

Area Preservation and the Beacon Hill Bill

EDITORIAL NOTE: During the 1955 session of the Massachusetts Legislature two bills were enacted which should be of particular interest to the readers of OLD-TIME NEW ENGLAND and to all those whose interest centers on the increasingly important matter of "area preservation." These bills established historic districts in Nantucket and on Boston's Beacon Hill and may well serve as a model for future legislation of a similar nature. The significant provisions of the Beacon Hill Bill are as follows:

Chap. 616. AN ACT CREATING THE HISTORIC BEACON HILL DISTRICT IN THE CITY OF BOSTON AND ESTABLISHING IN THE BUILDING DEPARTMENT OF SAID CITY THE BEACON HILL ARCHITECTURAL COMMISSION AND DEFINING ITS POWERS AND DUTIES.

SECTION 1. *Creation of the District.*—There is hereby created in the city of Boston a district to be known as the Historic Beacon Hill District, bounded as follows [limits as defined take in about twenty-two acres on the south slope of the Hill, Beacon Street frontage opposite the Public Garden, and a section along Charles Street which includes the Charles Street Meetinghouse]. . . .

SECTION 2. *Purpose.*—The purpose of this act is to promote the educational, cultural, economic and general welfare of the public through the preservation of the historic Beacon Hill district, and to maintain said district as a landmark in the history of architecture and as a tangible reminder of old Boston as it existed in the early days of the commonwealth.

SECTION 3. *Definitions.*—As used in this act, the following words shall have the following meanings: . . . "Exterior architectural feature", the architectural style and general arrangement of such portion of the exterior of a structure as is designed to be open to view from a public way, including kind, color and texture of the building material of such portion and type of all windows, doors, lights, signs, and other fixtures appurtenant to such portion. . . .

SECTION 4. *Beacon Hill Architectural Commission.*—There shall be in the building depart-

ment of the city a board, known as the Beacon Hill Architectural Commission, consisting of five commissioners appointed by the mayor of the city as follows:—one from two candidates nominated by the Beacon Hill Civic Association, Inc., one from two candidates nominated by the Boston Real Estate Board, one from two candidates nominated by The Boston Society of Architects, one from two candidates nominated by the Society for the Preservation of New England Antiquities, and one member selected at large by the mayor. . . .

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SECTION 7. *Certificate of Appropriateness.*—No person shall construct any exterior architectural feature in the historic Beacon Hill district, or reconstruct or alter any such feature now or hereafter in said district, until such person shall have filed with the secretary of the commission an application for a certificate of appropriateness in such form and with such plans, specifications and other material as the commission may from time to time prescribe and a certificate of appropriateness shall have been issued as hereinafter provided in this section. . . .

As soon as conveniently may be . . . but in all events within twenty days . . . after the filing of the application for the certificate of appropriateness . . . the commission shall determine whether the proposed construction, reconstruction or alteration of the exterior architectural feature involved will be appropriate to the preservation of the historic Beacon Hill district for the purposes of this act, and whether, notwithstanding that it may be inappropriate, owing to conditions especially affecting the structure involved, but not affecting the historic Beacon Hill district generally, failure to issue a certificate of appropriateness will involve a substantial hardship to the applicant and such a certificate may be issued without substantial detriment to the public welfare and without substantial derogation from the intent and purposes of this act. In passing upon appropriateness, the commission shall consider, in addition to any other pertinent factors, the historical and architectural value and significance, architectural style, general design, arrangement, texture, material and color of the exterior architectural feature involved and the relationship thereof to the ex-

terior architectural features of other structures in the immediate neighborhood.

... If the commission determines that a certificate of appropriateness should not issue, the commission shall forthwith spread upon its records the reasons for such determination and may include recommendations respecting the proposed construction, reconstruction or alteration. . . .

