

PROCEEDINGS  
OF THE  
BROOKLINE  
HISTORICAL SOCIETY  
FOR 1967-1969



BROOKLINE, MASSACHUSETTS 02146

PUBLISHED BY THE SOCIETY

1972

## CONTENTS

1967

|   | PAGE |
|---|------|
| OFFICERS . . . . .  | 5    |
| REPORT OF THE PRESIDENT . . . . .   | 6    |
| REPORT OF THE TREASURER . . . . .   | 7    |
| REPORT OF THE COMMITTEE ON ROOMS . . . . .  | 8    |
| PUTTERHAM SCHOOL REPORT . . . . .   | 8    |
| "DEXTER SCHOOL 1926-1966" BY FRANCIS A. CASWELL . . . . .                           | 10   |
| "ASPINWALL COTTAGE" BY DOROTHY M. SINGER . . . . .                                  | 19   |
| REMARKS OF JASON A. AISNER . . . . .  | 27   |
| "A HISTORY OF THE FIRST PARISH IN BROOKLINE"<br>BY MRS. BERTRAM K. LITTLE . . . . . | 29   |
| "LONGWOOD CHRONICLE . . . OLDEST CLUB'S LIFE AND TIMES"<br>BY BUD COLLINS . . . . . | 33   |

1968

|   |    |
|---|----|
| OFFICERS . . . . .  | 43 |
| REPORT OF THE TREASURER . . . . .   | 44 |
| REPORT OF THE COMMITTEE ON ROOMS . . . . .                                    | 45 |
| REPORT OF THE PRESIDENT . . . . .   | 46 |
| CHARLES B. BLANCHARD MEMORIAL FUND VOTE . . . . .                             | 47 |
| "BROOKLINE IN THE WAR OF INDEPENDENCE"<br>BY JASON A. AISNER . . . . .        | 47 |
| "THE BOWDITCH HOUSE" BY IRENE HEARTZ . . . . .                                | 53 |
| "THE COUNTRY CLUB, BROOKLINE, MASSACHUSETTS"<br>BY ELMER O. CAPPERS . . . . . | 58 |

1969

|  | PAGE |
|--|------|
| REPORT OF THE PRESIDENT . . . . .  | 65   |
| REPORT OF THE TREASURER . . . . .  | 67   |
| REPORT OF THE COMMITTEE ON ROOMS . . . . .   | 68   |
| "HISTORIC PRESERVATION BY MEANS OF HISTORIC DISTRICTS"<br>BY ROGER ALLAN MOORE . . . . . | 70   |
| BYLAWS . . . . .   | 88   |
| LIST OF MEMBERS 1968 . . . . .   | 94   |

**OFFICERS**

**1967**

**PRESIDENT**

JASON A. AISNER

**VICE PRESIDENT**

S. MORTON VOSE

**TREASURER**

J. FREDERICK NELSON

**CLERK**

MRS. OWEN M. CARLE

**TRUSTEES**

REV. GEORGE L. BLACKMAN, MRS. YVES HENRY BUHLER  
JAMES M. DRISCOLL, ARTHUR A. O'SHEA, MISS MAUD OXENHAM  
MRS. GARDNER WASHBURN, MRS. WINTHROP WETHERBEE

---

**BROOKLINE HISTORICAL SOCIETY**

The Annual Meeting for the purpose of electing officers and trustees for the ensuing year will be held at 3:00 P.M. on Sunday, January 29, 1967, at the Edward Devotion House, 347 Harvard Street, Brookline.

Featured speaker will be Mr. Francis Caswell, whose topic will be "The History of Dexter School." As former headmaster of that school he is eminently qualified to speak on that subject.

Kindly indicate whether or not you will be present.

Refreshments will be served.

Lorraine H. Carle, *Clerk*

---

## REPORT OF THE PRESIDENT

SIXTY-SIXTH ANNUAL MEETING, JANUARY 29, 1967

Since assuming the presidency of the Society just about a year ago, I have tried to keep the members informed of our activities by making interim reports at our spring and fall meetings.

On the subject of meetings, the membership met last May at the John Warren Homestead as the guests of Mr. and Mrs. Bertram K. Little. Our gracious hostess presented a superlative account of the history of that historic and fascinating house. In October our fellow trustee, Mr. Arthur A. O'Shea, enlightened us on the development and structure of the new Town Hall. Those of us who could tear ourselves away from the festive board he provided in the selectmen's rooms, thoroughly enjoyed our personally conducted tour of the building.

The trustees met three times in the course of the year. Among the major accomplishments were the appropriation of \$300 to the trustees of the Brookline Public Library in the name of our former member and benefactor Miss Josephine Wilder for the microfilming of the Brookline newspapers on file covering the period 1870-1919; the acquisition of the Punch Bowl Tavern site sign, which now rests in the Brookline Room in the main library awaiting a suitable locus for its relocation when the construction at the Marsh Project is completed; the preparation by R.A.R.E., Inc. of a narrative and pictorial history of the Putterham School; the moving of Putterham School from its site on Grove Street to its new and, we trust, more adequate location at Larz Anderson Park; and the outside painting of the old school, which now sports a winter coat of durable plastic to protect it from the ravages of winter and mischievous boys. In respect of the work being carried on to restore the little red schoolhouse, the Board of Selectmen has been signally generous and helpful in that pursuit. We extend our sincere thanks.

We look forward to printing our *Proceedings* for the years 1964-1966. Work will continue apace on the Putterham School restoration.

During the past year our membership suffered eight losses by death or resignation, and was enhanced by the addition of seventeen new annual members; one annual member became a life member. We now have one benefactor, 15 life members, and 224 annual members.

While the loss of any member by death is a great tragedy, it would be a most egregious error of omission to fail to mention the death of Charles Barnes Blanchard. Charlie, as we all knew him, devoted countless hours and untold energy in working for the Society. He was our chronicler-in-chief, the progenitor of our most exciting ideas. He was our most enthusiastic member. At the appropriate moment in the proceedings the chair will appoint a committee to recommend a permanent memorial to the memory of this outstanding citizen, our Charles Barnes Blanchard.

JASON A. AISNER, *President*

## THE BROOKLINE HISTORICAL SOCIETY

### TREASURER'S ANNUAL REPORT

1966

|  |             |
|--|-------------|
| Cash and Securities on hand January 1, 1966                      |             |
| Brookline Savings Bank .....                                     | \$11,125.42 |
| U. S. Series K Bonds .....                                       | 2,000.00    |
| Bay State Federal Savings & Loan Ass'n. ....                     | 2,731.18    |
| Brookline Trust Co. ....   | 707.43      |
| U. S. Series K interest check .....                              | 13.80       |
|  | <hr/>       |
|  | \$16,577.83 |
| Receipts for 1966  |             |
| Membership Dues .....  | \$ 552.00   |
| Interest — Brookline Savings Bank .....                          | 541.51      |
| Interest — Bay State Fed. Sav. & Loan Ass'n. ....                | 29.16       |
| Interest — U. S. Series K Bonds .....                            | 21.40       |
| (Reduced by \$20 to compensate for redemption amount of \$1980.) |             |
| Book Sales — "Some Old Brookline Houses" .....                   | 57.00       |
| Book Sales — "History of Brookline" .....                        | 68.00       |
| Book Sales — "Proceedings" .....                                 | 2.00        |
| Donations .....  | 15.00       |
|  | <hr/>       |
|  | \$ 1,286.07 |
|  | <hr/>       |
|  | \$17,863.90 |
| Payments for 1966  |             |
| Secretary's Expense .....  | \$ 210.31   |
| Treasurer's Expense .....  | 3.81        |
| First Parish Church Meeting 11/7/65 .....                        | 10.00       |
| Collations .....   | 27.80       |
| Chair Rentals .....  | 36.00       |
| Bank Charges .....   | 2.93        |
| Bay State Historical Society Dues .....                          | 4.00        |
| New England Council Listing .....                                | 2.40        |
| Mass. Tax — Secretary of State Filing Fee .....                  | 5.00        |
| Mass. Tax — Attorney General Filing Fee .....                    | 3.00        |
| Audit Services — Owen M. Carle .....                             | 50.00       |
| Microfilming Brookline Newspapers .....                          | 300.00      |
| General Microfilm Co.  |             |
| R.A.R.E. Inc. re: Putterham School .....                         | 250.00      |
| Architectural Research and Photographic Reports                  |             |
| Gavel-Kettle Blake & Read .....                                  | 14.42       |
|  | <hr/>       |
|  | \$ 919.67   |
| Cash and Securities on hand December 31, 1966                    |             |
| Brookline Savings Bank   |             |
| 90 Day Special acct. ....  | \$15,000.00 |
| Regular Account .....  | 1,462.47    |
| Brookline Trust Co. ....   | 481.76      |
|  | <hr/>       |
|  | \$16,944.23 |
|  | <hr/>       |
|  | \$17,863.90 |

Respectfully submitted,

J. FREDERICK NELSON,  
*Treasurer*

## REPORT OF THE COMMITTEE ON ROOMS

During 1966 our Custodian, Mrs. Nelson, was pleased to receive visitors from New York, Florida, Illinois, Montreal, and Rome, Italy, as well as from our own New England area.

Two meetings were held at the Devotion House during the year — the Society's Annual Meeting on February 20, 1966, and one of the Hannah Goddard Chapter, D.A.R., on December 19th.

The Society has been fortunate to receive three additions to its Old Brookline collections as follows: Spencer's *Brookline Directory, 1895-96*, together with pictures and dry plate negatives connected with the former history of the Brookline Water Department. These came from the ownership of Mrs. Edith H. Rusling of 61 Brook St., through Mr. Henry Hughes of the Brookline Trust Co. Mrs. Rusling's father, Zeph Forbes, and brother, Fayette Forbes, were at one time Registrar and Superintendent respectively of the Water Department.

We also received two small album-books of likenesses of Brookline people "collected in 1886", formerly the property of Mrs. Ethel Stanwood Bolton, wife of our former Librarian, Charles Knowles Bolton.

A most charming group of 17 framed pencil sketches of local scenes drawn during the 1850s by Lucy Wilton (Ripley) Heath was given by Mrs. Frank T. Hammond, Jr. of Cambridge and her sister Mrs. Kunhardt, descendants of the Hedge family of Brookline.

There are no structural repairs to report, and we believe the house to be fundamentally in good condition.

Respectfully submitted,

NINA FLETCHER LITTLE  
*Chairman, Committee on Rooms*

## PUTTERHAM SCHOOL REPORT

The Committee on Putterham School, appointed by the President of the Society on May 1, 1966, consisted of Mrs. Dean Peabody, Sr., chairman, and Messrs. Charles B. Blanchard, Bertram K. Little, James A. Lowell, and William D. Mehegan, with the President and the Clerk of the Society as members *ex officio*.

On April 20, 1966 the School was moved from its original site on Grove Street to its new location at Larz Anderson Park across the driveway from the Veteran Motor Car Museum. The actual move and plans for the building's restoration have been conducted under the direction of R.A.R.E., Inc. (Rare Architectural Restoration Enterprises, Inc.) with the assistance of the Brookline Board of Selectmen and the Society. A complete photographic and narrative history of the school, which dates back to 1768, has been prepared by R.A.R.E., Inc. for the Society.

Some structural repairs to the interior of the ell and of the main building, the installation of windows where necessary, and painting of the exterior were completed in the fall of 1966 prior to winterizing the building with protective covers of tar paper and plastic. The shade of red used to paint the exterior conforms to the color applied originally as revealed by paint scrapings.

When warm weather returns, work will continue on the restoration. In the meantime much thought is being given to the questions of the use to which the building will be put after completion of the work, the methods of preserving and displaying portions of original construction, and financing the remaining work. In respect of the latter, to date most of the funds have been appropriated by the Brookline Board of Selectmen. The remaining burden will fall primarily on the Society.

Of unusual interest was a portion of plaster painted black on which a "number work" lesson had been written with white chalk by Miss Mary Elizabeth Hyde, for many years the teacher at Putterham School, and dated "Monday, October 18, 1897." This was revealed when many layers of repair cloth had been removed from the walls. Miss Hyde's handwork is now preserved and protected by a glass covering.

Detailed accounts of all the work done on the restoration are being maintained among the Society's records.

### COMMITTEE ON PUTTERHAM SCHOOL

FLORENCE P. PEABODY, *Chairman*

### NEW MEMBERS

|                                 |                                     |
|---------------------------------|-------------------------------------|
| Miss Helen M. Thayer            | Mr. and Mrs. Edward H. McGrath, Jr. |
| Miss Helene M. Flynn            | Mr. Charles D. Gowing               |
| Mrs. Charles D. Gowing          | Mrs. James R. Hobson                |
| Mr. Peter A. Mealey             | Mr. Michael Robbins                 |
| Mr. and Mrs. Aryeh Friedman     | Mr. Robert I. Sperber               |
| Mr. and Mrs. Richard W. Nichols | Miss Frances C. Darling             |
| Miss Gladys Greenleaf           | Dr. Henry Dunster Howe              |
| Mrs. Stephen F. Harris          |                                     |

### MEMBERS DECEASED

|                         |                       |
|-------------------------|-----------------------|
| Miss Margaret A. Fish   | Sturtevant Burr       |
| Mrs. Gordon B. March    | Mrs. Eliot W. Remick  |
| Judge John T. Comerford | Kingsbury Browne, Sr. |
| Daniel Tyler, Jr.       |                       |

### MEMBERS RESIGNED

|                      |                             |
|----------------------|-----------------------------|
| Mr. Walter Humphreys | Mr. and Mrs. William F. Ray |
|----------------------|-----------------------------|

### NEW LIFE MEMBERS

|                     |                       |
|---------------------|-----------------------|
| Mr. Michael Robbins | Mr. Henry H. Newell   |
| Mr. F. Gregg Bemis  | Mrs. Richard C. Paine |
| Mrs. John E. Boit   | Mrs. Alan Cunningham  |

## DEXTER SCHOOL 1926-1966

by FRANCIS A. CASWELL

Today — January 29, 1967 — is the forty-first birthday of the Dexter School in Brookline. In honor of that to me very significant event I should like to read this paper entitled DEXTER SCHOOL 1926-1966.

In the fall of 1892 George Washington Copp Noble (A.B. Harvard 1858, A.M. 1863; Professor of Latin at Washington University, St. Louis, Missouri, 1864-1866; Overseer of Harvard, 1868-1878) moved his boys' school which he had founded in 1866, from 44 West Cedar Street in Boston to a rented four-story house at 97 Beacon Street. As an aid in balancing the budget — an ever-present problem with all eleemosynary institutions — he sublet the basement and the first floor to a Miss Marion Ryan and her sister who made, trimmed, and dealt in hats, bonnets, and headdresses for many of the female residents of the Back Bay. Of course, it was definitely understood and understandable that no signs advertising such feminine wares should ever appear on these particular premises. In this same year 1892 Mr. Noble announced that since he had taken his son-in-law James Jay Greenough (Harvard A.B. cum laude 1882) into partnership, the school would now be named the Noble and Greenough School.

