

**Local Historic Study Committee Report  
for the Milton Village Historic District  
Milton, Massachusetts 02186**



**Local Historic District Study Committee  
Milton, MA 02186 August 21, 2023**

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*On our cover is the corner of Eliot St. and Adams St. – 2 Adams St., the Old Ware Mill in Milton Village, built in 1882; first photograph from 1885 and second photograph from 2023*

## Summary Sheet

### Contact Information

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### Study Committee Members

1. Bill Mullen (Milton Historic Commission Member and Liaison)
2. Ryan, McClain (Committee Secretary)
3. Mallory Walsh
4. Doug Scibeck
5. Andrew Hoffman

### Anticipated Public Hearing Date:

Date of Public Hearing is November 6, 2023

Date for Town Meeting: December 4, 2023

Expected Date of the Town Meeting vote: December 4, 2023

### Number of Properties in the Proposed District:

Milton Village is comprised of forty structures, both residential and commercial type.

### Study Committee Conclusion:

The Local Historic District Study Committee of Milton, MA 02186 has selected Milton Village as its first proposed designated historic district.

## Introduction

Under M.G.L. Chap. 40C, the Milton Select Board created a Local Historic District Study Committee (LHDSC hereafter) in 2021. The 2015 Milton Master Plan calls for both preservation of Milton's historic characteristics and guiding new development in keeping with the town's physical character. Designated Local Historic Districts provide enhanced protection for our most significant concentrations of historic resources. The town's people expressed a strong plea to preserve important historical and cultural aspects of our community in the Master Plan.

Historic preservation planning has a long history in the Bay State. In 1955, Local Historic Districts on Beacon Hill and Nantucket were established as the first local historic districts in Massachusetts. Shortly thereafter, in 1960 the Commonwealth of Massachusetts adopted M.G.L. Chapter 40C, which authorizes cities and towns to create Local Historic Districts ("LHD" hereafter).

The express purpose of Chapter 40C is to promote the educational, cultural, economic and general welfare of the public through the preservation and protection of buildings and places significant in the history of the Commonwealth, its cities and towns, or their architecture. It also provides for the maintenance and improvement of settings for such buildings and places, as well as the encouragement of designs compatible with the surrounding environment.

With this proposal our committee joins the Milton Planning Board to focus on Milton Village.

### National and Local Historic Districts: There's a Difference

A National Register District is part of the National Register of Historic Places. The National Register of Historic Places is the list of individual buildings, sites, structures, objects and districts, deemed important in American history, culture, architecture or archeology. It is a federal designation and is administered by the Secretary of the Interior through the Massachusetts Historical Commission at the State Historic Preservation office.

A listing in the National Register recognizes that the area is important to the history of the community, state or nation; allows the owners of income-producing properties certain federal tax incentives for rehabilitation; and provides limited protection from adverse effects by federal or state involved projects. If there is no state or federal involvement in a project, then listing on the National Register of Historic Places does not in any way limit an owner's handling of the property. There are over 900 National Register Districts in Massachusetts.

Currently, there are six National Historic Register Districts in Milton. See [There's A Difference](#) for clarity on National Historic Register and Local Historic District Designation.

The National designations are honorary; the national register provides recognition that the area is historically important to the community, state, or nation. The additional establishment of these areas under the protective local historic districts bylaw would signify a major alignment in recognition of the value of the area, as well as the importance of protection for these vulnerable historic assets. Without the establishment of LHD's, the town has no way of preventing the demolition of a historic building or maligned renovation.

An LHD is an effective and popular planning tool to effectively guide localized preservation efforts. There are over 200 such districts across the Commonwealth, including neighboring towns of Dedham, Boston, and Quincy.

Because a historic preservation bylaw imposes certain restrictions on what property owners can or cannot do, the initial adoption of such a bylaw requires action by the Select Board, a study committee consisting of local stakeholders, consultation with residents, approval by the Massachusetts Historical Commission, and final approval by a two-thirds vote of the Town Meeting.

The intent of the committee is to:

- minimize complexity
- avoid imposing unnecessary burdens on homeowners
- keep any filing fees low
- offer punctual processing time for each application.

In 1743 Thomas Hutchinson (1711-1780), a wealthy Boston merchant, who became the last Governor of the Province of Massachusetts Bay from 1771-1774, established a 48-acre summer estate on the northwestern side of Milton Hill. He traveled to his estate from his Boston townhouse in the North End by the 1654 Plymouth Road, today's Adams Street, the major regional road from Boston to Plymouth that went through Milton Village, across the Neponset River bridge from Dorchester. Hutchinson built his mansion house (demolished c.1870) on Adams Street at the crest of Milton Hill, which overlooked Milton Village. Political turmoil in Boston forced Hutchinson to leave Milton for exile in England in June 1774. Between 1743 and 1768 Hutchinson laid out the Back Lane, renamed High Street in the mid-19th century, a 550-foot private passageway on his land to parallel Adams Street from Milton Village to the beginning of Milton Hill. At the time Adams Street from the Neponset River bridge through Milton Village was barely sufficient to allow carriages to pass each other. Back Lane ran from Short Street, which connected Adams Street to Back Lane, and in the 19th century was improved as Eliot Street, to the intersection of Adams Street with the 1660 Taunton Road, today's Canton Avenue. From his own land, Hutchinson also widened Adams Street in Milton Village by twenty-five feet. There was left a 100-foot wide tract of his land between Adams Street and the eastern side of Back Lane, which was subdivided into small lots between 1768-1774. Remaining from that period are the c.1765 Joseph Fenno (MLT #33) at 65-71 Adams Street and the c.1793 Capt. Lewis Vose House (MLT #23) on the eastern side of Back Lane, at today's 30 High Street. The focus of the current survey is on the 7 buildings that remain from the development of the western side of Back Lane during the 19th century: 7, 11, 13, 15-15A, 17, 19-21 and 21A High Street. According to Edmund Baker's 1826 map of Milton Village, there were four buildings on the western side of Back Lane, the E. Curtis House, J. Campbell Shop and C. Dunmore House and Stable. The Edward Curtis House was demolished by 1951 for the present 1951 single-family house and 1972 office building at 33 High Street and 25 High Street, respectively. The James Campbell Carpentry Shop and Charles Dunmore-Thomas Lynes House remain at 17 and 11 High Street, respectively. Between 1840

and 1881 the two properties were developed with 7, 13, 15-15A, 19-21 and 21A High Street. Their history is documented below.

## Methodology

The charge of the LHDSC is to investigate the desirability of establishing historic districts within the town. Local Historic Districts are areas of historic and architectural value in which historic buildings and their settings are subject to public review to protect their distinctive characteristics. If the outcome of the study is affirmative, the committee will develop a proposal, including proposed districts, a draft bylaw, and draft regulations. If approved, the established historic district commission will review applications according to locally developed standards. The district overlay does not interfere with existing zoning regulations.

The LHDSC first met November 15, 2021, and members began to familiarize themselves with the applicable statute and guideline documents created by the MHC, as well as historical resources unique to Milton. The LHDSC has met monthly since the first meeting, and its agendas, minutes, and other informational material can be found on the town website:

<https://www.townofmilton.org/local-historic-district-study-committee>

The committee hosted numerous guests of various Town and State positions, as a means for better understanding the role and responsibility of the LHDSC. These included Melinda Collins, from the Select Board; Tim Czerwienski, Milton Director of Planning and Community Development; Pat Lattimore, chair of the Diversity Committee; Arthur Doyle, chair of the Select Board; Rob Mallett, from Milton's Information and Technology department; Cheryl Tougias, from the Planning Board; Jennifer Doherty, from the Massachusetts Historical Commission; Meredith Hall, chair of the Planning Commission.

After considering the six National Register Districts, the LHDSC focused on the five residential areas deemed most vulnerable to changes. Milton is a town that faces contemporary issues while not abandoning its historical past. Due to the vast scope of work each district requires, future property considerations will be left open for research and recommendation at a future date.

Early on in our due diligence process each member on the committee wrote a report of the National Register districts.

- [Milton Centre](#)
- [Scotts Woods](#)
- [Brush Hill](#)
- [Milton Hill](#)
- [Railway Village](#)

In May 2022, the LHDSC attended a public forum with the Scotts Woods neighborhood association. Scotts Woods was not deemed to be as high a priority from a Town Planning perspective as Milton Village is. In September 2022, it posted a survey on its website, garnering 200 responses. Support for the concept of a local historic district was overwhelming with the Scotts Woods group. Our chairman, after this meeting, spoke to various other town groups focused on their specific area, and found that what the Scotts Woods group felt was echoed by the other town groups. The conclusion is that the committee had the opportunity to put forward the best overall choice for historical designation after a great deal of work and study. Milton Village was the area that the Planning Commission for the town is also focused on with its next 5 year plan.

The LHDSC completed an exhaustive study of the six national historic sites for financial and practical reasons, as those had already been vetted. After much deliberation, it selected Milton Village as the initial district. Several other districts received serious consideration, each with its own reasons for and against. Ultimately, the encouragement and support of the Planning Board for the selection of Milton Village convinced the Committee. The Town has adopted a mixed-use zoning overlay district there that provides incentives for implementing historic preservation. The choice of Milton Village will allow LMHDC to work collaboratively with the Planning Board on this initiative.

The date for public hearing on this proposal is November 6, 2023. The anticipated date of the Town Meeting vote is December 4, 2023.

The Community benefits of Local Historic Districts Local historic districts are many. Chapter 40C outlines three major purposes:

- to preserve and protect the distinctive characteristics of buildings and places significant in the history of the Commonwealth and its cities and towns
- to maintain and improve the settings of those buildings and places
- to encourage new designs compatible with existing buildings in the district

The establishment of Local Historic Districts do not prevent all changes from occurring, nor do they prevent all demolition, new construction or development. The intent is to make changes and additions harmonious and prevent the intrusion of incongruous elements that might detract from the aesthetic and historic values of the district. Historic district commissions are only allowed to review changes to exterior architectural features visible from a public way.

