest Street, ninety-three and twenty-nine hundredths (93.29) feet;
NORTHEASTERLY by the remaining portion of said lot lettered "B", being land now or formerly of Edward W. Hayes, one hundred forty-nine and seventy-one hundredths (149.71) feet;
SOUTHEASTERLY by land now or formerly of one Gill, by the second parcel herein described and by land now or formerly of the Mystic Congregational Church, ninety-three and forty-six hundredth (93.46) feet; and
SOUTHWESTERLY by lot lettered "A" on said plan, by a line running through the center of a passageway 14 feet wide one hundred- fifty-one and seventy-two hundredths (151.72) feet.

Together with and subject to the rights to use said passageway in common with others entitled thereto.

Also, a certain parcel of land, together with the buildings thereon, situated southeasterly from said Forest Street, in said Medford, and adjoining the above-described parcel, and being shown as lot "C" on plan entitled "Ashland Street, Medford, Mass." dated June, 1921, by E. P. Adams, C.E., filed with Middlesex South District Registry of Deeds at the end of the Book 4455. Said parcel is further bounded and described as follows:

- NORTHEASTERLY by Lot B, as shown on said plan, twenty-two (22) feet;
SOUTHEASTERLY By Lot C, said plan, twenty-five (25) feet;
SOUTHWESTERLY By said Lot C, on said plan, twenty-two (22) feet; and
NORTHWESTERLY by the parcel hereinbefore described, twenty-five (25) feet.



NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Manning, Joseph K., House
Middlesex County
MASSACHUSETTS

Substantive Review

MAY 13 1988

Working No. _____

Fed. Reg. Date: _____

Date Due: 6/9/88 - 6/27/88

Action: ACCEPT

RETURN 6-23-88

REJECT

Federal Agency: _____

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

Substantive Review: ☐ sample ☐ request ☐ appeal ☒ NR decision

Reviewer's comments:

see reverse.

Recom./Criteria: Return

Reviewer: Salvatore

Discipline: Archaeological History

Date: 6/22/88

_____ 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

- ☐ excellent ☐ deteriorated
☐ good ☐ ruins
☐ fair ☐ unexposed

Check one

- ☐ unaltered
☐ altered

Check one

- ☐ original site
☐ moved date _____

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

The implication of Community Planning and development as an applicable area of significance is not clearly justified and appears rather tenuous and weak argument. Please provide further justification of this property's individual contribution to the community's historical development and detail how this property conveys this importance beyond the inherent implications of its architectural significance, or delete this as an area of significance in the submission.

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property

Quadrangle name

UTM References

Verbal boundary description and justification

Extending the period of significance to 1906, the date of Manning's death, seems unnecessary. The statement of significance states he died in Maine. Was he even in residence in this house in 1906? This may become a moot point if architecture is the only applicable area of significance, in which case the period of significance should be confined to its date of construction, 1875.

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

Patrick Andrews

Date

6/23/88

Phone:

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National Park ServiceNational Register of Historic Places
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historic name Joseph K. Manning House

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street & number 35-37 Forest Street

N/A not for publication

city, town Medford

N/A vicinity

state Massachusetts code 025 county Middlesex code 015 zip code 02155

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☐ public-local
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Category of Property

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Contributing	Noncontributing
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<u>2</u>	<u>1</u> objects
	<u>1</u> Total

Name of related multiple property listing:

N/ANumber of contributing resources previously listed in the National Register 0

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In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Valerie Faenage

Signature of certifying official

Executive Director, Massachusetts Historical Commission

7/17/88
DateState or Federal agency and bureau State Historic Preservation Officer

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

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I, hereby, certify that this property is:

- ☐ entered in the National Register.
☐ See continuation sheet.
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☐ determined not eligible for the National Register.

☐ removed from the National Register.☐ other, (explain:)

Signature of the Keeper

Date of Action

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Historic Functions (enter categories from instructions)

Domestic / single dwelling

Current Functions (enter categories from instructions)

Domestic / single dwelling

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National Register of Historic Places Continuation Sheet

Section number 7 Page 1

Joseph K. Manning House
Medford, Massachusetts

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continued

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National Register of Historic Places Continuation Sheet

Section number 7 Page 2

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8. Statement of Significance Joseph K. Manning House, Medford, Massachusetts

Certifying official has considered the significance of this property in relation to other properties:

☐ nationally ☐ statewide ☒ locally

Applicable National Register Criteria ☐ A ☐ B ☒ C ☐ D

Criteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)

