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September 27, 2018

Cambridge Historical Commission
831 Massachusetts Avenue
Cambridge, MA 02139
Attention: Mr. Charles M. Sullivan

Re: 36 Larch Road and 5 Fresh Pond Lane
Relocation Plan

Dear Mr. Sullivan and the Members of the Cambridge Historical Commission:

The enclosed supplemental materials are submitted in support of the applications (which were filed with the Commission on September 11, 2018) to relocate a small two-story farmhouse at 36 Larch Road to a nearby site at 5 Fresh Pond Lane.

As requested by the Commission's staff, contextual renderings of the two sites, following the proposed relocation work, and a materials list are included in the attachments to this supplemental submission. We look forward to reviewing the applications with you at the hearing on October 4, 2018.

Sincerely,

A handwritten signature in black ink that reads 'William B. Forbush III'.

William B. Forbush III

Enclosures

cc: James J. Rafferty, Esq.

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CAMBRIDGE HISTORICAL COMMISSION

Relocation Plan for 36 Larch Road and 5 Fresh Pond Lane

Overview

This is a story of two houses, a brick one built in 1922 and a wood-clad farmhouse built around 1751.

The brick house resides at 5 Fresh Pond Lane. It requires a complete gutting and rebuilding, from the roof through the basement, and sits too close to the street and to the neighbors on each side. The project was daunting and too expensive. A new house was reluctantly considered, which also was too costly and daunting in its own ways.

The farmhouse resides at 36 Larch Road. It was originally built on a large farm in the area and was relocated to Larch Road in 1915, when a large tract was subdivided for a suburban housing development. Today, the farmhouse is in good condition, but it sits awkwardly on its site, too close (with only a 6-foot setback) to its neighbor at 38 Larch and too close to the street. And it is hemmed in, along its entire front facade, by a service driveway for deliveries, landscaping vehicles, and equipment that serve the extensive backyard gardens on the adjacent properties.

After considerable research and analysis, the idea emerged to move the farmhouse to 5 Fresh Pond Lane to replace the brick house. The plan was appealing on multiple levels:

- At 5 Fresh Pond Lane, the smaller size and scale of the two-story farmhouse would fit the site in a natural way and have proper set backs on all sides. Consistent with its horticultural heritage, the farmhouse would be surrounded on all four sides by trees and other vegetation, tended by the experienced arborists and horticulturalists who work on the lush, extensive backyard gardens on the adjacent parcel. And the relocated wood-clad farmhouse, with its beautiful garden along its entire street frontage, would provide a graceful transition from the busier Brattle Street into the quiet Larchwood neighborhood. See Attachment 1.

- At 36 Larch Road, a one-story accessory structure would be built near the site of the removed farmhouse and serve the extensive gardens on the adjacent properties, with compliant set-backs on all sides. This would relieve the currently congested setting of the farmhouse, which will benefit the immediately adjacent neighbors and provide a setback-compliant streetscape. See Attachment 2.

- And, notably, the relocated farmhouse would be returning to a site on Fresh Pond Lane that is within feet of its original home for over 150 years, from the 1750s until 1915, before being moved to Larch Road. See Attachment 3.

The applicants do not take lightly the removal and replacement of a house in this neighborhood. The entire neighborhood has about a hundred houses, which were built in a wide range of sizes and different designs, mostly in the period from 1915 to 1930. Many have had large additions and other substantial exterior renovations, particularly over the last several

decades, as the aging condition of the housing stock began to require extensive repairs, additions, and other changes to better suit the needs of modern lifestyles. In this instance, the relocation of the farmhouse to Fresh Pond Lane presents a rare opportunity for a result that is not only appropriately scaled and well-situated, but is also intrinsically relevant to the history of the entire neighborhood.

Long before the area was subdivided for 20th century suburban development, the little Wyeth farmhouse was surrounded by extensive farmlands in the 1750s and by extensive horticultural areas in different configurations as part of the Gray estate during the 1800s, before being moved to Larch Road in 1915. The applicants believe that the relocation plan, by returning the farmhouse to a site close to its original home from the 1750s through the early 1900s and surrounded by trees and other beautiful vegetation, is a thoughtfully considered, historically appropriate, and beautiful plan in its own right.

It is rare in a demolition case when it can be reasonably asserted that the replacement structure is of equal, if not greater, historical significance than the house being removed. Such is the case, however, with this application, since the relocation of the farmhouse to 5 Fresh Pond Lane will establish a visual and physical connection to the original farmhouse in the heart of the Larchwood neighborhood.

There is considerable public benefit to be gained by establishing such a connection. Thanks in part to the efforts of a group of neighborhood residents over the past few years, culminating in a Centennial Celebration in September 2015, it is generally known within the neighborhood that Larchwood was created out of the Gray family's estate, as further described below. However, since none of the neighborhood's three principal interior curving streets have any relationship to the Wyeth farmhouse that currently sits on Larch Road, passers-by and the general public do not get to appreciate or experience a sense of the neighborhood's historic origins. Relocating the farmhouse to 5 Fresh Pond Lane within a few feet of a marker, installed by neighbors to commemorate the centennial of the Larchwood neighborhood, will provide an opportunity to reveal that history.

Moreover, removing a single house from the subdivision at 5 Fresh Pond Lane will not diminish the significance of the unique and intricate plan developed by the Gray family's successor, Forris Norris. Among the most enduring aspects of the 1915 subdivision plan created for Morris by Pray, Hubbard & White are the planting strips designed to preserve trees throughout the neighborhood. The plans for the relocated farmhouse and lot at 5 Fresh Pond Lane involve a similar commitment to horticulture. The large existing tree in the front yard will be retained, and plantings will be installed that reflect the high level of horticulture displayed in the abutting gardens in the rear yard at 22 Larch Road.

For the reasons set forth above, the applicants request that the Commission find that the existing structure at 5 Fresh Pond Lane not be found to be preferably preserved in the context of the relocated farmhouse.

Additional details of the relocation plan, together with relevant historical and horticultural considerations, are presented below for the Commission's review. The site plans,

photographs, and elevations for both properties were submitted to the Commission with the applications filed on September 11, 2018. The applicants anticipate that the actual relocation work will require only a few months to carry out.

1. Description of the Plan.

(a) 36 Larch Road. Today, the farmhouse sits in a congested location in the far northeastern corner of the property. When the farmhouse was moved to Larch Road in 1915, it was sited perpendicular to Larch Road. Its front façade runs parallel to a long driveway, which also provides the main service access for the extensive gardens behind several adjacent parcels.

The farmhouse's two-story rear facade, stretching along its northern property line, is only about 6 feet from the neighboring property at 38 Larch Road, and less than 10 feet along another section of the rear façade. The front-yard setback along Larch Road is less than 15 feet. These pre-existing, non-conforming setbacks result in a congested setting for the existing houses at 36 Larch and 38 Larch, diminishing them both, and present a rather muddled appearance from the street.

At this main service access to the extensive gardens, a smaller, one-story garden/service structure would be built, with conforming setbacks on all sides, after the farmhouse is relocated. The relocation plan would thereby alleviate the currently cramped setting at 36 Larch Road, which will benefit the immediately adjacent neighbors and the street as a whole. A contextual rendering of the accessory structure, including a materials list, is in Attachment 2.

(b) 5 Fresh Pond Lane. At 5 Fresh Pond Lane (sometimes listed as 7 Fresh Pond Lane), the existing three-story, brick house has had few, if any, significant renovations since it was built in 1922. The house requires a major reconstruction of its interior: the walls, ceilings, and floorings, its mechanical, electrical, and plumbing systems, its kitchen, dining, and living areas, and its bathrooms, lighting, and other fixtures, among other areas. There is a history of termites, as well as mildew and mold issues. The slate roof is nearly 100 years old, has a sagging roof substructure, and requires replacement. The one-story side porch is in disrepair and requires replacement. The house also has pre-existing, non-conforming zoning setbacks, with about 11 feet of clearance in one side yard and about 13 feet in the other, and less than 22 feet from the front lot line. A one-story, flat-roofed, brick garage is in structural disrepair and is sited almost on top of the rear lot line.

It became apparent that a total gut and reconstruction would be required at 5 Fresh Pond Lane. However, the cost, time, and effort required was a daunting prospect, and the floor plan would not have been well suited for contemporary needs. Reluctantly, consideration was given to replacing the house (subject to the Commission's procedures) with a new one at 5 Fresh Pond Lane, which also would have been a costly, multi-year, and daunting prospect. The process of considering different approaches eventually took over two years.

As the research and analysis evolved, a better idea emerged: to relocate the farmhouse from its current site on Larch Road to the 5 Fresh Pond Lane parcel, where it would replace the brick house. The relocated farmhouse, after removing a small one-story 1950s addition, will

present a more appropriate scale on the 5 Fresh Pond Lane site, with its lower, two-story, hipped-roof profile. (The roof of the three-story brick house is almost 34 feet high, while the farmhouse's two-story roof is only about 23 feet high.) And the farmhouse's clapboard siding will fit in well with the wood-clad houses on all three adjacent sides. The 5 Fresh Pond Lane site will provide a more comfortable setting for the farmhouse than its cramped location at 36 Larch Road, where it is less than 15 feet from the street, is hemmed in by the service driveway for the gardens, and is set back only 6 feet from the neighbors at 38 Larch Road.

As the Fresh Pond Lane parcel is close to the beginning of this street, the plan also seeks to be a welcoming transition from Brattle Street to the smaller scale of the quiet neighborhood. The relocated farmhouse, with the garden along its frontage on Fresh Pond Lane, will present a pleasing view to passers-by on Fresh Pond Lane, where the road begins its graceful curve away from Brattle Street, before winding its way through the neighborhood. See Attachment 1.

Trees, plants, and gardens will surround the relocated farmhouse on all four sides, creating a fitting setting for a farmhouse. And its flourishing, front garden will present an attractive entrance to the neighborhood, with climbing roses, hydrangeas, lavender, and other flowering plants that will flourish in the southern and western exposure along Fresh Pond Lane. The landscaping will be done by the experts who tend the extensive, contiguous backyard gardens of the adjacent property. Thus, the plan will be able to bring, for the first time, gardens of exceptional beauty to the frontage along Fresh Pond Lane, and thereby reinforce the horticultural origins of the Larchwood neighborhood.

As a further measure of the plan's appropriateness, the relocated house will be returned to a site that is within feet of its original home for more than 150 years, from the 1750s through the early 20th century, when the farmhouse was moved to Larch Road. Based on early maps, the overlay plan in Attachment 3 shows the farmhouse's location during most of the 1800s. This was only a few steps from what would later become the 5 Fresh Pond Lane parcel under the 1915 subdivision plan. (See Attachment 4.C.) Accordingly, the relocated farmhouse on Fresh Pond Lane will be returned to a site within feet of its original home, while providing direct sight lines between the farmhouse and the extensive gardens and house on the immediately adjacent 22 Larch property.

It is not often that a proposal such as this can bring an old farmhouse very close to its original location, provide a more respectful site for the farmhouse than its congested current location, and contribute to the streetscape of its new neighborhood, with a clapboard structure that has a more appropriate scale for the site (and is setback-compliant), surrounded by an array of vegetation on all four sides. The old farmhouse, with its surrounding vegetation and garden, will provide an attractive reminder of the neighborhood's farming and horticultural origins.

