

# FORM B – BUILDING

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

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

28/43                2267

**Town/City:**      Lexington

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

## Photograph



North (facade) and west (right side) elevations

**Address:**      36 Summer Street

**Historic Name:** Whipple Hill Farm

**Uses:** Present:      residential

Original:      residential

**Date of Construction:**      ca. 1910

**Source:**      assessors' records, historic maps,  
architectural features, directories

**Style/Form:**      No style

**Architect/Builder:**

**Exterior Material:**

Foundation:      fieldstone

Wall/Trim:      artificial siding and trim

Roof:      asphalt shingles

**Outbuildings/Secondary Structures:**

Two conjoined garages/sheds

**Major Alterations** (*with dates*):

Artificial siding (L 20<sup>th</sup> c), replacement windows (L 20<sup>th</sup> – E 21<sup>st</sup> C)

**Condition:**      good

**Moved:** no       yes       **Date:**

**Acreage:**      2.50

**Setting:** Located off busy arterial thoroughfare in the remote corner between Lexington, Arlington, and Winchester. Abuts 120-acre Whipple Hill conservation area. Surrounding development is heterogeneous, mainly L 20<sup>th</sup> century residential buildings.

## Locus Map



**Recorded by:**      Wendy Frontiero

**Organization:**      Lexington Historical Commission

**Date** (*month / year*):      September 2015

# INVENTORY FORM B CONTINUATION SHEET

LEXINGTON

36 SUMMER STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	2267
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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.*

36 Summer Street occupies a large lot on the east side of Lowell Street, a main thoroughfare through East Lexington. Set well back from the street, the house faces the side of its lot, with a narrow setback from a dirt and packed gravel access road leading from the street to the house and conservation land beyond. The lot slopes up gradually from the street to the house and is generally flat eastward of the building.

The rectangular main block of the house rises two stories from a fieldstone foundation to a front-gabled roof with gable returns and a small interior chimney centered at the ridgeline. A one-bay, shed-roofed extension spans the back of this block. Walls are sheathed with artificial siding and trim; windows have 1/1 double hung sash with no trim. The front entrance is contained in a one story, flat-roofed extension (formerly an enclosed sun porch?) built on a poured concrete foundation. It contains an offset, single-leaf door, banded windows, and a small front porch with square wood balusters and wood steps. One window is centered above at the second story of the main block.

The side elevations are both asymmetrical. The left (east) side of the main block has three windows on the first floor, and two vertically aligned above. The right (west) side of the main block contains a picture window towards the back on the first floor and two single windows towards the back on the second floor. The shed-roofed appendage has an offset door on this elevation and a small wood deck with square wood balusters at the back.

Most of the land on each side of the house is fenced in for farm animals that live on the property. A gravel driveway extends from the access road around the left side of the house to two conjoined garages to the back (south) of the house. Both are one story in height. The structure on the left features a shallow-pitched shed roof and double-leaf hinged doors on its façade (north) elevation. The right-hand structure displays a hip roof, one vehicle bay with a modern garage door, and an offset entrance on the right end of its façade.

36 Summer Street has lost most of its architectural integrity through artificial siding, the loss of original trim, and replacement window sash. The property is notable as a vernacular farmhouse that still retains a meaningful portion of its agricultural setting, including two outbuildings.

## 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.*

Despite the establishment of Lowell Street as a regional turnpike in the early 19<sup>th</sup> century, this peripheral area of east Lexington remained mostly agricultural and sparsely developed through the early 20<sup>th</sup> century. Summer Street—a short piece of roadway connecting Arlington with Lowell Street—is a late addition to Lexington's street network, appearing between 1906 and 1927. Its layout may have been influenced by the early 20<sup>th</sup> century development of the nearby Crescent Hill subdivision, which spills over into Arlington.

Little is presently known of the history of 36 Summer Street. Assessors' records for this house show a construction date of 1910, which has not been confirmed. No buildings are indicated in this vicinity on town maps through 1906, and the area is not covered by the early 20<sup>th</sup> century Sanborn maps. The 1922 directory identifies several residents at unknown locations on Summer Street. Walter H. Johnson, a laborer, and his wife Mary were said to be living in an unnumbered house on Summer

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Street, as were Frank Stetson, a farmhand, and his wife Catherine. Living "off" Summer Street in that year were Joseph DeFilice, a laborer, and his wife Theresa.

By 1935, the Comeiro family is identified specifically at 36 Summer Street. Its members included Silvio and his wife Rose, both born in Italy, and five children. (In 1926, they were at said to be at 6 Summer Street, which might have referred to this house.) Silvio is listed as a farmer in 1936, but was commonly described as a laborer. From 1945 on, no one at this address was identified as a farmer. The Comeiro family remained at this house through at least 1965. One or more of Joseph and Rose's grown children are identified here in 1945 and 1965. Their known occupations were employment in a box factory, mechanic, and truck driver; the youngest son served in the Army during World War II.

Further research is recommended to determine the history and significance of this property, particularly as it relates to Lexington's agricultural history.

## BIBLIOGRAPHY and/or REFERENCES

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

Lexington Comprehensive Cultural Resources Survey, Period Summaries. <http://historicsurvey.lexingtonma.gov/index.htm>  
Accessed Jul 23, 2015.

Lexington Directories: 1899, 1906, 1908-09, 1922, 1924, 1926, 1928, 1934, 1936.

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

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

U. S. Census: 1940.

## SUPPLEMENTARY IMAGES



West and north (facade) elevations



Outbuildings: North (facade) elevations