SECTION 8. *Notice of Demolition.*—No person shall demolish any exterior architectural feature now or hereafter in the historic Beacon Hill district until he shall have filed with the secretary of the commission on such form as may be from time to time prescribed by the commission a written notice of his intent to demolish such feature and a period of twenty days . . . or such lesser period as the commission, because the feature is not historically or architecturally significant or otherwise worthy of preservation, may in a particular case determine, shall have expired following the filing of such notice of demolition. Upon the expiration of such period the secretary of the commission shall forthwith issue to the person filing the notice of demolition a certificate of the expiration of such period.

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SECTION 10. *Appeals.*—Any applicant aggrieved by a determination of the commission may, within thirty days after the making of such determination, appeal to the superior court sitting in equity for the county of Suffolk. The court shall hear all pertinent evidence and shall annul the determination of the commission if it finds the reasons given by the commission to be unwarranted by the evidence or to be insufficient in law to warrant the determination of the commission or make such other decree as justice and equity may require.

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The two words "area preservation" have come to have special meaning in recent years for those who are concerned with the vanishing American scene. Without an extraordinary architectural tradition or impressive remains of earlier epochs each generation in America has eagerly cleared away the "debris" of the last and built anew. Nowhere has this been more true than in cities. On New

York's Manhattan Island, for example, one of our oldest cities, there remain today fewer than a dozen buildings built before 1800. Expansion of industry and business, incoming flights of population, and characteristically American impatience with the out-of-date have kept New York and many of our American cities in a restless state of change and upheaval.

For this reason it is pleasantly startling to find at the very heart of another of the Seaboard's oldest cities a residential district which has changed but little in one hundred and fifty years. At least seventy-five per cent of the buildings remaining within the area now known as the Historic Beacon Hill District date from the Federal or Greek Revival periods and another five per cent are twentieth-century reproductions of its predominant style. This survival owes much to the physical character of the Hill itself which did not naturally attract business, and to the fact that after the Civil War more fashionable building sites were developed in the South End and Back Bay. Later, at the turn of the century, against a background of the Colonial Revival, houses on the Hill not only came back into architectural favor but were found to be better planned for twentieth-century living than the more formal Victorian homes in other parts of the City.

Perhaps only the very glaring contrast between the city at large, traditionally in process of change, and some one neighborhood, which has stubbornly resisted any innovation could appeal so forcibly to architects, antiquarians, and romanticists—and, one might add, to men of business as well. It is interesting at any rate that our earliest efforts at "area preservation" in this country have been centered in cities and have been initiated with the coöperation of business men and

chambers of commerce. Charleston, S. C., was among the first with a law which established "historic zoning" as early as 1924. New Orleans, La., Alexandria, Va., Winston-Salem, N. C., Georgetown, D. C., and Annapolis, Md., have followed suit, these four securing their legislation within the last ten years.

In each case it has been recognized that the preservation of historic monuments involves wider responsibilities than saving the single surviving old building, forlornly hemmed in on all sides by later structures and completely shorn of any meaningful context. The value of being able to see individual buildings in a setting which is as nearly like the original as possible has nowhere, perhaps, been more sharply pointed up than in Charleston, S. C. It is a matter of great satisfaction that the range of periods and regional styles is now expanding as other communities throughout the country take similar steps to preserve their own unique patterns.

It is significant also that "area preservation" has been started along a course of development which avoids the concept of a "restored community" (though these, of course, have an important role to play). The emphasis instead has been placed upon "historic and architectural zoning for contemporary use" with the feeling that architects, planners, students, tourists, and the seeker-of-charm can derive as much if not greater satisfaction from an area which is protected from distortion and yet remains a vital, functioning part of the community. One will not discover in the Beacon Hill act or in similar bills any provision for the gradual acquisition of properties which would then become exhibition houses. Rather, the individual property owners are constrained from any changes which might impair the architectural quality of a building, either

in relation to its own integrity of character or its relationship to neighboring houses.