2. Additional Background. Although a casual observer might assume that the farmhouse at 36 Larch Road had always been located there, its actual past is quite different, as has been well documented. (A selection of sources is in Attachments 4 and 5.) As noted above and described in more detail below, the farmhouse was previously located on another site in the vicinity, before being moved to Larch Road in 1915, and there are indications that it may have been moved on more than one prior occasion. The farmhouse also has a long history, both

before and after its 1915 relocation, of substantial exterior alterations done through the 1950s by prior owners to suit the needs of those times. The current relocation plan has been developed in a manner respectful of the farmhouse's past.

(a) "The Little Old Farmhouse". The original farmhouse is believed to date from around 1751. It was located on a large farm purchased by Ebenezer Wyeth in the early 1750s along the County Road to Watertown, later called Mount Auburn Street. After Wyeth's death in 1799, his estate was divided, and the southeastern portion of the farm, including over 20 acres, passed to his oldest son. This parcel was in turn sold by Wyeth's descendants in 1801 to Jonathan Hastings, who began construction of a large house. The property was sold around 1808 to William Gray, the prominent shipbuilder who finished the construction, with the older farmhouse nearby on the property becoming attached, through a one-story passageway, as an "ell" to the rear. (See Attachment 5.A.) The connected structures remained there, under three generations of the Gray family, for about the next one hundred years. (See Attachments 4.A, B.)

In 1915, the family's large land holdings were subdivided, and an earlier adjacent private way called Fresh Pond Lane was re-positioned to its current location, with the new road curving through the subdivided area and retaining the earlier name. (See Attachments 4.C, D, and 5.C, D, E.) Around that time, the two connected structures were separated and moved to separate sites along Larch Road. Some city records suggest that the farmhouse may have been separated and moved to a new foundation, at an undetermined site, as early as 1907. (See Attachment 5.B.) In any event, a 1919 family account indicates that the main house and "the little old farmhouse just north of it" were moved in 1915 to their present, separate sites on Larch Road. (See Attachment 5.C, as well as 5.B, D.)

The farmhouse has had significant exterior additions and alterations, both before and after its relocation to Larch Road, through the 1950s. As noted above, the farmhouse was the "ell" behind the main house during most of the 1800s and into the early 20th century. At the northern end of the ell, a slightly wider, one-story square portion of the farmhouse is clearly depicted on a 1900 map, and its asymmetrical window pattern today (both in the numbers of windows and their spacing across the front façade) suggests that this first floor portion of the farmhouse was not original, but it appears on various city maps by the latter part of the 1800s. (See Attachments 4.A, B.) Above this one-story square section, a large room was later added on the second floor, at some time after 1900 and likely around the time the farmhouse was moved to Larch Road in 1915. (See Attachments 5.B, C.) Around 1959, a small, one-story addition was constructed at the eastern end of the farmhouse, toward Larch Road, apparently for use as a storage or service area. (See Attachment 5.B.) Accordingly, the farmhouse has had a long history of significant exterior alterations to suit the needs of the times, in its different locations and configurations at the time.

It is noteworthy that the 1915 relocation resulted in a significant change in the setting for the farmhouse. Originally, the farmhouse had been surrounded by a large farm from the 1750s into the early 1800s, and then, through the end of the 1800s and into the early 20th century, by the expansive gardens, fruit trees, and other horticultural areas surrounding the connected structures. However, when it was moved to Larch Road in 1915, the farmhouse was sited close to the 38 Larch Road property line, and its long façade reached almost to the street. One might

speculate that the decision to move the farmhouse to this particular spot reflected a choice among available alternatives at the time, perhaps informed by the practical objectives of the subdivision plan and of the family members who would continue to use the property in the decades following the 1915 relocation. Indeed, the last Gray family descendant to occupy the farmhouse (until around 1995) often lamented that the farmhouse had been unjustly relegated to an unfavorable location in the corner of the property, too close to the street and backed up against the neighboring property at 38 Larch Road, as if it were an underappreciated cast-off from the main house.

The proposed relocation plan will return the farmhouse to an appropriate setting, within feet of its original home from the 1750s until 1915, while retaining direct sight lines from the farmhouse to the house on the adjacent 22 Larch property. Perhaps equally importantly, in its new location on Fresh Pond Lane, the farmhouse will be more directly connected with the horticultural character, extensive gardens, and surrounding natural areas, as had been the situation at its original home from the 1750s until the early 20th century, when the farmhouse looked out across farmlands and extensive gardens and horticultural areas. Thus, the relocation plan will return “the little old farmhouse” to a fitting home, with a more direct relationship to the adjacent gardens and in close proximity to its original location for more than 150 years.

(b) The Replaced Structure on Fresh Pond Lane. The brick house at 5 Fresh Pond Lane is typical of the Georgian Revival-style houses built in many suburbs in the years between the World Wars. It was designed by Roscoe Whitten, who lived in Melrose during this period and, along with several other local firms, designed many comparable single-family suburban houses in Cambridge during the post-World War I period. In the early years of his practice, after returning to the area following stints as a draftsman in Boston and as an architect in Canada, Whitten designed several single-family houses in Cambridge from 1917 into the early 1920s, before he moved his practice to Boston around 1924. Whitten is known for his later work on several large-scale brick apartment buildings in Cambridge, Boston, Brookline, and Medford, which included a pair of large apartment buildings at 240-250 Brattle Street in the early 1920s, as well as two other large apartment buildings in Boston and Brookline designed in partnership with Henry Gore from 1924 to 1926.

Whereas Whitten’s large apartment buildings are recognized for their detailed style and are listed in the state’s inventory of historical properties, his single-family commissions are considered to be conventional for the times, and none of his single-family houses is listed. Whitten was one of a few dozen architects and builders who constructed single-family suburban houses of varying sizes, shapes, and styles in the Larchwood neighborhood during the 15-year period between 1915 and 1930.

Whitten’s work occurred in the middle of this development period, with three houses built in 1920, one more in 1922 (5 Fresh Pond Lane), and another in 1923. According to city records, between 1915 and 1919, a total of 22 houses had been built in the Larchwood subdivision before Whitten’s first house there in 1920. A total of 28 houses had been built there before 1922, the year of the 5 Fresh Pond Lane house, which was one of a half dozen houses built during that year in the neighborhood.

At 5 Fresh Pond Lane, the three-story brick house has a conventional center-entrance porch, window pattern, and other details common for houses built during this period in Cambridge, Belmont, and other areas. The house's street-side façade is staid and flat, with its roof line rising to almost 34 feet above the narrow lot. The two neighboring houses on either side are wood-sided and present a proportionate scale on their lots, having more complex and lower roof lines, porticoes, and bays, as seen on other houses further along the street, which is dotted with charming homes of varying styles and designs. The applicants believe that the smaller two-story, wood-clad, hipped-roof farmhouse, with its roof height of only about 23 feet, has dimensions that will fit comfortably into the narrow Fresh Pond Lane parcel, with conforming setbacks on all sides. And the farmhouse's abundance of climbing roses, flowers, plantings, and landscaping along the frontage on Fresh Pond Lane will provide a beautiful enhancement to the streetscape.

(c) Horticultural Traditions. During the 1800s, the large land holdings that would later become the Larchwood neighborhood were planted with a wide variety of plants, flowers, and fruit, nut, and specimen trees. (See Attachment 5.D.) In 1915, extensive gardens were positioned behind the relocated house at 22 Larch Road. (See Attachments 4.C, 5.D.) However, by the 1990s, the growth of tall bushes and invasive vegetation from adjacent lots, particularly bamboo, gradually caused these gardens to deteriorate over time.

Over the last two decades, under the current ownership, the extensive gardens, which are unusual in their size and scale for an urban site, have been carefully and expertly brought to their current, flourishing condition. Today, the gardens have a large collection of rare peonies, extensive varieties of dahlias, as well as hydrangeas, roses, lilacs, poppies, magnolias, and cherry, apple and pear trees, among many other flowers, trees, and other plantings. The gardens are carefully maintained and tended by experienced gardeners and experts in horticulture and landscaping.

In addition to their lush and diverse plantings, these natural areas provide much-needed open space, light, fresh air, tranquility, and quietude for the several adjoining properties. They provide habitat for urban wildlife, local and migrating birds, pollinating bees, butterflies, and other insects. Indeed, because of their unusually large size, these extensive garden areas form their own sub-ecosystem within this urban/suburban environment. These natural areas will be enhanced by the new plantings and landscaped areas under the relocation plan. Indeed, the planting of dozens of new trees and other vegetation will not only be respectful of the horticultural origins of the broader Larchwood neighborhood, but will also contribute to improving the air quality in the neighborhood. (There are well-documented metrics regarding the conversion of carbon dioxide into enhanced oxygen levels, the absorption of ambient particulates, and adding to the tree canopy to reduce heat islands, which benefits all). A one-story garden/service structure, near the current site of the farmhouse on Larch Road, will provide much-needed support at the main service access to the extensive gardens.

3. Conclusion. The applicants believe that the relocation plan will serve the public interest by (i) relieving the congested setting caused by the non-conforming structures currently at 5 Fresh Pond Lane and 36 Larch Road, (ii) replacing them with setback-compliant structures, which will be more appropriately scaled to each site's size and configuration, (iii) returning the

farmhouse to a site that is within feet of its original home from the 1750s until 1915, (iv) providing a more appropriate, respectful, and un-cramped siting for the farmhouse, surrounded by vegetation on all sides, including a colorful garden along its entire frontage on Fresh Pond Lane, (v) enhancing the relationship of the farmhouse to the extensive gardens and house on the adjacent 22 Larch property, and (vi) enhancing the entrance to the neighborhood on Fresh Pond Lane, with the wood-clad farmhouse, its friendly scale, and beautiful garden along its street frontage, which will present a meaningful historical link between the present-day Larchwood neighborhood and its farming and horticultural heritage.

Accordingly, the applicants request that the Commission determine that the existing brick house at 5 Fresh Pond Lane not be found to be preferably preserved in the context of its replacement by the 18th century farmhouse, as described above, and allow the relocation plan to proceed at 36 Larch Road and 5 Fresh Pond Lane.

List of Attachments

1. Rendering of the Relocated Farmhouse at 5 Fresh Pond Lane
2. Rendering and Materials List for the Accessory Structure at 36 Larch Road
3. Site Plan: Post-Relocation with Pre-1915 Overlay
4. Selection of Early Maps
 - A. City of Cambridge, Mass 1873 (plan, detail)
 - B. Sanborn-Perris Insurance Maps, c. 1900, No. 56 (plan, detail)
 - C. Fresh Pond Parkway Realty Company, Original 1915 Development Plan
 - D. Bromley Atlas, Part of Ward 9, 1916 (plan, detail)
5. Selection of Background Sources
 - A. Paige, History of Cambridge, Massachusetts, 1630-1877 (excerpts)
 - B. Hail, Cambridge Buildings and Architects (data base for 22 Larch and 36 Larch)
 - C. Roland Gray, Esq., "The William Gray House in Cambridge" (1919)
 - D. The Cambridge Historian (Fall 2015)
 - E. Susan E. Maycock and Charles M. Sullivan, Building Old Cambridge (2016), pp. 238-44.