Architecture

Period of Significance

1875

Significant Dates

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

N/A

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

☒ See continuation sheet

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United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 1Joseph K. Manning House
Medford, Massachusetts

Capt. Andrew Blanchard. In 1850 he married Martha E. Blanchard, and after her death, in 1852, married Emily A. Alcott. In 1856 Manning paid millwright George T. Goodwin \$7,000 for 8.5 acres between Ship Street and the Mystic River adjacent to Blanchard and Mill Wharves. When Goodwin and Hadley acquired the property ten years earlier the property included saw, grist, and veneering mills, and a new house (MCRD 737: 457, 494, 395). This property was the location of the lumber business, on Riverside Avenue, specializing in providing lumber, moldings, and planing and sawing to order. Relations between Francis Foster and the Manning family were personal as well as professional, for Foster named one of his sons, J. Manning Foster.

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continued

MAY 13 1990

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

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 2

Joseph K. Manning House
Medford, Massachusetts

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Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
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☒ See continuation sheet

Primary location of additional data:

- ☒ State historic preservation office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Specify repository:

MHC Inventory Of Historic Assets #38

10. Geographical Data

Acreage of property less than one acre

Quad- Boston North Scale- 1:25000

UTM References

A

1	9	3	2	6	3	8	0	4	6	9	8	3	1	0
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Zone Easting Northing

C

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B

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Zone Easting Northing

D

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

☐ See continuation sheet

Verbal Boundary Description

see assessors map

☐ See continuation sheet

Boundary Justification

The parcel described above is that currently associated with the property, excluding portions of the historically associated parcel that were subsequently subdivided and developed.

☐ See continuation sheet

11. Form Prepared By

name/title Betsy Friedberg, Nat'l. Reg. Dir./MHC & Claire W. Dempsey w/ Amer. Landmarks, Inc.

organization Massachusetts Historical Commission date February 1988

street & number 80 Boylston Street telephone (617) 727-8470

city or town Boston state MA zip code 02116

MAY 13 1988

United States Department of the Interior
National Park Service

Joseph K. Manning House
Medford, Massachusetts

National Register of Historic Places Continuation Sheet

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Joseph K. Manning House
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National Register of Historic Places
Continuation Sheet

Section number 10 Page 1

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NORTHEASTERLY by the remaining portion of said lot lettered "B", being land now or formerly of Edward W. Hayes, one hundred forty-nine and seventy-one hundredths (149.71) feet;

SOUTHEASTERLY by land now or formerly of one Gill, by the second parcel herein described and by land now or formerly of the Mystic Congregational Church, ninety-three and forty-six hundredth (93.46) feet; and

SOUTHWESTERLY by lot lettered "A" on said plan, by a line running through the center of a passageway 14 feet wide one hundred- fifty-one and seventy-two hundredths (151.72) feet.

Together with and subject to the rights to use said passageway in common with others entitled thereto.