This is not a negative approach in the long run. Actually, it is an extension of the various forms of zoning for business, industry, and residence which have been fully accepted in most cities and towns for a good many years. It is by such zoning regulations that property interests are safeguarded, and it has been a matter of critical importance where "historic zoning" is under consideration that the whole community recognize the sound potential advantages to be gained from the stabilization of an existing pattern and consequent appreciation in real estate values. Business men and small retail merchants who find themselves in a zoned area for preservation have chafed at times at the restrictions which would not allow them to "improve" their business premises with neon-signs and modern store fronts, but they have come to realize in many cases that business improves as the neighborhood improves in appearance, and inasmuch as zoning is apt to be supported by the residential owners and tenants who are their customers it is a good policy to "string along."

Today it is widely felt that our rural towns and villages, many of which preserve a tangible reminder in their well-scaled houses, open commons and tree-lined streets of the way of life which produced them, are now becoming vulnerable to the changes which have revolutionized our cities. Ambitious plans which call for the modernization of existing roads and construction of new super-highways, the diversification and spread of industry into rural areas, the vast increase of housing necessary in rapidly growing communities—all these are obliterating the traditional character of the New England village. Already the ques-

tion of "area preservation" is being seriously debated at the local level and has been made a part of the warrant in at least four town meetings in Massachusetts this spring. Salem has taken independent local action during the past year to establish "historic zoning" as a part of the city-wide zoning ordinance, and a bill has been introduced into the current Massachusetts Legislature which would serve as an enabling act to expedite "historic zoning" for any community that desired to take action.

Because of this interest it is perhaps helpful to examine briefly the steps by which the Beacon Hill legislation was planned and carried through. The passage of this bill marked the climax of an unusually well-laid campaign which had secured virtually complete approval and understanding in the area to be affected before the draft of the bill was even presented to the Legislature. Such ground-work is absolutely necessary if "historic zoning" is to receive formal support at the outset and continuing support from the community once it has been enacted. So important is this aspect of the matter that Mr. John Codman, a member of our Society who played an important role in securing passage of Chapter 616, has prepared for those seeking advice in the matter a digest of the thinking and effort which went into the drafting of that bill. It is hoped that this prospectus, which is entitled "Historic Zoning, How to Secure it for your Community," will be available in some published form in the near future.

As each successive stage of the campaign is discussed Mr. Codman makes it perfectly clear that the timing of the whole program is of the utmost importance. The preparation and ground-work, he warns, should be completed before the program is given to the press or general-

ly talked about, and initial backing for the project should be secured before any official action is sought.

In the case of Beacon Hill much of the action was initiated through the Beacon Hill Civic Association, Inc., organized in 1922. This group secured at the outset the advice and suggestions of recognized authorities in the field of planning and preservation, including the National Trust for Historic Preservation in Washington, the Society of Architectural Historians, the Society of Planning Officials, the American Institute of Planners, the Society for the Preservation of New England Antiquities and above all, the advice *and* approval of Boston's mayor and city officials. The bounds of the area to be zoned were clearly defined and two students from the Harvard Graduate School of Design (Architecture) were set to work making an architectural survey of the area under consideration. The laws of other communities which had similar restrictions were carefully studied, and in this connection it is interesting to note that for Massachusetts, Beacon Hill and Nantucket have now paved the way inasmuch as the Massachusetts Supreme Court has rendered opinion that their laws are constitutional as long as they are reasonably administered.

One of the most important aspects of the Associations' work was the organization of material which would help in the education of both public and Legislature. In order to accomplish this a great body of facts showing why the area was important historically and architecturally, why "historic zoning" would be of benefit to all concerned, how it would work and what favorable comment the Press and other important organizations had to make was assimilated and redistributed widely in readable, digest form. Of even greater importance were the small "grassroots"

meetings held in individual homes throughout the neighborhood, an idea borrowed from the experience of Georgetown, D. C., in securing "historic zoning." In this way individuals could discuss in a congenial setting any aspects of the proposed legislation with which they were not familiar or with which they might be in disagreement.