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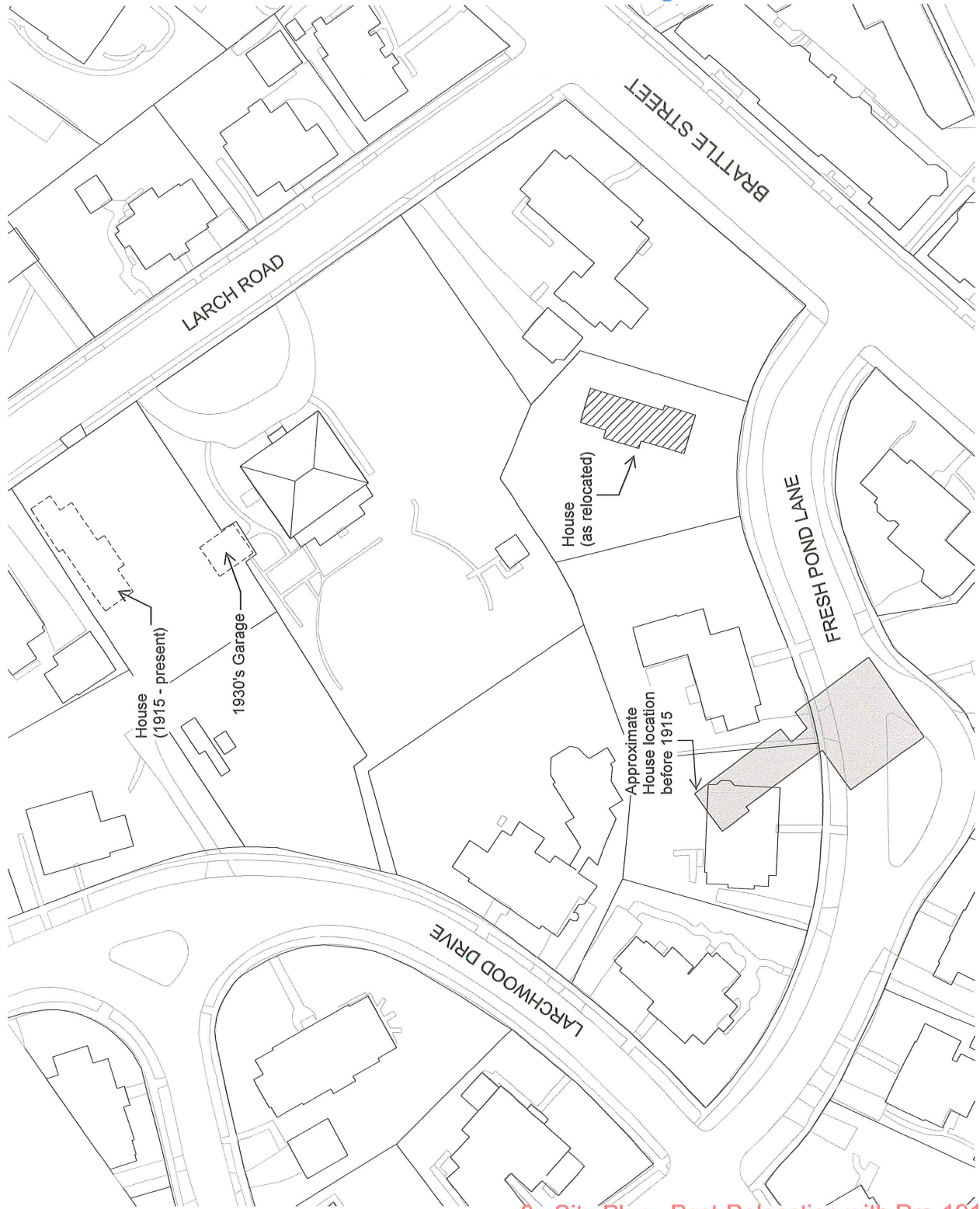
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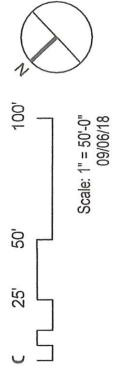
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Site Plan

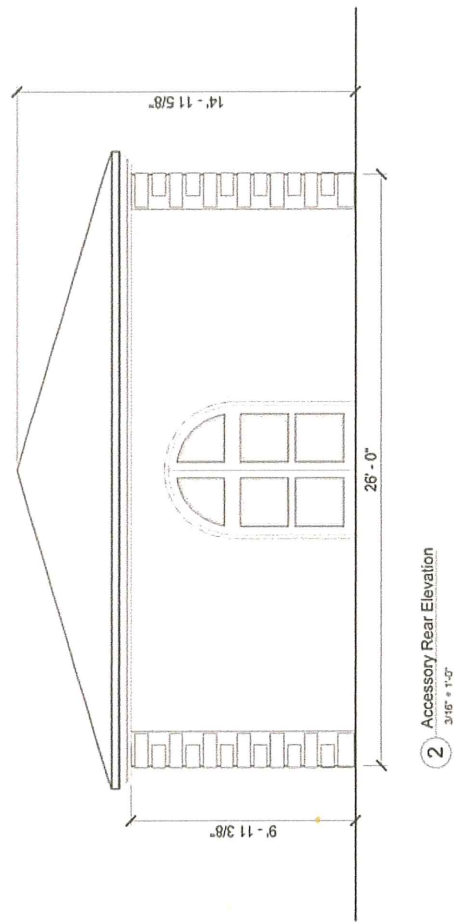
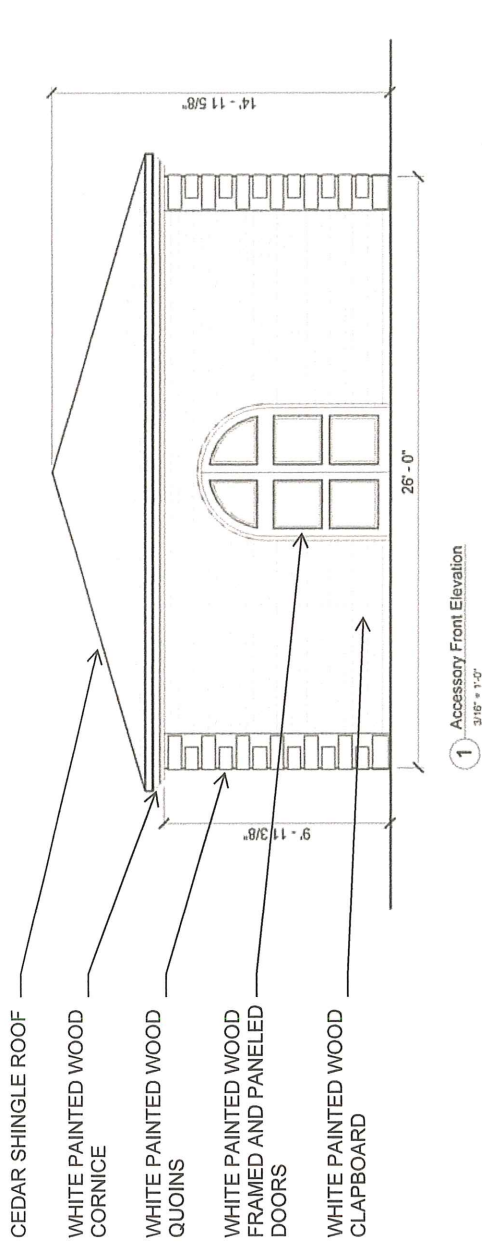
Post-Relocation with Pre-1915 Overlay



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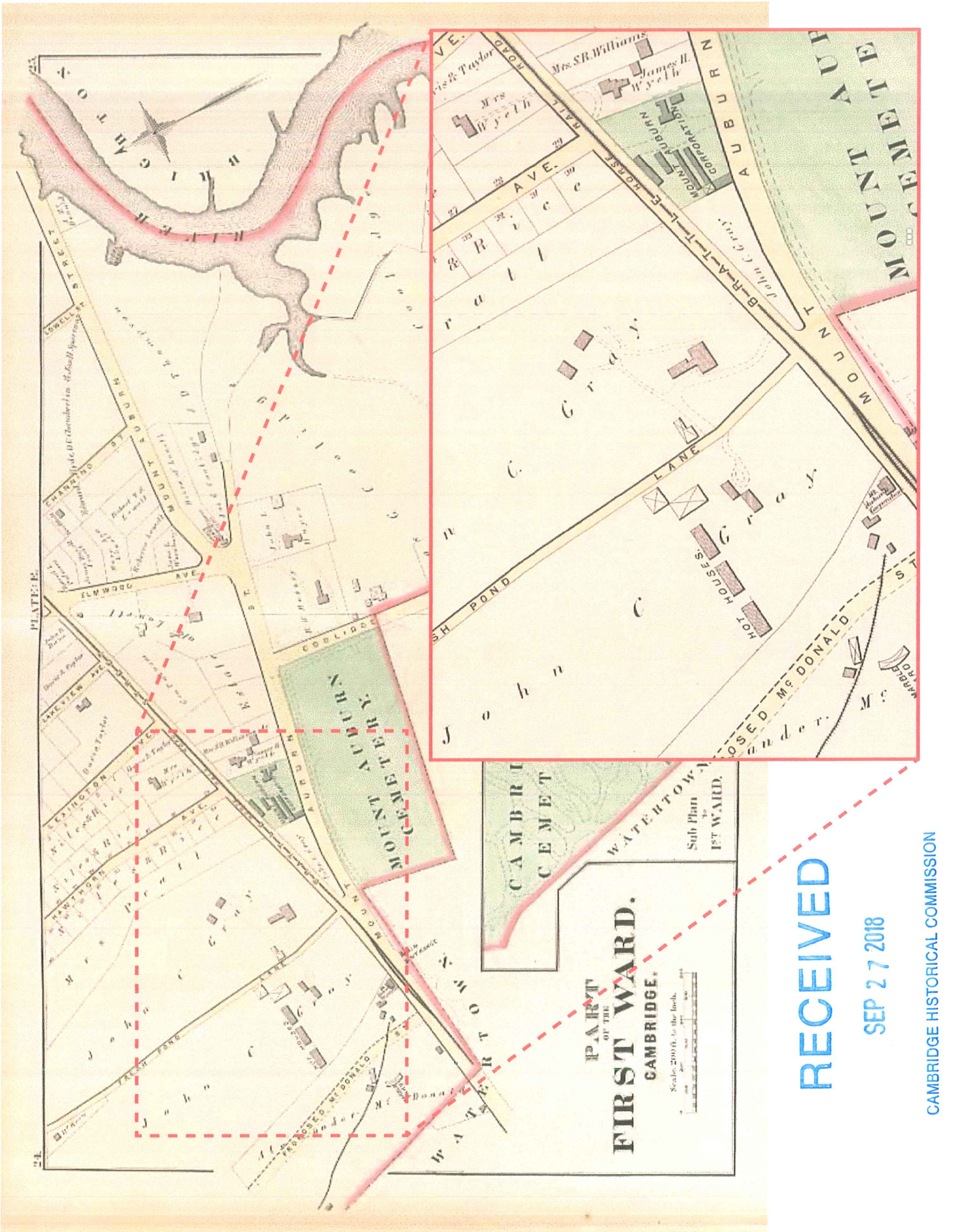
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36 Larch Road
Accessory Structure Front and Rear Elevations