Even in the annals of the first year of the newly-named school the word DEXTER appeared in a prominent position. It was mentioned each school day by the teachers and boys. Since the football, track, and baseball squads needed more privacy and *Lebensraum* in their practice sessions and games than the Boston Common or Public Gardens afforded, William Endicott Dexter (Harvard 1897), a boy then in the top form of the school, successfully urged his father, George Dexter, to offer Mr. Noble the use of one of his hay fields for a play area. The Dexter home stood on the corner of St. Paul and Egmont Streets in Brookline, less than one hundred yards from the Boston line on Commonwealth Avenue. The field in question lay along St. Paul Street between Egmont Street and Dummer Street. The Dexter family did not own the property but they had rented it since 1850 from the David Sears estate. From 1892 to 1899 this so-called Dexter Field was used by the Noble and Greenough School for their athletics. In 1889, since the Dexter family had moved into Boston, the school rented another piece of land at the Freeman Street end of Powell Street on the east side of St. Paul Street where apartment houses 115-145 Freeman Street now stand. Later when that piece of land was sold for real estate purposes, the trustees rented the former Dexter home and part of the grounds. All necessary equipment was stored in the house which also served as a locker building. In 1915, however, the recently (1913) incorporated Noble and Greenough School purchased some land and buildings where Dexter School now stands. In that same year — 1915 — a baseball cage, later transformed into the present Dexter gymnasium, was built and presented to the school by Richard M. Saltonstall,

the enthusiastic first President of the Board of Trustees of the Noble and Greenough School and father of the recently (1967) retired senior United States Senator from Massachusetts. Although all athletic activity was transferred to the new site, the name Dexter Field or Dexter's continued to be used to refer to the Noble and Greenough playing fields.

In the fall of 1922, when the Upper School (Grades 6-12) moved from 100 Beacon Street in Boston to the recently purchased Nickerson Estate in Dedham, the Lower School (Grades 1-5) established itself in an old wooden house on the land which the trustees had bought in 1915. This house stood between the present Dexter School main building and the tennis court.

In a letter dated October 3, 1921, addressed "To Parents Interested in the Primary Department of the Noble and Greenough School" and signed by John Richardson, Vice President, Board of Trustees, notice was duly given that "if the parents and others interested in the Primary desire to have this branch of the School carried on at Longwood for a term of years, an effort will be made to accomplish this result."

A sufficient number of parents did indicate an interest in carrying on the Lower School, but the trustees continued to devote most of their time and energies to the expansion of the Upper School in Dedham. Since such activities required additional funds, the trustees decided to jettison the Lower School. Accordingly a notice, dated December 30, 1925, and signed by Headmaster Charles Wiggins, II, was sent to all parents. Here are a few sentences from that notice: "It is with great regret that I must advise you that the Trustees have this week decided to accept a favorable offer for the purchase of the Brookline property.

"The Lower School will be carried on during the remainder of the present school year as heretofore, but will not be reopened next fall."

There was instant and very sharp reaction to this letter. Some parents deeply resented the fact that the property had been sold without first giving them due *written* notice of such an intent. It has been said that one trustee had been delegated to inform a certain group of parents concerning the impending sale but in the excitement of preparing for the Christmas season such a mundane assignment had slipped his mind. Whatever the actual circumstances were, we do know that out of the first ten classes to be graduated from the Dexter School, a total of 175 boys — only thirty five boys went to the mother school in Dedham. *Sic semper Social Relations!* Time however heals all wounds, even this one.

All parents of boys then in the school were invited to attend a special meeting in the main building on Sunday afternoon, January 10, 1926. At that meeting it was decided to continue the lower school under the supervision of Miss Myra E. Fiske, who has just celebrated her 92nd birthday on December 7, 1966. She now lives at Longwood Towers. A committee of three parents was appointed to study ways

and means of organizing and financing the new project and to report at a later meeting.

January 29, 1926, — exactly forty-one years ago this very day — will always be a memorable date in the history of Dexter. The following official notice was mailed to all interested parents on that day:

“At a meeting held today officers and trustees were elected for a new school to be called the Dexter School, a successor to the present Noble and Greenough Lower School. The new school will occupy the present location. Miss Fiske and her staff have consented to continue and additions to the staff will be made as necessary.

“The new school will prepare for the various boarding schools and for this reason an additional year of specific preparation will be provided. Thus there will be six grades taking boys from six or seven years up to twelve or thirteen.

“Boys not already entered should have their names sent now to Miss Fiske at the school. She will pass the applications directly to the new Committee on Admissions.

“There are a few vacancies remaining and parents are urged to advise their friends to send in the names of prospective pupils at once, as the present school facilities are limited, and applications are continually being received.

THOMAS BARBOUR, *President*

TRUSTEES: Harvey H. Bundy, William A. Burnham, Morgan Butler, Frederic R. Galacar, John C. Jones, Jr., Joseph P. Kennedy, Augustus P. Loring, Jr., T. Jefferson Newbold, George S. West”

Old documents indicate that the Trustees of the Noble and Greenough School had sold the Brookline property in two lots — one to William N. Ambler and the other to Mary C. MacDonald — shortly after Christmas 1925. On January 20, 1926, there was duly “recorded with Norfolk deeds” the acquisition of the same two lots by the Trustees of the new school (not yet named). The purchase price on one lot was \$120,000 and on the other \$68,000.

According to a recent article in the *Chronicle-Citizen* the asking price of that same property today is \$1,250,000. It is indeed fortunate that institutions incorporated not for profit in the Commonwealth do not have to pay a capital gains tax.

The Dexter School opened on Wednesday, September 29, 1926, with an enrollment of sixty-five boys including Harvey H. Bundy, Jr., Joseph Patrick Kennedy, Jr., Augustus Peabody Loring, III, in Grade Five; William Putnam Bundy (Assistant Secretary of State for Far Eastern Affairs), Henry Fox Hewes (Dramatic Critic for the Saturday Review) John Fitzgerald Kennedy, James Jackson Storrow, III in Grade Four; and Ivins De Friez, Augustus Whittemore Soule, Jr. and

Hamilton Holton Wood in Grade three. [A complete list of the names of the original sixty-five students appears as an appendix to this paper.]

In the first few years of Dexter's existence the United States experienced one of the greatest business booms in history. Prices and wages went up together. Profits were tremendous. Swept along by this strong wave of optimism the Trustees of Dexter voted to build a new classroom building. William G. Perry of the firm of architects Perry, Shaw, and Hepburn was asked to prepare plans and estimates for a building which would accommodate one hundred thirty pupils. In September 1929 the new building was dedicated. George Saltonstall West, one of the founding fathers, claimed that Dexter was “financed on a shoestring.” The first mortgage was \$168,000 — the second mortgage 6% bonds in the amount of \$150,000 were sold to parents. All seemed clear sailing, but twenty-two days later on October 24, 1929 the stock market crash ushered in the worst depression in our country's history. Dexter however had its new building. In any depression independent schools seem to be the last activity to be affected and the last to recover. Since the makeshift facilities for lockers and for showers in the new main building were woefully inadequate for such a large number of pupils, a new locker building was added to the gymnasium in 1932 and the playing fields were equipped with drain pipes and resurfaced. At a meeting of the Executive Committee of the Trustees held November 8, 1935 a “10% cut in teachers' salaries” was voted to go into effect three weeks later on December 1, 1935. After the cut the top teacher's salary was \$2,520.00 and the lowest \$1,300.00 — the average \$1,905.00.

In the spring of 1937 Miss Fiske announced to the Trustees her desire to retire from Dexter at the end of the following academic year, in June 1938. Accordingly the writer of this paper who had been the Assistant-Headmaster of the Rivers School, was asked to come to the School for the academic year 1937-1938 and then become the Headmaster in June 1938. One year later in May 1939 the largest class in the history of the School was graduated. Thirty boys received their diplomas. Leverett Saltonstall, then Governor of Massachusetts, and trustee of Dexter and father of the present state Senator William (who was among the thirty) gave the Prize Day Address.

When the School opened in the fall of 1939 a new era had begun for Dexter. It was as if a very high tide had suddenly receded carrying with it many a strong foundation stone and sturdy beam. Not only had several experienced teachers retired but the enrollment had dwindled to 69 boys, only four more than it was when the school was first opened in 1926. They were indeed times which demanded faith, patience, and confidence.

Dexter, like all institutions, was deeply affected by World War II. Many former Dexter boys entered the armed services and saw action in distant parts of the world. Fifteen lost their lives either in combat or as a result of activities directly connected with the war effort. Since

they died to preserve our way of life and incidentally to make it possible that such institutions as Dexter might remain free and independent, it is most fitting that I should read their names for the official record: Joseph Patrick Kennedy, Jr., Warren Winslow, Albert Cameron Burrage, III, William Davis Floyd, John Stanley Parker, Jr., Arthur Thomas Nelson Jr., Peter Brooks Saltonstall, Richard Mortimer Tuckerman, Richard Livingston Duffett, Herbert Spencer Allen, Jr., Lincoln Ballard Baylies, David Loring, John Rock, Jr., Douglas Hamilton Thomas Bradlee, and Lawrence Cushing Goodhue, Jr.

The Headmaster's annual report, dated November 17, 1944, contains the following sentences:

"In March 1943 the School was compelled to convert its heating system from oil to coal. Since the janitor works eight hours a day five days a week, the Headmaster has kept the school fires burning the remaining hours. Since conversion (sic) he has shoveled, at a conservative estimate, about seventy tons of coal and ruined about six pairs of pajamas. Last week the Office of Price Administrator granted permission to the School to reconvert to oil. God-and-Labor willing the major operation will be performed on the weekend following Thanksgiving Day in 1944."

During the war eleven boys from England and one from France spent at least four years with us at Dexter. They lived with families of friends in Boston and Brookline.

The time is always appropriate to pay sincere tribute to the hundreds of mothers who carried their double burdens and responsibilities so efficiently and so courageously while their husbands were away from home on military duty from 1941 to 1945. Without the cheerful steadiness and external calmness of these mothers in days of great tension much permanent damage would have been done to their sons and daughters. May we also salute the grandparents who were so helpful not only in those trying days but at the present time.

Dexter alumni, who now number about 850, are to be found not only in all the professions, but in every type of business activity. One is President of the Ford Foundation, two are headmasters of schools, several are members of the General Court both in the Senate and in the House, and one even became President of the United States.

May I interrupt this paper to insert the following paragraph:

Jack Kennedy spent a total of three years at the Lower Nobles-Dexter School. He entered Grade Two in September 1924 and left at the end of Grade Four in June 1927 when his family moved to New York. In order that future generations might be reminded of these interesting historical facts I would like to suggest to this Society that a

permanent plaque be placed somewhere on the present school property in full view of all who pass by. It would read:

JOHN FITZGERALD KENNEDY  
35TH PRESIDENT OF THE UNITED STATES  
ATTENDED SCHOOL IN THIS PLACE  
1924-1927

Since this is not a paper about our late President I shall resist the great temptation to talk further about him.

Most of the Dexter School alumni went to the following eight secondary schools after graduation: Milton (180), Noble and Greenough (154), Groton (94), St. Mark's (89), St. Paul's (61), Brooks (48), Middlesex (35) and Browne and Nichols (33). Eighty-seven former Dexter boys have been elected captains of varsity sports in secondary schools and colleges.

One of the reasons for the outstanding athletic success of Dexter alumni in secondary schools is the fact that a group of students from Harvard and Boston University come to Dexter each afternoon from 2 until 4:30 and coach the boys in the fundamentals of football, soccer, hockey, basketball, wrestling, boxing, baseball, and track. These young men not only coach but they supervise lockerrooms, check off boys before and after they participate in their sports and police and clean the locker and shower bath rooms and the gymnasium before they leave the premises. The college authorities cooperate fully because they recognize what such assistance, financial and otherwise, means to these students.

Five of our teachers have become headmasters or principals of other schools public or independent.

On the afternoon of December 8, 1961, a new classroom building designed by the architect James Lawrence, Jr., to house the first three grades, was dedicated and named the Caswell Building, in honor of the Headmaster and his wife, who had been connected with the school for twenty-five years. In all probability that building will be torn down soon to make room for a more lucrative structure. To paraphrase an old Latin expression we might say that *Sic transit gloria Caswellum*. Thus does the glory of the Caswells pass away.

In June 1964 I became the Headmaster-Emeritus and the Trustees appointed William F. Phinney, who had been the Assistant-Headmaster since 1957, as my successor. In order to give the pupils an opportunity to remain for one more year at Dexter and to make it possible for the graduates to enter the four-year boarding schools, an Eighth Grade was added in the fall of 1966. At present the total enrollment is 218.



On July 14, 1966 (Bastille Day) the Trustees purchased the former Sears Estate at 20 Newton Street in Brookline, recently occupied by the Maryknoll Brothers and officially took possession on January 1, 1967. It is our sincere hope that, on these forty lovely acres on the top and on the gently sloping sides of Mt. Walley, Dexter will continue its very important task of preparing boys not only for admission into all the secondary schools but will continue to provide experiences which will help each boy during his formative years to develop not only mental and physical skills, but desirable social, moral, and spiritual attitudes so that he may make positive contributions as a member of our democratic society. The faculty and trustees of Dexter are firm believers in the truth of Alexander Pope's famous line:

"As the twig is bent, the tree's inclined."

Tennyson in his poem *Ulysses* has also written a very significant line: "I am a part of all that I have met." In a certain sense the Town of Brookline is a part of all who have ever studied and worked in its pleasant surroundings. We, its citizens, are proud of what the Dexter School has accomplished in its first forty-one years and we wish it even greater success in the next four decades.

FRANCIS A. CASWELL,  
*Headmaster-Emeritus*  
*Dexter School*

## APPENDIX I

The first Dexter School catalogue, which was issued in 1926, lists the following officers, faculty, committees, and students.

|                |                      |
|----------------|----------------------|
| President      | Thomas Barbour       |
| Vice President | George S. West       |
| Treasurer      | T. Jefferson Newbold |
| Clerk          | John C. Jones, Jr.   |

### EXECUTIVE COMMITTEE

|                                       |                   |
|---------------------------------------|-------------------|
| T. Jefferson Newbold, <i>Chairman</i> | Francis A. Brewer |
| William A. Burnham                    |                   |

### BOARD OF TRUSTEES

|                     |                                 |
|---------------------|---------------------------------|
| Harvey H. Bundy     | Thomas Barbour, <i>Chairman</i> |
| William A. Burnham  | John C. Jones, Jr.              |
| Morgan Butler       | Joseph P. Kennedy               |
| Frederic R. Galacar | Augustus P. Loring, Jr.         |
|                     | T. Jefferson Newbold            |
|                     | George S. West                  |

### FACULTY

|                       |                                |
|-----------------------|--------------------------------|
| Miss Josephine P. Dow | Miss Myra E. Fiske             |
| Miss Francis M. Nye   | Miss Mary Greene               |
|                       | James P. Demaree*              |
|                       | (*also in charge of athletics) |

### MEDICAL COMMITTEE

|                                       |                                      |
|---------------------------------------|--------------------------------------|
| Dr. Richard M. Smith, <i>Chairman</i> | Dr. Fritz B. Talbot                  |
| Dr. A. William Reggio                 | School Physician, Dr. Donald F. King |

### CLASS SIX

|                               |
|-------------------------------|
| C. Carson Febiger             |
| James Frothingham Hunnewell   |
| Thomas Jefferson Newbold, Jr. |

### CLASS FIVE

|                               |                              |
|-------------------------------|------------------------------|
| William Barbour               | George Edward Hall, Jr.      |
| Benjamin Sewall Blake, Jr.    | Samuel L. Hobbs              |
| Harvey H. Bundy, Jr.          | James Higginson Jackson      |
| William Appleton Burnham, Jr. | John Clark Jones, III        |
| William Morgan Butler, II     | Joseph Patrick Kennedy, Jr.  |
| Joseph Randolph Coolidge, IV  | Augustus Peabody Loring, III |
| John Weber Erhard             | John Randall Munn, Jr.       |
| David J. Evans, Jr.           | Thomas Newbold               |
| Oliver Fitzwilliams           | Channing Weare Souther, Jr.  |
| John Hays Gardiner            | George Saltonstall West, Jr. |

### CLASS FOUR

|                              |                             |
|------------------------------|-----------------------------|
| Francis Henry Appleton, Jr.  | Edward Briggs Hubbard       |
| Ezra Baker Barstow, Jr.      | John Higginson Huntington   |
| Francis Augustus Brewer, Jr. | John Fitzgerald Kennedy     |
| William Putnam Bundy         | Amos Rogers Little, Jr.     |
| Howard W. Burge, Jr.         | Lawrence Ames Nowell        |
| Calvin Barstow Faunce, Jr.   | David Scull                 |
| Charles Galacar              | William Chapman Souther     |
| Benjamin Fisher Hamilton     | James Jackson Storrow, III  |
| Henry Fox Hewes              | Albert Clement Titcomb, Jr. |
| Roger Fellowes Hooper, Jr.   | Whitney Wright              |

CLASS THREE

Lee Barrett  
Arthur Blake, Jr.  
Montgomery Sears Bradley  
Peter Chardon Brooks  
Frederic Munroe Burnham, Jr.  
Robert Boit Burnham  
Ernest Paul Coulon  
Ivins De Friez

Robert Ware Harding  
William Spencer Howard, II  
Thomas Baldwin Hunnewell  
Jonathan Bertram Mitchell  
Eugene Tryon Redmond, Jr.  
John Langdon Simonds  
Augustus Whittemore Soule, Jr.  
Hamilton Holton Wood

CLASS TWO

Robert Morrison Jenney  
Theodore Baldwin Pitman, Jr.