In the meantime the actual legislation was being drafted with careful legal assistance. Before achieving its final form it was submitted for criticism to those organizations and groups which might conceivably have opposed it, and went through at least six revisions in the process! Following New Orleans' lead an open forum was held on January 24, 1955, in the Charles Street Meetinghouse, just before the first public hearing of the bill at the State House. This was widely advertised as a discussion on the subject "Why Preserve Beacon Hill?" and was well attended. Finally, on the day before the bill came up in each body of the Legislature, material was put in the mailbox of every member, including a summary of the bill and a digest of favorable editorial comment together with statements of popular and institutional endorsement.

The success of this bill and other similar legislation will continue to encourage communities seeking to preserve those

areas of their own which are in any way unique. One may expect, however, that there will continue to be a certain amount of opposition from those who do not thoroughly understand the benefits or workings of "historic zoning." The architectural commission whose function it is to pass judgment on the appropriateness of alterations in the physical appearance of a building will come in for special criticism from those who would consider any such provision a surrender of personal liberty. Yet the major cities where "historic zoning" has been in operation now over a period of years, having been poled, reply that this aspect of the problem has worked out well in actual practice.

The desire of the residents to preserve the integrity of their area and the concern on the part of the commissioners, often property owners themselves, to be reasonable have worked together to prevent a purely forbidding attitude. But only with the kind of far-reaching effort that went into the preparation of the Beacon Hill bill can one expect the degree of understanding and support in the field of "area preservation" which will not only safeguard the all too few surviving whole passages of America's architectural past but will engender among all citizens involved a spirit of willing cooperation and pride.

Houses Owned by the Society for the Preservation of New England Antiquities

Arranged by states and alphabetically by towns. Members admitted without charge upon presentation of cards at all houses open for inspection, unless otherwise stated. The properties range in date from the 1650's to the 1830's and include a gristmill and cooperage shop, a meetinghouse and family burying grounds. Houses furnished with gifts and loaned material in so far as possible with limited funds.



LADY PEPPERRELL HOUSE



HAMILTON HOUSE



JEWETT MEMORIAL

MAINE

LADY PEPPERRELL HOUSE, 1760. *Kittery Point* (on Route 103, 4 m. from Portsmouth). Built by Lady Pepperrell, widow of Sir William Pepperrell, conqueror of Louisburg (1745), the only native American to be created a baronet by the Crown. A fine example of Northern Colonial architecture with characteristic period furnishings. Open weekdays 10 to 12 and 2 to 4, mid-June to mid-September. Admission 50 cents.

HAMILTON HOUSE, c. 1770. *South Berwick* (turn off Route 103, 12½ m. from Portsmouth). Built by Colonel Jonathan Hamilton. Here John Paul Jones was entertained on the eve of his sailing for France with the news of Burgoyne's surrender (Oct. 1777). Scene of much of Sarah Orne Jewett's *The Tory Lover*. A fine mansion in a beautiful riverside setting, noted for its gardens. Open Wednesday through Saturday 1 to 5, Sunday 2 to 5, mid-June to mid-September. Admission 50 cents.

JEWETT MEMORIAL, 1774. *South Berwick* (on Route 103, best reached via Portsmouth and Eliot). Birthplace of novelist Sarah Orne Jewett. Fine staircase and paneling with early wallpapers of various periods. Miss Jewett's bedroom-study has been left as she arranged it. Open Wednesday through Saturday 12 to 5, mid-June to mid-September. Admission 25 cents.

PARSON SMITH HOMESTEAD, 1764. *River Road, South Windham*. Substantial farmhouse built by first minister on site of Old Province Fort. Open Thursday 1 to 5 and by appointment, July 1 to September 1. Voluntary contributions.

DANIEL MARRETT HOUSE, 1789. *Standish* (on Route 25, 17 m. from Portland). Typical homestead of the region and period. Open to members only by appointment.