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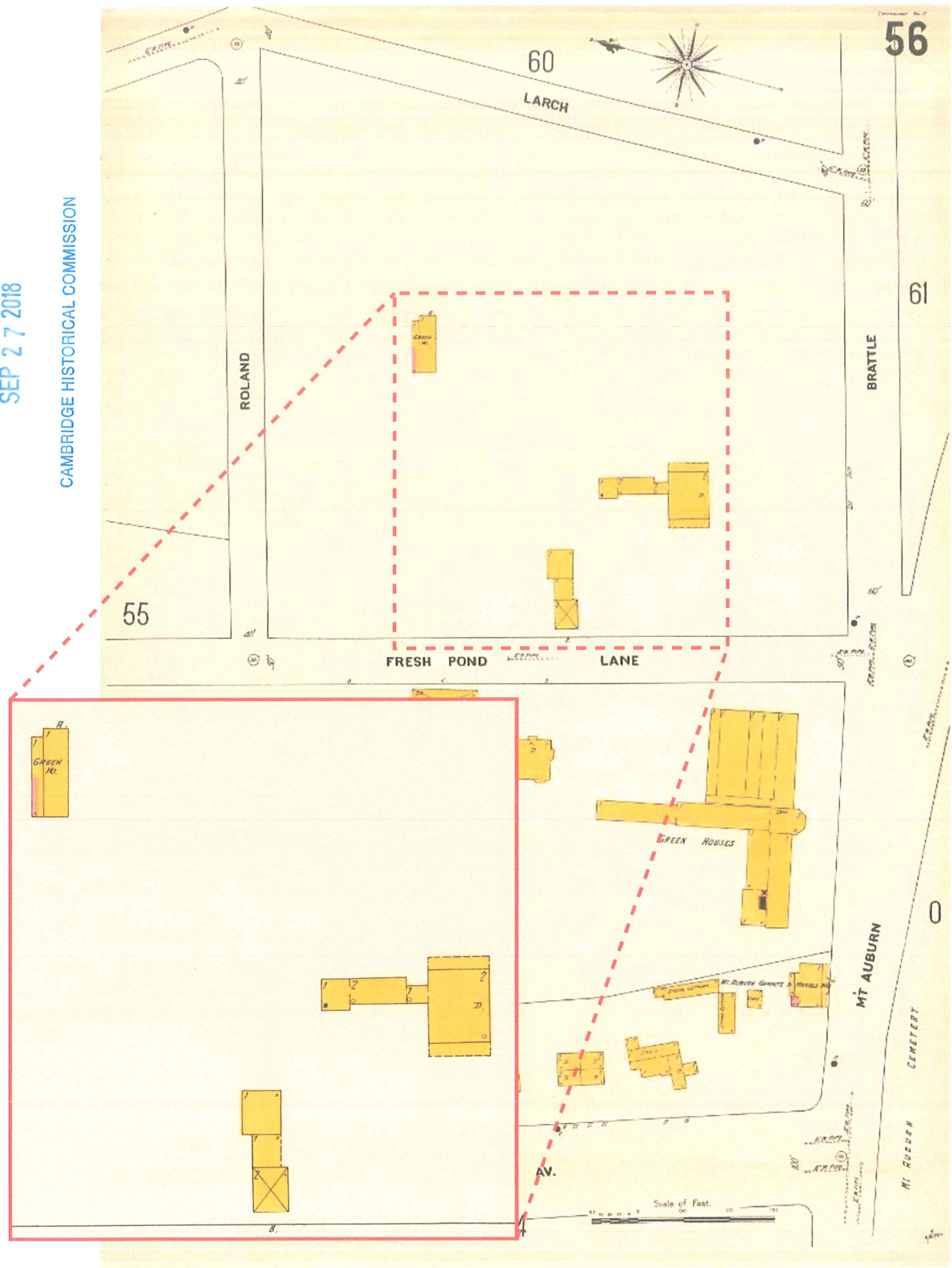
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4.A. City of Cambridge, Mass 1873 (plan, detail)

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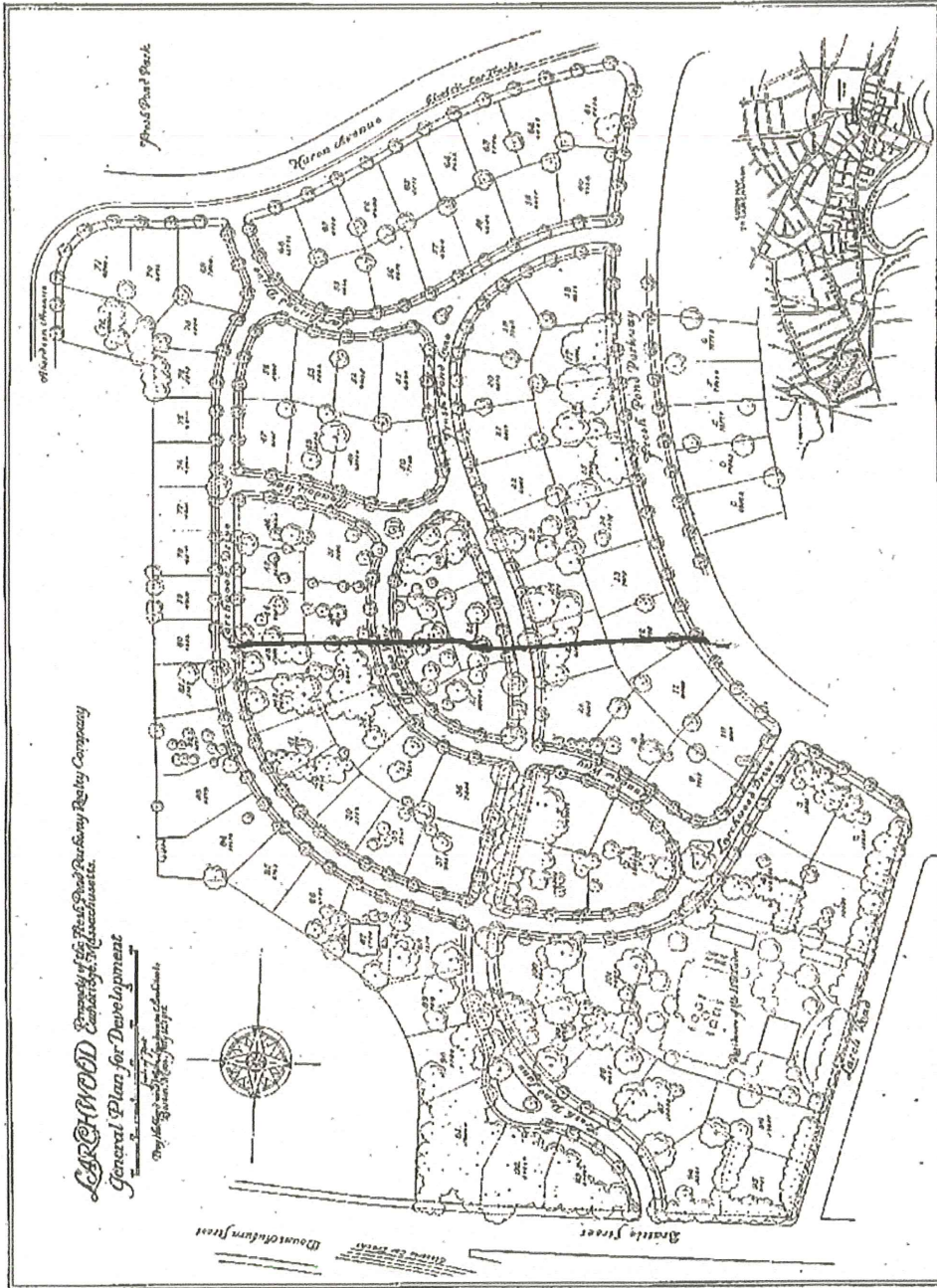


4.B. Sanborn-Perris Insurance Maps, c. 1900, No. 56 (plan, detail)

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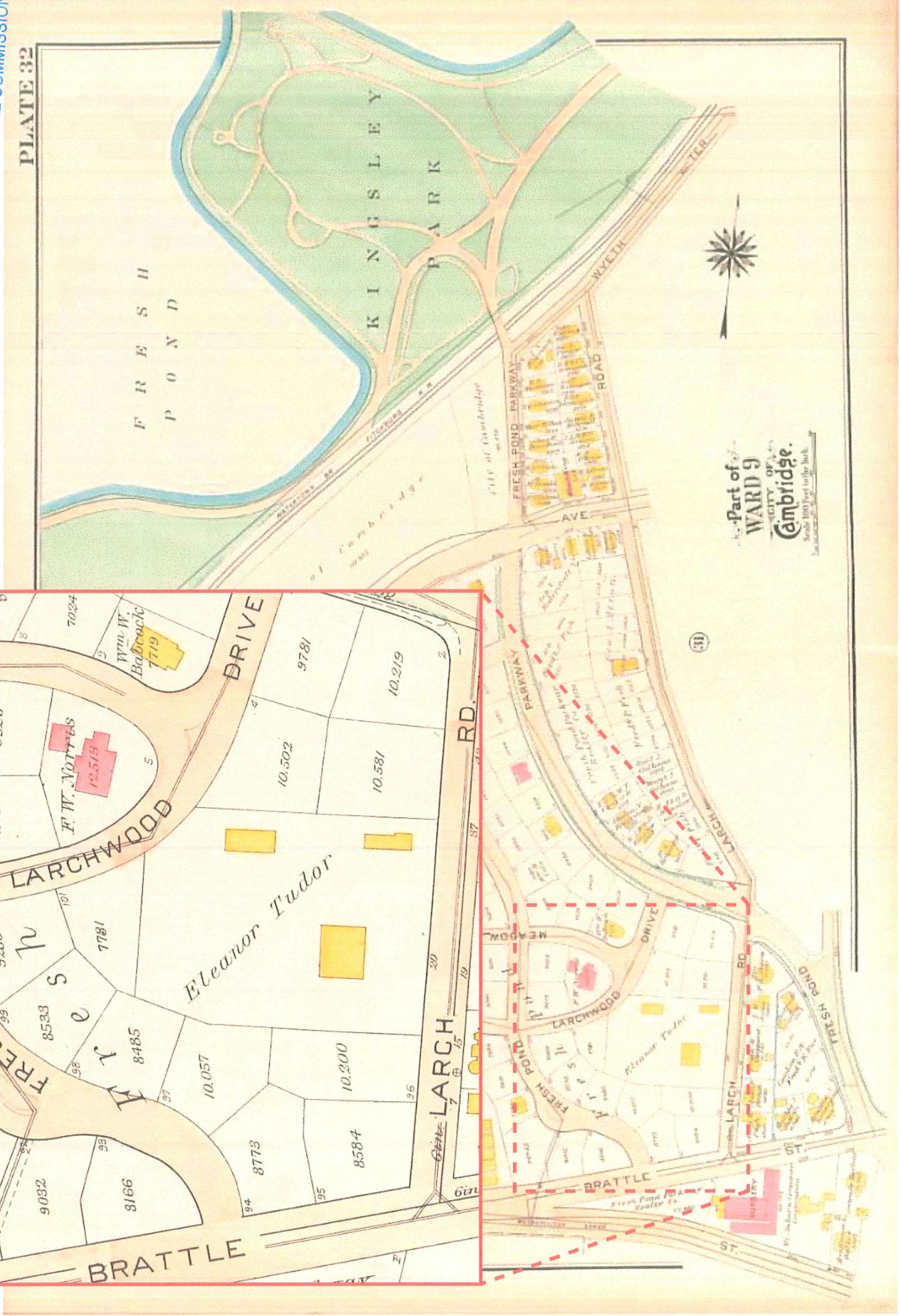
The original 1915 Larchwood Neighborhood Plan (Source: Loeb Library, Harvard University School of Design)

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PLATE 32



4.D. Bromley Atlas, Part of Ward 9, 1916 (plan, detail)

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April 19, 1754. The territory lying west of Sparks Street and south of Vassall Lane was transferred from [Watertown](#) to [Cambridge](#) by the General Court, by a line described thus: "To begin at [Charles River](#), and from thence to run in the line between the lands of [Simon Coolidge](#), [Moses Stone](#), [Christopher Grant](#), and the Thatchers, and the land of Colo. [Brinley](#) and [Ebenezer Wyeth](#), to the Fresh Pond, so called." ¹⁷ Several acres were subsequently added to [Cambridge](#), bounded westerly on Coolidge Avenue, extending to and including the Cambridge Cemetery.