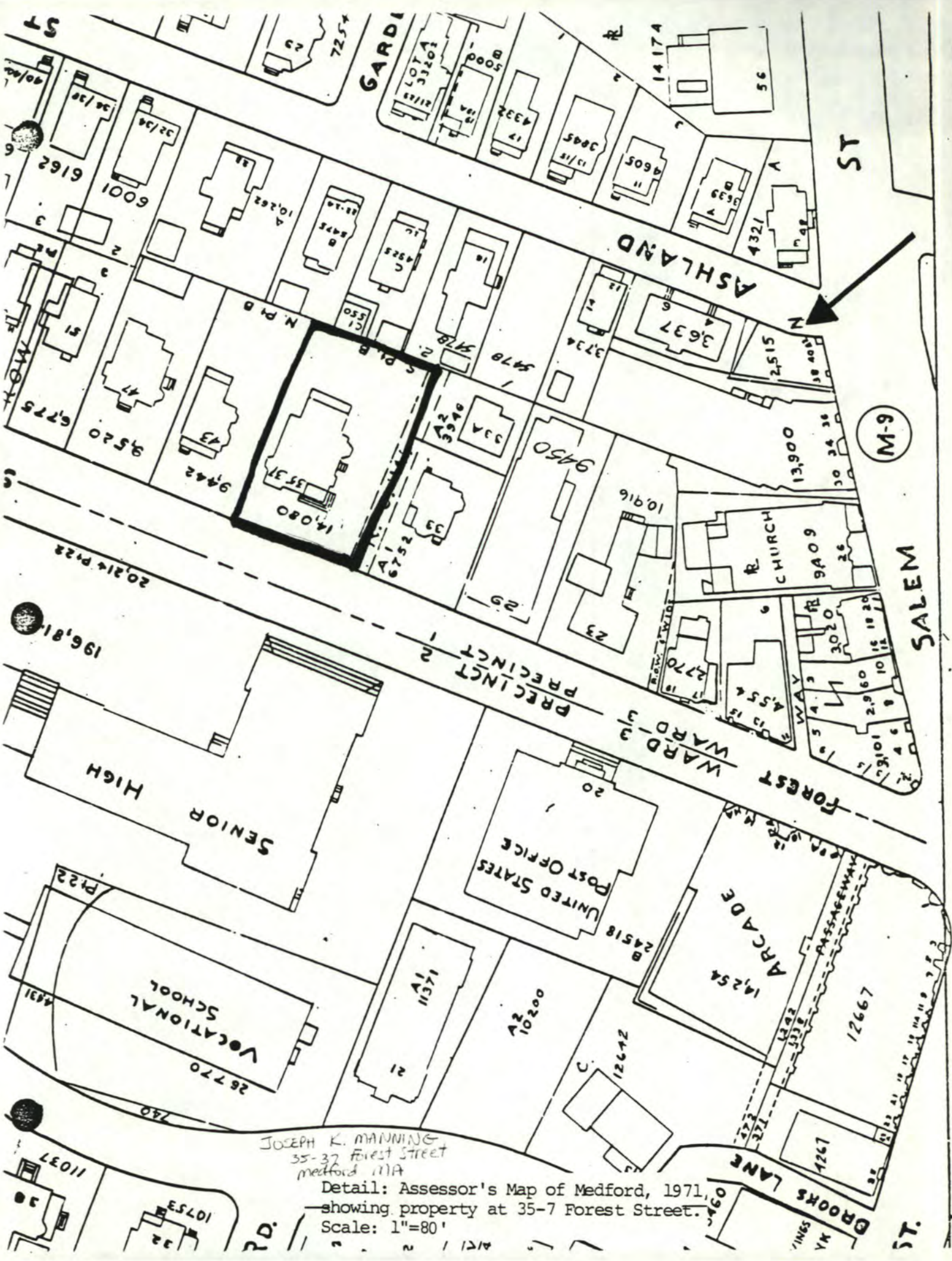
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NORTHEASTERLY by Lot B, as shown on said plan, twenty-two (22) feet;

SOUTHEASTERLY By Lot C, said plan, twenty-five (25) feet;

SOUTHWESTERLY By said Lot C, on said plan, twenty-two (22) feet; and

NORTHWESTERLY by the parcel hereinbefore described, twenty-five (25) feet.



JOSEPH K. MANNING
35-37 Forest Street
Medford, MA

Detail: Assessor's Map of Medford, 1971,
showing property at 35-7 Forest Street.
Scale: 1"=80'

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: RESUBMISSION

PROPERTY NAME: Manning, Joseph K., House

MULTIPLE
NAME:

STATE & COUNTY: MASSACHUSETTS, Hampshire

DATE RECEIVED: 7/25/88 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 9/08/88
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 88000712

NOMINATOR: STATE

DETAILED EVALUATION: Y

☒ ACCEPT ☒ RETURN ☐ REJECT 9/7/88 DATE

ABSTRACT/SUMMARY COMMENTS:

ABSTRACT/SUMMARY COMMENTS (CONTINUED FROM PREVIOUS SIDE)

Please check to see that resubmitted copies are complete.

Decision:

Date:

Signature:

Title:

*Return
9-7-88
Betty L. Sarge
Architectural
Historian*

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

___criteria ___criteria considerations ___areas of sig.
___periods of sig. ___significant dates ___cultural affl.
___sig. person ___architect/builder ___sig. statement

BIBLIOGRAPHY

GEOGRAPHICAL DATA

___acreage ___verbal boundary description
___UTMs ___boundary justification

ACCOMPANYING DOCUMENTATION/PRESENTATION

___sketch maps ___USGS maps ___photographs ___presentation

OTHER COMMENTS

** Please submit pgs. 7/0 & 8/0; they are blank on the revised form and were not submitted on continuation sheets. It is also noted on the original return sheet that the comment about architectural significance & the date of construction. Questions concerning the nomination may be directed to being entered as the period of significance is being put in your policy file. I might add that this is applicable to properties which have not been substantially*

