

737

MASSACHUSETTS HISTORICAL COMMISSION  
 80 BOYLSTON STREET  
 BOSTON, MA 02116

AREA	FORM NO.
D	320

Town Wakefield

Address 88 Prospect Street

Historic Name NA

Use: Present Dwelling

Original Dwelling

DESCRIPTION

Date c.1913

Source Visual Analysis

Style English Cottage Style

Architect Harland O. Perkins

Exterior Wall Fabric Stucco

Outbuildings Garage, Tennis Court and

Cottage contributing c. 1913

Major Alterations (with dates) \_\_\_\_\_

None

Condition Good

Moved NA Date NA

Acreage Under one acre

Setting Faces east. Set back from

road.

Photo (3"x3" or 3"x5", black and white) Indicate address of property on back of photo. Staple to left side of form.

Sketch Map: Draw map showing property's location in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection(s). Indicate north

UTM REFERENCE 19/328600/4707610

USGS QUADRANGLE Reading, Mass.

SCALE 1:25,000

Recorded by Architectural Preservation Associates  
 Organization Wakefield Historical Commission

Date March 1985

**NATIONAL REGISTER CRITERIA STATEMENT (if applicable)**

Part of a unique residential compound (also containing 90 Prospect St. and 127 Chestnut St.) designed for Elizabeth Boit and members of her family by local architect Harland Perkins, this English Cottage Style house is a good example, together with its neighbors, of the variety of detailing the style could encompass. It retains integrity of location, design, setting, materials, workmanship, feeling and association and meets Criteria C of the NRHP on the local level.

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

This is one of three architect-designed houses in a row, all set behind a fieldstone embankment and all following the English Cottage Style. It was designed by Wakefield architect Harland Perkins as a 1½ story cottage under a tiled hip roof. The house has wide eaves overhang on exposed purlins and the west facade is symmetrical with a center entrance beneath a cross gable which has a jerkin head roof. Recessed porches at each side of the entry are supported on heavy columns. This is one of a unique trio in Wakefield and a fine example of the style which was introduced to the Boston area at the turn of the century by C.F.A.Voysey, English architect.

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

Elizabeth Boit built this and 2 neighboring houses after 1910 to form a family compound which originally included a formally landscaped court, greenhouses and a playhouse. Boit was one of two founders of the Harvard Knitting Mills which came to Wakefield in 1889 and remained in operation as late as 1944 employing hundreds of Wakefield residents during that period in the mill and in their homes for finishing work. Boit lived first on Richardson Avenue then had these houses built on land bought from George Carpenter, a Wakefield resident and dealer in paints and oils. Architect was Harland Perkins who lived at 8 Park St. Like manufacturers before her, Cyrus Wakefield and Solon O. Richardson, Boit had an important effect on Wakefield both for the business she administered and for the civic work she engaged in, in this case, the Wakefield Home for Aged Women. She and her partner Winship built the last manufacturers' estates and theirs are the only ones remaining in town.

**BIBLIOGRAPHY and/or REFERENCES**

Society for the Preservation of New England Antiquities. Wakefield Photo File  
Middlesex County Registry of Deeds, Plan Book 186, page 4.  
Eaton, Chester, Proceedings of the 250th Anniversary, Reading, 1896.  
Eaton, Warren and Chester Eaton. History of Wakefield, Wakefield, 1944.  
Wakefield Historical Society, Vertical Files

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
61. House at 8 Park Street Entered in the National Register	Keeper <u><i>Delores Byers</i></u> 7/6/89 Attest _____
62. House at 88 Prospect Street Entered in the National Register	Keeper <u><i>Delores Byers</i></u> 7/6/89 Attest _____
63. House at 9 White Avenue Entered in the National Register	Keeper <u><i>Delores Byers</i></u> 7/6/89 Attest _____
64. House at 90 Prospect Street Entered in the National Register	Keeper <u><i>Delores Byers</i></u> 7/6/89 Attest _____
65. House at 95 Chestnut Street Entered in the National Register	Keeper <u><i>Delores Byers</i></u> 7/6/89 Attest _____
66. Item Building Entered in the National Register	Keeper <u><i>Delores Byers</i></u> 7/6/89 Attest _____
67. Jordan, Dr. Charles, House Entered in the National Register	Keeper <u><i>Delores Byers</i></u> 7/6/89 Attest _____
68. Kendall, Deacon Thomas, House Entered in the National Register	Keeper <u><i>Delores Byers</i></u> 7/6/89 Attest _____
69. Lakeside Cemetery Chapel Entered in the National Register	Keeper <u><i>Delores Byers</i></u> 7/6/89 Attest _____
70. Lynnwood Entered in the National Register	Keeper <u><i>Delores Byers</i></u> 7/6/89 Attest _____