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9. Ebenezer, s. of Ebenezer (6), m. Mary, dau. of [Joseph Winship](#), 5 Nov. 1751, and had *Ebenezer*, b. 17 Dec. 1752; *Mary*, b. 17 Sept. 1755, d. unm. 7 Oct. 1790; *Jonas*, b. 17 May 1757; *Joshua*, b. 6 or 22 Oct. 1758, rem. to the West, and some of his descendants reside in the vicinity of [Cincinnati](#); *William*, b. 22 May 1760, d. 8 June 1776; *Susanna*, b. 14 May 1762, m. [William Watson](#) 6 Dec. 1779, and d. 29 Dec. 1788; *Jacob*, b. 29 Ap. 1764; *Anna*, b. 22 or 27 Feb. 1766, m. [Benjamin Cutter](#) 6 Mar. 1785; *Gad*, b. 27 July 1768, m. [Polly Kendall](#) 1 Dec. 1793, rem. to the West, and left descendants in [Ohio](#); *John*, b. 31 Mar. 1770, settled in [Pennsylvania](#); *Elizabeth*, b. 12 Feb. 1772, d. unm. 23 Feb. 1793. Ebenezer the f. was a farmer, Selectman seven years between 1781 and 1790. Either he or his father, in 1751, bought a farm adjoining the present line of [Belmont](#), embracing the northwesterly portion of [Mount Auburn](#), and extending to [Fresh Pond](#). He d. 4 Aug. 1799; his w. Mary d. 9 Sept. 1798, a. 68.

13. Ebenezer, s. of Ebenezer (9), m. wid. [Elizabeth Green](#) of [Norwich, Conn.](#), dau. of [Captain Joseph Winship](#) (pub. 3 May 1777), and had *Ebenezer*, bap. 17 May 1778; *William*, bap. 23 Jan. 1780; *Joseph*, bap. 29 July 1781; *Elizabeth*, b.—Mar. 1783; Stephen, b.—. Ebenezer the f. on the division of his father's estate, had the southeasterly portion, now owned by John C-Gray, Esq.

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19. Ebenezer, s. of Ebenezer (13), m. [Naomi Cook](#) (pub. 1 Mar. 1800), sold his father's homestead 22 Oct. 1801 to [Jonathan Hastings](#) (from whom it passed to [Hon. William Gray](#), and from him to his son, [Hon. John C. Gray](#)), after which his name disappears from the Records.

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Cambridge Buildings and Architects by Christopher Hail (excerpt)
Harvard/Radcliffe Online Historical Reference Shelf

•22 (Brattle st 245) [The larches] house 2-st 1808

IMAGE: larchrd_22_940423.jpg

.....1808-1810 house *CHC survey* v4:67-8 <Hastings & Gerry; brattle; moved 1915;
farmh moved to Larch rd 36 (o) Gray John Chipman

.....1819 house *tax* +bgs: mansion h w0 : brattle: 221 [w/ mt auburn 575r] (o) Gray John C.

.....1854 *Walling map*

.....1906 house altered *permit 11422* brattle 221 (o) Gray J C (b) Power W

.....1909 adds 1-st *permit 12738* brattle 221 (o) Gray John C (b) Power W H

.....house adds *permit 12788* brattle 221 (o) Gray John C (b) Power W H

.....1910 house adds *permit 13287* brattle 221 (o) Gray John C (b) Powers W H

.....1915.....house moved [on lot] & altered *permit 16481* larch rd (o) Tudor Henry D
mrs (a) Longfellow A.W.

.....house altered & garage *permit 16587* larch rd (o) Tudor H D mrs (a) Longfellow A.W.

.....1934 •garage *permit 35637-8* & dw altered 22 (o) Gray Roland (b) Burns C R

.....1959 house altered *permit 59204* 22 (o) Thompson [Randall] (b) Murray constr co

.....1963 house *permit 62913* 22 (o) Thompson Randall (b) Hoyt Natalie

•36 farmhouse 2-st 1751; detached from Larch rd 22 (wing) 1907

.....1751 farmhouse *Paige* p704 mt auburn nw / Belmont-fresh pond (o) Wyeth Ebenezer d1799

.....1753 *deed 51,100* (o) Wyeth Ebenezer from (o) Grant Christopher

.....1775 house *CHC survey* v5:13 [brattle 215+] (o) Wyeth E

.....1801 estate *Paige* p705; >HastingsJonathan>Gray mt auburn / Belmont: se pt (o)
Wyeth Ebenezer

.....1907 house moved >new foundation *permit 11944* brattle 221r (o) Gray John C (b)
Delaney John P

.....1913 •garage moved on same lot *permit 15067* [1935 atlas: "hot house"] brattle 221
(o) Gray John C (b) Power W H

.....1916 *Bromley atlas*

.....1959 house adds *permit 59324* (& 59287 foundation) 36 (o) Tudor Owen (b) Haley T
F & co

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CAMBRIDGE HISTORICAL COMMISSION

FORTY-EIGHTH MEETING

THE FORTY-EIGHT MEETING OF THE SOCIETY was a special "garden party" held on the afternoon of Saturday, June 7, 1919, at the residence of Mr. and Mrs. Henry D. Tudor - "The Larches" (the old Gray estate), Brattle Street and Larch Road.

The members first gathered in the parlor, and Mrs. Tudor read the following account of the old house (prepared by her brother, ROLAND GRAY, ESQ.).

THE WILLIAM GRAY HOUSE IN CAMBRIDGE

At 22 Larch Road, a short distance north of Brattle Street, stands the William Gray house, now owned by Mrs. Henry D. Tudor, which has been occupied successively during more than a century by Mrs. Tudor's great-grandfather, William Gray, his son John Chipman Gray, and the latter's nephew of the same name, long professor at the Law School, from whom it descended to his daughter, Mrs. Tudor. Both this house and the little old farmhouse just north of it were moved in 1915, after Professor Gray's death, from a position facing on Brattle Street near its intersection with Mt. Auburn Street, and just west of the entrance to the old private way known as Fresh Pond Lane, a portion of which is still preserved as a part of a road recently laid out from Fresh Pond Parkway.

The age of the smaller house is not known, but it bears in its interior many marks of old-fashioned methods of construction, and was undoubtedly in existence in 1801, when the land on which it stood at the corner of the "County Road to Watertown," as Mt. Auburn Street was then called, and Fresh Pond Lane, was sold by Ebenezer Wyeth to Jonathan Hastings, son of Jonathan Hastings who was steward of Harvard College. Hastings built his mansion in front of the Wyeth house, facing towards the County Road, and the two houses were connected with a passageway so that the smaller served as an ell to the larger. Brattle Street did not then extend west of the present location of Elmwood Avenue.

According to tradition, Hastings had not finished the house in 1808 when he sold it to William Gray, familiarly known as "Billy Gray,"

in those days the greatest shipowner of Salem, who moved his residence from Salem to Boston in the following year, and from that time until his death in 1825 passed his summers in Cambridge. Here lived, as a child, his granddaughter Lucia Gray Swett, who married the artist, Francis Alexander, and passed the greater part of her century-long life in Florence with her talented daughter Francesca, the friend of Ruskin. Mr. Gray's choice of this situation was perhaps influenced by its proximity to the residence of his friend, Elbridge Gerry, whose political running-mate he was in 1810 and 1811, when Gerry was elected governor, and Gray lieutenant-governor. From Mr. Gerry, Mr. Gray purchased, shortly after his acquisition of the Hastings house, a tract of over thirty acres to the west of Fresh Pond Lane, running back to Fresh Pond, and also a piece of land to the south of the County Road, which now forms part of Mt. Auburn Cemetery.

For over fifty years, from 1825 to 1881, the elder John Chipman Gray made this estate his summer home, and from the latter date until 1915, his nephew, Professor Gray, lived there a portion of every year. The date of the house is not exactly known, but appears, from the facts above stated, to have been a little before 1808. Neither is the architect known; but the details of the woodwork and the applications in relief upon the mantelpieces are very similar to those known to have been produced by Samuel McIntire, the celebrated wood carver of Salem. The windows in the roof, the porch in the rear of the mansion house, and the eastern end of the small house, are recent additions. The fine fence with larch cones on the posts was designed towards the end of the last century by Mrs. John Chipman Gray, the younger, and later removed from Brattle Street to its present location.

The garden in the rear of the house in its present situation includes a part of the old gardens, which were laid out for the most part by John Chipman Gray, the elder, a devoted patron of horticulture. He planted a great variety of foreign trees and American trees not indigenous to this neighborhood, such as the Japanese gingko, Scotch larch, English oak, Australian pine, Norway spruce, European linden, rowan tree, mulberry, tulip tree, virgilia, catalpa, Judas tree, black walnut, umbrella tree, southern cypress, etc. There was also a clump of sassafras trees, some very old chestnuts, and a grove of shellbark hickory. One of these last, which was blown down more than fifty years ago, was supposed to have been the largest of its kind. In spite

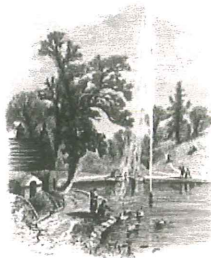
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of the fact that the greater part of the estate is now cut up into building lots, many of these trees are still standing. The long row of larches on the eastern edges of the place, a few of which are now living, gave their name to Larch Road, and to the house itself, which has been known for forty years as "The Larches."

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FALL 2015

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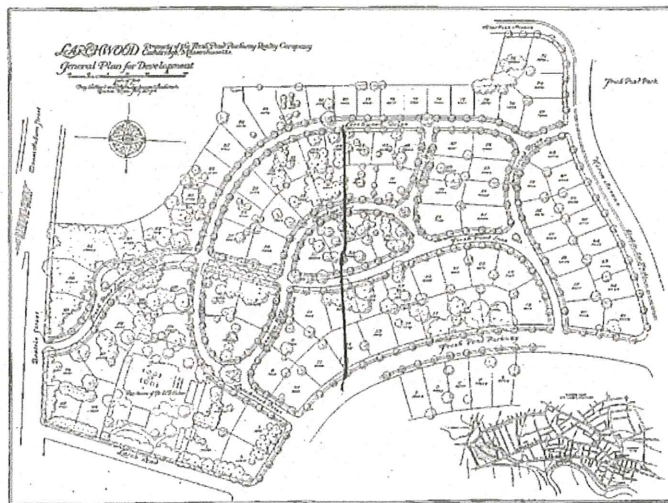
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LARCHWOOD CELEBRATES ITS CENTENNIAL

BY KAREN FALB



The original 1915 Larchwood Neighborhood Plan (Source: Loeb Library, Harvard University School of Design)

On Sunday, September 20, the Larchwood neighborhood marked its 100th anniversary with a parade, block party, and congratulations from Mayor David Maher. Located one mile west of Harvard Square, it includes about 100 houses on Fresh Pond Lane, Larchwood Drive, and Meadow Way, and is bordered by Brattle Street, Larch Road, Fresh Pond Parkway, and Huron Avenue. The celebration began with the unveiling of a memorial at the Fresh Pond Lane cul de sac park, commemorating the development of the neighborhood on the Gray family estate and recognizing the centennial project of restoring its street trees.