NEW HAMPSHIRE

BARRETT HOUSE (Forest Hall), 1800. *Main Street, New Ipswich* (on Route 123). Three story country mansion, featuring a third-floor ballroom. Furnished with period furniture and family portraits. Open Tuesday through Friday (closed Wednesday) 11 to 5, Saturday 11 to 1, mid-June to mid-October. Admission 25 cents.

Old-Time New England

New Hampshire (continued)

JACKSON HOUSE, c. 1664. *Portsmouth* (on Jackson Hill Street, $\frac{1}{4}$ m. from Boston and Maine station, just off the road to Dover). Said to be the oldest house in New Hampshire; highly picturesque and of great architectural interest. Open weekdays 11 to 5, June 1 to November 1. Admission 25 cents.

GOVERNOR JOHN LANGDON MANSION MEMORIAL, 1784. 143 *Pleasant Street, Portsmouth*. One of the finest and most historic of the Society's houses. Built by John Langdon, Revolutionary leader, Governor of New Hampshire, first President of the United States Senate, acting-President of the United States prior to the election of George Washington and the first to notify him of that election. During the Revolution, John Langdon pledged his entire personal fortune to the cause. Here were entertained the Marquis de Chastellux (1782) and George Washington (1789); both wrote warmly of the house and the host. Later, the exiled Louis Philippe of France and his brothers were guests here. The house is furnished with period furniture and situated in extensive gardens. Open weekdays 1 to 5, June 1 to mid-September. Admission 50 cents.

"**BLEAKHOUSE**," 1792. *Peterborough* (on Route 101). Open only to members by appointment and presentation of membership cards, July 15 to September 15.

MASSACHUSETTS

HARRISON GRAY OTIS HOUSE, 1795. 141 *Cambridge Street, Boston* (enter from Lynde Street). Home of Harrison Gray Otis, lawyer, orator, statesman, member of the U. S. House of Representatives and the Senate, Mayor of Boston. This fine house, attributed to Bulfinch, has been carefully restored. Rooms contain outstanding ceilings, wallpapers, mantels and furniture. At the rear is the Society's Museum with collections of early china, pottery, glass, pewter, costumes, etc. Its archives and library, which included such items as the Baldwin-Coolidge Collection of Photographs of Portraits and the Stebbins Marine Photographs, together with a comprehensive collection of photographs of New England architecture, are open to accredited students and research workers, as well as members of the Society. Open weekdays the year round, 9 to 4:45. Closed Saturday, Sunday and holidays. Admission 25 cents.

North of Boston

ROCKY HILL MEETINGHOUSE, 1785. *Amesbury* (between Amesbury and Salisbury, north of Route 110, 41 m. from Boston via Newburyport). Fine example of an eighteenth-century Massachusetts meetinghouse which is practically unaltered. Services will be held three Sundays in summer. Open to visitors at other times; key at Mrs. George Collins' house across the street.

REBECCA NURSE HOUSE, 1678. 149 *Pine Street, near Tapleyville railroad station, Danvers* (go north on Route 1 from Boston, then east on Route 128 to Exit 14). Built by Francis Nurse whose wife, Rebecca, was hanged as a witch in 1692. Restored by George Francis Dow and furnished in keeping with its period. Open weekdays, 10 to 5, mid-June to mid-October; other times by appointment. Admission 25 cents.



JACKSON HOUSE



GOVERNOR JOHN LANGDON MANSION



HARRISON GRAY OTIS HOUSE



ROCKY HILL MEETINGHOUSE

Houses Owned by the Society

North of Boston (continued)



REBECCA NURSE HOUSE



"BEAUPORT"



EMERSON-HOWARD HOUSE



TRISTRAM COFFIN HOUSE

SAMUEL FOWLER HOUSE, 1810. 166 *High Street, Danversport* (go north on Route 1 from Boston, then east on Route 128 to Exit 15). Fine brick house, well furnished, with several original wallpapers. Open Wednesday 3 to 5, Saturday 10 to 5; other times by appointment. Admission 25 cents.