Signed *Betty L. Sarge* Date *9-7-88* Phone *(202) 343-9540*

altered or had significant additions; however, in those cases the period of sig. needs to cover those changes and would encompass more than just the date of original construction.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Registration Form

FEB 21 1989

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Joseph K. Manning House

other names/site number _____

2. Location

street & number 35-37 Forest Street

n/a not for publication

city, town Medford

n/a vicinity

state Mass. code 025 county Middlesex code 015 zip code 02115

3. Classification

Ownership of Property

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

Category of Property

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

Number of Resources within Property

Contributing	Noncontributing
<u>1</u>	<u>1</u> buildings
<u>1</u>	<u> </u> sites
<u> </u>	<u> </u> structures
<u> </u>	<u> </u> objects
<u>2</u>	<u>1</u> Total

Name of related multiple property listing:

n/aNumber of contributing resources previously
listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. ☐ See continuation sheet.

Valerie A. Taenage
Signature of certifying official10/24/88
DateExecutive Director, Mass. Historical Commission, State Historic Preservation Officer
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of commenting or other official _____

Date _____

State or Federal agency and bureau _____

5. 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:) _____

for Signature of the KeeperDate of Action 4-7-89

6. Function or Use

Historic Functions (enter categories from instructions)

DOMESTIC: SINGLE FAMILY DWELLING

Current Functions (enter categories from instructions)

DOMESTIC: SINGLE FAMILY DWELLING

7. Description

Architectural Classification

(enter categories from instructions)

SECOND EMPIRE

EASTLAKE

Materials (enter categories from instructions)

foundation STONE: BRICK

walls WOOD

roof SLATE

other

Describe present and historic physical appearance.

The Joseph K. Manning House is one of only two high-style Second Empire residential dwellings in Medford. Built in 1875, the three-story house displays an elaborate scheme of Second Empire and Eastlake decorative motifs in its exterior design. The building's most striking feature is a hexagonal pavilion projecting from the northwest corner of the main facade. A residence typical of the Forest Street area development which began in the mid-nineteenth century, the Manning house exhibits an architectural character nearly extinct in the city today.

The Manning House is located just outside of Medford Square, and its design includes two primary facades visible as one approaches from the Square. The original building is a large rectangle of three stories under a mansard roof with entries on both the north and west elevations. The Forest Street elevation is constructed in two planes, the left two bays positioned forward, the third bay screened by a single story porch that extends to a hexagonal pavilion on the northwest corner. The entry is located on this porch, on the wall perpendicular to the street. The west elevation employs a central entry between a flush left bay and a projecting right bay.

Two additions are located on the south or rear elevation. A two-story, wood-frame addition on a brick foundation adds two rooms across the rear or south side of the house; this addition dates to not later than 1898, first appearing on a Medford atlas in that year. Although it was added very shortly after original construction and in the same architectural vocabulary as the original, it contributes little to the house's architectural character. A four-bay wide, one-story deep enclosed sun porch was built off the rear of this earlier addition at an unknown date, probably between 1920 and 1930. Due to the lack of a foundation beneath the structure, it was in a deteriorated state. It was removed during the building's recent rehabilitation and was replaced by a similar single-story addition.

The entire house was clad with aluminum siding but beneath, its original clapboards were in restorable condition. The mansard roof crowning the house is completely intact, with patterned slate shingles, turret on the east side

United States Department of the Interior
National Park Service

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National Register of Historic Places
Continuation SheetSection number 7 Page 1Joseph K. Manning House
Medford, Massachusetts

with accompanying iron cresting, and cupola on the west side with iron finial. Beneath the roof-line of the original house runs a network of elaborately carved paired brackets interspersed with a saw cut series approximating dentils.

The preeminent architectural feature of the Manning House is the one-story hexagonal pavilion. This pavilion lends picturesque asymmetry to the house's otherwise regular plan and is the cornerstone of the building's ornamental scheme. Particularly significant are the posts and brackets, which in their angularity recall the Stick style but have a sculptural quality indicative of the Eastlake tradition in woodworking. Rows of closely-spaced, turned balusters and a saw cut frieze in a stylized floral motif contribute to the porch's robust character. Similarly crafted brackets support a hood over the secondary entrance on the west front.