- It does not prevent owners from making changes to their properties, but stipulates restraint on parts of the property that are visible from the public street.
- It does not require owners to restore their properties.
- It allows for maintenance and repairs, within the guidelines.
- Studies around the country suggest that property values stay the same or increase faster in local historic districts compared to similar, non-designated areas.

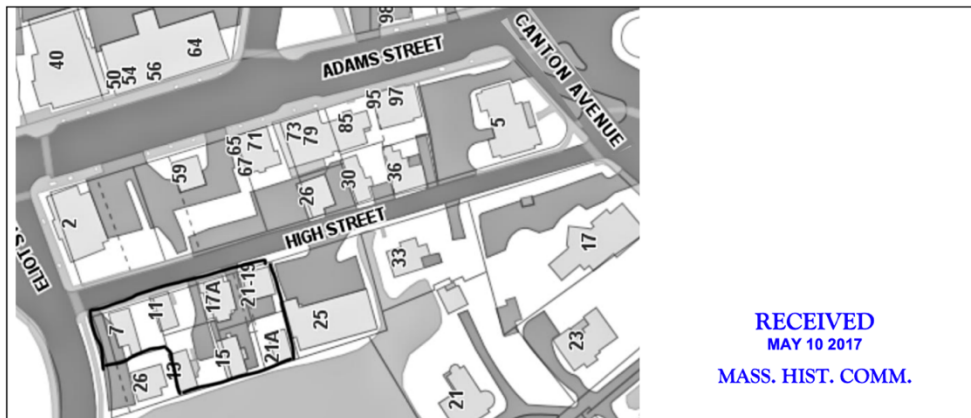
## Milton Village Overview

Milton Village has been a thriving and historic area in the town of Milton since its beginning in 1650. Milton's major commercial center developed along Adams Street where it crossed the Neponset River. This is Milton Village. The c. 1720-1830 period is represented by two colonial structures, clad with clapboard, at 85 and 98 Adams Street. The period of 1880-1930 saw brick structures, designed by prominent Boston architects, dominate the Village. The Associates Building (1881-Rotch and Tilden), the Webb Mill (1882-BradleeAinslow/Wetherall), the Ware Mill (1902-Winslow/Wetherell/Bigelow), and the Blue Hill Bank and Trust Co. (1930- Arthur W. Nice) document the evolution of architectural design in the village from the Queen Anne and Romanesque Revival styles of the late 19th century to the 20th century concern for symmetrical facades and classical detail of the Georgian Revival style.

Milton Village has been one of the most historic commercial and industrial sites since the 1800's. While Milton Hill grew as a vacation area for wealthy and influential Bostonians during this time, all roads led through Milton Village.

## Milton Village Residential Information

Locus Map





## Residential Properties in Milton Village. High Street.

### Photograph



**Town/City:** MILTON

**Place** (*neighborhood or village*):  
Milton Village

**Name of Area:** HIGH STREET AREA

**Present Use:** Residential and commercial

**Construction Dates or Period:** 1819-1881

**Overall Condition:** Fair

**Major Intrusions and Alterations:**

Vinyl-siding, additions, and window alterations

**Acreage:** .36

**Recorded by:** Edith Clifford

**Organization:** Milton Historical Commission

**Date** (*month/year*): May 2017

### JAMES CAMPBELL PROPERTY 15-15A, 17, 19-21, 21A High Street

In January 1819 James Campbell, housewright, bought a c.15-acre lot on the Back Lane, (Norfolk County Deeds 59-198) where he built his Carpentry Shop, today 17 High Street. In 1816 Campbell had bought the 1765 Joseph Fenno House (MLT #33, 65-71 Adams St) (NCD 52-113) and in 1824 the adjacent lot to the north (NCD 73-277) where he built his family home, today the site of the Citizens Bank drive-up window, 59 Adams Street. His carpentry shop was located across High Street from the rear of his home. James Campbell (1781-1856) was born in Framingham in 1781, the son of Daniel (1760-1838) and Beulah (1758-1824) Campbell. In 1804 he married Fanny Babcock (1787-1864), daughter of Ebenezer (b.1753-1790) and Betsey (1765-1835) Babcock of Milton. The following of their children were born in Milton: Jane (b.1813); Susanna (b.1815); Elizabeth (b.1818); Anne (b.1820); Ebenezer (b.1824); Emily (b.1826); Fanny (1827-1901); Mary (1829-1904); and possibly James (b.1836). Campbell's will (NC Probate Vol. 96, 1856) sets up a trust for his son James, but no further specific information was found on James. Additionally, it does not appear that James Campbell and Francis H. Campbell (1810-1889), another Milton housewright, were related. Campbell built three two-family houses beside and behind his carpentry shop for rental by the time of his death in 1856, per Teele's 1885 map and ownership legend: the James Campbell two-Family House #1, #2 and #3 at 15-15A; 19-21 and 21A High Street, respectively. Assessors date 15-15A High Street at 1858, 19-21 High Street at 1840 and 21A High Street at 1870. Thus, on the district data sheet 15-15A and 21A High Street are dated at c.1856 and 19-21 High Street at 1840. No further information on Campbell's building activity was found, with the exception of two Norfolk County deed contracts. In 1832 he was contracted by Oliver Pierce of Dedham to build a house

(NCD 166-194) and in 1832 by William Sumner to build a block of four two-story houses near the paper mills in Dorchester Lower Mills (NCD 96-307). In 1853 Mary Campbell (1829-1904) married Rufus L. Chapman (1829-1897) and the couple lived with James and Fanny at their Adams Street home until James' and Fanny's deaths in 1856 and 1864, respectively. Mary and Rufus continued to live in the house until their own deaths in 1897 and 1904, respectively. Here they raised their children, Emma (b.1858), William (b.1864), Fannie (b.1866), and Lillian (b.1869). Rufus L. Chapman was a house painter with a prominent ad in the 1885 Milton directory for house painting, graining and glazing. Mary (Campbell) Chapman also inherited her father's property on High Street, which she and her husband continued to rent. According to Teele's 1885 map owner/occupant legend, 15-15A High Street was occupied by John Callahan and Cornelius Callahan, laborers. 17 High Street was converted from Campbell's carpentry workshop to a two-family residence with laborers Patrick Connors and James Flanagan as the occupants. 19-21 High Street was occupied by T. McDermott, laborer, and an unnamed resident and 21A High Street by James Bennett, laborer, and an unnamed resident. After Mary Chapman's death in 1904, the four above duplexes were sold by the family and continued to be used as two-family residences as they are today with the exception of 21A High Street, now vacant and slated for demolition. A review of the Milton directories found that most apartments turned over fairly quickly with families of laborers, teamsters, watchmen, chauffeurs, clerks and painters, etc. The longest tenant was Albert Temple, Baker Chocolate Mills employee, at 19 High Street from 1926 to 1957.

CHARLES DUNMORE PROPERTY 7, 11 and 13 High Street, Charles Dunmore-Thomas Lynes House, 11 High Street, Cornelius Lynes House, 13 High Street

In March 1825 Jesse Sumner (1768-1828) deeded to his daughter Maria (Sumner) Dunmore (1796-1862) a c. 0.29-acre lot from his property on the western side of Back Lane (NCD 75-210). There she and her husband Charles Dunmore (1796-1847), married in 1822, built their home and a stable at 11 High Street as labeled on Edmund Baker's 1826 map of Milton Village. Maria grew up on Adams Street in Milton Village, next door to James Campbell and his family. Her father, Jesse, was a waggoner and his barn at the rear of his house faced onto the Back Lane opposite the lot he deeded to Maria. The Sumner House was eventually demolished for the Crossman Stables (see below), today the site of the Bank of America parking lot. Charles Dunmore was a stage driver, offering the only public conveyance from Milton Village to Boston in those days. The couple had three children: Lucy (b.1823); Hannah (1826-1900) and Charles (b.1828). In c.1840 Charles and Maria retired to Dorchester to live with their daughter Hannah (Dunmore) Cunningham where they died in 1847 and 1862, respectively. In August 1854 Maria Dunmore had sold her home at 11 High Street on a .165-acre lot to Thomas Lynes of Dorchester (NCD 229- 133). As documented below, in 1842 Charles Dunmore had already sold the stable on a .125-acre lot to Howard Gill, on which Gill built the house at 7 High Street. Thomas Lynes (1806-1865) was born in Ireland and by 1842 had emigrated to Quincy with wife Ellen (1805-1863) and three children, Mary (b. bef, 1834), Cornelius (1834-1898) and John (b.1836). The couple would have three more children: Thomas Jr. (1842-1910), Ellen