James Taylor Soutter, III  
Benjamin Loring Young, Jr.

CLASS ONE

Edward Filene Little

William Appleton Binney

APPENDIX II

PRESIDENT OF BOARD

|                         |           |                       |              |
|-------------------------|-----------|-----------------------|--------------|
| Thomas Barbour          | 1926-1933 | Richard D. Sears, Jr. | 1940-1941    |
| George S. West          | 1933-1935 | Bartlett Harwood      | 1941-1950    |
| Augustus P. Loring, Jr. | 1935-1937 | John M. Hall          | 1950-1957    |
| Christian A. Herter     | 1937-1939 | George Nichols        | 1957-1959    |
| Malcolm W. Greenough    | 1939-1940 | James G. Wheeler      | 1959-Present |

PRINCIPAL OR HEADMASTER

|                 |           |                    |              |
|-----------------|-----------|--------------------|--------------|
| Myra E. Fiske   | 1926-1938 | William F. Phinney | 1964-Present |
| Francis Caswell | 1938-1964 |                    |              |

BROOKLINE HISTORICAL SOCIETY

The Spring Meeting of the Brookline Historical Society will be held in The Aspinwall Cottage, 71 Colchester Street, Brookline, on Sunday, May 7, 1967. Our hostess is Mrs. Bernard Singer.

After touring The Aspinwall Cottage, please go directly to the Parish Hall of the Church of Our Saviour, 23 Monmouth Street, where Mrs. Singer will give us a brief history of The Aspinwall Cottage and its owners.

Open House: 2:30 to 3:15

Parish Hall: 3:30 to 4:30

Refreshments will be served.

Lorraine H. Carle, Clerk

Kindly do not wear spike heels.

ASPINWALL COTTAGE

by DOROTHY M. SINGER

Thank you, Mr. Aisner, for asking me to present the history of the Aspinwall Cottage to the Brookline Historical Society today. This is a great pleasure for me. I was introduced to the Cottage 27 years ago when I came to Boston from my home in the Midwest. During my first week here someone who was aware of my interest in antiquity brought me to see the Cottage and commented that it was one of the oldest houses in Brookline. At that time, it was quite beyond the scope of my thinking that I might someday have the opportunity to research its history.

It was just two years ago that I began searching old deeds, reading manuscripts, history books on Brookline and pouring over old photographs of our town. Although my full time work has been that of a researcher, I must admit that I had little or no expertise regarding old houses. Fortunately, my efforts met with considerable support from a variety of people in many settings which included the Boston Athenaeum, the Massachusetts Historical Society, the Society for the Preservation of New England Antiquities, and the Brookline Library. There were also interested people like my neighbor, Mrs. Burnham and Mr. Michael Robbins and, of course, my husband who patiently and generously obtained innumerable photostatic copies of deeds as I regularly came upon another "clue".

It was difficult to determine where to begin this report, particularly when the information is based upon deeds reporting the "sale of land and the houses thereon" rather than as is reported today by the sale of a specific house. After some deliberation, I decided to begin neither at the beginning nor the end, but rather to start at a relative midpoint which was my point of entry.

The most relevant information I had to start with was a copy of the 1901<sup>1</sup> deed in which the grandchildren of David Sears: David, Henry

and Emily, sold the Aspinwall Cottage to Mr. William Turner. The deed included a list of restrictions regarding the utilization of the land and then concluded by stating that these restrictions were not to prevent the grantee, Mr. William Turner, from moving "the old frame building known as the Aspinwall Cottage." It was this particular reference that led me to study the history of land ownership of the Aspinwall family in Brookline with the goal of dating the Cottage, if possible. Much has been written on the Aspinwall family and it would be rather presumptuous on my part to give a more definitive history that is currently available. Therefore, I shall only attempt to cover some of the major points which are directly applicable to the Cottage.

The earliest reference to the Aspinwalls in Boston is a William Aspinwall who in 1636 granted to Edward Tyng "the house in the corne field with the appurtenances, to witt the land, likewise the little claboard house . . . in muddy river<sup>21</sup>" and as you know Brookline was originally called Muddy River. In 1638, "the sayd Edward Tyng did grant until Will Tyng, his brother, the house and land . . . which he bought of the sayd William Aspinwall in consideration that he bought it with his brother's money."<sup>22</sup> There is no record that William Aspinwall ever lived in Muddy River and it is with Peter Aspinwall that the Aspinwall family first lived in our town. It is interesting to note that Peter Aspinwall was married in 1642 to an Alice Sharp, "a maid to William Tyng." Eight years later, in 1650, it is recorded that Peter and Robert Sharp moved to Muddy River upon purchasing a farm. According to the Town Records<sup>4</sup>, Peter was married twice and had four children, Peter, Samuel, Nathaniel, and Thomas. By 1660, Peter had expanded his land holdings substantially and built the famous house on Aspinwall Hill<sup>5</sup>. The 1963 Map of Brookline<sup>6</sup> shows Samuel Aspinwall, the second son of Peter, owning the original land purchased by his father and an abutter to the Edward Devotion land. I mention the Devotions because of some marked similarities which I shall discuss later.

By 1746<sup>7</sup>, the son of Samuel Aspinwall, Thomas, who is the third generation has also expanded his father's land ownership, west, north, and east, including much of the Longwood area. In 1793<sup>8</sup>, Thomas gave a "certain piece of pastureland lying and being in Brookline . . . containing nine acres . . . with a house and barn thereon, which house and barn were built by Thomas Aspinwall, Junior, at his own cost, and charge, and is bounded westerly and northerly on the land of Henry Sewall; easterly and southerly by Thomas Aspinwall."<sup>9</sup> Thomas Aspinwall, Junior, referred to in the deed, is the fourth generation and according to the Aspinwall Genealogy<sup>9</sup>, he was the famous Colonel Thomas Aspinwall who served in the Revolutionary War and at one time commanded Sewall's Point. He lived in a large two story house on Sewall Avenue. As you know, Sewall Avenue was once the well known "road to the marshes" and has captured much of the history of Brookline. In 1859, the easterly section of Sewall Avenue became Colchester Street where the Aspinwall Cottage is located. The house of Colonel Aspinwall on Sewall Avenue was later occupied by his son, John.

From the earliest time when the Aspinwalls resided in Brookline, we found a continuous growth and expansion of their holdings. It is with John Aspinwall, the fifth generation, that we first gain an indication that one of the heirs of Peter Aspinwall experienced, apparently, financial reverses and begins to sell certain tracts of land. In 1812<sup>10</sup>, John sold a tract of land to Charles Stearns. In 1814<sup>11</sup>, he sold to William Aspinwall a forty acre tract of land which he held in common with his brother, Thomas. This land was bounded southerly by the Marsh Road and according to the deed it is evident that this land included the area in which the Cottage is situated. The land sale included the Homestead and the farm where John resided, with the provision "that the Easterly part of the house and the privileges through the passages therein a chamber occupied by my sister, Betsy Aspinwall, excepted and with the Barn, Corn Barn and all other houses and buildings." The westerly end of the house which John had owned in common with his brother, Thomas, was also conveyed. Some of you may recall that John's sister, Elizabeth or Betsy as she was called, was never married, taught school in Brookline and kept house for her brother, Thomas, who was both deaf and mute. Miss Woods noted in writing of the Aspinwall home on Sewall Avenue<sup>12</sup> that through some misfortune of his (John Aspinwall) the house passed out of the possession of the family. From the deed of 1814, we learned that John Aspinwall sold all of the houses and buildings on the land to William Aspinwall. There is no description of the buildings with the exception of the Homestead which burned down some years later.

Three years later, 1817<sup>13</sup> the same tract of land with the houses and buildings which had been sold to William Aspinwall were quitclaimed to Thomas Aspinwall and were now being sold to Uriah Cotting of Brookline. Less than one year later, in July, 1818<sup>14</sup>, Uriah Cotting sold to David Sears the same tract of land with the houses and buildings which Cotting had purchased from Thomas Aspinwall. Therefore, the last Aspinwall ownership of the land upon which the cottage is situated was in 1817 and for a three year period 1814 to 1817, there was a changing ownership which leads us to surmise that there was probably no new construction of buildings at that time.

As all of you are so well aware, David Sears, Ebenezer Francis and Israel Thorndike began purchasing land in Brookline in the early 1800's in anticipation of the opening of the Mill Dam. Beginning with the ownership of David Sears there is no further transfer of the particular tract of land we have been following. From the Norfolk Registry of Deeds in 1849 we obtained a map<sup>15</sup> which shows the real estate of David Sears in Longwood and his proposed plans for subdividing the area into house lots. The Aspinwall Cottage is clearly outlined on the map. In the *Town Records of Brookline* it is recorded that David Sears was taxed as a non-resident for his Brookline properties. (David Sears never lived in Brookline.) Unfortunately, there is no description of the individual properties he was being taxed for until 1870.<sup>16</sup> In 1870, reference is made to a house on Colchester Street with the land measur-

ing 34,586 sq. ft., which is the Aspinwall Cottage. The resident was a person by the name of Fuller who is listed in 1871 also. The tenant of the Cottage is not named again until 1878, although the 1876 map, "Town of Brookline", shows the name Fuller. In 1878, the tax list of David Sears includes "old cottage by Mrs. Welbasky", with 34,586 sq. ft.<sup>17</sup> In other words, it was already an old Cottage in 1878 which Mrs. Welbasky was renting. One of the earliest Brookline Atlas we have located is at the Town Assessor's office and is dated 1874. This clearly shows the Cottage with a land area of 34,586 sq. ft. In 1893, Mrs. Welbasky is named again as the tenant and then from the Street listing in 1898, we found that Mr. Walter Kilham, an architect was the tenant. From our neighbor, Mrs. Burnham, daughter of Robert Boit, a well known man in Brookline, we learned that Mrs. Burnham's aunt, Mrs. Edith Grinnell of Washington, D.C., lived in the Cottage as a tenant of the David Sears' estate in 1900. We are fortunate that Mrs. Burnham gave us photographs of the Cottage taken by her sister in 1900, and also a sketch dated June 17, 1900 which was done by Mr. Boit.

And now we are up to 1901 again when the Sears estate sold the Aspinwall Cottage to Mr. William Turner. As I commented earlier, William Turner was given the authority to move the Aspinwall Cottage which was then located partly on the land of a Mr. Ward and partly on the land of Sears, so that the entire building would be located not nearer than 20 feet to Colchester Street.

William Turner sold the Cottage to Harriet and Wendell Brown in 1906 and the Browns remained in the Cottage until 1918 when it was sold to Dr. Bernard Behrend. Dr. Behrend is largely responsible for many of the features which enhance the charm of the house and also provide the livability of it in the 20th century! When we discuss later the construction details I shall describe more fully the work of Dr. Behrend. In 1926, Dr. Behrend sold the Cottage to the Howlands whom some of you knew. In 1947, William and Margaret Burke purchased the Cottage and lived there with their daughters until Mr. Burke's death in 1961. In July, 1964 Mr. Singer and I purchased the Aspinwall Cottage from the Kolm family who lived there less than two years.

Now I would like to discuss with you certain aspects regarding the construction of the Cottage and the various changes which occurred over the possible one hundred and seventy-five to two hundred years — plus — it has stood. The original design, to the degree that we can determine from the old maps and Town Reports was most probably the central hall, the chamber downstairs, and one bed chamber upstairs. It is interesting that the room measurements closely approximate the Edward Devotion house as does the design which some of you may have noticed on your tour. The major room, which is now the dining room is 13' by 13' and faces the southeast. The front hall is 6'9" x 10'. We noted on the early maps and in photographs up until 1900, there

was a projection on the present right side of the house with a doorway. At an earlier date the house had an entrance with a passageway from the parlor (now the dining room) to the kitchen as you find in the Devotion house. This passageway was subsequently closed (after 1900) and now houses a china cupboard. The doorway has been recessed, the overhang removed, and the side door now opens to a stair case to the basement. The basement is only under the front section of the house i.e. the living room, hall, central hall, and dining room. And you realize, this basement was dug only after the house was moved in 1901.

From our maps, the final structure of the house emerged between 1897 and 1900. In 1898, as I commented earlier, Mr. Walter Kilham, a well-known architect was the resident that year and apparently was responsible for the architectural changes even though he was renting the Cottage. It is believed that he built the library as well as the master bedroom with its open rafters.

We attribute the major interior and exterior renovations to Dr. Bernard Behrend during his ownership from 1918 to 1926. Dr. Behrend bricked over the house, built the shed dormer across the front of the house (previously there were only the two gothic dormer windows at either end of the second floor), removed the side entrance, panelled the library, added the open bookcase in the living room, and the leaded glass cupboards in the front hall. We have reason to believe that the beams in the front hall, the dining room beams, corner posts and paneling are all part of the original house. As you noted on your tour, the old floor boards have been replaced but fortunately with wide floor boards which retain much of the charm of the Cottage. It was interesting that Dr. Behrend, who was described to me as a "researcher of sorts," moved to Wellesley and built the first house in the Cliff Estates. I have seen the exterior of the house he built which is almost a replica of the Cottage.

I would like to show you copies of some of the photographs Mrs. Burnham made available to us for researching the Cottage. These were taken in 1900 when Mrs. Burnham's aunt, Mrs. Grinnell, lived in the Cottage. We had negatives made of the small photographs and then enlarged them for careful scrutiny of the architectural details. First you can see that when the house was located much further back on the land, a path led from the Cottage down to Colchester Street. This is the side door I referred to earlier which led into a narrow hall which has since been closed. I call particular attention to the path from which you will see another interesting photograph in a few moments. In this photograph you can see that it was a small clapboard cottage and there was no shed dormer at that time. Only the two side dormer windows are present. The last photograph of the Cottage is a copy of the sketch done by Mr. Boit in 1900. The original sketch is hanging in the upstairs sitting room and some of you may have noticed it when you toured the Cottage.

This last photograph was taken between 1860 and 1871: the exact date is unknown. This photograph is the Sears Chapel taken from the path of the Aspinwall Cottage. I discovered this photograph in the Brookline files of the Boston Athenaeum and fortunately learned that a negative was available at Holman's Print Shop in Boston. Mr. Holman explained that the circular lens, which is evident here, was first used in 1853 and ceased being utilized as a photographic technique by 1871. According to David Sear's private papers at the Boston Athenaeum, Christ's Church, the original name of the Sears Chapel, was built in 1860 and was dedicated in 1862. Therefore, we can date this picture within a ten year period, 1860 to 1871.