Window treatments contribute to the house's eclectic nature. All windows have classically derived treatments: triangular pediments on the dormer windows on all four elevations, simple drip moldings on windows of a projecting bay on the west front, and carved hood moldings with saw cut friezes over windows around the west corner and north (main) facade. The most elaborate treatment appears on a front parlor window on the main facade, which is flanked by incised pilasters with carved capitals and moldings. Finally, additional interest at the roof level is achieved with two blind triangular windows in the east turret, and an oculus dormer window beneath the west cupola. Doorways, by comparison, are undistinguished, relying upon their respective porch attachments for visual impact.

Several original interior elements merit mention here, as they carry inside the decorative scheme set forth by the exterior design. Two staircases between the second and third floors reflect motifs of the exterior porch pavilion: the primary stair with its sawn balustrades of a stylized floral design, and the rear stair with turned balusters. Additional surviving elements of interest include etched glass in the doors of the entry vestibule, three marble fireplaces with decorative bosses and incised pilasters, and plaster rosettes on the two parlor ceilings.

The Manning House was built with a stable, originally situated in the southeast corner of the lot and since replaced by a ca. 1935 concrete block garage. Another manmade element on the property is a granite retaining wall and gateposts, running along Forest Street from No. 33 to No. 47; this fence marks property originally owned by the Manning family.

continued

United States Department of the Interior
National Park Service

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National Register of Historic Places Continuation Sheet

Section number 7 Page 2

Joseph K. Manning House
Medford, Massachusetts

Archaeology

While no prehistoric sites are currently recorded on the property, it is possible that sites are present. At least two known sites are recorded in close proximity (within one mile) to the property. This parcel's location, on a terrace overlooking the Mystic River may have made this a favorable area for native subsistence and settlement activities. In general, however, the potential for significant archaeological remains, either prehistoric or historic, seems low, as a result of the small lot size and the fact that the building, which has a basement, covers most of the entire lot. Some historic archaeological potential may exist with potential stall remains on the southeast corner of the lot. However, a garage constructed in 1935, likely destroyed these remains.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

☐ nationally ☐ statewide ☒ locallyApplicable National Register Criteria ☐ A ☐ B ☒ C ☐ DCriteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)

Period of Significance

Significant Dates

Architecture1875

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

N/A

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Joseph K. Manning House recalls an era of architectural and commercial development nearly forgotten in Medford today. Constructed ca. 1875 for a wealthy lumber dealer, the house, in its grand architectural style, robust detailing, and conspicuous location as an anchor in the Forest Street development north of Medford Square, bespeaks its original owner's local commercial successes and social prominence. The fine craftsmanship seen in the house's exterior and interior design is indicative of Manning's professional connections in Medford's lumber industry and his ready access to the services of wood craftsmen. The Joseph K. Manning House possesses integrity of location, design, materials, workmanship, and setting; and thus meets Criterion C on the National Register of Historic Places and is significant at the local level.

Medford, Massachusetts is a suburb of Boston located on the North side of the Mystic River. Notable for its beginnings as the estate farm of Governor Cradock, the area did not see large numbers of settlers until late in the seventeenth century. Proximity to the river and Atlantic Ocean led to the development of shipbuilding and rum distilling trades, and established a diverse and prosperous commercial economy. Joseph Manning, born in Charlestown in 1765, made his living as a Boston merchant but made his home in Medford. His only son Joseph was born there in 1812, and like his father worked in Boston. Between 1833 and 1846, he operated a wholesale grocery with various partners at 15 Central Wharf. He married Susan Bassett King, daughter of Capt. John B. and Susan (Morey) King in 1839. Together they had five sons, four surviving infancy, between 1840 and 1848.

The Manning family fortune grew with Medford's lumber industry during the second half of the nineteenth century. In 1849 Joseph Manning, Jr. joined in a lumber partnership with Francis Elliot Foster under the name of F. E. Foster & Co. Foster was born in Roxbury and came to Medford as a young man to work as foreman on the Wellington Farm. He later was employed by lumber merchant

☒ See continuation sheet

9. Major Bibliographical References

Previous documentation on file (NPS):

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- ☐ University
- ☐ Other

Specify repository:

MHC Inventory Of Historic Assets #38**10. Geographical Data**Acreage of property Less than one acreQuad: Boston NorthScale: 1:25,000

UTM References

A 19 326380 4698310
Zone Easting NorthingC B
Zone Easting NorthingD ☐ See continuation sheet

Verbal Boundary Description

See Assessor's Map☐ See continuation sheet

Boundary Justification

The parcel described above is that currently associated with the property, excluding portions of the historically associated parcel that was subsequently subdivided and developed.