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The Cambridge Historian

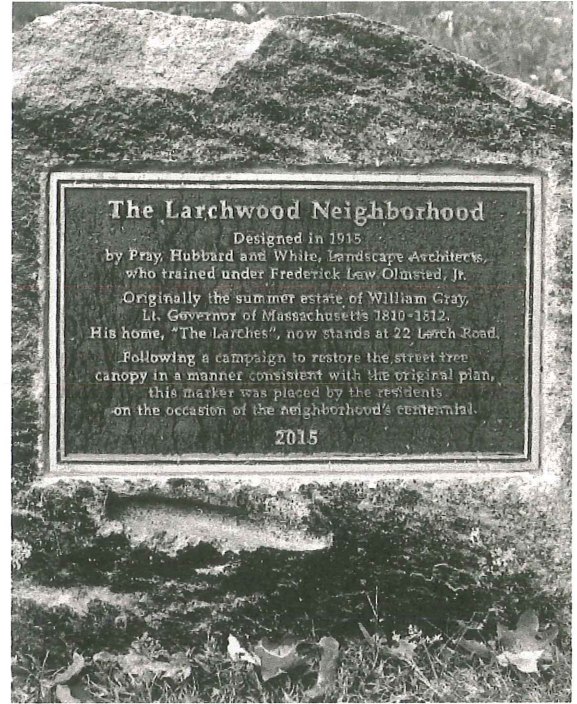
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Associate Editor, Rosemary Previte
Copyeditor, Luise Erdmann
Designer, The Sketchy Pixel

LARCHWOOD (CONTINUED FROM PAGE 1)

The Gray estate dated from 1808, when William Gray, a wealthy ship builder in Salem and Boston, bought the first parcel of land with a 1751 farmhouse and an unfinished federal-style home to be his summer residence. Gray served as lieutenant governor from 1810 to 1812 under Governor Elbridge Gerry, who was a neighbor at Elmwood, now the home of Harvard's president. The estate remained in the family until 1915, when Gray's grandson, John Chipman Gray "the younger," died and 23 acres of the estate were developed into the Larchwood neighborhood. The mansion and old farmhouse were moved from 245 Brattle Street to their present location at 22 and 36 Larch Road, where they remain in private ownership.

Both the Gray family and the developers had an interest in trees. Gray's son, John Chipman Gray "the elder," (a state politician and promoter of agriculture and horticulture who owned the estate from 1825 to 1881) planted a variety of fruit, nut, and specimen trees, including a ginkgo and a European larch. During Gray "the younger's" tenure (he was a Harvard law professor who owned the estate from 1881-1915), the mansion house was named *The Larches*. His wife, Anna Gray, designed a Colonial Revival fence with larch cone finials that still stands at 22

CONTINUED ON PAGE 5



Larchwood Memorial

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LARCHWOOD, (CONTINUED FROM PAGE 4)

Larch Road. Pray, Hubbard and White, the landscape architectural firm that designed the layout of the inner streets and lots in 1915, included the locations of estate trees in the original plan with the hope that as many as possible would be saved. They also added street trees along the new streets.

Because the Norway maple street trees of the original plan have been dying, the neighborhood has been concerned. In 2011, in anticipation of its centennial, Gale Hunt, Bill Warner, and the landscape architect Tamar Zimmerman worked with the city and neighbors on implementing a master plan of tree replanting. The new trees, including ginkgo, sweet gum, and various oaks, are reminiscent of Gray "the elder's" original collection. They will not only add color and shade to the streets, but also survive better than maples in the urban environment.

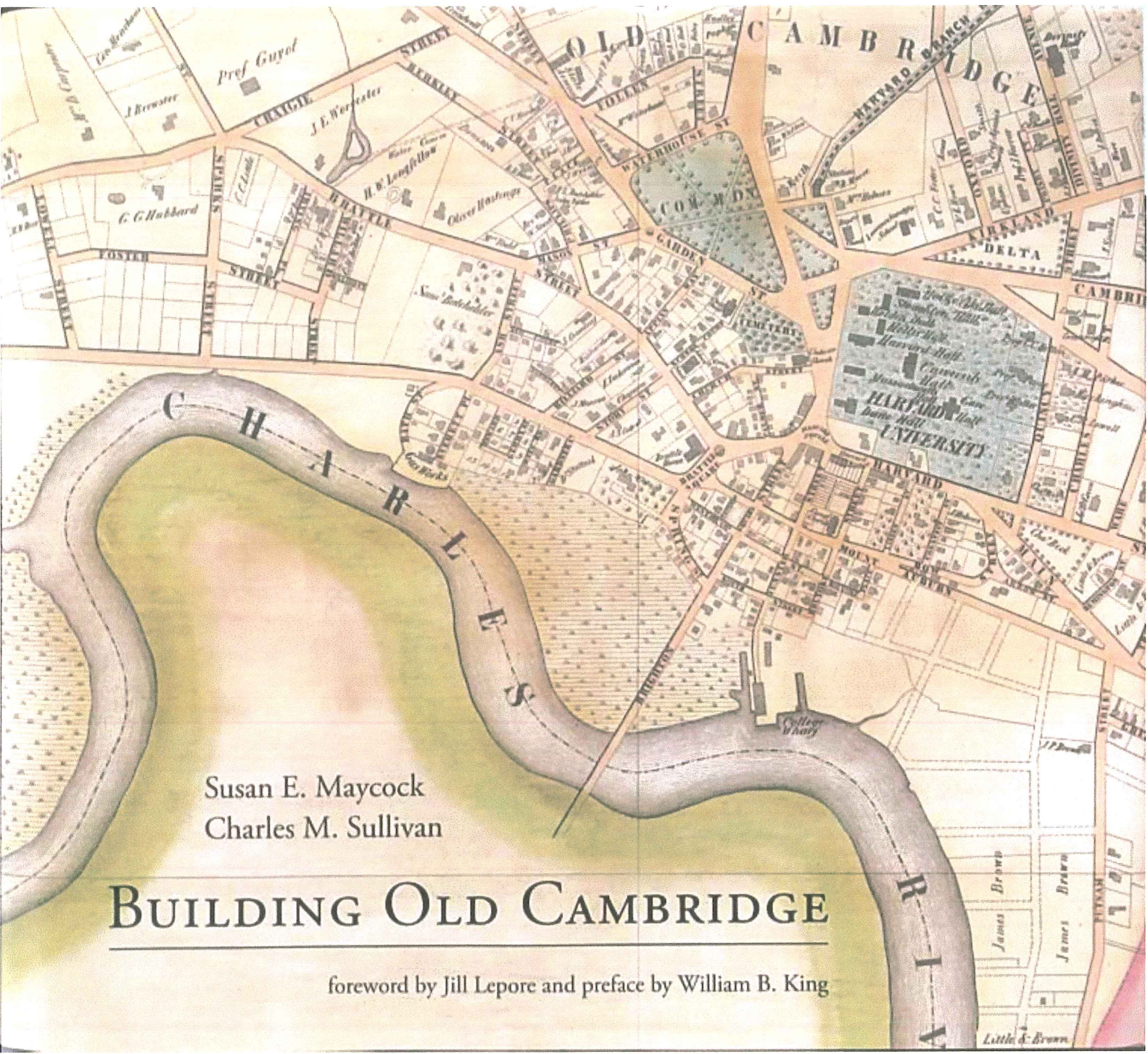
Images of the mansion and the Gray estate trees are in the CHS digital archives at cambridgehistory.org/search/node/Larches.

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Susan E. Maycock
Charles M. Sullivan

BUILDING OLD CAMBRIDGE

foreword by Jill Lepore and preface by William B. King

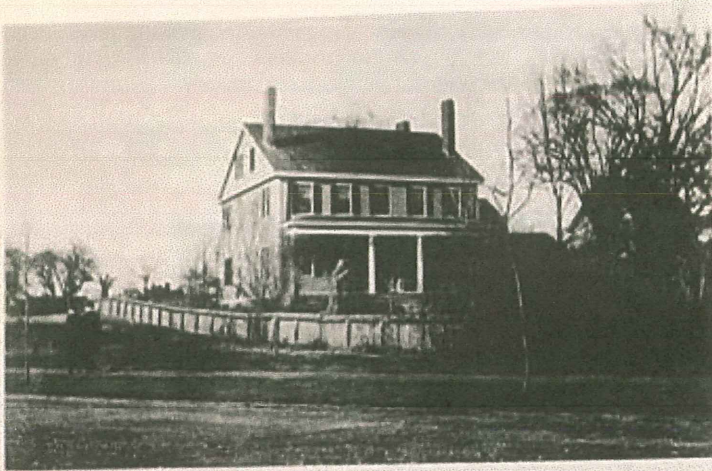


FIGURE 4.85 Jonas Wyeth house, 17 Fresh Pond Parkway (1839). Photo ca. 1899–1909.

single house at 15 (1905) stood alone for almost twenty years. The street was renamed in 1924 for Edwin Grozier, the recently deceased publisher of the *Boston Post*, and began a period of rapid development by Frederick Rice and S.N. Niles, who were probably sons of the original developers. By 1929 Grozier was filled with closely spaced single and double houses, twenty-six of which were constructed in 1924 and 1925 alone. Neighborhood opposition to adaptive reuse for affordable housing led to the demolition of the Russell School in 1979 (see chapter 7). The following year, the city subdivided the site and sold the lots to the highest bidder, requiring that the six new houses on Grozier Road and the five on Larch Road be built of natural materials and with similar heights and setbacks to the older homes nearby.

The balance of the Wyeth farm, a triangle cut off by the 1812 extension of Brattle Street that contained John Hastings's 17th-century farmhouse, was largely acquired by Mount Auburn Cemetery in 1850. The Proprietors erected a house for the cemetery superintendent, a barn, and extensive greenhouses

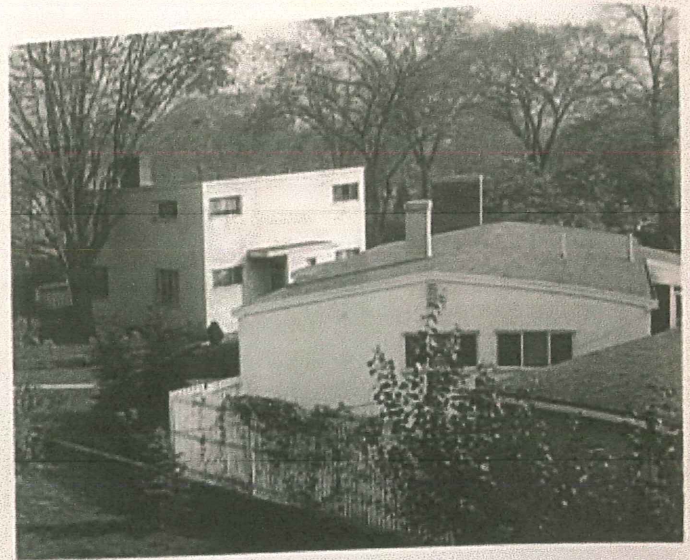


FIGURE 4.86 William L. Galvin's Brattle Circle development. Both 14 (foreground) and 11–12 were built in 1942. Photo 1945.

that remained in place until 1938, when an investment group, organized by principals of the Cambridge Federal Savings & Loan Association and guided by Cambridge architect-developer William L. Galvin, acquired the 1.4-acre property and laid out Brattle Circle. Between 1939 and 1942 Galvin converted the old house and stable to apartments and designed ten Art Moderne houses on the property (figure 4.86). Robert Sands razed the old Hastings house in 1887 and established a monument works that served the cemetery trade until townhouses replaced it in 1980 (see figure 5.81).