I've tried to determine as much as possible about the history of the Cottage and in my search, I've heard many stories, none of which I have been able to validate. Nevertheless, they are of some interest to us. In correspondence with the daughter of one of the past owners, Mrs. Pierre LeLandais of New York (nee Patricia Burke), said she had been told the Cottage was once a gatekeeper's cottage. Since we know there were the "great gates" at Hawes and Colchester Streets in the 1800's, possibly it was the residence of the gatekeeper. In early 1940, a Mrs. Mead, who was then thought to be in her early 80's, told the caretaker of the Sear's Chapel that when she was a little girl she had gone to school in the Cottage. Maybe a small day school was housed there in the late 1860's. In David Sears' personal papers on the Sears Chapel, I read his book for the Sunday School Services. In his plan of service he wrote, "After the service is closed . . . he (minister) is to notify the several teachers present to assemble the children in their respective classes and instruct them in such manner as their respective parents may sanction and direct." Since there is only one room in the Chapel, could the Cottage have been used as the Sunday School? There are certain touches of a religious nature which have caused me to wonder as to their purposes at some time in the past. And finally, one story which has caused me to spend countless hours with a flashlight in hand, came from a young matron whom I met at an antique shop on Charles Street. Apparently, she spent a great deal of time at the Cottage as a guest of the Burkes' and she insisted that the date 1700 was carved on one of the beams. I still have not found this, although I know that there was a complete refinishing of the beams and panelling just prior to our ownership.

We still do not know which generation of Aspinwalls built the Cottage. Could it be the little "claboard house in the Cornfield" sold to Edward Tyng by Will Aspinwall in Muddy River in 1638? Could it have been built by Samuel of the second generation, — Thomas, the third generation or Thomas of the fourth generation who had a large two story house on Sewall Avenue? All we can state definitely now is that the Cottage was built prior to 1812 when John Aspinwall was forced to begin selling his land. The study will be continued and in time I hope I shall be able to provide a more precise date.

## NOTES

1. Book 906, p. 284, October 9, 1901. Norfolk Registry of Deeds.
2. 13 of the 7:1636. Suffolk Registry of Deeds.
3. 12 of October:1638 — Book 1, p. 16. Suffolk Registry of Deeds.
4. Town Records, 1642.
5. Harriet Woods, *Historical Sketches of Brookline*, Robert Davis & Co., Boston, 1874, p. 67.
6. Brookline Historical Society, *Land Ownership in Brookline*, 1923.
7. *Ibid.*
8. A. A. Aspinwall, *Aspinwall Genealogy*, Tuttle Co., Rutland, Vt., 1901.
9. *Ibid.*
10. Book 18, p. 43. Norfolk Deeds, 1812.
11. Book 20, p. 50. Norfolk Deeds, 1814.
12. Harriet Woods, *Historical Sketches of Brookline*, Robert S. Davis, Co., Boston, 1874, p. 68.
13. Book 53, p. 303. Norfolk Deeds, 1817.
14. Book 58, p. 140. Norfolk Deeds, 1818.
15. Book 191, p. 32, Longwood Estate of David Sears, 1849.
16. *Town Records of Brookline*, 1858-1871, C. A. W. Spencer, Brookline, 1892.
17. *Brookline Reports*, J. E. Farwell and Co., 1875-1880.

## BIBLIOGRAPHY

1. Aspinwall, A. A., compiler, *Aspinwall Genealogy*, Tuttle Co., Rutland, Vermont, 1901.
2. Baker, E. W., Notes from various talks on Brookline, (Manuscript copies).
3. Bolton, C. K., *Brookline, The History of a Favored Town*, C. A. W. Spencer, Brookline, Massachusetts, 1897.
4. Brookline Historical Society, *Land Ownership in Brookline, Publication No. 5.*, 1923.
5. Brookline Historical Publication Society, *Publications, Second Series*, No. 11 to 20, Riverside Press, 1900.
6. *Brookline Reports*, 1846 to 1912.
7. Curtis, J. G., *History of the Town of Brookline, Massachusetts*, Houghton Mifflin Co., Boston, 1933.
8. Little, N. F., *Some Old Brookline Houses*, Cosmos Press, Cambridge, 1949.
9. Sly, "A History of Muddy River from 1630-1705; Part I, 1929-1930." (Unpublished Manuscript)
10. Winthrop, R. C., Jr., Massachusetts Historical Society Proceedings, Series 2, Volume 2 — pp. 405-430. "Memoir of David Sears, Portrait.", Boston, 1886.

---

BROOKLINE HISTORICAL SOCIETY

Members of the Brookline Historical Society have been invited to participate in Evening of First Parish History to be held Friday, October 27, 1967 at 8:15 P.M. in the First Parish in Brookline, Pierce Hall, 382 Walnut Street.

Dessert and coffee will be served in the Peterson Room at 7:30 P.M.

Lorraine H. Carle, *Clerk*

---

REMARKS OF JASON A. AISNER,  
PRESIDENT OF THE BROOKLINE HISTORICAL SOCIETY  
ON THE OCCASION OF THE  
250th ANNIVERSARY OF THE FIRST PARISH IN BROOKLINE  
OCTOBER 27, 1967

Ladies and Gentlemen:

The officers, trustees, and members of the Brookline Historical Society are indeed honored to participate in the proceedings commemorating the 250th anniversary of the First Parish in Brookline. Its history is intertwined with a vitally important part of the history of our town.

By special act of the Great and General Court on March 2, 1713 a committee of three men was appointed

“to survey the limits of this town, and to find the centre or middle thereof, and to inquire where a convenient place may be procured whereon to build a meeting-house as near the centre of said town as may be.”

The gentlemen appointed to that committee were Messrs. Samuel Aspinwall, John Druce, and Peter Boylston. Thus, a small plot of ground situated at 42° 19' 37" North Latitude and 71° 7' 50" West Longitude was located, which for more than a century served as the geographical as well as the population center of the town of Brookline.

Like all of Gaul this small plot was divided into three parts. One part was the site of the Meeting House, the frame of which was erected on November 10, 1714. Within its modest dimensions of 44 feet by 35 feet were but fourteen pews and several long benches. There was a gallery round three sides, and probably long benches therein for the children, who in those days never sat with their parents. Subsequently fourteen more pews were added on the floor and four in the gallery. Since the town fathers had not as yet aspired to the luxury of a clock, an hour-class was kept on the oak pulpit for measuring the time. The building stood with the side to the road, entrances at each end, and a door in the center of the front.

Another part of the area was occupied by the first school house built by the people of the town. It stood on the hill on the triangular piece of ground where Warren and Walnut Streets converge.

An interesting footnote to history may be interjected at this point. In 1686 the people of the town were quite adamant about managing their own school affairs instead of having them controlled by men way off in Boston. In order to do something about this, the townsfolk formally petitioned the authorities in Boston to be allowed to direct and maintain school affairs themselves. Sound familiar three centuries later? In December of that year it was ordered

"that henceforth the said Hamlet be free from Town rates to Boston, they raising a schoolhouse and maintaining an able reading and writing master."

Back to the narrative. The school house thus erected was, according to the old bills, probably constructed of wood. It served its purpose for over a century, for the next school house we hear of on this spot was of brick, and was built in 1793. This new building also served as a center for town activities. It was at the brick school house where the townspeople formed a procession on the occasion of the funeral services in honor of George Washington. From there they marched to the church then standing in what is now the garden of the parsonage, and listened to Dr. Pierce deliver the eulogy.

The third part of the locus was inhabited, not by the *Aquatani*, but rather by a new Town Hall that came into being shortly after the second war with England. In spite of the issue raised by many citizens who thought that the old school house should suffice for the town activities for the coming generation because it served them and their fathers, progress triumphed and on January 1, 1825 citizens gathered for the dedication of a new Town Hall — today known as Pierce Hall, and indeed the place where we are gathered this very evening. A school room was fitted on the first floor, and the second floor was used for town business. In May of 1843, the first public High School in Brookline was opened in this building.

Over the years the school, the old town hall, and, yea verily, the geographical and population centers of the town, have moved elsewhere, but the Church remains as an everlasting symbol of the eternal truths given to us by the Heavenly Father of the Universe and put into practice by the founding fathers of the Town. May it continue to flourish!

## A HISTORY OF THE FIRST PARISH IN BROOKLINE

By MRS. BERTRAM K. LITTLE

Brookline, originally a part of Boston, was first designated *Muddy River* by Governor Winthrop in 1632. Three years later grants of four and five acres for planting-grounds were being made to Boston inhabitants who needed additional space for pasturage and crops. By 1675, however, large tracts of land were under cultivation and scattered houses to accommodate the farmers of absentee landlords were under construction.

In 1686 the settlers in Muddy River petitioned for the right to maintain a schoolmaster at twelve pounds per annum and the first school at this early period is believed to have been situated on the present School Street.

On November 13, 1705, after several fruitless attempts, the powers and privileges of a Township were granted to the settlers of Muddy River. The new town was to be known as Brookline and the inhabitants were enjoined to build a meeting house and to obtain an able orthodox minister within the space of three years. At this date Brookline was still an agricultural community, its large area transversed by only five public highways. The earliest through road, perhaps dating back to 1640, was the Old Sherborn Road which followed in part the approximate route of the present Walnut Street. The next in point of age was Washington Street ("the old Watertown Road") laid out in 1657, soon to be followed by Harvard Street ("Road to the Colleges") in 1662. Chestnut Hill Avenue ("the Way to Cambridge") was opened in 1671 and Newton Street prior to 1693.

There was no church building during the seventeenth century. In 1674, however, when the Second Meeting House in Roxbury was built, residents of Muddy River contributed 104 pounds, 5 shillings toward its construction. This entitled them to a one-fifth share of the property, but also entailed a proportionate obligation for upkeep. This perhaps stimulated their attendance, although it necessitated a five mile walk to Roxbury each Sabbath to avail themselves of the privileges of community worship.

In 1713 a committee of three was appointed to decide the geographic center of the town. They decided on the triangular lot now bounded by Walnut and Warren Streets and close to this spot the first meeting house was built, and here the church continues to the present day. For well over one hundred years a schoolhouse also occupied a site on this historic green which remained likewise the center of population until after 1820. A deed from the town to the First Parish in 1847 provided that "the town is to covenant that the triangular lot of land lying east of the estate of John E. Thayer, shall forever remain open and unencumbered."

It was not until November 10, 1714, that the frame of the first meeting house was raised, made possible by a gift of land from Caleb Gardner which was located slightly to the west of the present parsonage. The modest clapboard structure measured 35 x 44 feet, with a center door facing the pulpit but having no steeple. The interior had plastered walls, exposed roof timbers, and was lighted by casement windows having leaded diamond panes. Fourteen pews accommodated the entire membership of which the men and women sat separately, and the seating was announced in town meeting according to strict rules of precedent. As the church in those days was a legal part of the town, supported through taxes levied on the real and personal property of its citizens, town meetings were commonly held in the meeting house which was the center of community life.

On October 26, 1717, almost exactly two hundred fifty years ago, the Church of Christ in Brookline was formally gathered by Reverend Ebenezer Thayer of the Second Church in Roxbury. Seventeen males and twenty two females constituted that first small congregation. On November 13 following, Reverend James Allen of Roxbury was ordained the first minister, with 80 pounds and 10 cords of firewood as his annual stipend. When the third pastor was installed in 1755 the ordination dinner included turkeys, fowls, pork, cranberries and pans of pudding augmented with rum, spices and sugar.

As the years passed the first meeting house was enlarged, a steeple was added, and pew holders were allowed to cut their own windows provided they paid the expense and did not damage any of the structural braces. The earliest communion vessels were of pewter, acquired in 1718, but these were gradually replaced after 1750 by fine silver tankards, cups, and flagons which were given or bequeathed by devoted members of the congregation to be treasured and used in perpetuity as they still are today.

The old building, however, was slowly becoming insecure, and at the ordination of Reverend John Pierce in 1797 the galleries had to be propped to ensure safety during this crowded occasion. Accordingly, in 1804 the town voted to build a new meeting house to be located a few steps up Walnut Street facing the green, on the site where the present church now stands. Services were conducted in the old building during the construction of the new, although an incendiary fire threatened the last year of its existence and caused the town to offer a reward of \$500.00 "to detect the villain". Peter Banner, a recognized English architect (soon after awarded the contract for designing Boston's Park Street Church) was named master-builder, and on June 11, 1806, the white Federal church, with pilastered facade and tall three-part steeple, was dedicated for assembly on this date and "afterwards forever". Eighty-eight families then comprised the town and contributions were offered to provide various fittings for the new edifice. Among these was the handsome clock which may still be seen in the gallery. In 1818 a really new innovation was introduced in the form of two box stoves which did their inadequate best to ward off the mid-winter chill.

Perhaps the fine new church and its dedicated young minister, John Pierce, were in a way symbolic of the expansion within the life of the parish which was to take place during the first half of the nineteenth century. After 1800 Brookline ceased to be only a farming community as Boston gentlemen began to build country homes on the rolling hills in the upper part of the town. The Village was soon to develop as the coming business center, activated by the construction in 1821 of the Mill Dam Road (now Brookline Avenue) which for the first time would afford Brookline residents direct access to Boston, replacing the long circuitous routes through Cambridge and Roxbury. The first town hall (now known as Pierce Hall) was built of stone and placed beside the church in 1825, but it was soon outgrown and a larger building constructed on Washington Street in 1845.

Music, both vocal and instrumental, played an important part in the life of the second church and a choir of thirty members was augmented by an orchestra consisting of bassoon, bombardon, flute, bass viol and clarinet. An organ was not to be installed until the advent of the third church building in 1848.

The congregation did not escape the 19th-century currents of apprehension and unrest as the heated subject of anti-slavery began to stir New England. Above the singers' gallery, opposite the pulpit, a little negro pew or balcony had been designed for the use of household servants of certain parishioners. Samuel Philbrick, a staunch abolitionist, was on one occasion sternly censured by a church committee for seating a dark skinned little guest in his family pew with the unhappy result that he subsequently withdrew permanently from church attendance.

In 1833 occurred a far-reaching amendment to the State Constitution that severed the ties which had combined the religious and civil interests of the various Massachusetts towns. Henceforth all religious bodies were rendered private corporations, not to be supported by town levies but by direct taxation on their own individual pews. Accordingly, the Church of Christ was incorporated as the *First Parish in Brookline* on March 28, 1834, and the legal entity of church and town came to an end after one hundred and seventeen years.

Six years before this, however, in 1828, another tradition had been broken when several of Dr. Pierce's deacons and parishioners had grieved him by leaving the old order to form an orthodox, or Baptist church in the Village, the first separation of members from what had heretofore been the only religious body in the town. Other denominations were soon to follow, and from this time on the First Parish came gradually to be looked upon as Unitarian although formal affiliation with the new movement never created a painful break with the old Congregational tradition. Transition to the Liberal ranks came about slowly as the congregation, after Dr. Pierce's death, found itself inevitably drawn into the Liberal fellowship partly through the needs of new parishioners who were already of Unitarian affiliation.



In the late 1840's occurred two circumstances which signified the end of this era in the life of the church. Owing to its capacious size, and the impossibility of installing furnace heat because it lacked a cellar, the second meeting house ultimately became unsatisfactory and there was agitation for a new and smaller church. The third building, a wooden Victorian-Gothic structure, was dedicated on December 1, 1848, being located on the site of the second church but facing down Walnut Street. Eight months later, in August of 1849, Dr. Pierce passed quietly away having served the parish for fifty-three years.

In 1856 Dr. Frederic H. Hedge was called to Brookline from the Westminster Congregational Church in Providence, bringing through his literary attainments still another dimension to the life of the church. An intellectual writer and religious educator, he had formerly been one of the leaders in the Transcendental movement and the parish prospered under his quiet but stimulating guidance during the following sixteen years.