☐ See continuation sheet**11. Form Prepared By**

name/title Betsy Friedberg, NR Director, Mass Historical Commission w/ CLair Dempsey, Am. Landmark

organization Massachusetts Historical Commission date February 1988

street & number 80 Boylston St. telephone 617-727-8470

city or town Boston state MA zip code 02116

United States Department of the Interior
National Park Service

MAY 13

National Register of Historic Places
Continuation Sheet

Section number 8 Page 1

Joseph K. Manning House
Medford, Massachusetts

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continued

United States Department of the Interior
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National Register of Historic Places Continuation Sheet

Section number 8 Page 2

Joseph K. Manning House
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MAY 13 1991

United States Department of the Interior
National Park Service

Joseph K. Manning House
Medford, Massachusetts

National Register of Historic Places Continuation Sheet

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United States Department of the Interior
National Park Service

Joseph K. Manning House
Medford, Massachusetts

National Register of Historic Places
Continuation Sheet

Section number 10 Page 1

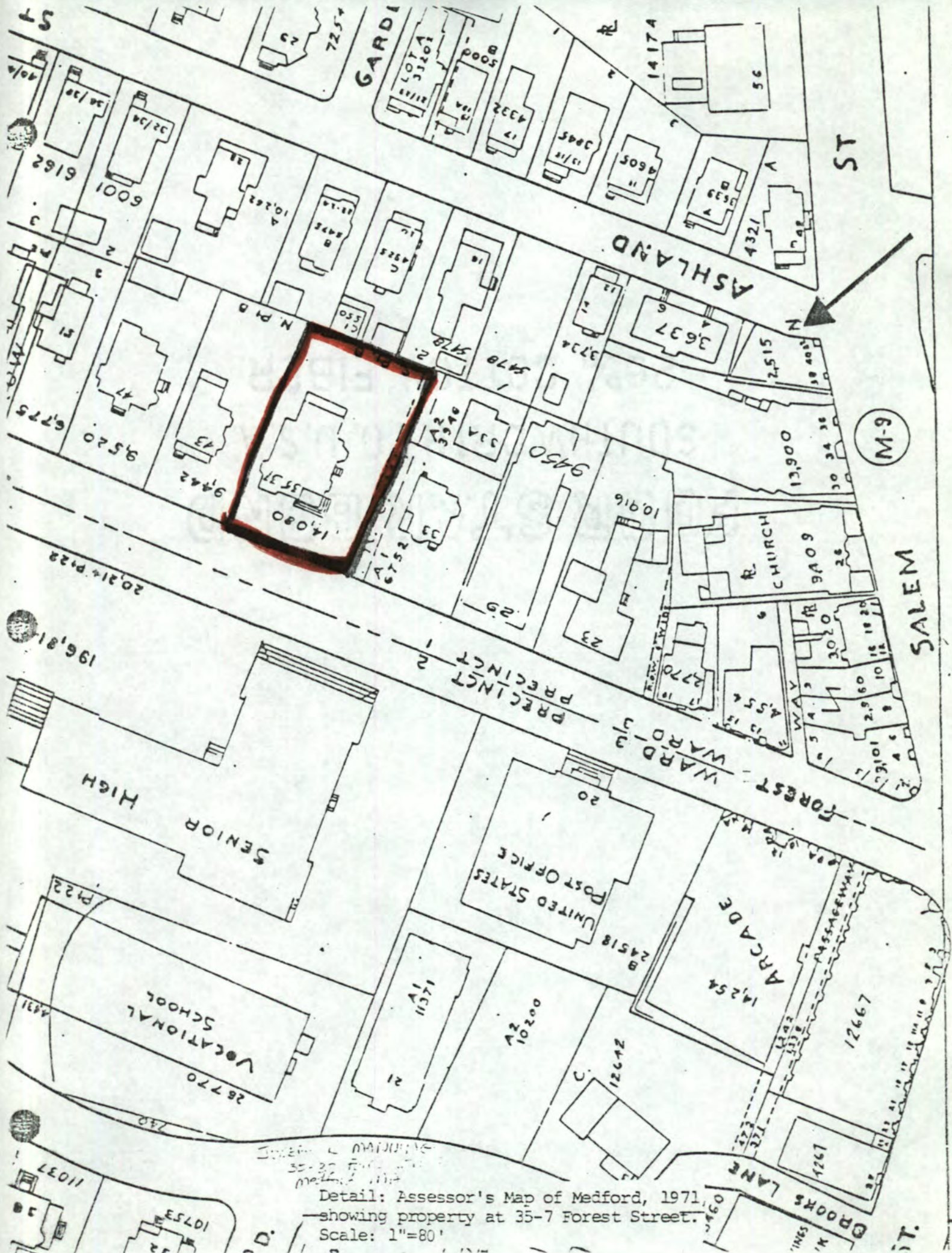
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SOUTHEASTERLY By Lot C, said plan, twenty-five (25) feet;
SOUTHWESTERLY By said Lot C, on said plan, twenty-two (22) feet; and
NORTHWESTERLY by the parcel hereinbefore described, twenty-five (25) feet.