(1845-1903) and James (1849-1867). Thomas was a laborer. When Thomas died in 1865, then a widower, his son Thomas Jr. inherited the house. Thomas Jr. was born in Quincy and as a small boy came to Milton with his family. He was employed for forty years by Samuel Gannett's grain store in Milton Village, only retiring two years before his death in 1910. Unmarried, he lived with his sister Ellen and his niece Rose, daughter of brother Cornelius. In 1881 Thomas Lynes Jr. deeded to his brother Cornelius Lynes, of Boston, the back .09-acre lot of his property at 13 High Street, keeping the front .075-acre lot for his own house, 11 High Street. (NCD 532-605). Cornelius Lynes (1834-1898) was married in Boston in 1855 to Margaret Conley (1837-1913). The couple lived in Boston with their four children: Rose (1861-1944); John (b.1868); James T. (1871-1934); and Annie Louise (b.1874). In 1881 Cornelius built a home for his family on the lot his brother had deeded him at 13 High Street. Cornelius worked for thirty years for Samuel Gannett's grain store in Milton Village. Cornelius and Margaret died at 13 High Street in 1898 and 1913, respectively. In the 1908 will of Thomas Lynes Jr., a bachelor, (NC Probate 45566), 11 High Street was left to his nephew James T. Lynes (1871-1934), the eldest son of Cornelius, and then to James' eldest son, Francis J. With the death of Thomas Jr. in 1910, James T. Lynes moved to 11 High Street with his wife Margaret Finneran (1872-1943), whom he married in 1895, and their six children: Francis J. (1897-1948), Thomas J. (1897-1972), Cornelius (b.1899), James (b.1901), Gertrude (b.1904), and Ruth (b.1906). He was an employee at the Baker Chocolate mills in Dorchester/Milton Lower Mills for thirty years. When he died in 1934, his wife moved to Dorchester to live with her daughter Gertrude Lynes Jones where she died in 1943. A review of the street lists indicate that after 1934 11 High Street was rented as a residence until 1978 when Francis J. Lynes, Jr. sold it (NCD 5435-333) to Bernard Lynch (NCD 5435- 333) for conversion to its present use as office space. While Francis J. Lynes (1897-1948) owned and rented 11 High Street after his father's death, he lived at and owned 13 High Street. In 1925 after returning from the armed services he married Eva Marie Garrity (1897-1978) and moved to 13 High Street. The couple had three children: Francis J. Jr. (1926-1990), Robert (1928-2007) and Edward (b.1931). Francis J. was a Milton policeman, as was his brother Robert J. who lived next door at 7 High Street. Here Francis J. and Eva died in 1948 and 1978, respectively, as did their unmarried son Francis J. Jr. in 1990. Thereafter the house was converted to its present use as a two-family dwelling and rented by a trust of which Francis J. Lynes, Jr. was a trustee until his death in 1990.

#### Howard Gill House 7 High Street

In September 1842 Charles Dunmore, then of Dorchester, sold to Howard Gill, of Milton, his stable on a .125-acre section (NCD 75- 210). Gill demolished the stable and built the present single-family house at 7 High Street. Howard Gill (1806-1893) was born in 1806 in Canton, son of John and Mary Withington Gill. He was a hatter by trade. In 1864 Gill sold his High Street property and moved to Dedham. Here in 1871 he married Mira Harriet Withington (1832-1892) of Canton and died in 1891. The couple is buried in Brookdale Cemetery in Dedham. By the time Gill had sold his property in February 1864 to Lemuel Crossman (NCD 320-269), Back Lane had been renamed High Street. Gill had built an additional single-family dwelling to the

rear of his house. This building at 7A High Street was demolished in 1970 for the present Hayward Photography Studio at 26 Eliot Street. Lemuel Crossman (1825-1906) was born in Milton in 1825, the son of Alfred and Sarah Crossman, who had a homestead on Randolph Avenue. After graduating from high school, he went to Weston to train as a blacksmith. Here he met and married his wife Mary Morse (1825-1919) in 1849. When he returned to Milton in 1850, he took over the blacksmith shop of Arthur Monroe on Adams Street in Milton Village. Crossman's business evolved into a livery service with entrances on Adams Street as well as from High Street, across from his home at 7 High Street. In the 1885 Milton directory, Lemuel Crossman and Son, established in 1850, has a prominent ad offering livery services for weddings, funerals and parties and pickup at the Milton Village train depot. Blacksmith and carriage services included horse shoeing and carriage painting and wheel repair. The Crossman building was eventually converted to commercial use and renamed the Copley Building. It was demolished by spectacular fire in November 1953. The site is a parking lot for and behind the Bank of America building, 2 Eliot Street. It is presently unknown where Crossman was living when he returned from Weston but in February 1864 he and his family moved to High Street, opposite his livery stable. The 1865 Massachusetts State Census would indicate the Crossman family was living at 7 High Street and Willard Johnson, a teamster, possibly working for Crossman, was living in the now-demolished house at the rear. The Crossmans with their three children, Sarah (b.1851), Josephine (b.1855), Alfred (b. 1858) and Mary b.1861), lived on High Street until January 1877 when they sold the property to Philip Finnegan (NCD 492-5) and moved to the 1790 Capt. John Swift House on Adams Street in Milton Village, today the site of the Verizon Building (114 Adams Street). Here Lemuel and Mary died in 1906 and 1917, respectively and were buried in Milton Cemetery. Philip Finnegan (1814-1901) was born in County Monaghan, Ireland in 1814 and emigrated to Boston in 1850 and by the 1855 Massachusetts State census was living in Milton with his wife Margaret (1816-1892) and three children, Bridget (b.1847), Michael (1851-1932), and Katherine (b.1853). Philip worked as a laborer. The 1870 Federal census lists him as employed at a wool store, possibly William Davis' wool business on Canton Avenue at Turner's Pond (MLT #920). His obituary states that he worked for the Town of Milton. The 1870 Federal census lists Bridget working as a domestic on the Joseph Angell Milton Hill estate. Michael was being apprenticed as a wheelwright, possibly at Crossman's stables. In 1877 the family moved to High Street. Information in the censuses, Teele's 1885 map and directories indicate that they lived in the rear, demolished house (7A High Street), while renting out 7 High Street. Teele's 1885 map lists Philip Finnegan as the owner of 7 High Street, but Timothy Melley as the occupant, moving in in 1885. Timothy Ward Melley (1856-1940) was born in 1856 in Massachusetts, the son of J.P. and Anne (b.1835) McDermott Melley. After her first husband's death, Anne married Dennis Ward (1840-1877) in Milton in 1866. Dennis worked on the Milton Hill estate of Joseph Angell as a gardener. When he died in 1877, Anne and Timothy went to live on Thacher Street and then to 7 High Street. Anne was living at 7 High Street in 1897 but was gone in 1902 and no further trace was found for her.

After graduating from Milton High School in 1871, Melley went into cabinet making but by 1881 had opened up his first barber shop. In 1891 he bought the 1765 Joseph Fenno House (MLT #33, 65-71 Adams Street) in Milton Village and remodeled it for his barber shop and home. In 1892 he married Catherine A. Walsh (1873-1937) of Dorchester and the couple had two children, William (b.1893) and Helen (b.1898). Melley was a prominent figure in Milton Village and the town. He was on the Warrant Committee and a trustee of the Milton Savings Bank. Here Melley and his wife died in 1940 and 1937, respectively. After Philip Finnegan's death in 1901, his daughter Bridget (Finnegan) Quillan (1849-1922), widow of Matthew Quillan, and her daughter Mary Quillan (b.1885) lived in the family home at 7A High Street until 1922, when Bridget died. James Walsh, a driver for Godfrey Coal Company in Milton Village, was the main occupant for 7 High Street from 1910-c.1920. In 1922 Philip J. Finnegan of Salem, son of Michael Finnegan, and Mary Quillan of Boston subdivided their grandfather's father's property into two separate lots, 7 and 7A High Street (1585-99) and sold the lots separately. Below is the continuing history of 7 High Street. As mentioned above, 7A was demolished in 1970 for the present Hayward Photography Studio at 26 Eliot Street.

By 1926 Thomas J. Lynes (1897-1972) moved into 7 High Street, renting it until he was able to buy it in 1933 (NCD 2067-468). He was the son of James T. Lynes (1871-1934). His brother Francis J. Lynes (1897-1948) lived next door at 13 High Street. In 1921 he had married Mary Ellen Muldoon (b.1897). The couple had four children, Mary R. (b.1922), Thomas J. (1924-2016), John E. (b.1926) and Virginia (b.1928). Thomas J. Lynes was a Milton policeman. After his death in 1972, his heirs sold the house in 1983 (NCD 6312-692).

**CONCLUSION** While the seven buildings are in fair condition with vinyl-siding, additions, window alterations and replaced porches, their history as well as their scale and form offer a valuable insight into 19th century Milton Village. **BIBLIOGRAPHY and/or REFERENCES**  
**PUBLIC RECORDS** Town of Milton Assessor's Records. Town of Milton Building Department Records. Norfolk County Registry and Land Court deeds and plans, Dedham, MA. Town of Milton Annual Reports (1850-1970). Town of Milton Resident Directories and Street Lists (1885-1985).

**MAPS** Norfolk County Atlas, 1876. Teele, Albert K. Map, 1885. Walker Atlases, 1896, 1905. Sanborn Fire Insurance map, 1917. Town of Milton assessor's maps, 1931, 1953. **SECONDARY SOURCES** Hamilton, Edward Pierce. A History of Milton. Milton: Milton Historical Society, 1957 Teele, Albert K. The History of Milton, 1640-1887. Boston: Rockwell and Churchill, 1887. Milton Historical Society Archives and Photographic Collection. Milton News, Milton Record and Milton Record-Transcript newspapers. **INTERNET SOURCES** Genealogy, Family Trees and Family History, [www.ancestry.com](http://www.ancestry.com) and [www.familysearch.org](http://www.familysearch.org) Google Books Search, <http://books.google.com> Google Maps, <http://maps.google.com> Massachusetts Cultural Resource Information System (MACRIS), Massachusetts Historical Commission, <http://mhc-macris.net> Norfolk County Registry of Deeds, <http://www.norfolkdeeds.org>

65-71 Adams Street

Although remodeled, this is the oldest structure still standing in Milton Village. Around 1750-60 Thomas Hutchinson laid out High Street, then a passage-way known as the Back Lane, gave a strip of his land for the widening of Adams Street and divided the land between these two public ways into lots for sale. Joseph Fenno bought lot #7 and built this colonial vernacular structure, probably as his dwelling. A photograph taken before 1896 suggests the structure was originally a two-story building with a gable roof. In 1891 the structure was bought and remodeled by Mr. Melley. He made room for two stores, indicated on an 1896 street atlas by two front entrance porches, and expanded the rear section. Possibly he also added the third floor since he both lived and worked in the building until his death, in 1940. In 1958 the building was again remodeled for office buildings for doctors.