In response to an increase in neighborhood population coupled with added responsibilities and activity in town affairs, the third church inevitably became outgrown and the fourth and present building replaced it in 1893. During construction worship was conducted by kind invitation in the Bethany Building at the end of Cypress Street. During the last seventy years, since the coming of Dr. Lyon in 1896, the Church has called but two ministers. The second of these, Reverend Carl Bihldorff, is just now completing his twenty-fifth year of devoted service.

The twentieth century has witnessed the organization of many of the present church activities, also the rebuilding of the parish house and Lyon Chapel. During the painful exigencies of two world wars many members of the congregation cooperated with the community in various ways, and the Reverend Abbot Peterson, our former pastor, served as an Army chaplain during both conflicts. The handsome rose window at the westerly end of the sanctuary was installed in 1924 as a memorial to the eight parishioners who lost their lives in World War I.

Although the locality in which it has been situated since 1717 is no longer the active center of the town, this church still recognizes its original responsibility of welcoming to fellowship all who wish to share in its program of faith and community service. To all, the First Parish extends an invitation to share in its traditional purpose, perpetuated during two hundred and fifty years, "for the worship of God and the service of man."

---

#### BROOKLINE HISTORICAL SOCIETY

FALL MEETING — 1967

The Fall Meeting of the Brookline Historical Society will be held at the Longwood Cricket Club, located at the corner of Boylston and Hammond Streets, near the Chestnut Hill shopping center, on Sunday afternoon, November the fifth, at three o'clock.

There will be a short business meeting and then the well-known sports-writer, Bud Collins, will give a history of Longwood.

Refreshments will be served following a brief guided tour of the Clubhouse.

Lorraine H. Carle, *Clerk*

---

#### LONGWOOD CHRONICLE . . .

#### OLDEST CLUB'S LIFE AND TIMES

By BUD COLLINS

Anna Fink, "The Velocity Kid", was showing a good deal of herself at the Old Howard in Boston's Scollay Square during August of 1917. If that wasn't enough to delight the town's appreciators of athletic movements, there was also the opportunity to watch another kid, 19-year-old Harold Throckmorton, hit a tennis ball at Longwood.

They were having a "patriotic national doubles tournament" at Longwood to raise the price of a fleet of ambulances for the American Expeditionary Force in France, and Throckmorton was entered in conjunction with Fred Alexander, who had first won the event 10 years before as the partner of Harold Hackett. Unexpectedly Throckmorton, the national schoolboy champ in 1915, and Alexander won the title over Irving Wright and Harry Johnson, 11-9, 6-4, 6-4.

Anna Fink, Harold Throckmorton and Fred Alexander quickly went out of style, but the National Doubles did so well in Boston that it stayed, becoming the city's only annual international sporting affair. During the War (1942-43-44), the tournament was moved to New York, combined with the National Singles as a transportation-saving measure. In 1934 the Doubles was staged in Philadelphia. Otherwise, the week-long fiesta of the fuzzy ball has been Longwood's darling 45 times, with the 46th celebration in 1966, again displaying the world's consequential amateurs on the club's Chestnut Hill lawn.

In 1961, during a visit to England, Boston fight promoter Sam Silverman was asked if he would like to attend a cricket match. "Nah!" snorted Silverman. "Who want to see a couple of bugs fight?"

Sam, a purist, still thinks the Limies are profaning his trade when somebody mentions cricket. But his knowledge of cricket is no worse

than that of the 650 members of Longwood Cricket Club, whose playground bears a wholly misleading name. Cricket has not been an activity there for 71 years, nor is the club still located in Longwood.

There are no crusaders in behalf of accuracy who would rename the place the Chestnut Hill Tennis Club. Bostonians are cautious. Perhaps tennis is just an upstart game, and possibly cricket will make a big comeback like double breasted jackets. Longwood has a nice, Napoleonic sound to it — fitting, since it has been a battleground for all of tennis's conquerors.

Napoleon's last hangout, when the old champion went stale, and was farmed out to St. Helena, was an estate called Longwood. Because his wife was a Napoleon fan, an affluent Bostonian, David Sears, named his substantial property in the wilds of Brookline "Longwood." This was shortly after the Civil War.

Sears died in 1871. Although his property was rapidly increasing in value as it was developed, the executors of his estate were agreeable to renting a bumpy plot to a new organization called the Longwood Cricket Club for \$40 a year.

Three cricket playing pals, James P. Farley, H. F. Fay, and John G. Hubbard, hopeful of establishing a permanent pitch, talked it over in the autumn of 1876. They felt that Longwood, a wide open area, would be a good location. In April of 1877, with 22 others — some of them tennis players — they formed the Longwood Cricket Club, now the oldest tennis club in the United States.

There are still patches of the excellent grass where the original club was laid out, a mile from Kenmore Square, between Brookline Avenue and Pilgrim Road, a site now occupied by the Winsor School. A couple of years ago the wooden shanty that served as clubhouse was knocked down. The few blades of grass are now all that remain of the scene of the first Davis Cup match.

Dwight Davis was a left-handed tennis-playing Harvard senior out of St. Louis when he had the idea, in 1900, that a tennis competition among nations would bring sportsmen together and advance the game. He came up with \$800 and instructed Shreve, Crump & Low, a Boston jeweler, to turn out a sterling silver punchbowl that would be offered in competition. It was called the International Lawn Tennis Challenge Trophy, but, soon assumed the name of the donor.

England was the only nation to enter the Cup chase that first year, and plans were made to play the match at Davis's club, Longwood, during the second week in August.

Despite temperatures in the 90's, and high humidity that week, crowds of 1200 filled the grounds on the two days of play. The women were in lace and long sleeves, the men in high collars and suits, few of them removing their jackets.

The only thing that agreed with the British were the dollies — "the feminine spectators were not at all unpleasant to gaze upon," said Roper Barrett of the losing side. He was doing more gazing than productive swinging, apparently, for in the decisive match Barrett and E. D. Black were toppled by Holcombe Ward and Davis himself, 6-4, 6-4, 6-4. That made the score 3-0 and they didn't bother to play the two remaining singles matches. Home went the British, grumbling like Cornwallis. They said they would never return, and Barrett turned out to be as sharp-tongued a knocker as Leo Durocher, although more thoughtful in his choice of words. "The balls," he said, "were soft and motherly looking, impossible to return." And the net was "a disgrace."

They didn't think much of that shed Longwood called a clubhouse either, and, in 1903 when the English did return to Boston — this time to take the Cup — Reggie Doherty said to one of his hosts, "I say, where is your clubhouse?" He was standing next to it.

Longwoodians did not smile. After all they had spent \$200 for this edifice, and another seven bucks to install incomparable ablutionary equipment: a shallow tub.

Charley Chambers, 76-year-old retired groundskeeper, recalls that the few members who did use the tub "looked like canaries in a bird bath." Purification by fire was the theme in the early days. They wore their tennis and cricket clothing day after unlaundered day, until it was dangerous to be downwind. Then they cremated the apparel behind the clubhouse, and put on new costumes.

This is one tradition that did not last. Showers after playing are considered acceptable form at Longwood today. The foremost tradition — grass courts — has been maintained, although it has been damned by such as Pancho Gonzales.

"Why the hell do we keep playing big tournaments on this damn grass?" screamed Pancho, eight times champion, after being removed from the U.S. Pro Championships by Ken Rosewall. The turf was heavy and slippery with rain; balls weren't bouncing; the older, less agile Pancho was at an extreme disadvantage.

"When is tennis going to get up to date and forget grass?" yelled Pancho. "They should hard top the whole place!"

To a Longwood member this was blasphemy, the raving of an atheist in the temple. A man who would harm a blade of grass was an assassin.

Most players of the first flight would agree with Pancho, however. "Grass," says Rod Laver, "is lovely and fun to play on. But it's too changeable, especially in America. The bounce is never the same and the courts wear out too fast, unlike England and Australia. When your living depends on it you want a truer surface — a fast clay or a slow cement."

Of the thousands of tennis clubs in the U.S., no more than 25 have grass courts. Forty-eight countries entered this year in the Davis Cup eliminations, once a cozy contest between us and the English. Of those, only six can offer grass — Australia, England, Ireland, New Zealand, British Caribbean, and the U.S.

The cry "Grass is Dead!" has been heard for years. It has been argued with all the intensity of the current "God is Dead!"

But grass and God still have their backers. And the most important tournaments are still on grass — Wimbledon in London, and America's National Singles at Forest Hills and National Doubles — as well as the U.S. Pro Championship — at Longwood.

Why? Because they always have been. In 1878, a year after the club was founded, Dr. James Dwight and teenager Dick Sears learned of the new game of tennis (brought to America in 1874), and marked off a court at Longwood. The cricketers grudgingly gave space. Because young Sears' family held the land—he was a grandson of Longwood's christener—there couldn't be too much objection to his activities.

Members no longer address their nightly prayers to Richard D. (Dick) Sears, but if the club has a deity it is he. As he and Dr. Dwight slapped the ball back and forth, others dropped their cricket bats and joined in. By 1881, when it was decided to hold the first national championship on the lawn of the Newport Casino, Dick Sears was there, wearing the Black and White of Longwood.

Nineteen-year-old Dick, who would graduate with Harvard's class of '83, stomped into the Casino and frightened the caviar out of the gentry. In Sears' day the Casino was a preserve of very-starched society, of ladies in ruffles and parasols smiling sweetly on knickerbockered gallants playing pitter-patter tennis with loosely strung, lopsided racquets. Wearing a mustache and a black and white striped cap, Dick broke the languid pattern by striding to the net to make winning volleys. He was an attacker, "introducing a style of game never seen here before," said one newspaper account.

He was no Pancho Gonzales, nor did he swoop about like the California Comet, Maurice McLoughlin, who startled the Casino with West Coast thunder that has been dominant since. But Dick's assaults brought success. He easily beat W. E. Glyn for the first championship in '81, and rolled up seven straight championships then retiring, like Rocky Marciano, undefeated before the 1888 tournament. A neck injury persuaded Sears to quit tennis. Before he did, he had grown to such heroic stature that his picture graced the packages of Richmond Straight Cut chewing tobacco. This was before athletes went effete, and began to appear on bubble gum cards.

"I doubt that my grandfather chewed the stuff himself," says John Sears, presently a member of the Massachusetts House of Representa-

tives. "But he was a striking figure who smoked a cigar in a cigarette holder."

Dick Sears played on grass, and if it was good enough for Dick it's good enough for us, swear Longwoodians. They feel as sentimental about grass as Vito Genovese does about the Mafia. Indeed they consider it *cosa nostra*—"our thing"—and would no more abandon grass than Vito would rat on a fraternity brother.

If you have played on grass, or if you have merely observed the Elysian scene—people of all ages scampering across the tennis meadow—you feel young and good. The grass bounce—or non-bounce—makes this an entirely different form of tennis than that played on clay or asphalt, or indoors. Skittering and skidding, low and fast, the ball becomes an elusive bunny, evading the swipes of the tautly strung clubs.

"Ah, the feet and the eyes," says 90-year-old Percy Hunt, who continues to play two or three days a week with undiminished joy. "Grass is so good to them. You don't notice that you're playing when you're on grass."

Undoubtedly a grass-snobbism exists. Z. Paul Callahan, one of Longwood's better players, recommends for psychiatric aid his fellow members who stray outside of the club to play tournaments. "Here we have the most beautiful courts in the country, and some of these nuts go all over New England to play on clay and try to collect some silver pots. Leaving this grass to do that is like deserting Sophia Loren for Ma Kettle," says Callahan. Like several of his cronies—one of them Joe Vay, the Baron of Hungary—Callahan feels that the perfect death would occur while playing.

"A fatal stroke while making the perfect stroke," is the Baron's choice of departure. Callahan says, "it would be ideal to go on the clubhouse court, hitting a slashing forehand return to break serve on match point." He thinks that before his body was cold, one of his friends would have lifted the bottle of vodka from his locker.

John Bottomley, whose term as club president ended early this year, did die on court in April, although at the Badminton & Tennis Club in the Back Bay. During his administration, and that of his predecessor, Chauncey Steele, Jr., the club underwent tremendous improvement, a remodeling of the clubhouse and an increase in the number and quality of services for members. Current president Walter Elcock continues the progressive leadership.

Bottomley was instrumental in the establishment of the Pro Championships in 1964 with the New England Merchants Bank as sponsor. His primary interest was the National Doubles on which he worked devotedly for two decades, either as chairman or in other leading roles. He recognized the tournament's importance in helping the club meet operating expenses, and also its substantial value in the matter of prestige. Longwood would always be worth a footnote in tennis history

as the site of the first Davis Cup match. As home of the Doubles it continues as an epicenter of the game; the last week in August is always Longwood time on the international tennis schedule.

For its first five years in Boston the tournament was held at the old grounds, moving to the present setting in 1922. A couple of years before World War I began, rising intown land values dictated that Longwood would have to migrate, push out into the bush. A swamp in Chestnut Hill, now bordered by Route 9, Hammond Street, Middlesex and Dunster Roads, was selected and the Chambers family went to work.

Longwood without the Chambers would be like vermouth without gin. Isaac (Ike) Chambers was imported from Scotland in 1884 and employed as cricket professional and groundskeeper. He was a strong bowler for the L.C.C. eleven until cricket passed out in 1911, but it was his touch with the grassblades in caring for the courts that endeared him to the members until 1932 when he retired. His oldest son, Charley, inherited the job, keeping it until his retirement in 1960 whereupon the other son, Walter Chambers, who had been waiting a long time for stewardship, took over at age 57. Ralph Chambers, a nephew of the old man, served the club as its teaching professional for 30 years. He now gives lessons at the Oyster Harbors Club on the Cape in summer, and in winter at Longwood Covered Courts, the nearby indoor club which has no connection with the Cricket Club, although many people belong to both.

Walter Chambers, lean and, dedicated, the last of the line, maintains the Chambers authority in the rare and demanding art of raising grass that is smooth as a golf green but as tough as the rough. Charley still works occasionally as an adviser. "When I came home from the A.E.F. in '18," says Charley, the ex-machine gunner, "this place was practically under water. There was a fishpond in the middle. We had to drain it with pumps, then seed new courts. It took almost six years until they were ready for play in '22."

A patch of high ground, now the terrace courts, was coveted by the club. "We owned all the land but that," says Charley. "That belonged to Mrs. Saltonstall, the senator's mother, and she had a cow up there. She wouldn't sell the land until the cow died. That cow would be up there grazing happily, and we'd be looking at her, wishing she'd drop dead." She finally did, Longwood disclaiming any responsibility.

Purchasing the shingled headquarters of the Chestnut Hill Club, which stood on Middlesex Road, Longwood moved it several hundred yards to Hammond Street and covered it with stucco. The outer appearance is unchanged. In 1924 old Longwood was abandoned, along with the seven dollar bathtub, and the membership descended on Chestnut Hill, where eventually they had 30 grass courts, 10 clay courts, a stadium seating 4,500 and a swimming pool.

Every one of the game's greats has put his — or her — best sneaker forward at Longwood during nearly a half-century of the National Doubles. The best team I ever saw there was Lew Hoad and Ken Rosewall, beating Vic Seixas and Ham Richardson in the 1956 final.

Big Bill Tilden was the game's most illustrious figure and probably its best player. In 1918, two years before demonstrating his supremacy in singles, he showed up at Longwood with an impossible-looking partner, 15-year-old Vincent Richards. Vinnie looked very possible when he began volleying, however, and with Tilden's support became the youngest victor.

Tilden won twice more with Richards and once each with Babe Norton and Frank Hunter. Richards added two titles with Dick Williams as an accomplice.