"BEAUPORT," *Eastern Point Boulevard, Gloucester*. An extraordinary and fascinating assembly of period rooms, ranging onward from the Colonial era. Material for these rooms, conceived by Henry Sleeper, was brought here from other Massachusetts sites and gathered under one roof. Each is furnished in accordance with its period, from beds, tables, chairs, lighting fixtures, etc., to wallpapers, early books and pictures with some contemporary documents. Open afternoons, except Saturday and Sunday, for guided tours only at 2:30, 3:30 and 4:30, from June 1 through September 30. Closed holidays. Admission \$1.00; children 50 cents.

EMERSON-HOWARD HOUSE, c. 1648. 41 *Turkey Shore Road, Ipswich* (east end of Green Street Bridge). House built over two periods and partially restored. Open Monday through Thursday 2 to 5, mid-June to mid-October; other times by appointment. Voluntary contributions.

LAKEMAN-JOHNSON HOUSE, 16 *East Street, Ipswich*. A simple house of the early nineteenth century furnished as the home of a typical sea captain. Open Tuesday, Thursday, Saturday, 10 to 5, mid-June through September. Voluntary contributions.

PRESTON-FOSTER HOUSE, c. 1640. 6 *Water Street, Ipswich*. Two interesting period rooms. Open daily 10 to 5, except Monday, mid-June to mid-October; rest of year by appointment. Voluntary contributions.

HOOPER-PARKER HOUSE, c. 1770. 181 *Washington Street, Marblehead*. A fine example of a merchant's house, including counting room and fishermen's supply house. Open Monday, Wednesday and Friday, 2 to 4, mid-June to mid-September. Admission 25 cents.

PETER TUFTS HOUSE (formerly called *Cradock House*), 1678. 350 *Riverside Avenue, near Spring Street, Medford*. One of the oldest brick houses in the United States, with an interesting roof line and unusual oak frame. Open Monday, Thursday and Friday, 2 to 5, June through October; November through May, Monday and Thursday, 2 to 5. Admission 25 cents.

TRISTRAM COFFIN HOUSE, c. 1651. 14 *High Road, Newbury* (on Route 1A). Developed through the seventeenth century, beginning with the 1651 ell. Interesting structural details and furnishings which represent the possessions of one family gathered through the years. Open Monday, Wednesday, Friday, 2 to 5, mid-June through mid-September; other times by appointment. Admission 25 cents.

SHORT HOUSE, c. 1732. 33 *High Road, Newbury* (on Route 1A). Brick-ended wooden house with fine doorway and interior paneling. Open weekdays 10 to 5, except Monday, mid-June through September; other times by appointment. Admission 25 cents.

Old-Time New England

North of Boston (continued)

SWETT-ILSLEY HOUSE, c. 1670. 4 and 6 *High Road, Newbury* (on Route 1A). Originally built as a one-room, two-story house, added to at later periods. Huge fireplace. House is now partly used as a Tea-room. Open, except Sunday and Monday, March through December; closed January and February.

CHAPLIN-CLARK HOUSE, c. 1671. *Haverhill Street, Rowley* (on Route 133). Oldest house in Rowley. Open by appointment. Voluntary contributions.

"SCOTCH"-BOARDMAN HOUSE, 1651 (?). *Howard Street, Saugus* (take Route 1 north from Boston, turn west at Lynn Fells Parkway, right at first traffic light). Seventeenth-century house of exceptional architectural interest with much original detail including sheathing, early staircase and sponge painting. Home for six generations of the Boardman family and long identified with the house built for (Scottish) Covenanter prisoners captured by Oliver Cromwell at Dunbar, Scotland, 1650. These men were brought over to this country to operate the (now restored) nearby Saugus Ironworks. Apply to custodian for admission, June through September. Admission 15 cents.