Ebenezer Wyeth farm: William Gray Estate and Larchwood

John Stratton's 1717 division of his farm left the west portion in possession of his son John Stratton Jr. who in 1750 divided it along Fresh Pond Lane. Ebenezer Wyeth bought the eastern half in 1751 and built a farmhouse that survives at 36 Larch Road. His son Jacob, who graduated from Harvard in 1792, married

Elizabeth, a daughter of Nathaniel Jarvis, and established the Fresh Pond Hotel in 1796 on eight acres purchased from his father. Their son Nathaniel Jarvis Wyeth developed the ice harvesting business on Fresh Pond. After the water board acquired the surroundings of Fresh Pond, alderman John E. Parry bought the hotel at auction in 1892, moved it to 234 Lake View Avenue, and converted it to apartments (see *Report Five: Northwest Cambridge*, 135–36).

The Ebenezer Wyeth farm became the nucleus of the last estate assembled on Brattle Street. When Wyeth died in 1799, his 16-acre homestead contained a dwelling, a cider mill, and a barn. The buildings and 5¼ acres near the intersection of Brattle and Mt. Auburn streets passed to his son Ebenezer who sold the place to Jonathan Hastings (probably the postmaster of Boston) in 1801. In 1804–5 Hastings started building a large house that incorporated the Wyeth farmhouse as an ell, but in 1808 he sold the unfinished project to William Gray of Salem, who was reputed to be the richest man in America and its largest shipowner. Salem was in decline even before the embargoes of 1807–12, and Gray was one of many North Shore merchants who relocated to Boston about this time. His new summer place was conveniently close to that of Governor Gerry, who also hailed from Essex County and with whom he served as lieutenant governor. Gray called his Federal mansion “The Larches” after a stand of deciduous conifers nearby. Fresh Pond Lane, which was shaded by many fine trees and offered the most attractive approach to Fresh Pond, ran just west of the house (figure 4.87).

William Gray made several significant additions to the property, including a large piece of the John Stratton Jr. farm west of Fresh Pond Lane that he acquired in 1816 through foreclosure after Elbridge Gerry’s death. In 1851 his son, John Chipman Gray, purchased 3½ acres behind the house that he filled with ornamental gardens and greenhouses. Professor John Chipman Gray, a law professor at Harvard and a founding partner of the Boston firm of Ropes & Gray, inherited the estate in 1881 on the death of his uncle of the same name. Gray also used the Larches as a summer retreat, but in 1882 he sold the greenhouses

and the land west of Fresh Pond Lane to Sarah Dee, whose son Thomas established a nursery there (see figure 5.77).³¹

In 1883 Frederick Fish laid out Larch Road along the fence separating Gray’s land from the old Jonas Wyeth farm, and three suburban houses soon appeared on the east side of the street. Gray took steps to prevent encroachments and bought some nearby lots to protect his privacy. Three years later he changed his mind and planned a new street parallel to Brattle that he named after his son Roland. Gray sold some land to Fish in 1889, but nothing more was built until 71 and 77 Larch Road went up in 1895.

The street pattern changed dramatically with the construction of Fresh Pond Parkway from Mt. Auburn Street to Huron Avenue in 1900 and the creation of Larchwood in 1915. Charles Eliot and the Cambridge park commissioners envisioned the parkway as early as 1894. They hoped to incorporate Fresh Pond Lane as it then existed, but this would have meant following Mt. Auburn Street with its busy trolley tracks. Instead, the Metropolitan Park Commission constructed a new road that crossed



FIGURE 4.87 The grounds of the Larches, ca. 1885–95.

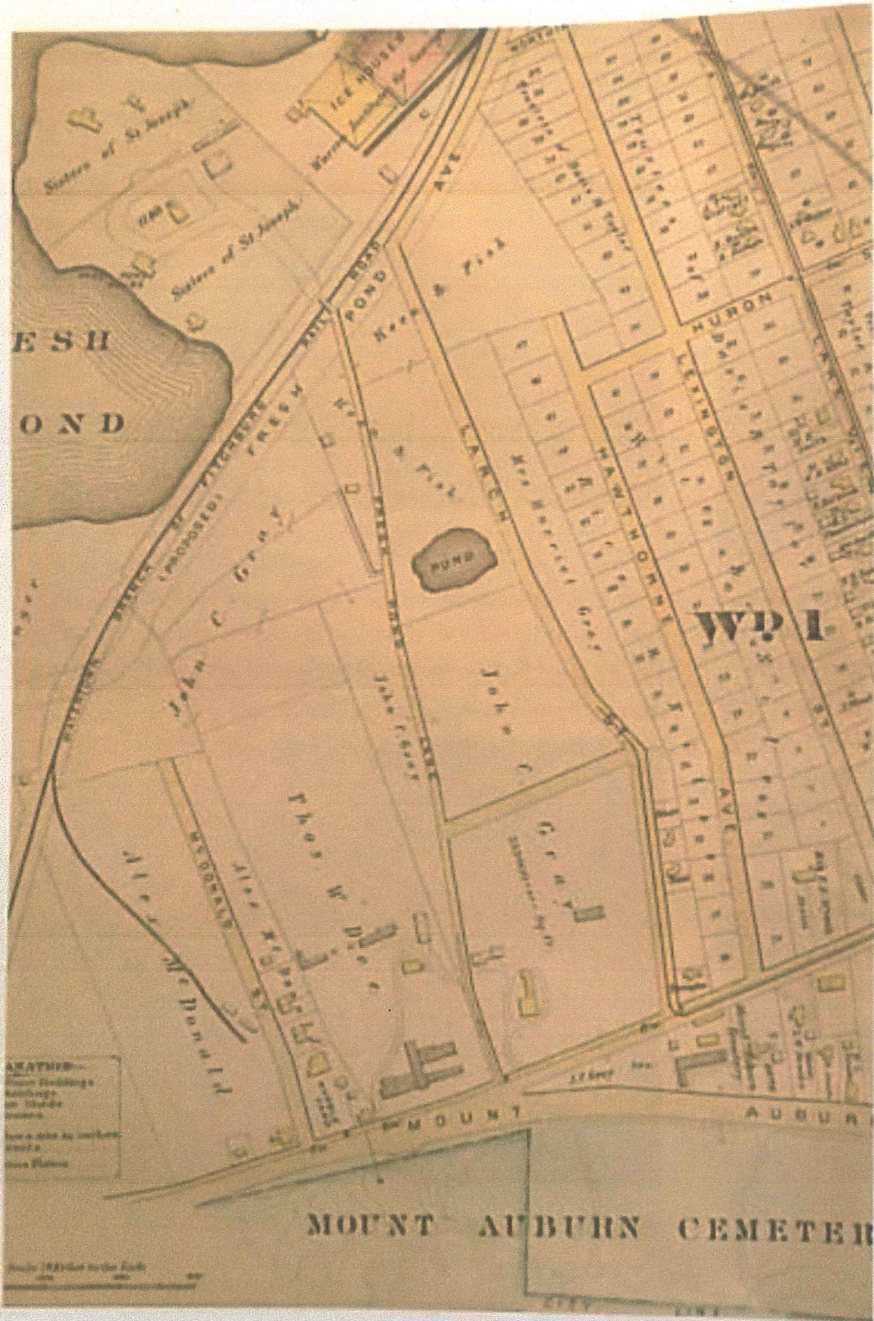


FIGURE 4.88 The John Chipman Gray estate in 1886, showing the Larches in its original location and Roland Street (not labeled) crossing the property behind the house. Thomas Dee's nursery is west of the house, and Alexander McDonald's stoneyard occupies Ebenezer Wyeth's 13-acre orchard. McDonald Street is now Aberdeen Avenue.

the Elmwood estate, the old Wyeth farm, and the Gray place to join Fresh Pond Lane at Huron Avenue (see figure 4.78). The parkway ended there until 1930, when the Metropolitan District Commission extended it to Concord Avenue and a connection with the Mystic Valley system via Alewife Brook Parkway. Route 2 was completed in 1934, but traffic did not really flood the parkway until the completion of Gerry's Landing Road, the Eliot Bridge, and Memorial Drive Extension in 1951.

The parkway crossed in front of the 1838 Wyeth farmhouse, which Harvard president Charles Eliot remodeled after he retired in 1909 (figure 4.89). Architect Charles Greco built his own house at number 36 a year later, but most construction took place after World War I (see figure 6.181). In 1924 Eliot successfully aroused public opposition to Roxbury contractor Jacob Sorkin's plan to build a 24-unit apartment house at the corner of Groszier Road; a single-family house appeared there instead.³² Later houses were less substantial, as seen in the Dutch Colonial examples at 99, 101, and 103 built in 1926 by the Dix Lumber Company, which also put up many houses on Aberdeen Avenue during the same period. The last three houses on the parkway were built after World War II, when traffic must already have been significant (figure 4.90). In 1956 the constant din induced the owners of 17 Fresh Pond Parkway to erect a serpentine brick wall designed by landscape architect Grace Kirkwood.

Gray sold his lots east of Larch Road after Fresh Pond Parkway opened, but progress was very slow. August Hederstedt began replanting them about 1911 and built fifteen houses on Larch Road and four on the parkway, including one for himself at number 139.³³ In 1914 a new homeowner, Robert Fielding, put up a "toy theatre" across the street from the Russell School where his 14-year-old daughter Ruth, a dancer and child actress, "could produce such plays and entertainments as she desired" (*Chronicle*, Sept. 5, 1914). Miss Fielding later ran a drama school for children, but illness forced her to give up the venture, and in 1926 the "Parkway Bungalow" was remodeled into the house that still stands at 126 Larch Road (figure 4.91). The rest of the street was built up in the 1920s with uniform two-family dwellings.



FIGURE 4.89 The Jonas Wyeth house at 17 Fresh Pond Parkway after Charles Eliot remodeled it as his retirement home (1909, Hardley Dennett, architect). The house was further remodeled and expanded in 1927. Photo before 1927.

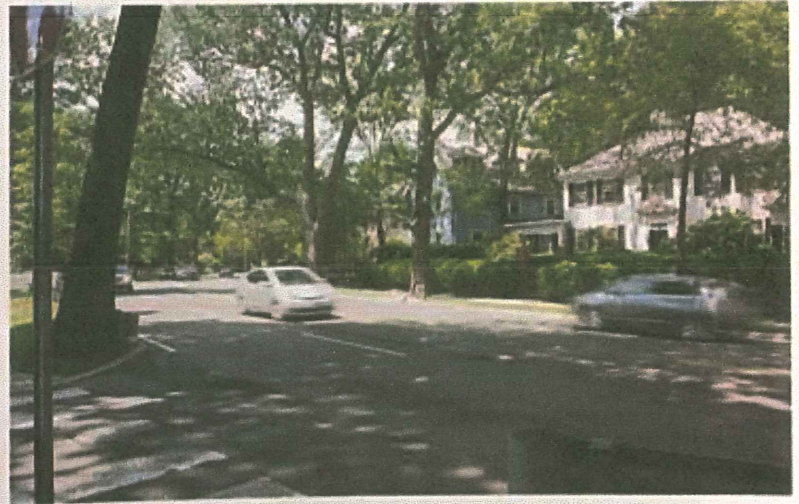


FIGURE 4.90 Fresh Pond Parkway, looking north from Larch Road. Houses like 61 and 63 Fresh Pond Parkway (both 1913, Charles Greco and William L. Mowll, architects) went up in a quieter era but retain their desirability despite relentless traffic. Photo 2015.