Hazel Hotchkiss came out of Berkeley, Calif., in 1909 to win the National Women's Singles and Doubles in Philadelphia, the first of her accumulation of 44 national titles, an unequalled pile of silver. She married Bostonian George Wightman, joined Longwood and moved into a house in Chestnut Hill a block from the club. There, in her 80th year, she reigns as Lady Tennis, providing room and board for at least a dozen young women during tournament time, teaching the game to youngsters in her garage. A grand lady.

In 1923, in the spirit of Dwight Davis, she put up a trophy for world-wide feminine competition. England, as it had 23 years before, issued the first challenge. The rivalry became so rewarding to both countries that the Wightman Cup series never expanded. It remains U.S. vs. England, annually a well publicized date on the sporting calendar.

Topped by Hazel Wightman's 44 blue ribbons, Longwood members have won more than one-hundred national titles, although they don't pour in as in former times. The original Davis Cuppers — Holcombe Ward, Malcomb Whitman and Dwight Davis — were Longwoodians, but the club hasn't had a team member since 1925, Dick Williams, who celebrated his 50th at Harvard in June. And it hasn't had a National Doubles champ since Sarah Palfrey 25 years ago.

Title hunting in the upper reaches of amateur tennis has become a full-time pursuit, while Longwoodians are businessmen to whom the game is an avocation. Still, an occasional title is grabbed, the most recent Indoor Mixed Doubles, by Paul Sullivan in the company of No. 1 woman Billie Jean Moffitt King. New England's leading players — Ned Neld, Sullivan, and Chum Steele — as well as Baba Lewis, Ruth Jeffrey and Mary Richards — are members. And so are Dr. Don Manchester and former club president Chauncey Steele, Jr., the No. 6 senior (over 45) team in the U.S.

Periodically a club entry in the National Doubles will set Longwood hearts to beating madly as Dick Sears did when he walked onto the court. Weld and Sullivan did that in 1960 by sabotaging Mexican Davis Cuppers Tonio Palafox and Joaquin Rexes in the first round.

While they lasted they were gallery favorites. This happens to a lot of teams that never go all the way to the title. One of them was the unlikely pairing in 1950 of Australian Davis Cup Capt. Harry Hopman and a left handed Chicagoan named Seymour Greenberg. "They scored more upsets in one week than any team in the history of the event," says Jerry Scheuer.

Hopman, 44, was supposedly 11 years past his prime. He had been a finalist in 1939 with Jack Crawford, had never teamed with 30-year-old Greenberg, a clay court specialist. They were pleased at winning their opener over a good team of Dick Gaines and Dick Sorlien, but received no mention until the second round. There they gave reporters a break by bringing down No. 4 seed Dick Savitt and Sid Schwartz. That was merely the beginning. Next to crumble before them was No. 5 Aake Eliason — a Swedish Davis Cupper — and Earl Cochell. Hopman and Greenberg were in the quarter finals against the second seeded foreigners, Aussies Merv Rose and George Worthington. It had to end here, and it did — for Rose and Worthington: 7-9, 15-13, 2-6, 6-3, 6-4. Rose, 20, and Worthington, 21, were exhausted at the conclusion of the 71 game match.

A record crowd of 6,000 spilled over Longwood to cheer Hop and Greenberg in the semis, but that was the end, really, even though the champions Bromwich and Sedgman needed four sets to close out the one-tournament-only partnership.

Little more was expected of the Japanese Atsushi Miyagi and Kosei Kamo in 1955, but they were gallery pets. Their quickness and good nature earned them a clique who were stunned to see them lift the championship from a field that included Hoad and Rosewall, Neale Fraser and Rex Hartwig of the Australian Davis Cup team, and Vic Seixas and Tony Trabert, Americans defending the Cup the weekend following the Doubles in New York.

Longwood itself was stunned, almost beyond recovery. Not by the little Japs, but by a long-winded shrew named Diana, whose famous last words were: "with me the deluge."

The tournament got through its first two days all right. Then came a telegram from Washington, from a golfer named Eisenhower, expressing "best wishes" for a successful week. Diana must have voted for Adlai Stevenson. In she roared with hurricane winds and rain. The rain fell harder than the stock market in '29 and didn't stop for three days.

By then the courts were under two feet of water, and boys were actually swimming or paddling rafts across what quickly became known as Lake Longwood.

It took a week for them to dry out, and then the balls splattered mud in the players' eyes instead of bouncing. After a couple of days, participants tired of waiting around a clubhouse that seemed ready to

float away. They began to drop out of the tournament. Among the drop-outs were the Australian and American Davis Cuppers who had to be in New York for the Challenge Round. The teen-age team of Greg Grant and Earl Baumgardner, won one match, got two defaults from departed teams and found themselves startlingly in the semi-finals. Two other kids, Jerry Moss and Bill Quillian, reached the semis on a default, and beat Baumgardner and Grant. In the final they confronted Miyagi and Kamo, and here were four guys amazed to be playing for a title. The tiny Japs, more adept at coping with the non-bounces won in five sets.

Bill Talbert and Gardner Mulloy, handsome and skilled, have long been a compelling force at Longwood. They won the men's title four times (1942-45-46-48), the only team to do that since 1910, then faded away into the Seniors where they have ruled since 1963. Mulloy's first national title was secured in 1939, with his old man, R. B. Mulloy, in Father and Son Doubles — another sideshow in the National Doubles carnival. (Although six titles are determined: men's and women's doubles, senior men's and women's doubles, senior women's singles, father and son doubles).

Gar and Billy's 1946 triumph is still disputed within tennis circles, one of the countless was-the-ball-in-or-out controversies that seemed so vital at the time. Most of them are forgotten, but this one 20 years ago, occurring on championship point, is fresh in many minds. Don McNeill and Frank Guernsey had won the first and third sets from defenders Mulloy and Talbert and six times had held match point in the fifth set. The deuce set lengthened, and with it the tensions. Now, at 13-14 Talbert was serving, another match point glaring at him. He followed the serve to the net and volleyed the return straight ahead, either on or alongside the left sideline — depending on whom you believe. Guernsey and hundreds of others seated in the stands thought the ball was out and the championship was his and McNeill's. Guernsey rushed to McNeill and shook his hand. Talbert yelled, "what was the call?" Linesman Roger Fenn said the ball was good. Referee Dave Niles concurred in Fenn's ruling, the match resumed, and the score was deuce.

Talbert held serve and eventually he and Mulloy won the longest Doubles final, over the distraught Guernsey and McNeill, 3-6, 6-4, 2-6, 6-3, 20-18.

Guernsey knows how Don Juan de Borbon, the pretender to the throne of Spain, feels. He continues to insist that he and McNeill are the National Doubles kings of 1946.

Disagreements and outbursts of disapproval have been numerous, of course. Denny Ralston, presently No. 1 amateur, strode to the grandstand in 1962 and offered to fight a heckler. Mulloy, angered by a call that went against him in 1961, took off his glasses and tried to hand them to a linesman. Hal Fenerty in 1958 scowled at his partner,

fellow Longwood member Al Stitt, even before they began playing a Senior match. "Al," he grumbled, "you promised me you'd buy new white shorts and not disgrace us in the Nationals by wearing those unsightly gray things."

Fenerty learned later that Stitt had obediently purchased a proper-white outfit. On his way to the court, passing by the swimming pool, the unaccustomedly well-dressed Stitt heard some kids yelling for help. A baby had fallen in, unnoticed by the life guard. Al jumped in, pulled the infant out, and returned to the locker room to change. He had saved a life but lost a chance to be well dressed and please his partner. On went the baggy gray shorts again.

It was about 35 years ago that the Doubles nearly had its only rumble. "I was involved," recalls Platt Spencer, one of the many members in their late 60's who keep on playing vigorously. "But I wasn't playing. I was umpiring a Senior match between Fred Rosenbaun and William Baggs who won the title in 1927-29-31 and '38, against Jarvis Adams and Henry Bassford, who won in 1930 and '32. There was bad blood between them, quite a rivalry. In the Seniors you don't usually have linesmen, just an umpire, and the players are on the honor system to call the lines. These guys were always suspecting each other of giving bad calls. Finally there was one decision one of the teams made—I forget which—that brought them to the breaking point.

"All four of them charged the net brandishing their racquets like Indians looking for scalps. They were definitely going to tangle. It would have been a real brawl.

"I jumped down from the chair and held out my arms to keep them apart, and I hollered, 'Let's play tennis!'"

Spencer is a burly fellow, a former football player at Penn and boxer in the A.E.F. They obeyed. In a way it's too bad. It would have been a better story if Spencer had stayed out of it.

## OFFICERS

1968

### PRESIDENT

JASON A. AISNER

### VICE PRESIDENT

S. MORTON VOSE

### TREASURER

J. FREDERICK NELSON

### CLERK

MRS. OWEN M. CARLE

## TRUSTEES

THE REV. GEORGE L. BLACKMAN, MRS. YVES HENRY BUHLER  
 JAMES M. DRISCOLL, ARTHUR A. O'SHEA, MISS MAUD OXENHAM  
 MRS. GARDNER WASHBURN, MRS. WINTHROP WETHERBEE

### COMMITTEE ON ROOMS

Mrs. Bertram K. Little — Chairman  
 Miss Mary Lee  
 Roger B. Tyler, Esquire

### COMMITTEE ON MEMBERS

Mr. Joel Samuels — Chairman  
 Mrs. Charles B. Blanchard  
 Dr. Joseph A. Craven, Jr.

### COMMITTEE ON PAPERS

Miss Helen M. Thayer — Chairman  
 Mrs. Theresa A. Carroll  
 Miss Jeannie U. Dupee

### COMMITTEE ON FINANCE

Mr. Owen M. Carle — Chairman  
 Mr. Telemachus J. Scourtis

### COMMITTEE ON PUTTERHAM SCHOOL

Mrs. Dean Peabody, Sr. — Chairman

Mrs. Yves Henry Buhler  
 Mrs. James F. McIntosh

Mr. Bertram K. Little  
 Mr. William D. Mehegan

## THE BROOKLINE HISTORICAL SOCIETY

### TREASURER'S ANNUAL REPORT

1967

|   |             |                    |
|---|-------------|--------------------|
| Cash on hand January 1, 1967                    |             |                    |
| Brookline Savings Bank — 90 Day Special Account | \$15,000.00 |                    |
| Regular Account                                 | 1,462.47    |                    |
| Brookline Trust Company                         | 481.76      | \$16,944.23        |
| Income during 1967                              |             |                    |
| Membership Dues                                 | \$ 665.50   |                    |
| Interest — Brookline Savings Bank —             |             |                    |
| 90 Day Special Account                          | 850.01      |                    |
| Regular Account                                 | 58.07       |                    |
| Income from the estate of Josephine H. Wilder   | 421.81      |                    |
| Book Sales — "Some Old Brookline Houses"        | 9.15        |                    |
| Donations                                       | 15.00       | \$ 2,019.54        |
|   |             | <u>\$18,963.77</u> |
| Payments during 1967                            |             |                    |
| Secretary's Expense                             | \$ 131.95   |                    |
| Treasurer's Expense                             | 1.50        |                    |
| Insurance Premiums for 1966 and 1967            | 48.50       |                    |
| Collations                                      | 30.62       |                    |
| Chair Rentals                                   | 21.00       |                    |
| Bank Charges — Brookline Trust Company          | 6.76        |                    |
| Bay State Historical Society Dues               | 4.00        |                    |
| New England Council Listing Fee                 | 2.85        |                    |
| Massachusetts Tax — Secretary of State Filing   | 5.00        |                    |
| Attorney General Filing                         | 3.00        |                    |
| Audit Services                                  | 25.00       |                    |
| Custodian Service at Main Library               | 3.28        |                    |
| R.A.R.E. Inc., Putterham School Repairs in 1966 | 745.00      |                    |
| Pres. Kennedy Pictures for Society Archives     | 12.31       |                    |
| Furniture Repairs — Devotion House              | 75.00       | \$ 1,115.77        |
| Cash on hand December 31, 1967                  |             |                    |
| Brookline Savings Bank — 90 Day Special Account | \$15,850.01 |                    |
| Regular Account                                 | 1,058.07    |                    |
| Brookline Trust Company                         | 939.92      | \$17,848.00        |
|   |             | <u>\$18,963.77</u> |

Respectfully submitted,

J. FREDERICK NELSON,  
*Treasurer*

## BROOKLINE HISTORICAL SOCIETY

The Annual Meeting of the Brookline Historical Society will be held on Sunday, January 28, 1968 at 3:00 o'clock in the afternoon at the Edward Devotion House, 347 Harvard Street, Brookline.

There will be the usual business meeting, followed by a paper given by Jason A. Aisner on "Brookline and the War of Independence."

Refreshments will be served.

Lorraine H. Carle, *Clerk*

## REPORT OF THE COMMITTEE ON ROOMS

Three special meetings have been held in the Devotion House during the year 1967 — the annual meeting of our Society, the usual Patriot's Day celebration on April 19th, and the Hannah Goddard Chapter D.A.R. on December 11th. In addition we sponsored, in company with the History Committee of the First Parish Church, an "Evening of First Parish History" on Friday, October 27th. This took place in Pierce Hall and was part of the celebration of the 250th anniversary of the First Parish Church. Our president Mr. Aisner opened the program, and our members Mr. and Mrs. Bertram K. Little also took part.

Visitors during 1967 included three Third Grade groups from the Driscoll School, open house for the Brookline Chamber Music Society on May 6th, and four grades from the Devotion School in June. Also visitors from Delaware, Ohio, New York, Syracuse University, Bangkok, Thailand, and other nearby points.

Repairs include eleven combination storm and screen windows on 2nd floor bedroom and bathroom and front door, and floor painted in old kitchen. Furniture repairs were carried out on a Chippendale chair, and highboy, a Bannister-back chair was given a new rush seat, and two wooden chairs were re-glued, all expertly done by Mr. Roland B. Hammond of North Andover, Mass.

Gifts were as follows:

From *Miss Maude Oxenham*, a badge marked "200th Anniversary of the Incorporation of the Town of Brookline — November 1905".

From *Mrs. Charles B. Blanchard*, 2 books about the Seaver Family — a genealogy of Robert Seaver of Roxbury, by William Blake Trask, and a Benjamin Seaver writing book with records of Seaver deaths 1851-1944. The last seven pages written by Mr. Charles B. Blanchard.

From *Mrs. Albert F. Bigelow*, a framed photograph of the "Brookline Rifles" a company of young men of which her ancestor Moses William was Captain in 1862 when they were training in Brookline to go to the Civil War.

NINA FLETCHER LITTLE  
*Chairman, Committee on Rooms*

## REPORT OF THE PRESIDENT

SIXTY-SEVENTH ANNUAL MEETING, JANUARY 28, 1968

This meeting marks the conclusion of my second term as President of the Society. I am happy to report that it has been a most exciting and interesting experience. In the process of being party to the inner workings of the Society and its various projects, I have come to learn a great deal about the history — immediate and past — of our town.

During the past year, we had a very enjoyable meeting in May at the Aspinwall Cottage on Colchester Street. After viewing the premises, we walked over to the Parish Hall of Church of Our Saviour, where Mrs. Bernard Singer, our hostess, read a most erudite paper on the history of the Cottage.

The Society was honored by being invited to participate in the 250th Anniversary Proceedings of The First Parish in Brookline in October. In November, Arthur W. "Bud" Collins, Jr., columnist of the Boston Globe, read his thorough history of the Longwood Cricket Club, at the Club on Hammond Street.

The Trustees met twice formally during the year, devoting most of their attention to the restoration of the Putterham School. In respect of the latter, its exterior is now completely restored. Next in process will be restoration of the interior — and ultimately its use as a public museum. Accolades are due and bestowed herewith on Mrs. Dean Peabody, Sr. and the members of her Committee on Putterham School for their work in directing and supervising this project.

In my last report, I stated that we look forward to printing our *Proceedings* for the years 1964-1966. Regretfully, we have not been able to complete the project as of this date. As soon as we do, copies will be mailed to the membership.