How the building relates to the development of the community

In 1760 Joseph Fenno formed a partnership with his cousin, Daniel Vose, and started a trading company. Unfortunately, Joseph drowned in 1765 while getting a vessel up the river. His widow continued to occupy the house even when she married Mr. Melius, until her death in 1814. Her daughter and son-in-law, Benjamin Crehore, the pioneering pianoforte manufacturer, lived next door. Her son, Capt. Melius, sold the building in 1824 to James Campbell, a housewright, who in turn sold it to Jesse Pierce, the father of Edward L. and Henry L. Pierce, in 1828. The building stayed in the Pierce family until 1891 when it was sold to Mr. Timothy W. Melley who set up a barber shop. He was well-known to several generations of Milton Academy students. Mr. Melley was also known as the dean of the businessmen in the Village. He served on the Town's Warrant Committee and was a trustee of the Milton Savings Bank.

### Eliot Street

The streetscape represents the styles used by builders for moderate income housing in Milton during the early decades of the 20th century. The walls are shingled and the garages are separate. As the 1930's progressed the center entrance colonial revival with clapboards would dominate. The particular houses under review were identified by one resident as "Crosby" houses. Thomas Crosby was a well-known builder in Milton. The houses are located along Eliot Street, a street along which the evolution of builder's styles can be traced from the late 1880's to the 1930's.

### **Other significant buildings in Milton Village**

#### INSTITUTIONAL

Milton Girls Club/Office space

Lock-Up/Milton Yacht Club

Adams St. Bridge

Milton Funeral Home/office space

The Milton Village District houses many properties of lengthy historical distinction. As one of the town's commercial districts Milton Village hosts several structures of a commercial/institutional nature. For the purposes of this application, below are brief histories of four examples of institutional properties in Milton Village. The histories are taken from the MACRIS database of the Massachusetts Historical Commission.

#### Milton Girls Clubhouse - 26 High St

In 1895 builder Arthur H. Tucker bought a 0.12-acre, rectangular parcel in Milton Village that was bounded by Adams Street in the east and High Street in the west. It came with the late 18th century house and shop of Benjamin Crehore (1765-1832), pioneering piano-forte maker. Tucker demolished the house that fronted on to Adams Street by 1896 and replaced it with two buildings, the Milton Girls' Clubhouse at 26 High Street and the Milton Water Department Building at 73-79 Adams. Arthur H. Tucker (1865-1931) was president of Milton's most prominent early 20th century building firm, Arthur H. Tucker and Son. The firm was begun in the mid-19th century by his father John A. Tucker (1830-1916). Tucker was a descendant of Robert Tucker (1605-1683), one of Milton's founding fathers. He was actively involved in community affairs, serving as selectman and library trustee.

The Milton directories begin the documentation of 26 High Street in 1904 as a girls' clubhouse until 1914 when it was converted to a single-family dwelling. The archives of Saint Michael's Episcopal Church also state that it was used for meetings of the Women's Guild, which was begun in October 1902. After its conversion to residential use in 1914 the house was rented to single men on a yearly basis for several years. Then in 1920 Bartholomew King (1890-1954) and his wife Delia (1888-1974) and newborn daughter Catherine (1919-2009) moved in. Bartholomew worked at the nearby Walter Baker Chocolate mills as a janitor. He was born in 1890 in Ireland and emigrated in 1913. He married Delia Byrnes, born in 1888 in Ireland, in 1917. In 1946 Fred Preston's heirs sold the house to the Kings, who continued to live here until Bartholomew's and Delia's deaths in 1954 and 1974, respectively.

In 1975 Catherine (King) Saunders, the daughter of Bartholomew and Delia, sold the property to Dr. James Ferrucci, (1925-2017), a Milton surgeon, who had an office at 65-71 Adams Street, a building he also bought along with 73-79 Adams Street. Ferrucci converted the building to offices, at first doctor offices from 1977 to 1994 and then the business office of the Milton Record-Transcript from 1995 to c. 2004. The building continues to be owned by the Ferrucci family as an office building.

#### The Lock-Up/Milton Yacht Club Office - 25 Wharf St.

As Milton became an increasingly wealthy suburb of Boston after the Civil War, the first need for an organized police force arose. In 1865 the first patrol was organized, and three men were employed occasionally as night police. These men were issued badges as early as 1870. In 1872 night police patrols were made for twenty-eight weeks and also on some Sundays. These men were primarily occupied by the activities of boisterous quarrymen, vagrants and excursionists from Boston. The first full-time policeman, Samuel C. Hebard, was hired in 1874 and was joined by four part-time officers in 1876. By 1880 there were three policemen on duty at Milton Village, two at East Milton, and four elsewhere. Most patrolling was done at night, but

by 1883 a policeman was patrolling Adams Street by day. To that time Milton had shared a small "lockup" with Dorchester, at the rear of the Baker Chocolate factory office building. In 1884 the Milton "Lockup" was built at the Town Landing on Wharf Street. The lockup consisted of a superintendent's office and five jail cells. This facility was soon linked to police telephone call boxes. In 1890 the police department was reorganized with Maurice Pierce as superintendent, one deputy, nine uniformed night patrolmen and a "lockup" keeper. The patrol buggy and horses were kept in a stable (no longer extant) across Wharf Street from the Lockup. In 1906 the Milton police moved to a new building (no longer extant) on Central Avenue.

The Lockup was adapted and reused; and by 1908 it was part of the Strangman Manufacturing Company, a maker of carriages and harnesses. By 1930 the Lockup was being used by the Milton Yacht Club as a clubhouse, and several small wood frame equipment locker sheds were located immediately east of the building. The Lockup building is still used by the Milton Yacht Club, and is owned by the Town of Milton.

#### NATIONAL REGISTER OF HISTORIC PLACES CRITERIA STATEMENT

The Milton Lockup retains sufficient historic integrity to be eligible individually, or as part of a district, for listing in the National Register of Historic Places at the local level under Criteria A in the areas of community planning and development and law.

#### Adams Street Bridge

The Adams Street Bridge is wholly within the Dorchester/Milton Lower Mills Industrial District. Despite the alterations to its deck, for its association with the development of Lower Mills, and as the oldest known bridge in Boston, the structure is a contributing element to the historic district.

Tidewater reaches inland along the Neponset as far as Lower Mills, and its position at the head of tidewater made it an important trading post, a position it retained for two centuries until the construction of the Granite Bridge downstream made a new settlement at Port Norfolk (now Neponset) at the mouth of the river more accessible. It was also the first major water power on the river, where one of the colony's earliest grist mills was established in 1633 by Israel Stoughton. The following year Stoughton constructed the first bridge (probably a footbridge) across the river, though there were also fords and ferries in the vicinity. The bridge has been closely associated with much of the development of Lower Mills.

In the late 18th and 19th centuries, the village straddling the river became a major commercial and industrial center. The bridge was rebuilt as a cart bridge about 1656. With partial rebuilding and frequent repairs, this bridge stood until 1765, when the towns of Dorchester and Milton constructed the earliest portion of the present bridge. Stone piers, and three clapper spans supported a wooden superstructure.

The rebuilding of the Adams Street Bridge in 1847 was made necessary by the appearance of the Dorchester & Milton Branch Railroad (part of whose route is now picked up by the MBTA's Ashmont line), chartered in 1846. The route of the railroad along the Neponset River made some changes to the Adams Street bridge necessary, and at a special town meeting in April



1847, Milton residents voted to appropriate \$1,000 to make whatever adjustments were needed to the bridge. In the same month, the state legislature authorized the county commissioners to alter the location of the bridge if necessary, by not more than 60 feet (Chapter 179 of the Laws of 1847). In the end, however, it was only necessary to add four and a half feet to the road grade at the bridge. The bridge was widened slightly at the same time, as was "Milton Road," and a plan of the road widening in the Norfolk County Engineer's Office identifies S.D. Eaton (1823-1899) as the surveyor. Eaton was a railroad engineer, responsible for laying out the Dorchester & Milton Branch, as well as its main line, the Old Colony Railroad of 1845. Eaton may also have been involved in the redesign of the Adams Street Bridge. The total cost for the two towns of Dorchester and Milton was \$1,346.30.

By the 1870s, Walter Baker & Company dominated both sides of the river at Lower Mills. In 1868, under the direction of Henry Pierce, the company began a major expansion, constructing the first steam powered mill, and in 1872, the Pierce Mill. The widening of the Milton Bridge in 1871 with its long approach span extending to the Pierce Mill site was probably part of the redevelopment of what came to be called Pierce Square.

#### Milton Funeral Home/Office Space (Cole and Gleason Funeral Home) - 5 Canton Ave.

In 1954 Charles P. Chapman bought a .3-acre parcel in Milton Village on Canton Avenue (corner of Adams and High Streets.) Here he built the first funeral home in Milton. The property came with three buildings: the c.1769 commercial building, popularly known as the Rising Sun Tavern, with attached mid-nineteenth century dwelling (3 Canton Ave), and a two-family dwelling (38-40 High St) and garage (High St). In 1955 these buildings were demolished and on their site the Cole and Gleason Funeral Home was built by William Zins.

The Rising Sun Tavern building was built in c.1769 by Samuel Vose, innkeeper. After the American Revolution the tavern was operated by Dr. Samuel Kinsley Glover and then in 1806 sold to Moses Whitney (1775-1859), tanner and lumber merchant in Milton Village. Glover and Whitney were Milton's first postmasters and operated the post office from the tavern. In 1863 Robert Gordon, (b.1832), an Irish immigrant and Walter Baker Chocolate company employee, bought the property. His family lived in the attached house until his wife's estate sold it in 1953. At various times, until its demolition, the Rising Sun Tavern building housed a meeting hall, lawyer office, tailor shop, country store and various other businesses.