SHORT HOUSE



SWETT-ILSLEY HOUSE

South of Boston

JACOBS FARMHOUSE, 1726. *Cor. Main Street and Jacobs Lane, Assinippi, Norwell* (Route 123). Farm property with later additions. Extensive collection of early fire apparatus (1760-1900) in barns. Open Monday, Tuesday and Friday, 2 to 5, June through September; other times by appointment. Admission 25 cents.

CROCKER TAVERN, c. 1754. *Main Street, Barnstable* (on Route 6). Two story, pitch-roof wooden house furnished with large collection of family furniture. Open Monday, Thursday and Saturday, 10 to 5, June to mid-October. Admission 25 cents.

SAMUEL STETSON HOUSE, *Hanover Centre* (on Route 139. After passing Queen Anne Corner, on the direct road to Plymouth, take the first right hand road). Originally a one-room house built about 1694, it was enlarged before 1716 by "Drummer" Samuel Stetson to its present size. Now restored, with one room as a Briggs family memorial. Open weekdays, except Monday, 10 to 5, June through October; other times by appointment. Admission 25 cents.



"SCOTCH"-BOARDMAN HOUSE

SAMUEL LINCOLN HOUSE, c. 1741. *North Street, Hingham*. Oldest house in Hingham, standing on part of the original Lincoln grant. Two rooms open Monday, 2 to 5, the year round. Voluntary contributions.

COLONEL JOSIAH QUINCY HOUSE, 1770. 20 *Muirhead Street, Wollaston, Quincy* (turn off shore boulevard at Bromfield Street, or off Hancock Street at Beach Street). Built by Colonel Josiah Quincy (1709-1784), prominent merchant and patriot; worked with Thomas Pownall to check southward movements of the French from Canada; his son, Josiah Quincy, Jr., was a noted patriot and orator, who died at sea (1775) returning from England where he had gone to plead the cause of the Colonies. His niece, Dorothy, married John Hancock. Open Tuesday through Friday, and Sunday, 11 to 5, May to mid-October; other times by appointment. Admission 25 cents.



WINSLOW-CROCKER HOUSE

Houses Owned by the Society



COOPER-FROST-AUSTIN HOUSE



CONANT HOUSE



LYMAN HOUSE



ABRAHAM BROWNE HOUSE

South of Boston (continued)

COLONEL JOHN THACHER HOUSE, c. 1680. *Yarmouthport* (on Route 6, corner of King's Highway and Thacher Lane). Open weekdays, 10 to 12 and 2 to 5, mid-June through mid-October. Admission 25 cents.

WINSLOW-CROCKER HOUSE, c. 1780. *Yarmouthport* (next to the Thacher House). Open only by appointment. Voluntary contributions.

West of Boston

COOPER-FROST-AUSTIN HOUSE, c. 1657. 21 *Linnaean Street, Cambridge* (off Massachusetts Avenue, north of Harvard Square). Fine early house with some period furnishings. Believed to be the oldest house in Cambridge. Open Monday, Thursday and Friday, 2 to 5, June through October; November through May, Monday and Thursday, 2 to 5. Admission 25 cents.

COLTON HOUSE, 1734. 787 *Longmeadow Street, Longmeadow*. Characteristic frame house of the Connecticut River Valley. Open Monday, Wednesday and Thursday, 3 to 5, mid-June to mid-October; other times by appointment. Admission 25 cents.

MERRELL TAVERN, c. 1760. *South Lee* (on Route 102). An old inn with third-floor ballroom. Not open to visitors.

ALEXANDER HOUSE (Linden Hall), 1811. 284 *State Street, Springfield*. Built from designs by Asher Benjamin, noted architect and builder. Open weekdays upon application the year round. Admission: no charge.

CONANT HOUSE, c. 1720. *Townsend Harbor* (just off Route 119). Fine woodwork, including hinged partition, and early stenciling. Open Monday, Wednesday and Friday, 1 to 4, mid-June to mid-October; other times by appointment. Admission 25 cents.