Detail: Assessor's Map of Medford, 1971,
showing property at 35-7 Forest Street.
Scale: 1"=80'

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: RESUBMISSION

PROPERTY Manning, Joseph K., House
NAME:

MULTIPLE
NAME:

STATE & COUNTY: MASSACHUSETTS, Middlesex

DATE RECEIVED: 2/21/89 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 4/07/89
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 88000712

NOMINATOR: STATE

DETAILED EVALUATION: Y

☒ ACCEPT ☐ RETURN ☐ REJECT 4/7/89 DATE

ABSTRACT/SUMMARY COMMENTS:

Locally architecturally significant
Second Empire residence, the opulent
wood decorative detailing and fine
construction attest to Manning's
association with the lumber industry
and building trades.
Initial return comments have been
addressed.

RECOM./CRITERIA Accept C
REVIEWER Savage
DISCIPLINE Architectural History
DATE 4/7/89

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 _____



MANNING HOUSE, 35-37 FOREST ST.
MEDFORD, MA

AMERICAN LANDMARKS, INC.

1987

NEGATIVE: AMERICAN LANDMARKS, INC.

72 BROAD ST.

BOSTON, MA 02110

VIEW E

Photo # 1 of 2

83 01 1112

83 01 1112

83 01 NNNN 243

MAY 13 1988



MANNING HOUSE, 35-37 FOREST ST.

MEDFORD, MA

AMERICAN LAND MARKS, INC.

1987

NEGATIVE : AMERICAN LANDMARKS, INC.