The first J. B. Cole Funeral home was built in 1862 in Dorchester. At the turn of the century, Harry Phillips bought the business from Jabius Cole. Upon Phillips death in 1938 his nephew Charles P. Chapman took charge of the firm. In 1950 Chapman bought the R. and E. F. Gleason Funeral home and merged the two businesses. In 1955 Chapman built the J. B. Cole and Gleason Funeral Home, the first funeral home in Milton, where the Chapman family lived. While the Chapman family has continued to expand its funeral home business, it sold the Milton funeral home in 2008 to Dolan Funeral Home of Milton and Dorchester. The business is now known as Dolan and Chapman Funeral and Cremation Home.

#### Commercial Milton Village

This mill was once used by the Walter Baker Chocolate Company and is included as part of the Dorchester/Milton Lower Mills Industrial District which was listed on the National Register in

1980. Located on the Neponset River, old sluiceways still exist beneath the mill. The mill was built on the site of the former Daniel Vose paper mill which was torn down by Dr. Jonathan Ware in 1839. Dr. Ware erected his own mill which he used as a grist mill and chocolate mill, operated by Webb and Twombly during the 1840's. Eventually, the mill was bought by the Walter Baker Chocolate Company and used by them until 1901 when it was destroyed by fire. The following year the present brick structure was erected. Of interest is the two story, pitched roof building in the rear of the mill. This wood frame building is only briefly mentioned in the National Register nomination papers which state that it "appears to date from the mid-nineteenth century and may have been part of the earlier Ware Mill complex on that site." This building deserves more research. Ebenezer Clapp's History of Dorchester mentions a mill built by Mr. Sanderson as a paper mill and later abandoned as a mill, but used as a storehouse and a stable . Could this possibly be the current structure? The Ware mill is one of only two brick mills listed in the National Register District that is located in Milton. BIBLIOGRAPHY and/or REFERENCES National Register of Historic Places Inventory.

#### 1 Eliot Webb Mill (Seen on cover of this Proposal)

This brick, 3-4 story mill was designed by Bradlee, Winslow and Wetherell in 1882 in the Romanesque Revival style. This style is characterized by broad entrance arches. One dominates the Adams Street facade and two smaller ones are on the Eliot Street facade. Rough-faced brownstone is used for the details which include the following: a beveled southeastern corner with a carved capital, extrados-archivolt moldings around the entrance arches and around the arched window. The flat roof boasts a cupola. Attached to the Adams Street facade's right corner is a small, single-story office.

This mill was built on the site of the old Webb Mill used by Josiah Webb and Josiah Twombly from 1850 to 1881 to manufacture chocolate. When Mr. Webb retired, the mill was acquired by the Walter Baker Chocolate Company and replaced by the present structure to continue the manufacture of chocolate. A 1892 plan of the Walter Baker Company indicates that three adjoining structures, arranged in a single line, existed behind the Mill. Adjoining the mill directly was a wooden building whose outline can be seen on the rear wall of the current mill. Next was a bridge structure which still exists. The National Register Nomination papers state that it was "part of an earlier brick mill which possibly dates from the mid-nineteenth century." Finally, there was a wooden structure, now gone. It would be interesting to know who used the smaller brick structure. Was it part of Webb and Twombly's mill or was it used by Samuel Gannett for his grist mill, or was he located in the now gone last wooden building? The Webb Mill has been included in the Dorchester/Milton Lower Mills Industrial District listed on the National Register in 1980. It is one of only two mills of this District that is located in Milton.

#### **Significance**

Before the English settled in what is now Milton, the area was inhabited by the Neponset tribe of the Massachusetts, an Algonquian people who had inhabited the area as far back as at least 8000 BCE. Milton was settled in 1640 by Puritans who began the settlement of Massachusetts Bay Colony in 1630. It was called Unquity from a Native American name, Unquity-Quisset, which meant where the head-waters of the Neponset River met the tidewaters of the bay.

Some of the earliest mills in New England were built along the river here. Ship building and farming were among the other major occupations of the early settlers. In 1662 the inhabitants of Unquity received permission from the Massachusetts General Court to separate from Dorchester and Milton was incorporated as a Town on June 11 of that year.

For well over two centuries after its founding, Milton remained a primarily agrarian community with farms and open lands, as well as industrial activity along the Neponset River at Milton Village; it included a gristmill, a gunpowder mill, a paper mill, and a chocolate mill - all thought to be among the first of their kind in New England. After the Civil War, however, Milton's population began to rapidly increase due to the convenience of the Milton and Dorchester branch of the Old Colony Railroad, which provided railway access to Boston with a depot at Mattapan Square and passenger stations at Central Avenue and Milton Village.

The Baker Chocolate Company was an extremely important force in Milton Village and in the Lower Mills section of Dorchester and the buildings they constructed are all still in use and well-maintained by their current owners. Several of the buildings in Lower Mills have been converted to residential use. 1 Eliot Street is currently occupied by a fitness club but other uses and/or expansion have been recently discussed.

Today, the former railroad line is perpetuated by the surface trolley connecting Ashmont Station and Mattapan Square and has stations on both the Dorchester and Milton sides of the river. A horse-drawn streetcar began running in 1856 from the Lower Mills to downtown Boston via Dorchester Avenue, so the ease of transportation allowed people of all walks of life to live in Milton but to commute to the city for employment. (Paragraph from Anthony Mitchell Sammarco's book *Then & Now Milton*) Milton still retains many 19th century country houses and estates and early 19th century workers' housing, including the Forbes House and the Suffolk Resolves House, and field stone walls forming property boundaries are not uncommon.

Milton Village, our proposed designated area, is significant both locally and nationally. The waterfall of the Neponset River that flows directly through this area was instrumental in helping the local mills use this natural asset to power its work. As a result, roads were built to connect it to other areas of the nearby city and beyond. In 1675 a gunpowder mill was built on the Milton end of the grist mill dam. It is reputedly the first gunpowder mill in the US. This river and the power it created spawned growth and materials for the growing population. The direct ocean access was instrumental in the importance of this location. The Walter Baker Company built their first mill building in 1869 and continued to produce chocolate there until 1965. The Walter Baker Company was the major employer in the area for an entire century.

## **Justification of the Boundaries**

Prior to selecting Milton Village for our proposed local historic district, the committee considered the six existing Federal historic districts in town. All of the federal districts were studied and discussed and at first the Scott Woods district seemed to be a potential choice. After several meetings the consensus evolved that in order to ensure at least one Local District would be accepted by the Town, rather than propose several districts the committee

decided to recognize a single district. Milton Village was seen to be the most visible and perhaps the most historically significant. The committee believes that each of the federal districts warrants further study and hopes that all may become Local Historic Districts in the future.

As a primary gateway into town, Milton Village is a prominent, high traffic, and very visible part of our community - as such this committee supports the effort in protecting its defining characteristics. The unique character, scale, and architectural features of Milton Village are unrepeated in the town and represent important historical developments in the region - namely the representation of architectural styles through the 18th and 19th centuries, the development of local industry and mills, and the progression from waterpower to steam and finally electricity in manufacturing.

Two structures in the proposed district - 1 Eliot St and 6 Adams St - are currently recognized by the National Register of Historic Places as part of the Dorchester/Milton Lower Mills Industrial District. This designation bestows validation in the neighboring Dorchester community. Given the extensive historical attributes of this Milton Lower Mills Industrial District, the committee supports the logical extension of local historic designation to neighboring properties on the Milton side of this district line as proposed.

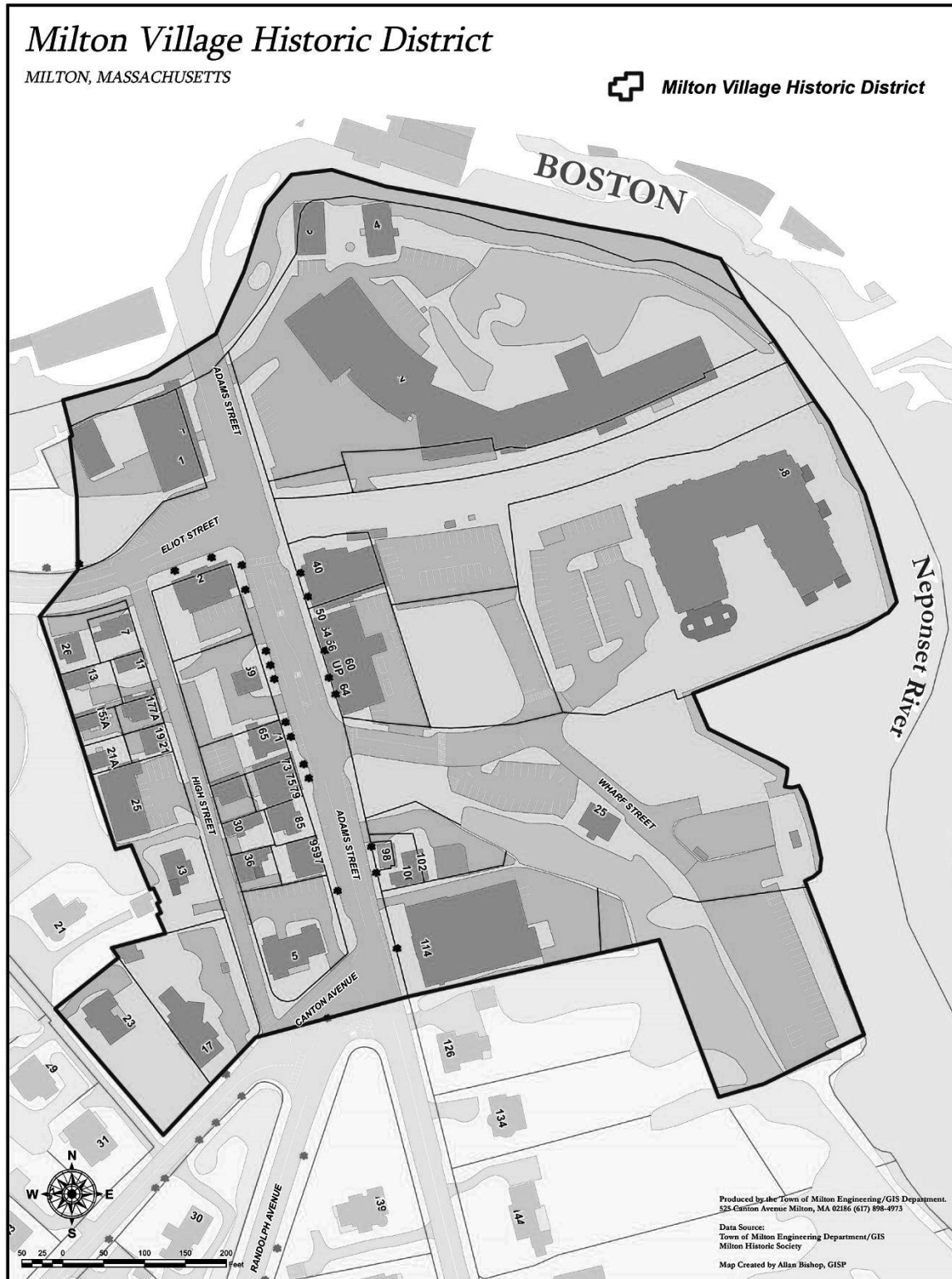
The final boundaries were chosen to coincide with the Milton Village Mixed-Use Planned Unit Development recently designated by the Planning Board. The board considered expanding the district to include some of the nearby single-family residential properties in the Milton Hill area but felt that the chosen district with mostly commercial property was a more appropriate choice as a sort of a "pilot" district that would introduce the concept of a local historic district to the town.