We have offered our services to Mrs. Joseph P. Kennedy in helping her arrange the Presidential birthplace on Beals Street. Thanks for the gesture were received, but to date we have not been called upon for affirmative support.

During the past year five of our members died, four resigned, eighteen new annual members joined, and seven new life members were elected.

One of our most active members, Mr. Daniel Tyler, Jr., will long be remembered for his total enthusiasm, drive, and efforts in carrying out the functions of the Society. He will be sorely missed.

JASON A. AISNER, *President*

## VOTED

To establish the CHARLES B. BLANCHARD MEMORIAL FUND by appropriating from the treasury of the Society the sum of five hundred (500) dollars, said sum to be maintained in a separate income producing account, with half the net annual income therefrom to be available for purchase, in the discretion of the trustees of the Society, of books, documents, and other items of historical significance for the use of the Society, the remaining portion of the net annual income to be added to principal each year, and further provided that principal of said fund, in whole or in part, may be expended upon the affirmative vote of a majority of the membership present and voting at two successive annual meetings of the Society.

## BROOKLINE IN THE WAR OF INDEPENDENCE

by JASON A. AISNER

A fundamental historic principle is that public foment is generally prevalent prior to formal action by official public bodies. Thus, it was a matter of local public knowledge that for several years before the Brookline town meeting assembled in 1772, British officials in America were aware of agitation among the colonists.

Within a matter of days after Henry Hulton arrived from England on June 5, 1768, to assume his duties as Commissioner of Customs at Boston, some members of the Sons of Liberty surrounded his lodgings, howled like Indians, threatened the newly-appointed Commissioner and his sister, and forced them to take refuge on the British man-of-war *Romney*, which lay at anchor in Boston harbor. The sending of any and all officers to serve as tax collectors set off the chain reaction. Propaganda of a highly inflammatory nature put forth by some of the more ardent patriots was of no small consequence in keeping the reaction going.

Anne Hulton, sister of the aforementioned Commissioner, wrote The Credulity of the Common people here is imposed on by a number of Lies raised to irritate & inflame them. The believe that the Commissrs have an unlimited power given to tax even their Lands, & that its in order to raise a Revenue, for supportg a Number of Bishops that are coming over & they are inspired with an enthusiastic Rage for defendg their Religion & liberties. every Officer of the Crown that does his duty is become obnoxious, & they must either fly or be sacrificed, the Attacks were always in the dark, several hundreds against one Man, & theres great Reason to believe that the Lives of some in particular was amid at, . . .<sup>1</sup>

Forcing the Commissioner to seek haven aboard a warship was not necessarily an expression of dislike for him personally but rather an expression of hatred of his official capacity. Eventually, however,



the atmosphere calmed to the point where Commissioner Hulton could return to land even though no local patriot owning a suitable house would rent to him. In order to find a place to live, Henry Houlton and his entourage ventured into the country — to Brookline — where he bought a home out on the road to Newton.

Commissioner Hulton hardly spent all his waking moments thinking up new ways of levying and collecting taxes for the sovereign. His contributions to horticulture in New England were most notable. In the greenhouse that he erected on his property he raised celery, artichokes, broccoli, and various other green vegetables, at a time when little attention was paid to such pursuit. The orchard that he set out was considered the finest in the province. Squire Hulton was apparently staking a claim in old Brookline, intending to settle down here.

On the night of June 19, 1770, an unidentified group of men or boys tried forcibly to gain admission to the Hulton homestead, but were repulsed almost single-handedly by the master. Inquiry was made as to the identity of the marauders, but no one who claims he saw them was willing to testify either publicly or privately. As soon as efforts to identify the guilty ones were dropped, two stories made the rounds of the community — one to the effect that the Commissioner broke his own windows to cast an odium on the country, the other was simply that some Brookline boys stoned Hulton's windows.

Commissioner Hulton, writes John Gould Curtis, had been sent to collect some taxes which the people had determined not to pay; he symbolized a cause of revolt, and for his conscientious devotion to duty he sacrificed his domestic security, his comfortable Brookline home, and almost his life.<sup>2</sup>

While the Commissioner was resident in the town, the rumblings and feelings of the townfolk turned up at town meeting. On September 21, 1768, the inhabitants of Brookline assembled at town meeting, and voted "to choose a Committee to Joine the Committee from the Several Townes at Faneuil Hall," and voted that Captain Benjamin White be the Committee man. The committee met to protest Governor Bernard's refusal to convene the General Court. Other than lodging the protest, drafting a petition, writing a letter of protest, and preparing a set of resolutions, little was accomplished.

At town meeting on December 11, 1772, a committee was chosen "to take under Consideration, the Violations & Infringements of the Rights of the Colonists & of this Province in particular; and to make Report at the Adjournment of Said Meeting." The committee was also charged with the responsibility of communication and correspondence with all local towns on the subject of "our Present Difficulties."

That meeting adjourned to December 28, when a seven point resolution was passed unanimously, the gist of which was to protest the infringement of the rights of the colonists believed to be founded on the laws of nature, Divine revelation, the British constitution, and the

charter of the province. Another committee was voted into existence: the Committee now chosen to write to the Committee of Correspondence in Boston. Its members, William Hyslop, Isaac Gardner, Deacon Ebenezer Davis, Captain John White, Isaac Child, John Goddard, and John Harris, were instructed to express the revolutionary spirit of the citizens of Brookline and their devotion to the general cause. The Committee wasted no time in writing to the Committee of Communication & Correspondence at Boston. Its members vigorously expressed the readiness of the townspeople to add "their Mite to wards with-Standing any arbitrary despotick measures that are or may be carried on to overthrow the Constitution and deprive us of all our invaluable Rights and Priviledges which are & ought to be as dear or dearer than Life it selfe."

Less than a year after the Committee of Correspondence was formed, a town meeting on November 26, 1773, added four new members to the Committee: Major Wm. Thompson, Captain Elisha Gardner, Captain Thomas Aspinwall, and Lieutenant John Heath. The main issue for discussion at that town meeting was "to consider what was proper for this Town to do, relative to the Quantitys of Tea belonging to the India Company, hourly expected to arrive in this Province, Subject to any American Duty." The Tea Act of 1773 caused so much concern, that annually vigorous political agitation ensued. So much so, that that town meeting lasted three days.

The resolutions unanimously passed at the meeting defined the tax on tea as an intolerable grievance, and pledged full support to the Town of Boston to oppose what was called the "Tea Schem." They warned whoever shall thereafter import any tea into the province while subject to the duty that such person shall be treated by the town as an enemy to his country. Brookline may certainly be considered to have aided and abetted the famous Boston Tea Party.

Early in 1774, a quintet of Acts imposed on the colonists resulted in Brookline, along with other towns of the province, taking account of the state of local defense. The Regulating Act destroyed the original charter and town meeting; another Act provided for removal to England of the trials of British officials charged with capital crimes in the administration of their duties; the Quartering Act obliged inhabitants of the town to shelter British soldiers; a fourth Act blocked westward expansion, provided government by an appointive legislative council, and gave special rights to Roman Catholics; and the Boston Port Bill removed the customs house from Boston to Salem and made it the new capital, while Marblehead was designated to replace Boston as the principal port.

In spite of the prohibition against town meetings, one was convened July 29, 1774, at which it was voted to unite with other towns in the province to recover and maintain the citizens' invaded rights. A five man committee was appointed a month later for the express purpose of examining the state of military preparations in Brookline "in case of a Suden attack from our Enemies."

Another meeting four weeks later set up a set of instructions for Captain Benjamin White, our representative to the General Assembly, for his conduct at the Provincial Congress scheduled for October 11th in Concord. Protests were filed with Governor Gage objecting to the construction of fortifications, estimates were made of ordnance and military stores needed by the province, and a receiver-general was appointed to raise funds.

The movement toward organized resistance received added momentum, when, at the town meeting of November 17, 1774, it was voted unanimously to abide by the measures passed by the Continental Congress. On January 1, 1775, another town meeting voted to assist financially by subscription the towns of Boston and Charlestown. A volunteer company was established, with the provision that each soldier to enlist would be paid four pence as expense money each evening.

In addition to implementing these activities by fairly frequent town meetings, the inhabitants of the town, led by John Goddard, began carrying beef, flints, rice, lead, linen, potatoes, flour, and pork to Concord. It was due to the British effort to seize such supplies in the hope that rebellion would be thereby thwarted that the first open conflict resulted.

The frantic activity that started on the night of April 18, 1775, is quite familiar to us all. General Dawes, in going from Roxbury to Cambridge via Brookline, stopping off at this very house where we meet today, followed the next day by a parade of a scarlet coated army of twelve hundred soldiers with flags flying and music playing, adding to the excitement. Meanwhile the clarion call to duty was heard throughout the town. Three companies were immediately organized, one commanded by Colonel Thomas Aspinwall, one by Isaac Gardner, and one by Captain Thomas White. Off they went to points east and north to engage the enemy. After pursuing him to Charlestown, the patriots who had fought that day made their way home, each in his own fashion. This might not have been guerrilla warfare at its best; but it proved more effective than the highly stylistic fighting of the British.

John Goddard stored mortar and ordnance at his home in Brookline for the use of American troops. The Brookline Fort, located near what is now Boston University Bridge, then Cottage Farm Station, mounted six guns and had quarters for two full companies. At one time a British floating battery trying to move up the Charles River opened fire on the Fort. Down by St. Mary's Street there was another battery protecting Muddy River, but it does not appear to have played a part of any importance.

Barracks were either built or made from regular homes throughout the town. One of the events of the war that caused great disturbance in the town was the use of some of the barracks for the purpose of inoculating Continental soldiers with smallpox. The citizens were

fearful of an epidemic resulting from this practice. A special town meeting held on February 12, 1778, not only called on the General Assembly to look into the matter, but refused Dr. William Aspinwall's petition for leave to convert his home into a hospital for smallpox inoculation.

Great consternation came from the practice of the Quartermaster General ordering homeowners to house and quarter troops — a procedure no less abhorred when practiced by the colonists than by the British.

On the home front, so to speak, strong pressure — not infrequently in the form of tar and feathers — was brought to bear on those merchants who were not playing fair in observing the non-importation program.

Poor Henry Hulton. He took off for safer climes. His property was confiscated by the town and rented out as a farm for the staggering price of twenty-four pounds a year, lawful money.

Most of the English sympathizers left town. One of them, Samuel Sewall, fled to England as a refugee. His sister remained in Brookline. The town wanted to confiscate his property, but she claimed an undivided interest in it and contested the taking. Help to resolve the dilemma was sought from the General Court, which responded by ordering the matter to next annual session, a time-honored device for avoiding consideration of any given issue.

John Goddard, who performed yeoman service storing and carting munitions became wagon-master general of the army of the twelve united colonies on August 9, 1775, by appointment of General Washington, commander-in-chief. Brookline beat the good commander-in-chief to the draw, however, because at a town meeting held on November 2, 1774, Goddard had been appointed to that very position. Of course, how binding it was beyond the town line is a matter of interesting conjecture. Wagon-master General Goddard's account book contains some intriguing entries, especially the drink and toddy items that recur from day to day.

Other Brookline men who distinguished themselves in the war of independence were Colonel James Wesson, the hero of the battles of Oriskany, Saratoga, and Monmouth Courthouse; Drs. William Aspinwall and Eliphalet Downer were army surgeons; John Goddard, son of the wagon-master general, served as a ship's surgeon. Captain White and his company of militia remained on active duty for three weeks. Colonel Aspinwall, Captain Timothy Corey, and Samuel Craft were, what I call, recruiters-in-residence to enlist local boys for service with the Continental Army. Incidentally, the bounty for enlistments was twenty-four pounds, legal money, for enlistments of three years or the duration of the war. When Colonel Wesson put out a call for sixteen enlistments, sixteen boys stepped forward, and a grateful town dipped into its treasury to the tune of £384.

Along with the soldiers, the enemy, the excitement, and the problems came almost uncontrollable inflation. Seventy-five dollars in currency was the equivalent of one dollar in silver. The cost of running the town was so high that the levies were increased annually. Beef and mutton cost as much as four pence a pound, and butter sold at ten pence a pound. In 1773, it cost the town £200 to operate, £150 in 1775, £550 in 1776, £700 in 1777, £2,500 in 1778, and £4,635 in 1779. Consider the fact that the cost of town government had increased twenty to thirty times above normal in just six years. Brookline, however, faced up to its responsibilities. It sent its sons forth to battle, it raised the necessary funds to run the town government, and it did its share in helping to frame a government for the country.

Conferences, congresses, assemblies, and every other form of gathering were conducted from 1774 on. The Salem Assembly of 1774 became a Provincial Congress. Our delegate to those meetings was Captain Benjamin White. He also attended the Provincial Congress at Watertown on May 31, 1775. In 1775, we elected John Goddard to the General Assembly, followed by Elhanan Winchester in 1777. During those years numerous town meetings were held, whence came explicit instructions to our various delegates. The agitation of the Brookline town meeting, on May 21, 1778, in unanimous opposition to the draft constitution for Massachusetts had widespread effect. The basic reason for the opposition was its failure to include a bill of rights. A vote was held throughout the state, and the constitution as proposed was rejected by a vote of 9,972 to 2,083. On September 1, 1779, a new constitutional convention assembled, with 312 representatives from the towns. Just six months later the convention had ready, in printed form, a new constitution. The Brookline town meeting discussed it at length on May 15 and 16, 1780, and generally approved. The rest of the town also approved. Massachusetts now had the first written constitution in America, one with a significant bill of rights spelled out, thanks in great measure to the farsightedness — and stubbornness — of the Brookline town meeting.

When the fighting came to an end, the men of Brookline returned to their farms, and the town meeting settled down to dealing with comparatively calmer and more routine local affairs.

#### NOTES

1. Hulton, Anne: *Letters of a Loyalist Lady*: Being the Letters of Anne Hulton, sister of Henry Hulton; Commissioner of Customs at Boston, 1767-1776; Cambridge, Harvard University Press, 1927.
2. Curtis, John Gould: *History of the Town of Brookline, Massachusetts*, Boston, Houghton Mifflin Company, 1933.
3. Woods, Harriet F.: *Historical Sketches of Brookline, Mass.*, Boston, Robert S. Davis and Company, 1874.

---

#### BROOKLINE HISTORICAL SOCIETY

The Spring Meeting of the Brookline Historical Society, will be held on Sunday, May 19, 1968 at 3 p.m., at the home of Mr. and Mrs. Edward Heartz, 261 Tappan Street, Brookline.

One of the items to be discussed at the meeting will be an increase of dues.

We have been invited to participate in the Centennial Celebration of the Church of Our Saviour. A tour of houses in the vicinity of the Church will be conducted. You will be notified of details.

Lorraine H. Carle, *Clerk*

---

#### THE BOWDITCH HOUSE

by IRENE HEARTZ

Mr. Aisner, Fellow Members of the Brookline Historical Society. When my husband first walked into this house his immediate comment was: "What a house to have a party". I must confess, however, we did not anticipate a gathering of this size, but we welcome you to the first, and, we hope, not the last meeting in this house.

When Mr. Aisner asked me to write a history of the house, I agreed, thinking that all one had to do was go to the Dedham Land Court and trace the successive owners back to the first one.

I had a rude awakening, of course, but out of it all came a deep respect for members of the Society, such as Nina Fletcher Little and other distinguished speakers and guests for their knowledge, research, dedication and time in preparing their papers.

First of all, sure that the task would be a simple one and that not much time would be involved, I strode confidently into the Dedham Land Court. Then, the fun began. A sympathetic clerk steered me over to a section marked Grantees and Grantors, and I was on my way, or so I thought. I was completely lost in the maze of legal language and each successive step led me deeper into the quicksand of the legal world — it was hopeless. I took copious notes, not having the slightest idea of what I was copying. After three mornings of this I considered calling Mr. Aisner for help, but I thought his fee might be a little high, not that it isn't deserved, so — back I went to my note taking.

