

FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number USGS Quad Area(s) Form Number

13/272 2203

Town/City: Lexington

Place: (*neighborhood or village*):

Photograph



South (left side) and façade (east) elevations

Address: 19 Charles Street

Historic Name:

Uses: Present: residential

Original: residential

Date of Construction: ca. 1910-27

Source: style, historic maps

Style/Form: Four-Square

Architect/Builder:

Exterior Material:

Foundation: fieldstone

Wall/Trim: stucco with wood trim

Roof: asphalt shingles

Outbuildings/Secondary Structures:

None

Major Alterations (*with dates*):

Rear addition (L 20th c)

Condition: good

Moved: no yes **Date:**

Acreage: 0.15

Setting: Located on a short residential side street near the main thoroughfare of Massachusetts Avenue, close to the Arlington line. Dense hillside neighborhood with buildings of varying size and scale and predominantly early to mid-20th c construction.

Locus Map



Recorded by: Wendy Frontiero

Organization: Lexington Historical Commission

Date (*month / year*): September 2015

INVENTORY FORM B CONTINUATION SHEET

LEXINGTON

19 CHARLES STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	2203
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Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

19 Charles Street occupies a small lot that slopes down steeply from left to right. The building is positioned near the left front corner of its lot, with a modest front set back and a paved driveway to the left of the house. The yard is maintained mostly in lawn, with a few foundation plantings. A low hedge lines the sidewalk edge at the right side of the property. A concrete walkway leads to a stone stairway at the front entrance. The building consists of a two-story main block and a rear addition.

The simple rectangle of the main block rises from a fieldstone foundation to a hip roof with a center chimney. Walls are clad with stucco. Windows typically have 1/1 double hung sash and wood casings with band molding. The front façade (east elevation) is spanned by a one-story porch with a high hip roof, paired square posts, and wood railings of various heights and slender square balusters. The offset, single-leaf door is flanked on the right by a tripartite window. Single windows are entered above on the second story.

The north (right side) elevation of the main block contains two widely-spaced window bays, containing three single windows and one tripartite window unit at the back of the first floor. The south (left side) elevation of the main block contains irregular fenestration: a small window near the front and a paired window towards the rear of the first floor, and three windows of varied heights on the second floor. A one-story modern addition extends the length of the rear elevation, rising from a concrete foundation to a shed roof. Its north (right side) elevation comprises a trio of contiguous square windows and an offset, single-leaf door accessing an elevated wood deck.

Well preserved and well maintained, 19 Charles Street is a handsome example of the Four-Square style and of early 20th century suburban housing in Lexington. The house is notable for its simple massing and fenestration, stucco cladding, and vigorous front porch.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The small grid of streets bordered by Massachusetts Avenue, Hibbert Street, Taft Avenue, and Bowker Street represents an early area of suburban infill in East Lexington, near the Arlington town line. Immediately south of Taft Avenue is Liberty Heights (LEX.Q), a hilltop subdivision laid out by Brookline developer Jacob W. Wilbur in 1909 and developed in the teens and twenties. The growth of both these neighborhoods followed the arrival of the electric street railway on Massachusetts Avenue in 1899 and was directed at working class residents.

In the area adjacent to Massachusetts Avenue known as Dexter Hillside, Hibbert and Sylvia streets, which straddle the Lexington/Arlington line, were laid out, platted, and partially developed by 1898. The only other evidence of development here at that time is the L-shaped beginning of Charles and Cherry streets, where ten house lots were laid out but vacant. By 1927, both Charles and Bowker streets extended from Massachusetts Avenue to Taft Avenue, and the western ends of Cherry Street, Stevens (then Cary) Road, and Camden (then Smythe) Street pushed a few lots eastward from Charles. Development was gradual through the 1920s and 30s and was virtually complete, with the present network of streets, by 1950.

The house at 19 Charles Street appears on the 1927 map, with a long accessory building, likely a garage, at the back of the lot. The first known residents at this address, in 1928, are Patrick J. Heaney, a bricklayer/mason, and his wife Nancy, who lived here with their four children through at least 1942. From at least 1945 through 1965, the house was occupied by Leslie J. Simon, a

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child of Hungarian immigrants whose occupations included telephone repairer, electrician's helper, and buyer, and his wife Mildred L., who lived here with at least two children. Elizabeth Ann Simon, a telephone operator, lived with them in 1965.

BIBLIOGRAPHY and/or REFERENCES

Historic maps and atlases: Walling 1853; Beers 1875; Walker 1889; Stady 1898; Walker 1906; Sanborn 1908, 1918, 1927, 1935, 1935/1950.

Lexington Comprehensive Cultural Resources Survey, Period and Area Summaries.

<http://historicsurvey.lexingtonma.gov/index.htm> Accessed Jul 23, 2015.

Lexington Directories: 1899, 1908-09, 1922, 1928, 1934, 1936, 1938, 1942.

Lexington *List of Persons*: 1935, 1945, 1955, 1965.

Massachusetts Historical Commission. "MHC Reconnaissance Survey Town Report: Lexington." 1980.

_____. Form A – Liberty Heights, LEX.Q. Prepared by Anne Grady and Nancy Seasholes, 1984 and 2001.

U.S. Census: 1920, 1930, 1940.

SUPPLEMENTARY IMAGES



Facade (east) elevation



Assessors' photo: South (left side) and façade (east) elevations