### **Milton Village Commercial Buildings.**

**STATEMENT OF SIGNIFICANCE** The Dorchester/Milton Lower Mills Industrial District possesses integrity of setting, design, location, materials and associations and has significance in at least three distinct areas. It is an intact 19th and early 20th century industrial complex associated with an internationally known product, which represents the final stage of three centuries of continuous industrial development. It is the work of noted Boston architectural firm and it is a distinctive natural environment used to its utmost. The importance of the Lower Mills area as a major industrial site was initially determined by its topography. Near the area which developed into Lower Mills, the Neponset River provided the only rapids in the Dorchester/Milton area and was immediately recognized by the Puritan settlers as an excellent source of water power for mill operation. The Neponset was deep enough to be navigable to a point near the rapids and yet sufficiently narrow to eliminate the need for excessive damming. Prior to the industrialization of the river, the area around the rapids was a favorite place of habitation and fishing of the Neponset Indians, the native inhabitants of the Dorchester, Milton, Dedham and Quincy area. Mill development along the Neponset began soon after the initial settlement of Dorchester. Although the town of Milton was set off from Dorchester in 1662, with the town line running down the middle of the Neponset, this demarcation remained an

abstraction to the generations of mill owners who built along sites on either or both sides of the river. The first known industrial activity on the Neponset in this area was Israel Stoughton's grist mill which was built in 1634 on the northern (Dorchester) side of the river upon leave of the General Court and the town of Dorchester. Stoughton's mill is one of the earliest documented grist mills in the English colonies and probably was preceded in New England only by the Roxbury Mill of 1633. Although physically isolated, Stoughton's mill was linked to the developing settlement in northern Dorchester by a roadway now known as Adams Street. By 1654, the mill was accessible to Roxbury by a road now called Washington Street. Because the first Baker Building was constructed directly over this site, there is little chance of finding remnants of the mill. In 1674, the first documented gunpowder mill in the colonies was built on the Milton side of the river. A fulling (wool sizing) mill was set up on an adjacent site in 1683. During the first half of the eighteenth century, mill activity increased in the district, and a small settlement then called Neponset Village began to develop. By mid-century, industrial sites along the river at Neponset Village included a grist mill, a fulling mill, a powder mill, a paper mill, a snuff mill, and a saw mill, none of which remain.

## District Map



## Property Index

Below are the public records available for all properties and entities existing within the Milton Village area.

ADDRESS	YEAR	HISTORIC NAME	ARCHITECTURAL STYLE	PARCEL ID	MHC ID
2-6 Adams St	1902	Walter Baker Chocolate Company - Ware Mill	Georgian Revival	F 12 7	MLT.28
40 Adams St	1954	N/A	N/A	F 11 4	
50-64 Adams St	1881	The Associates Building	Queen Anne	F 11 3	MLT.32
59 Adams St	1982	N/A	N/A	E 1 3	
65-71 Adams St	1765	Joseph Fenno House	Colonial Revival	E 1 4	MLT.33
73-79 Adams St	1926	Preston, George Grocery Store		E 1 5A	MLT.2899
85 Adams St	1795	Edmund J. Baker Building	Colonial	E 1 6A	MLT.34
90 Adams St	1964	King, F. A. and Sons Plumbing Shop Building		F 10 2	MLT.2910
98 Adams St	1815	Swift Hat Shop	Colonial	F 10 1B	MLT.8
99 Adams St	1950	Chapman - Strangman Building		E 1 8	MLT.2902
100-102 Adams St	1905			F 10 1A	
114 Adams St	1922	New England Telephone Co / Verizon Building	Georgian Revival	F 10 3	MLT.191
5 Canton Ave	1953	Cole and Gleason Funeral Home		E 1 9	MLT.2903
17 Canton Ave	1831	John Durrell House	Federal	E 3 18	

21 Canton Ave	1896			E 3 17	
23 Canton Ave	1974			E 3 19	
1 Eliot St	1882	Walter Baker Chocolate Company - Webb Mill	Romanesque Revival	G 49 5A	MLT.31
2 Eliot St	1929		Georgian Revival	E 1 1	MLT.189
26 Eliot St	1970	Gill, Howard House #2		E 3 6	MLT.290 5
7 High St	1828		Federal Era	E 3 8	
11 High St	1800	Dunmore, Charles - Lynes, Thomas House	Federal Era	E 3 10	MLT.36
13 High St	1870		Federal Era	E 3 9	
15-15A High St	1858		Federal Era	E 3 11	
17 High St	1860		Federal Era	E 3 12	
19-21 High St	1840		Federal Era	E 3 14	
21A High St				E 3 13 (A, B)	
25 High St	1972	Lynch - Fugazzotto Office Building		E 3 15	MLT.290 1
26 High St	1904	Milton Girls' Clubhouse		E 1 5B	MLT.291 1
30 High St	1795	Vose, Capt. Lewis House	Colonial Era	E 1 6B	MLT.23
33 High St	1951	Saunders, William G. and Catherine King House		E 3 16	MLT.291 3
36 High St		Vose, Daniel T. II House		E 1 7	MLT.24
25 Wharf St	1884	The Lock Up / Yacht Club	Greek Revival	F 11 1	MLT.35
88 Wharf St	2003			F 10 1A	



## **Options and Recommendations for the Ordinance or Bylaw**

The LHDSC recommends that the Historic District Commission consist of seven (7) town residents appointed to three year terms in the following manner:

The COMMISSION shall include, one member from two nominees solicited from the Milton Historical Commission, one member from two nominees solicited from the chapter of the American Institute of Architects covering Milton; one member from two nominees of the Board of Realtors covering Milton; one property owner from within each of the DISTRICT areas; and one at-large town resident living outside any of the DISTRICT areas.

Each historic district should be represented by a minimum of one member of the commission. Four alternates should be appointed in a like manner by the Select Board, to vote in the event of an absence or conflict of interest. A designated liaison from the Select Board should be selected.

The LHDSC recommends that the following features be excluded from the proposed bylaw:

- paint color
- roof color
- storm windows and doors
- temporary buildings and signs
- the reconstruction (substantially similar in design) of a building completely damaged and/or destroyed by fire, storm, or other disaster.

## **Bylaw Text**

The Town of Milton hereby establishes a Local Historic District, to be administered by an Historic District Commission as provided for under Massachusetts General Laws Chapter 40C, as amended.

### **1. PURPOSE**

The purpose of this bylaw is to aid in the preservation and protection of the distinctive history, characteristics, and architecture of buildings and places significant in the history of the Town of Milton, the maintenance and improvement of their settings and the encouragement of new building designs compatible with the existing architecture.

### **2. DEFINITIONS**

The terms defined in this section shall be capitalized throughout this Bylaw. Where a defined term has not been capitalized, it is intended that the meaning of the term be the same as the meaning ascribed to it in this section unless another meaning is clearly intended by its context. As used in this Bylaw the following terms shall have the following meaning:

**ALTERATION, TO ALTER** – The act or the fact of rebuilding, reconstruction, restoration, replication, removal, demolition, and other similar activities.

**BUILDING** – A combination of materials forming a shelter for persons, animals or property.

**CERTIFICATE** – A Certificate of Appropriateness, a Certificate of Non-Applicability, or a Certificate of Hardship as set forth in this Bylaw.

**COMMISSION** – The Historic District Commission as established in this Bylaw.

**CONSTRUCTION, TO CONSTRUCT** – The act or the fact of building, erecting, installing, enlarging, moving and other similar activities.

**DISPLAY AREA** – The total surface area of a SIGN, including all lettering, wording, designs, symbols, background and frame, but not including any support structure or bracing incidental to the SIGN. The DISPLAY AREA of an individual letter SIGN or irregular shaped SIGN shall be the area of the smallest rectangle into which the letters or shape will fit. Where SIGN faces are placed back to back and face in opposite directions, the DISPLAY AREA shall be defined as the area of one face of the SIGN.