SPAULDING COOPERAGE SHOP, c. 1845. *Townsend Harbor* (on Route 119). In conjunction with Conant House.

SPAULDING GRIST MILL, c. 1840. *Townsend Harbor* (on Route 119, next to Cooperage Shop). In conjunction with Conant House.

LYMAN HOUSE (The Vale), 1793. *Lyman Street, Waltham* (turn off Route 20 in center of Waltham onto Lyman Street and follow until house is seen on right after crossing railroad tracks). One of Samuel McIntire's most ambitious houses, and single survivor of those country houses which he is known to have designed. The house has many fine rooms, notably the ballroom and bow parlor, the latter containing two authentic McIntire pieces and other original furniture. The McIntire stable, old greenhouses, gardens and landscaped grounds are outstanding. During the 1956 season there will be a loan exhibit from the Society's collection of historic wallpapers. Open Wednesday through Saturday, 11 to 5, May 23 to September 8. Admission 50 cents.

Old-Time New England

West of Boston (continued)

ABRAHAM BROWNE HOUSE, c. 1698. 562 *Main Street, Watertown* (on Route 20). Reclaimed from near ruin and carefully restored under the direction of William Sumner Appleton. This house has one of the few original three-part casement window frames known to exist in New England. Open weekdays, except Saturday, 2 to 5, the year round. Admission 25 cents.

SMITH TAVERN (Jones House), c. 1756, with later additions. *Weston*. Open as town and community offices and historical rooms.

RHODE ISLAND

CLEMENCE-IRONS HOUSE, c. 1680. 38 *George Waterman Road, Johnston*. Restored by Norman M. Isham. Stone-end house, one story with loft. Open May to mid-October on application at reasonable hours. Admission 25 cents.

ELEAZER ARNOLD HOUSE, c. 1687. 449 *Great Road, Lincoln* (leave Route 1 at Highland Avenue, South Attleboro, and follow "Lincoln Downs" signs). Stone-end house with unusual pilaster-top stone chimney. Restored by a special committee, Russell H. Kettell, chairman. Exhibition of period furniture and furnishings. Open weekdays, except Monday, 12 to 5, mid-June to mid-October, and other times upon application to custodian in adjacent house. Admission 25 cents.

MAWDSLEY-GARDNER-WATSON-PITMAN HOUSE, c. 1700. *Corner of Spring and John Streets, Newport*. Fine two-story, hip-roofed house. Hall and paneled parlor shown at reasonable hours upon application.

CASEY FARM, c. 1750. *North Kingston* (on Route 1). Impressive group of farm buildings in rural setting. Open Monday, Wednesday and Saturday, 2 to 5, except holidays, June 1 to September 30. Admission 25 cents.

CONNECTICUT

SWAIN-HARRISON HOUSE, c. 1680. 112 *West Main Street, Branford*. Restored by J. Frederick Kelly. Open to members only, by appointment.

PRATT HOUSE, c. 1725. 20 *West Avenue, Essex*. Exhibits well-known Griswold collection of American furniture and furnishings. Open Monday through Friday, 1 to 4; Saturday and Sunday by appointment; closed holidays, July 1 to September 15. Admission 25 cents.

NEHEMIAH ROYCE HOUSE, 1672. 538 *North Main Street, Wallingford*. Typical Connecticut Valley lean-to, with period furniture. Open weekdays 3 to 5 during July and August. Voluntary contributions.



CLEMENCE-IRONS HOUSE



ELEAZER ARNOLD HOUSE



SWAIN-HARRISON HOUSE

In addition, the Society owns or helps preserve the following properties: Bullard-Barr, Croade, Eastman and Lee-Whipple houses; Frost and Peabody-Smith Cemeteries, and Tower Hill Burying Ground.

For Further Information about any of these Houses or for Membership in the Society, Apply at the Society's headquarters, 141 Cambridge Street, Boston 14, Massachusetts.