Gray's 23-acre estate was the last undeveloped tract on Brattle Street. After his death in 1915 its disposition was the subject of much conjecture; it had been in the same family since 1808 and had desirable frontage on Brattle Street, Fresh Pond Parkway, and Huron Avenue. In 1916 Roland Gray and Eleanor Gray Tudor sold the property to Boston realtor J. Murray Howe with the usual restrictions concerning use, setbacks from the street, and the value of future dwellings. Howe immediately resold it to Forris Norris, a Cambridge developer who had just purchased part of the Coolidge farm south of Mt. Auburn Street. The heirs moved the mansion from Brattle Street to Larch Road where it became a residence for Eleanor and her husband, Boston attorney Henry Tudor. The 1751 Wyeth farmhouse, which had been attached to the house as an ell, became a separate residence for Roland.

Forris W. Norris (1885–1965), a Quebec native who worked as an insurance agent in Central Square before entering the real estate business, hired Pray, Hubbard & White, a Boston firm of landscape architects, to prepare plans for both Larchwood and Coolidge Hill.³⁴ Norris wanted "to make [the Gray estate] one of the ideal residential sections" of Cambridge (*Chronicle*, May 22, 1915). He asked the landscape architects to design a garden

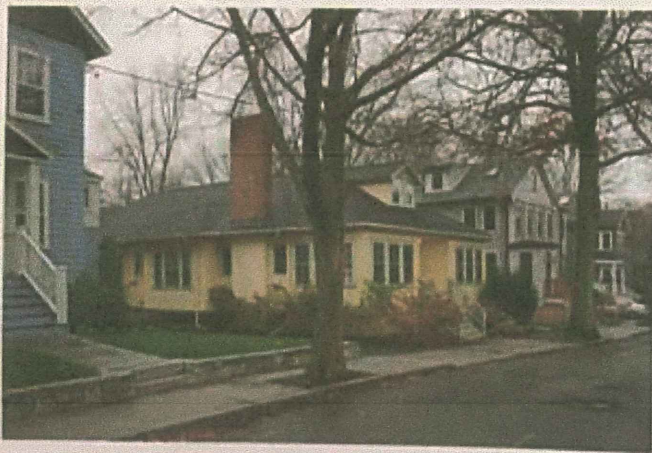


FIGURE 4.91 Larch Road looking north toward Huron Avenue, with the Parkway Bungalow (1914, H.A. Hansen, architect) in the center. Photo 2009.

suburb with winding streets and irregular lots that would preserve every possible tree and take advantage of the beautiful gardens and shrubbery. The *Chronicle* reported that:

studies were made of development at Forest Hills, Long Island, the Country Club district of Columbus, Ohio, the Lawrence Park estates of Toronto and some of the most noted garden city developments in England, among them Letchworth and Hampstead. (Oct. 2, 1915)

The picturesque designs for Larchwood and Coolidge Hill contrast strongly with the ruler-straight streets of 19th century Cambridge (figure 4.92). Larchwood included one hundred house lots that varied in shape, size, and orientation, three gracefully curving streets with wide planting strips for trees, and several landscaped islands within the roadways.³⁵ The intricate plan did have some precursors in Cambridge. As early as 1868, Frederick Law Olmsted had proposed a subdivision with a curving parkway for the Shady Hill estate, where Charles Eliot laid out the present curved streets in 1888 (see figures 4.232–4.233). Similarly, Gardiner Hubbard's 1889 plan for his estate comprised a garden-like setting with narrow, winding streets. Larchwood was unusual because it was completed entirely according to the original design. It also established precedents that were reflected at Gray Gardens (1922) and the second part of Coolidge Hill (1925).

The promotional material for Larchwood emphasized the visual interest of its curving streets, which met the roads bordering the development in such a way as to discourage through traffic. Before selling any lots, Norris graded the streets and installed underground telephone and electric service. He refused to sell to speculative builders and made prospective homeowners "pass a rigid investigation as to their personal standing" (*Chronicle*, Oct. 8, 1921). Plans had to be submitted to the landscape architects "to insure the maintenance of a high-grade harmonious development throughout the whole" (Fresh Pond Parkway Realty Co., 7).

In November 1915 the *Chronicle* reported that four houses were under way; these were 71 Fresh Pond Lane, 72 and 78 Fresh Pond Parkway, and 17 Larchwood Drive, all commissioned by

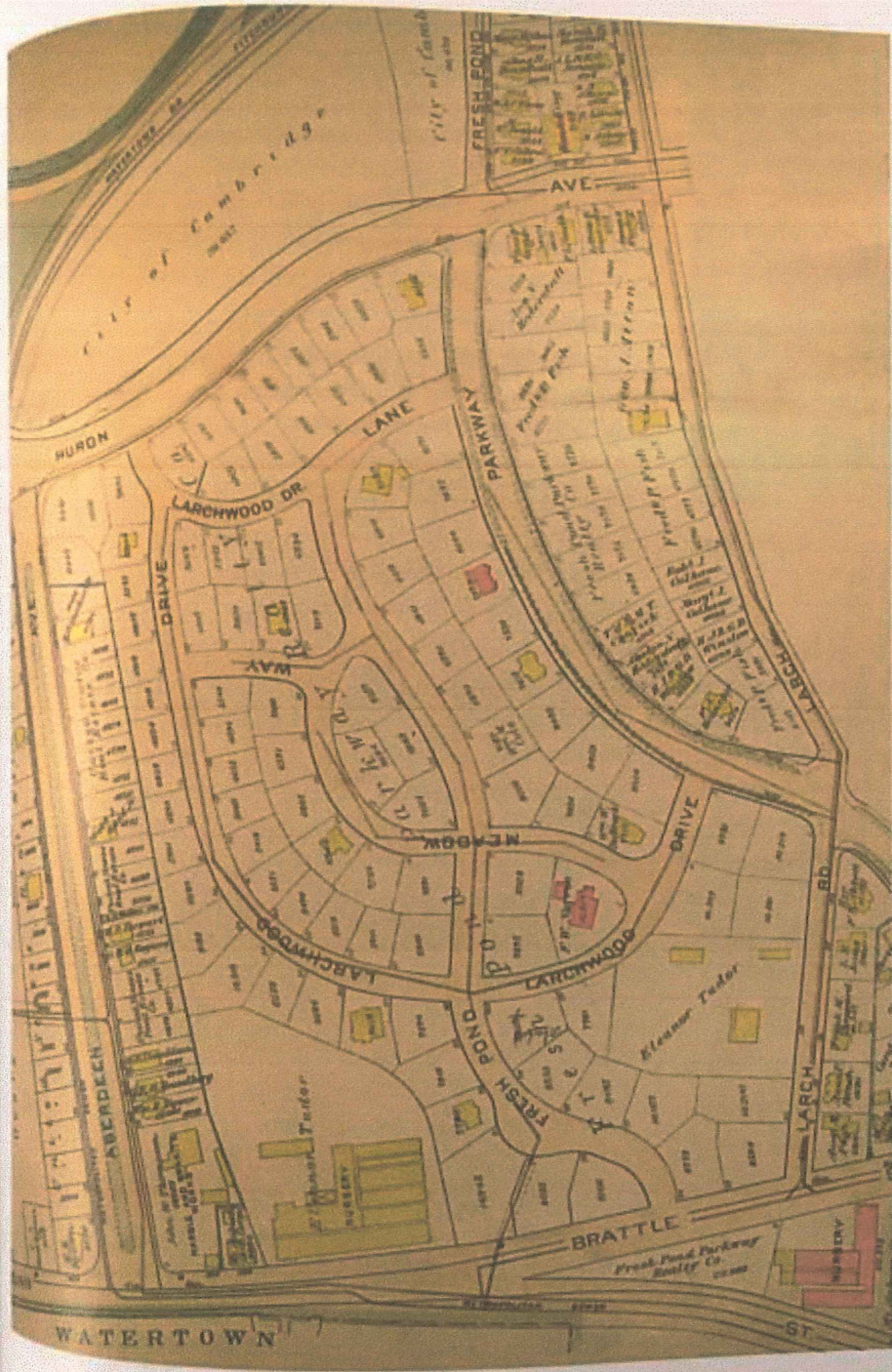


FIGURE 4.92 Larchwood and vicinity in 1916, showing the plan developed for the Fresh Pond Parkway Realty Company by Pray, Hubbard & White. Note the new location of the Larches at 20 Larch Road and Forris Norris's own house at 17 Larchwood Drive.

5E. Susan E. Maycock and Charles M. Sullivan, *Building Old Cambridge* (2016), pp. 238-44.



FIGURE 4.93 Forris W. Norris house, 17 Larchwood Drive (1915, Charles Greco, architect). Photo ca. 1916.

Norris and designed by Greco to show some encouraging activity and a high standard of architecture. The most impressive was Norris's own brick Georgian Revival on a corner lot (figure 4.93). Most houses went up in the 1920s; on the three interior streets only one house, 63 Fresh Pond Lane (1939), was built after 1930. Larchwood was highly successful as a garden suburb, and its winding lanes full of shade trees still provide the quiet oasis envisioned by the promoters. The strength of their vision is best demonstrated on Fresh Pond Parkway, where the houses are still desirable in spite of the constant high-speed traffic.

GERRY'S LANDING AND COOLIDGE HILL

Sir Richard Saltonstall founded Watertown in 1630 at the head of a creek that entered the Charles River at about the site of the Cambridge Boat Club. The meetinghouse stood near the Cambridge Homes, while the parsonage was in the vicinity of Elmwood. In contrast to Newtowne, Watertown was a dispersed community; early settlers were allowed to live on their farms, so no village developed around the meetinghouse, which was

moved inland in 1635. Grants of land ranged from 3 to 12 acres, although Sir Richard received 16 acres on the north side of the landing, including a bluff (later known as Symonds' Hill) on the present site of Mount Auburn Hospital. A few families gathered the original allotments into larger farms that were annexed to Cambridge in 1754. Cambridge acquired more Watertown land for Cambridge Cemetery in 1855 and 1885 (see figure 5.74).

Questions arose about access to the wharf after Cambridge annexed the landing. In 1770 the selectmen drew lots, and Cambridge won the downstream side. Joshua Coolidge remembered that "in the deep snow of the winter of 1780 the farmers of Watertown drove their teams of wood and produce ... on to the ice at this Landing and continued on to Boston" (*Cambridge Annual Documents*, 1884, 266). When the city established a bathing place at the landing in 1867, Joseph Coolidge, who owned the old Thatcher farm, insisted that "the road leading from [Thomas] Oliver's Wharf, so called, to Watertown" was not a public way and that his deeds gave him the right to erect fences and gates across it (*ibid.*, 261). The city's examination of the ancient records found otherwise, and this remnant of the 17th century, variously known as Sir Richard's, Oliver's, and Gerry's Landing remained open to all. The city maintained the beach until 1949, when Gerry's Landing was obliterated by the extension of Memorial Drive (see figure 5.52).

The construction of Mt. Auburn Street from Gerry's Corner to the village shortened the route from Watertown to the West Boston Bridge and offered opportunities for development. In 1807 Gerry sold a lot between the new road and the landing to young John Gerry Orne, who built a store that soon failed. Two years later he sold the land back to Gerry and moved the building up the hill next to the old Thatcher farmhouse, which his mother, Sarah, had just purchased; she converted it into a dwelling at 10 Coolidge Hill Road that is now the oldest house in the neighborhood. Also remaining from the Orne homestead are the service wing (ca. 1840), which was detached in 1936 and made into a separate dwelling at 8 Coolidge Hill Road, and the stable (ca. 1819), which the architects Cram, Goodhue, & Ferguson