**DISTRICT** – The Local Historic District as established in this Bylaw consisting of one or more DISTRICT areas.

**EXTERIOR ARCHITECTURAL FEATURE** – Such portion of the exterior of a BUILDING or STRUCTURE as is open to view from a public way or ways, including but not limited to architectural style and general arrangement and setting thereof, the kind and texture of exterior building materials, and the type and style of windows, doors, lights, signs and other appurtenant exterior fixtures.

PERSON AGGRIEVED – The applicant; an owner of adjoining property; an owner of property within the same DISTRICT area; an owner of property within 100 feet of said DISTRICT area; and any charitable corporation in which one of its purposes is the preservation of historic places, structures, BUILDINGS or districts.

SIGNS – Any symbol, design or device used to identify or advertise any place of business, product, activity or person.

STRUCTURE – A combination of materials other than a BUILDING, including but not limited to a SIGN, fence, wall, historic stone wall, terrace, walk or driveway.

TEMPORARY STRUCTURE or BUILDING – A BUILDING not to be in existence for a period of more than two years. A STRUCTURE not to be in existence for a period of more than one year. The COMMISSION may further limit the time periods set forth herein as it deems appropriate.

### 3. DISTRICT

The DISTRICT shall consist of one or more DISTRICT areas as established through this Bylaw and as listed in Section 13 (Appendices) as may be amended from time to time through this Bylaw.

### 4. COMMISSION

4.1 The DISTRICT shall be overseen by a COMMISSION consisting of seven (7) members who are residents of the town, to be appointed by the Select Board, two members initially to be appointed for one year, two for two years, and two for three years, and each successive appointment to be made for three years.

4.2 The COMMISSION shall include, one member from two nominees solicited from the Milton Historical Commission, one member from two nominees solicited from the chapter of the American Institute of Architects covering Milton; one member from two nominees of the Board of Realtors covering Milton; one property owner from within each of the DISTRICT areas; and one at-large town resident living outside any of the DISTRICT areas. If within thirty days after submission of a written request for nominees to any of the organizations herein named insufficient nominations have been made, the Board of Selectmen may proceed to make appointments as it desires.

4.3 The Board of Selectmen may appoint up to four alternate members to the COMMISSION in a like manner. Each alternate member shall have the right to act and vote in the place of one regular member should such regular member be absent from a meeting or be unwilling or unable to act or vote. Said alternate members shall initially be appointed for terms of two or three years, and for three year terms thereafter.

4.4 Each member and alternate member shall continue to serve in office after the expiration date of his or her term until a successor is duly appointed.

4.5 Vacancies shall be filled in the same manner as the original appointment for an unexpired term.

4.6 Meetings of the COMMISSION shall be held at the call of the Chairman, at the request of two members and in such other manner as the COMMISSION shall determine in its Rules and Regulations.

4.7 Four members of the COMMISSION shall constitute a quorum.

4.8 All members shall serve without compensation.

## 5. COMMISSION POWERS AND DUTIES

5.1 The COMMISSION shall exercise its powers in administering and regulating the CONSTRUCTION and ALTERATION of any STRUCTURES or BUILDINGS within the DISTRICT as set forth under the procedures and criteria established in this Bylaw. In exercising its powers and duties hereunder, the COMMISSION shall pay due regard to the distinctive characteristics of each BUILDING, STRUCTURE and DISTRICT area.

5.2 The COMMISSION may adopt, and from time to time amend, reasonable Rules and Regulations not inconsistent with the provisions of this Bylaw or M.G.L. Chapter 40C, setting forth such forms and procedures as it deems desirable and necessary for the regulation of its affairs and the conduct of its business, including requirements for the contents and form of applications for CERTIFICATES, fees, hearing procedures and other matters. The COMMISSION shall file a copy of any such Rules and Regulations with the office of the Town Clerk.

5.3 The COMMISSION, after a public hearing duly posted and advertised at least 14 days in advance in a conspicuous place in Town Hall and in a newspaper of general circulation, may adopt and from time to time amend guidelines which set forth the designs for certain EXTERIOR ARCHITECTURAL FEATURES which are, in general, suitable for the issuance of a CERTIFICATE. No such design guidelines shall limit the right of an applicant for a CERTIFICATE to present other designs to the COMMISSION for approval.

5.4 The COMMISSION shall at the beginning of each fiscal year hold an organizational meeting and elect a Chairman, a Vice Chairman and Secretary, and file notice of such election with the office of the Town Clerk.

5.5 The COMMISSION shall keep a permanent record of its resolutions, transactions, decisions and determinations and of the vote of each member participating therein.

5.6 The COMMISSION shall undertake educational efforts to explain to the public and property owners the merits and functions of a DISTRICT.

## 6. ALTERATIONS AND CONSTRUCTION PROHIBITED WITHOUT A CERTIFICATE

6.1 Except as this Bylaw provides, no BUILDING or STRUCTURE or part thereof within a DISTRICT shall be CONSTRUCTED or ALTERED in any way that affects the EXTERIOR ARCHITECTURAL FEATURES as visible from a public way, unless the COMMISSION shall first have issued a CERTIFICATE with respect to such CONSTRUCTION or ALTERATION.

6.2 No building permit for CONSTRUCTION of a BUILDING or STRUCTURE or for ALTERATION of an EXTERIOR ARCHITECTURAL FEATURE within a DISTRICT and no demolition permit for demolition or removal of a BUILDING or STRUCTURE within a DISTRICT shall be issued by the Town or any department thereof until a CERTIFICATE as required under this Bylaw has been issued by the COMMISSION.

## 7. PROCEDURES FOR REVIEW OF APPLICATIONS

7.1 Any person who desires to obtain a CERTIFICATE from the COMMISSION shall file with the COMMISSION an application for a CERTIFICATE of Appropriateness, of Non-Applicability or of Hardship, as the case may be. The application shall be accompanied by such plans, elevations, specifications, material and other information, including in the case of demolition or removal a statement of the proposed condition and appearance of the property thereafter, as may be reasonably deemed necessary by the COMMISSION to enable it to make a determination on the application.

7.2 The COMMISSION shall determine within fourteen (14) business days of the filing of an application for a CERTIFICATE whether said application involves any EXTERIOR ARCHITECTURAL FEATURES which are within the jurisdiction of the COMMISSION.

7.3 If the COMMISSION determines that an application for a CERTIFICATE does not involve any EXTERIOR ARCHITECTURAL FEATURES, or involves an EXTERIOR ARCHITECTURAL FEATURE which is not subject to review by the COMMISSION under the provisions of this Bylaw, the COMMISSION shall forthwith issue a CERTIFICATE of Non-Applicability.

7.4 If the COMMISSION determines that such application involves any EXTERIOR ARCHITECTURAL FEATURE subject to review under this Bylaw, it shall hold a public hearing on the application, except as may otherwise be provided in this Bylaw. The COMMISSION shall hold such a public hearing within forty-five (45) days from the date of the filing of the application. At least fourteen (14) days before said public hearing, public notice shall be given by posting in a conspicuous place in Town Hall and in a newspaper of general circulation in Milton. Such notice shall identify the time, place and purpose of the public hearing. Concurrently, a copy of said public notice shall be mailed to the applicant, to the owners of all adjoining properties and of other properties deemed by the COMMISSION to be materially affected thereby, all as they appear on the most recent applicable tax list, to the Planning Board, to any person filing a written request for notice of hearings, such request to be renewed yearly in December, and to such other persons as the COMMISSION shall deem entitled to notice.

7.4.1 A public hearing on an application for a CERTIFICATE need not be held if such hearing is waived in writing by all persons entitled to notice thereof. In addition, a public hearing on an application for a CERTIFICATE may be waived by the COMMISSION if the COMMISSION determines that the EXTERIOR ARCHITECTURAL FEATURE involved, or its category, is so insubstantial in its effect on the DISTRICT that it may be reviewed by the COMMISSION without a public hearing. If the COMMISSION dispenses with a public hearing on an application for a CERTIFICATE, notice of such application shall be given to the owners of all

adjoining property and of other property deemed by the COMMISSION to be materially affected thereby as above provided, and ten (10) days shall elapse after the mailing of such notice before the COMMISSION may act upon such application.

7.5 Within sixty (60) days after the filing of an application for a CERTIFICATE, or within such further time as the applicant may allow in writing, the COMMISSION shall issue a CERTIFICATE or a disapproval. In the case of a disapproval of an application for a CERTIFICATE, the COMMISSION shall set forth in its disapproval the reasons for such disapproval. The COMMISSION may include in its disapproval specific recommendations for changes in the applicant's proposal with respect to the appropriateness of design, arrangement, texture, material and similar features which, if made and filed with the COMMISSION in a subsequent application, would make the application acceptable to the COMMISSION.

7.6 The concurring vote of a majority of the members shall be required to issue a CERTIFICATE.

7.7 In issuing CERTIFICATES, the COMMISSION may, as it deems appropriate, impose certain conditions and limitations, and may require architectural or plan modifications consistent with the intent and purpose of this Bylaw.

7.8 If the COMMISSION determines that the CONSTRUCTION or ALTERATION for which an application for a CERTIFICATE of Appropriateness has been filed will be appropriate for or compatible with the preservation or protection of the DISTRICT, the COMMISSION shall issue a CERTIFICATE of Appropriateness.

7.9 If the CONSTRUCTION or ALTERATION for which an application for a CERTIFICATE of Appropriateness has been filed shall be determined to be inappropriate and therefore disapproved, or in the event of an application for a CERTIFICATE of Hardship, the COMMISSION shall determine whether, owing to conditions especially affecting the BUILDING or STRUCTURE involved, but not affecting the DISTRICT generally, failure to approve an application will involve a substantial hardship, financial or otherwise, to the applicant and whether such application may be approved without substantial detriment to the public welfare and without substantial derogation from the intent and purposes of this Bylaw. If the COMMISSION determines that owing to such conditions failure to approve an application will involve substantial hardship to the applicant and approval thereof may be made without such substantial detriment or derogation, the COMMISSION shall issue a CERTIFICATE of Hardship.