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY House at 88 Prospect Street  
NAME:

MULTIPLE Wakefield MRA  
NAME:

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: 89000737

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT  RETURN  REJECT 7/6/89 DATE

Entered in the  
National Register

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA \_\_\_\_\_  
REVIEWER \_\_\_\_\_  
DISCIPLINE \_\_\_\_\_  
DATE \_\_\_\_\_

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 \_\_\_\_\_



D-320

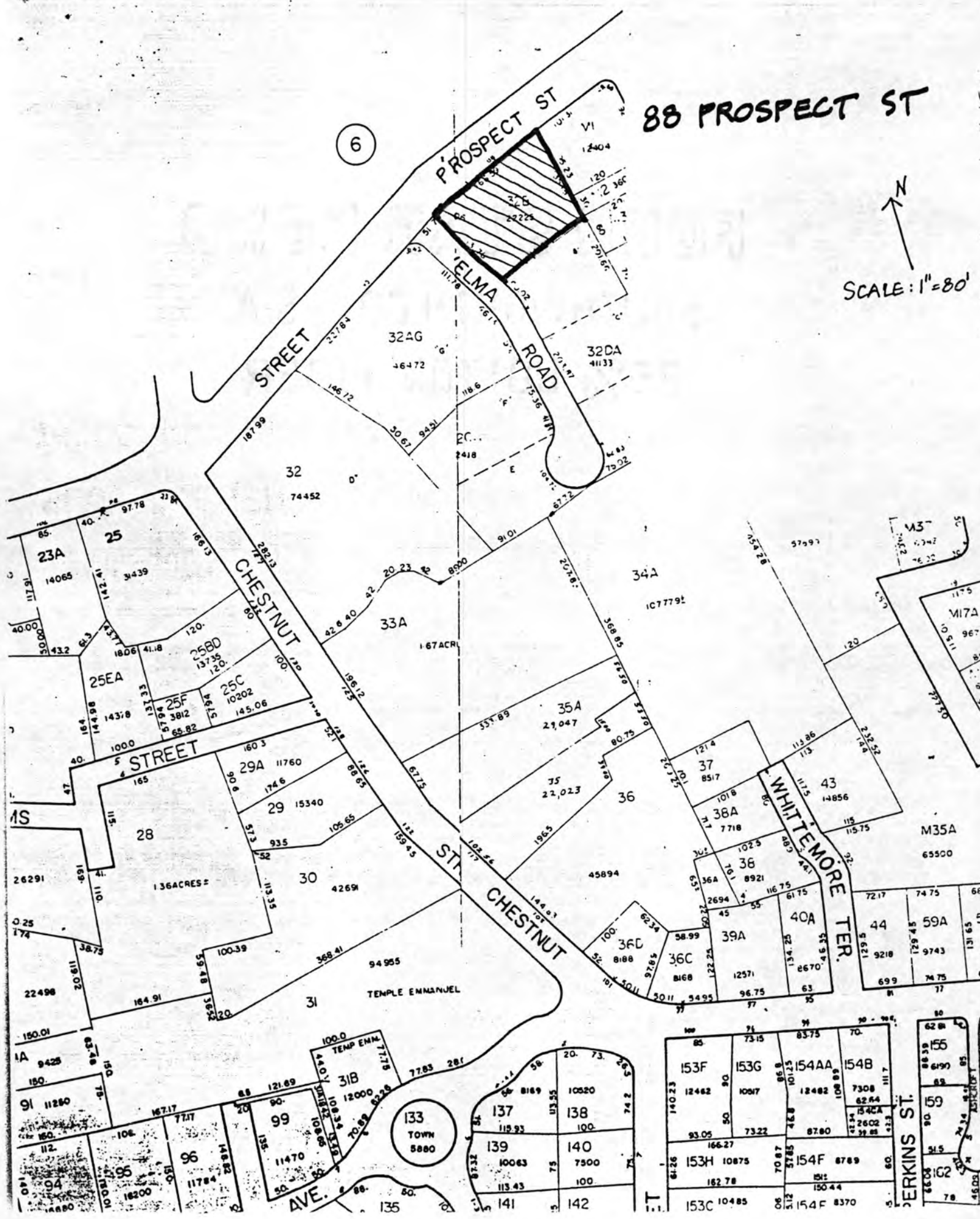
88 Prospect St.

House #1

Wakefield MA, Ma

88 PROSPECT ST

N  
SCALE: 1" = 80'



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

Multiple Property Cover Sheet Reference Number: 64000300