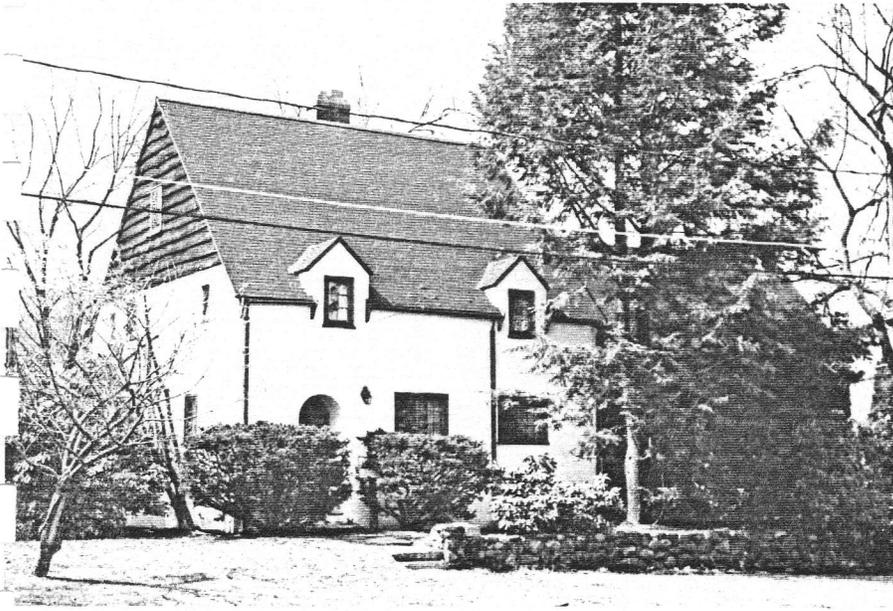


FORM B - BUILDING

AREA	FORM NO.
	589

MASSACHUSETTS HISTORICAL COMMISSION
294 WASHINGTON STREET, BOSTON, MA 02108



City Lexington

Address 1 Grassland Street

Historic Name _____

G. Merle Judkins House

Use: Present residential

Original residential

DESCRIPTION:

Date 1923

Source Middlesex Registry of Deeds

Style Tudor

Architect G. Merle Judkins

Exterior wall fabric stucco, live-edge siding

Outbuildings garage with live-edge

siding and gambrel roof (1929)

Major alterations (with dates) separate

garage, two-story and basement wing

extension to west (1929)

Moved _____ Date _____

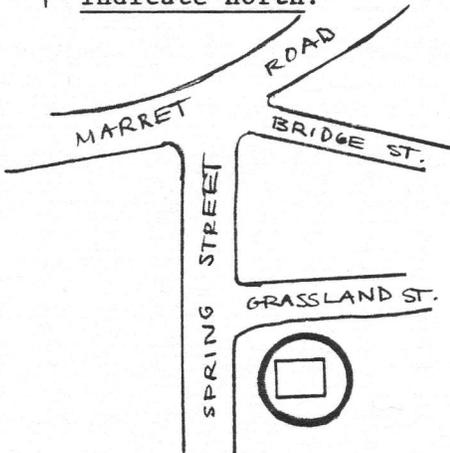
Approx. acreage 1/6 acre (7,300 sq ft)

Setting Suburban; n.b. original land-

scape-garden with rhododendrons and lilacs.

SKETCH MAP

Show property's location in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection. Indicate north.



Recorded by Sara Chase

Organization Lexington Historical Commission

Date April, 1984

(Staple additional sheets here)

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

It is always interesting to see what an architect designs for his own dwelling and this modest version of "Stockbroker Tudor," popular on a large scale in the 1920s, is no exception. A few other houses by Judkins exist in Lexington, and most use "live edge" siding on at least a portion of the exterior, stained dark brown, with stucco (troweled cement, smooth, not sandy) to create an American version of half-timbering.

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

Only two houses in this section of the Cutler farm "subdivision" predate this house. Presumably this corner lot was considered desirable, then, as it was one of the first to be sold and built on. Building conformed to the five restrictions set by Cutler on the plots he sold (to a larger developer, who subdivided): (1) no house to be built for less than \$3,500 construction cost; (2) residential use, except for certain lots designated for commercial use, i.e. small neighborhood grocery stores; (3) 10-foot set-back from road; (4) 25 feet between houses; (5) no flat roofed structures of any sort, even out-buildings. Judkins built this house for his own family and lived here until 1942. The second owners, Merrill Storts and family, opened the 1929 wing to integral access with the 1923 portion, and remodeled the kitchen and one bath, and sold to the Chases in 1970. Chase remodeled the kitchen in 1982.

BIBLIOGRAPHY and/or REFERENCES (name of publication, author, date and publisher)

Middlesex County Registry of Deeds, Book 13828, p. 420.

Personal communication from S. Lawrence Whipple.