7.10 The COMMISSION shall send a copy of its CERTIFICATES and disapprovals to the applicant and shall file a copy of its CERTIFICATES and disapprovals with the office of the Town Clerk and the Building Commissioner. The date of issuance of a CERTIFICATE or disapproval shall be the date of the filing of a copy of such CERTIFICATE or disapproval with the office of the Town Clerk.

7.11 If the COMMISSION should fail to issue a CERTIFICATE or a disapproval within sixty (60) days of the filing of the application for a CERTIFICATE, or within such further time as the

applicant may allow in writing, the COMMISSION shall thereupon issue a CERTIFICATE of Hardship Due to Failure to Act.

7.12 Each CERTIFICATE issued by the COMMISSION shall be dated and signed by its chairman or such other person designated by the COMMISSION to sign such CERTIFICATES on its behalf.

7.13 A PERSON AGGRIEVED by a determination of the COMMISSION may, within twenty (20) days of the issuance of a CERTIFICATE or disapproval, file a written request with the COMMISSION for a review by a person or persons of competence and experience in such matters, acting as arbitrator and designated by the regional planning agency. The finding of the person or persons making such review shall be filed with the Town Clerk within forty-five (45) days after the request, and shall be binding on the applicant and the COMMISSION, unless a further appeal is sought in the Superior Court as provided in Chapter 40C, Section 12A. The filing of such further appeal shall occur within twenty (20) days after the finding of the arbitrator has been filed with the office of the Town Clerk.

## 8. CRITERIA FOR DETERMINATIONS

8.1 In deliberating on applications for CERTIFICATES, the COMMISSION shall consider, among other things, the historic and architectural value and significance of the site, BUILDING or STRUCTURE; the general design, proportions, detailing, mass, arrangement, texture, and material of the EXTERIOR ARCHITECTURAL FEATURES involved; and the relation of such EXTERIOR ARCHITECTURAL FEATURES to similar features of BUILDINGS and STRUCTURES in the surrounding area.

8.2 In the case of new CONSTRUCTION or additions to existing BUILDINGS or STRUCTURES, the COMMISSION shall consider the appropriateness of the scale, shape and proportions of the BUILDING or STRUCTURE both in relation to the land area upon which the BUILDING or STRUCTURE is situated and in relation to BUILDINGS and STRUCTURES in the vicinity. The COMMISSION may in appropriate cases impose dimensional and setback requirements in addition to those required by applicable statute or bylaw.

8.3 When ruling on applications for CERTIFICATES on solar energy systems as defined in Section 1A of Chapter 40A, the COMMISSION shall consider the policy of the Commonwealth of Massachusetts to encourage the use of solar energy systems and to protect solar access.

8.4 The COMMISSION shall not consider interior arrangements or architectural features not subject to public view from a public way.

## 9. EXCLUSIONS

9.1 The COMMISSION shall exclude from its purview the following:

9.1.1 Temporary BUILDINGS, STRUCTURES or SIGNS subject, however, to conditions pertaining to the duration of existence and use, location, lighting, removal and similar matters as the COMMISSION may reasonably specify.

9.1.2 Storm windows and doors, screen windows and doors, and window air conditioners.

9.1.3 The color of paint.

9.1.4 The color of materials used on roofs.

9.1.5 The reconstruction, substantially similar in exterior design, of a BUILDING, STRUCTURE or EXTERIOR ARCHITECTURAL FEATURE damaged or destroyed by fire, storm or other disaster, provided such reconstruction is begun within one year thereafter and carried forward with due diligence.

9.2 Upon request the COMMISSION shall issue a CERTIFICATE of Non-Applicability with respect to CONSTRUCTION or ALTERATION in any category not subject to review by the COMMISSION in accordance with the above provisions.

9.3 Nothing in this Bylaw shall be construed to prevent the ordinary maintenance, repair or replacement of any EXTERIOR ARCHITECTURAL FEATURE within a DISTRICT which does not involve a change in design, material or the outward appearance thereof, nor to prevent landscaping with plants, trees or shrubs, nor construed to prevent the meeting of requirements certified by a duly authorized public officer to be necessary for public safety because of an unsafe or dangerous condition, nor construed to prevent any CONSTRUCTION or ALTERATION under a permit duly issued prior to the effective date of this Bylaw.

## 10. CATEGORICAL APPROVAL

The COMMISSION may determine from time to time after a public hearing, duly advertised and posted at least fourteen (14) days in advance in a conspicuous place in Town Hall and in a newspaper of general circulation in Milton, that certain categories of EXTERIOR ARCHITECTURAL FEATURES, STRUCTURES or BUILDINGS under certain conditions may be CONSTRUCTED or ALTERED without review by the COMMISSION without causing substantial derogation from the intent and purpose of this Bylaw.

## 11. ENFORCEMENT AND PENALTIES

11.1 The COMMISSION shall determine whether a particular activity is in violation of this Bylaw or not, and the COMMISSION shall be charged with the enforcement of this Bylaw.

11.2 The COMMISSION, upon a written complaint of any resident of Milton, or owner of property within Milton, or upon its own initiative, shall institute any appropriate action or proceedings in the name of the Town of Milton to prevent, correct, restrain or abate violation of this Bylaw. In the case where the COMMISSION is requested in writing to enforce this Bylaw against any person allegedly in violation of same and the COMMISSION declines to act, the COMMISSION shall notify, in writing, the party requesting such enforcement of any action or refusal to act and the reasons therefore, within twenty one (21) days of receipt of such request.

11.3 Whoever violates any of the provisions of this Bylaw shall be punishable by a fine of up to \$500.00 for each offense. Each day during any portion of which such violation continues to exist shall constitute a separate offense.



11.4 The COMMISSION may designate the Building Commissioner of the Town of Milton to act on its behalf and to enforce this Bylaw under the direction of the COMMISSION.

## 12. VALIDITY AND SEPARABILITY

The provisions of this Bylaw shall be deemed to be separable. If any of its provisions, sections, subsections, sentences or clauses shall be held to be invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Bylaw shall continue to be in full force and effect.

## 13. APPENDICES

Appendix 1:

Milton Village District

The Milton Village District shall be a DISTRICT area under this Bylaw. The location and boundaries of the Milton Village District are defined and shown on the Local Historic District Map of the Town of Milton, Sheet 1-2023 which is a part of this Bylaw. Sheet 1 is based on the 2023 town GIS map and was created with the help of the Town of Milton Engineering Department / GIS. The delineation of the DISTRICT area boundaries is based on the parcel boundaries then in existence and shown therein, except as otherwise apparent on Sheet 1.

## Works Cited

1. [https://www.town.duxbury.ma.us/sites/g/files/vyhlf3056/f/pages/lhd\\_report - december r 7 2010.pdf](https://www.town.duxbury.ma.us/sites/g/files/vyhlf3056/f/pages/lhd_report_-_december_7_2010.pdf)
2. <https://www.townofmilton.org/about/pages/history>
3. <http://www.milton350thanniversary.org/history.html>
4. [https://en.wikipedia.org/wiki/Milton, Massachusetts#cite\\_note-3](https://en.wikipedia.org/wiki/Milton,_Massachusetts#cite_note-3) Bragdon, Native People of Southern New England, pp. 66, 72, 104, 112.
5. <https://www.amherstma.gov/DocumentCenter/View/6107/Town-of-Amherst-Preliminary-Study-Report021720?bidId=>
6. <https://www.amherstma.gov/DocumentCenter/View/6107/Town-of-Amherst-Preliminary-Study-Report021720?bidId=>
7. <https://www.nps.gov/subjects/nationalregister/index.htm>
8. The Growth of Milton Village by Col. Edward P Hamilton Sept 1954 Milton Record

## Digital Images



1 Eliot Street - Webb Mill, 1882  
Romanesque Revival



6 Adams Street - Ware Mill, 1902  
Georgian Revival



4 Adams Street, 1902



2 Adams Street, built 1902  
Romanesque Revival





Adams Street - Milton Village Trolley Station, 1929



2 Eliot Street, 1930  
Georgian Revival



40 Adams Street, recently renovated



50-64 Adams Street - The Associates Building, 1881  
Queen Anne





65-71 Adams Street - Joseph Fenno House, 1765  
Colonial Revival



85 Adams Street - Edmund J. Baker Building, 1795  
Colonial



99 Adams Street, 1950



88 Wharf Street, 2003





25 Wharf Street - Milton Yacht Club (previously "Milton Lock Up" / Jail), 1884  
Greek Revival



98 Adams Street - Swift Hat House, 1815 Colonial (left)  
100-102 Adams Street (right)



114 Adams Street - New England Telephone Co / Verizon Building, 1924  
Georgian Revival



5 Canton Ave, 1953





17 Canton Ave - John Durrell House, 1831



36 High Street - Daniel T. Vose II House, 1770



30 High Street - Capt. Lewis Vose House, 1793



26 High Street - Milton Girls' Clubhouse, 1904





25 High Street, 1972



17 High Street, 1860 Federal Style  
19 & 21 High Street, 1840 Federal Style



13 High Street, 1800



11 High Street - Dunmore, Charles - Lynes, Thomas House, 1870





26 Eliot Street - Gill, Howard House #2, 1842



Eliot Street looking towards Adams Street



Adams Street looking south





Neponset River in foreground, 2-6 Adams Street



Intersection of Eliot Street and Adams Street



East side of Adams Street, looking south



West side of Adams Street, looking north





East side of Adams Street, looking north



Wharf Street looking west





Wharf Street facing “The Lock-Up” and the yacht club facilities.



Northern end of High Street, looking west