72 BROAD ST

BOSTON, MA 02110

PORCH DETAIL, VIEW NE

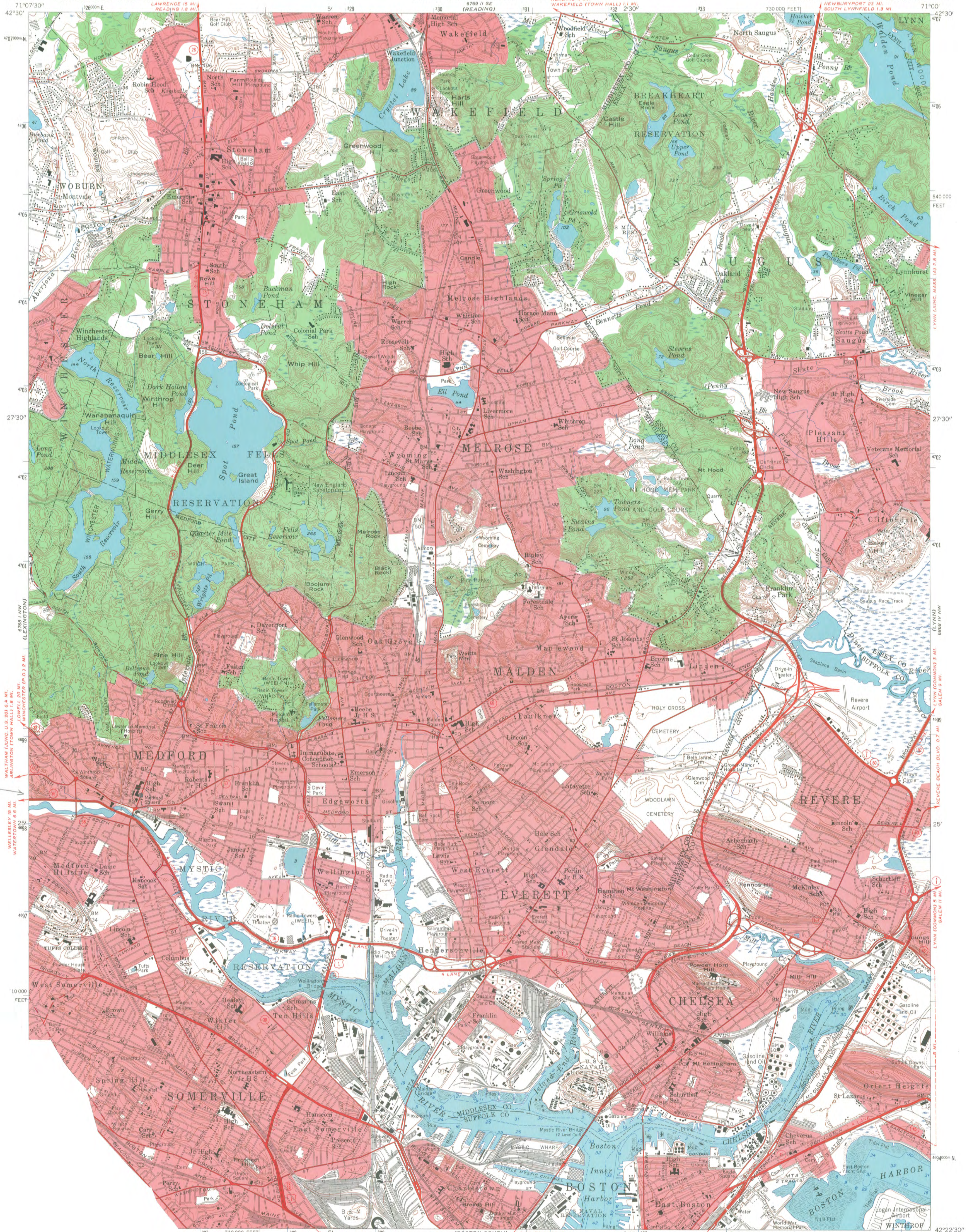
Photo #2 of 2

8301NN2N244

8301

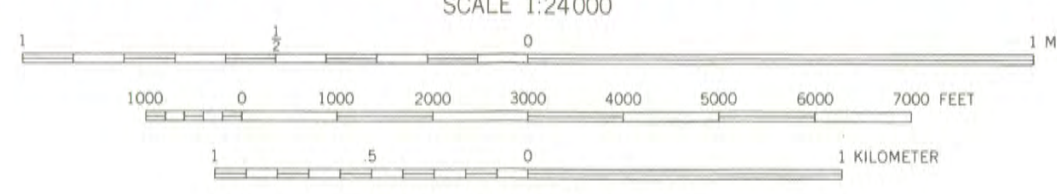
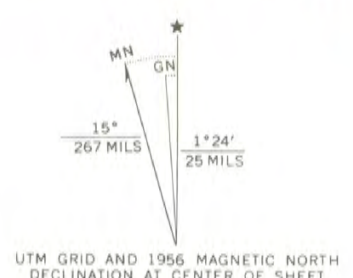
8301

MAY 13 1988



zone 19
N 4698310
E 326380

al Survey
nission, and
by 1955
and 246 (1956)



CONTOUR INTERVAL 10 FEET
DATUM IS MEAN SEA LEVEL
DEPTH CURVES AND SOUNDINGS IN FEET-DATUM IS MEAN LOW WATER
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
THE MEAN RANGE OF TIDE IS APPROXIMATELY 8.5 FEET

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, WASHINGTON, D. C. 20242
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



ROAD CLASSIFICATION
Heavy-duty ——— Light-duty ———
Medium-duty ——— Unimproved dirt ———
U.S. Route ——— State Route ———

BOSTON NORTH, MASS.
N4222.5-W7100/7.5
1956
AMS 6768 I NE-SERIES V814



May 4, 1988

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 you will find the nomination forms for the following properties:

Leominster, F. A. Whitney Carriage Company Complex Historic District;
off 124 Water Street; HPCA #10369MA

Medford, Joseph K. Manning House; 35-37 Forest Street

Palmer, Union Station; Depot Street

Peabody, Moore-Hill House; 82 Franklin Street

Worcester, Holy Name of Jesus Complex; Illinois Street; HPCA #10814MA (school)
HPCA #11040MA (convent)

They have been voted eligible by the State Review Board and have 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. No comments have been received to date.

Sincerely,

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

BF/es

Enclosure

MAY 13 1988

February 14, 1989



FEB 21 1989

NATIONAL
REGISTER

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 you will find the following nomination forms:

Linwood Historic District, Northbridge : HPCA # 11131 MA
Lenox Rail Road Station, Lenox
Joseph K. Manning House, Medford
Fort Hill Historic District, Northampton

All have been voted eligible by the State Review Board and have 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. Comments received to date are attached to the nomination form.

Sincerely,

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

Enclosures

BF/rc