Running back and forth to Dedham proved so time-consuming that I hit upon the idea of having the records and maps photostated and sorting out the material at home. Each night my husband and I would pore over information, but, I'm sorry to say, he was more confused than I.

By this time I realized that the Land Court was not the answer and, belatedly, discovered the Library and Town Hall.

In a way I learned what being a member of the Historical Society means — interest, scholarship and diligence. It is one thing to go to the meetings and listen to the beautiful detailed reports, and quite another to present a paper yourself.

Never again will I take for granted the work that the speakers present, for I now know what goes on behind the scene.

As the deadline approached for finishing this paper, I must admit to certain feelings of panic. Nevertheless I began to experience a sense of elation at the way bits and pieces of information began to mesh and the discovery that there is a record for everything and experts trained to assist in their location. I herewith offer you a brief listing of the Bowditch property as best a novice with a non-trained mind and limited time could figure it out.

In a document recorded in Dedham Land Court, Volume 194 at Page 142 the story begins. It is a deed from Lewis and Susannah Tappan of Brooklyn, New York to William Ingersoll Bowditch of Brookline. At this time, I am sure you realize the difficulty I was experiencing.

On a plan dated Dec. 31, 1860, the beginnings of Tappan Street emerge, splitting the land owned by Mr. Bowditch, but his land still extends down to the brook bordering the New York and Boston railroad and what is now the Riverside line. The abutters are Augustus Aspinwall, Thomas Aspinwall, and the Heirs of S. A. Tappan.

In 1871 a street plan shows Tappan Street running in a curved path. A house appears on the Bowditch plot and the land still extends down to the railroad and adjoining brook, but the adjoining land by the heirs of S. A. Tappan shows up under the name of Trustees of Boston University and Bowditch.

In 1897 Tappan Street definitely split the property and Rawson Road begins to take shape, forming the rear boundary of the Bowditch land. The Aspinwall lands have been dispersed and show up as house lots on the other side of Rawson Road. On the left side of Tappan Street coming down from Beacon Street our house is shown, in addition to the original house, and a 20,440 foot piece of land shows up as belonging to Frederick C. Bowditch, a grandson. A piece of the Bowditch land appearing on the 1871 street map has been split up and now shows up under the names of Roderick Richards, 14,339 feet and, immediately adjoining the Bowditch line, Susan H. Long, 12,311 feet. The land on the other side of Tappan Street to the railroad remains the same.

1907 shows the Bowditch property unchanged from 1897, but there has been a great deal of activity on Rawson Road. Small house lots appear. Colbourne Crescent and Addington Road show up on what once was the Aspinwall property.

By 1927, this house belongs to Samuel C. Prescott, the lot consisting of roughly 42,000 feet. The original house, now reduced to 31,655 feet, shows up under the name of S. H. Long and H. Pierce, part of the Bowditch family, and the house lot bordering Rawson Road consisting of 28,000 feet is now owned by E. F. Bowditch. This is all that is left of the original William Ingersoll Bowditch property, the other side of Tappan Street to the railroad having been sold by his heirs in 1922.

To give an idea how complicated the estate had become, Mr. Prescott purchased the house from the Bowditch heirs and the release was signed as follows: Elizabeth Bowditch, Harry V. Long, Dorothy I. Emery, Sarah H. Huntington, James Lincoln Huntington, Rosamund C. Barbour, Thomas Barbour, Mary D. Hale, Elizabeth B. Eustis, Augustus H. Eustis, Richard L. Bowditch, Mabel I. Bowditch, Harry M. Newell, Emille I. Newell and Sarah Bowditch.

1935 — Professor Prescott still has our lot, a grandson, J. H. Bowditch is the owner of the original house and a Mr. A. D. Hill got the property owned by E. F. Bowditch bordering Rawson Road for non-payment of taxes.

1945 — Professor Prescott's ownership remains unchanged. The original house occupied by William Ingersoll Bowditch and his wife no longer exists. Six house lots with single family homes (approximately opposite what is now Beaconfield Rd.) appear in its stead. A small piece of land with no building bordering Rawson Road under the name of C. I. Bowditch is all that remains of the original Bowditch land and the last time the name appears on the Tappan Street plan.

By 1955, Mr. Prescott has sold this house to Mrs. Esther Rudy and the last remaining portion of the Bowditch land has been sold to a Mr. E. D. Stanley.

In 1961 we purchased this house from Esther Rudy and subsequently sold a small piece of land bordering Rawson Road where, to our regret, town houses in the row house manner were built.

The 1967 street plan reveals that our house and what was once the Fred C. Bowditch house on Rawson Road (now owned by M. P. Tovish) is all that remains of the William Ingersoll Bowditch holding.

He was born in 1819 and died in 1929. He was a town meeting member and at various times served as the Moderator. At the annual town meeting in 1881 he went as far as to propose that the town ask the legislature to extend to women who are citizens the right to hold office and vote in town affairs on the same terms as male citizens. It is noted that the meeting was not sympathetic. He further expounded his views in two books: "Woman Suffrage, A Right, Not a Privilege" and "Taxation of Women in Massachusetts".

He was an ardent abolitionist and wrote many books on the subject, including Anti-Slavery Reform. He gave meaning to his words by sheltering a pair of runaway slaves in his home.

In the History of Brookline by John Gould Curtis, he is described as a man who concerned himself with everything that concerned the town.

Now, to the house itself — . When Mrs. Rudy purchased the house from Professor Prescott it had 17 rooms and 15 fireplaces, obviously much too large a home for one person, and under her direction the house was converted into two apartments, the intention being that she would occupy the first floor and rent the second apartment. While the conversion was going on, she sold a piece of land on either side of the house on which two-family houses were built. When the second floor was completed Mrs. Rudy realized once again that a 6-room apartment, with two bathrooms would be in excess of her needs, and so the attic was remodeled into a small apartment for her use. At this time, however, the first and second floors had been completed and no back egress was possible without undoing a good part of the finished work. After much wrangling with Town Hall and the proper authorities, a bridge (or ramp) was built from the third floor, leading directly into the steep hill at the rear of the house. We thought it rather quaint when we first saw it, but have since come to think otherwise. Rear porches were also added to the first and second floors. Mrs. Rudy's nephew, an architect, considered the house a fine example of colonial architecture and she scrupulously strove to keep the exterior intact.

There was a small guest house at the rear right side of the house that we were told was used by one of the previous occupants (unnamed) to experiment with the raising of coffee plants as part of a U. S. Government research project. We found it in an advanced state of decay, and an outside entrance to the basement was built there in its place.

I regret that no pictures were taken of the exterior before the conversion; nor do I have any records that would be pertinent. It is to be deplored how much material was lost in the new move to our new Town Hall, however, Mrs. Rudy's memory has brought forth some valuable facts. You are now in the original living room and the room behind the fireplace, now our dining room, was the library. There was a fireplace which was not removed, but rather was framed in to add more wall space to the room. At least four other fireplaces were boxed in in this manner and it is our hope to reveal them again someday.

Starting in the center hall, a circular staircase (a very graceful one, I am told) wound its way through what is now our kitchen to the landing on the second floor. As one entered the front hall, to their right was the dining room, and the uncluttered view of the three rooms running from one side of the house to the other (an open expanse of 60 feet) must have been most pleasing. That dining room, with its butlers pantry, is now the master bedroom and bath. The kitchen at the rear of the house has become our den, second bath and laundry.

Tommy Maren, the owner of Dinty Moore's, was the second tenant after the conversion and as his wife was an artist of sorts, a small

pantry left over from the original kitchen was enlarged and made into a studio for her use. This half room now serves as our daughters' bedroom. Mrs. Maren also built a wine cellar in our basement that I assure you is not kept as well stocked by us.

There have been some amusing incidents connected with the house. Before moving in we had some painting done and a workman pointed out that several of the original mahogany panels in the front hall were broken and not worth salvaging and it was agreed to substitute masonite panels and paint them to match the others. More than one person has banged on the masonite panels and proclaimed, "Solid wood, houses aren't built like this anymore."

When a plumber had to drill through 24 inches of foundation, his remarks were not so kind. The present law, as now stated, requires the foundation to be *four* inches thick.

About four years ago, we developed water seepage in the basement and no amount of investigation revealed the trouble. We became convinced the house was sitting on an underground spring. In desperation we called in a roto-rotoer company and they located two cesspools that we never had known existed. Apparently they were tied in to the new sewer system that was put in in 1923.

The Brookline tax list of 1851-1859 showed that William Ingersoll Bowditch paid a poll tax of \$1.50. His real estate was valued at \$10,000.00 and his personal property at \$3,000.00. His total tax bill was \$50.90.

I can assure you that our taxes come to a little more than that; nevertheless we love living in this house, a minute part of the legacy of William Ingersoll Bowditch.

---

### BROOKLINE HISTORICAL SOCIETY

The Fall meeting of the Brookline Historical Society will be held on Sunday, November 10, 1968 at 3 p.m. at The Country Club, 191 Clyde Street, Brookline. We will be privileged to have as our speaker, Elmer O. Cappers, a member of the Board of Governors.

There will be a short business meeting. A vote will be taken on the amendment of Article 3 of the Bylaws to increase dues, the proposed amendment having been presented at the May 19, 1968 meeting.

Lorraine H. Carle, Clerk

---

## THE COUNTRY CLUB, BROOKLINE, MASSACHUSETTS

by ELMER O. CAPPERS

The Country Club was organized on September 13, 1882, and was incorporated in November 7th of the same year: and so, today, we are dealing with an institution which is eighty-six years old and a bit over. What is more we are dealing with an institution which is the oldest one of its kind in the world. It seems odd to refer to our club as an "institution", but I think that in view of its long history and present standing it is entitled to that somewhat formal appellation.

The Country Club did not spring full-born from the head of Zeus. There had been clubs in England for many years and in other countries before that. But the English from whom we inherited so many customs, for the most part had city clubs. It is true that there were golf and horse clubs and the like in various places, but there was no real need for a social club in the country, since the manor houses were the gathering places for that portion of society which could afford such privileges. The city clubs in Britain were of limited purpose and usually were established for eating or gaming, for political or literary discussion, or for other restricted objectives.

In general, the same description can be applied to the few clubs that were established in the American colonies and their successor states. To repeat, the clubs were located almost entirely in the cities and their scope was limited.

The idea of a social club which at the same time should have a strong interest in a number of athletic sports seems to have originated in 1879 with the Myopia Club which was formed in Winchester, Mass. It was a social club and it had an interest in baseball and lawn tennis. But the distance from Boston to Winchester was too great, and it lived but a short while. It dissolved in 1883 and many of its activities were absorbed by The Country Club.

The historian of the Myopia Club<sup>1</sup> relates that the name was kept alive in an offshoot, the Myopia *Hunt* Club which rode to hounds in Brookline and Hamilton. It eventually became today's famous club on the North Shore.

Our club here in Brookline was, as I have said, formed in 1882. It was, insofar as research can discover, the first club in the world to use the name "The Country Club", and the accent was on the word "Country", carping critics to the contrary. Once when I was speaking at a curling club in New York, I was introduced by a sly master of ceremonies as coming from "The Country Club, as in 'My Country Tis of Thee!'" This we have to bear with.

Our club's history written in 1932 by Frederic Curtis and John Heard states, "The Country Club was the first-born of a huge family which has spread from Maine to California, and from Alaska to Florida, to say nothing of the many similar clubs which in more recent years have sprung up all over the world".<sup>2</sup>

The prime mover in establishing the club was J. Murray Forbes, a prominent Bostonian, who described the organization meeting as follows: "The Country Club in Brookline was founded in the dining room of my town house where I had called together about thirty friends interested in sport and laid before them a plan to hire Clyde Park".<sup>3</sup> I think the words Country, Town and Sport are of particular significance in Mr. Forbes' sentence. After that meeting an invitation was issued to a number of friends asking whether they would be interested in forming a Country Club at Clyde Park in Brookline. The invitation contained this sentence which notwithstanding its first clause seems to me a lengthy one: "It may be stated briefly, that the general idea is to have a comfortable clubhouse for the use of members with their families, a simple restaurant, bedrooms, bowling alley, lawn tennis grounds, etc.; also to have race meetings, and occasionally music in the afternoon, and it is probable that a few gentlemen will club together to run a coach out every afternoon during the season, to convey members and their friends at a fixed charge."<sup>4</sup> Lengthy or brief, the sentence represented a major innovation in the social life of our country. Four hundred and four people accepted the invitation and presumably paid down the required initiation fee of twenty-five dollars and the annual dues of thirty dollars.

Staying for the moment with the name of the club, I was interested to observe in an English book on golf written in 1898 that even then the name seems to have been strange to the writer since he consistently uses the term "county club".<sup>5</sup> Today's "Encyclopaedia Britannica" makes only two references to country clubs that I can find, and in those references seems to indicate that such clubs are indigenous to the United States.<sup>6</sup> It is rather curious that there appears to be (insofar as I can determine) only one other club called simply "The Country Club". It was established in Cleveland seven years after ours, and in a well-written history of that club the author makes bantering reference to The Country Club in Brookline, Massachusetts, and states that at one time in its early days there had been a dispute between the two clubs carried on by mail "over which club had the longest and whitest whiskers".<sup>7</sup> So much for the name.

Clyde Park, mentioned in the prospectus, was a plot of some one hundred acres located in the country town of Brookline (population then 8,000).<sup>8</sup> The land had once belonged to Daniel Webster,<sup>9</sup> and on it was an old house, part of which had been built as early as 1740 by Samuel Newell. He left it to his son John. The place had been called for many years "The Stock Farm" and had some kind of training track on it.<sup>10</sup> The owner in 1869, William Bacon, planned a racing track and gave the name of Clyde Park to the property, taking it from the name of the old road on which it was located.<sup>11</sup> (Clyde Street was laid out in 1715 and was said to have been named for or by a Scot who lived there).

The organizers of the new club at first merely leased the land, but as the venture indicated that it was going to be successful, the members decided in 1886, to purchase the property. The owner asked a price which in their view was too high. In the true style of a Yankee dicker, they showed the owner an option which they had obtained on the land across the street and they quickly received a more attractive purchase price from him.<sup>12</sup>

The Country Club was a men's club in 1882 even more than it is today in 1968. In that day and in this, the only active and voting members are men. However, as noted in the original organization plans, it was anticipated that the club would be one to which a member could bring his whole family. The original intention has always been met, and throughout its whole history, The Country Club has been a family club with very little of the commercial overtones which are found in some clubs in other places. If this be smugness, make the most of it.

In practically every country club, there has been a great interest in sport, and this has been true at The Country Club, although to the best of my knowledge the "bowling alley" mentioned in the original notice has never materialized. Bowling on the green — and there are six rinks outside these windows — is the sport that comes nearest to filling the bill, although our bowlers might question that. Tennis has long been a leading sport of the club, and yet it has not been allowed to over-extend its position; the executive committee in 1920 voted that the request to lay out grass courts for tennis should be granted provided enough space be left for croquet.<sup>13</sup>

Another sport which has had a devoted following for many years is the great game of curling. It has been played here ever since 1898; the first mention of curling in the club records appears in the Executive Committee minutes of November 2, 1897 when the Grounds Committee and the President were authorized to investigate the subject of curling and were given an appropriation of \$300 to do so. The Country Club can successfully claim a position of long-standing leadership in the game. In the beginning, of course, the game was played on the ponds, but in 1920, the club constructed the first building in the world whose sole purpose was to house artificial ice used just for curling.

A journey through the minutes of the Executive Committee, and its successor, the Board of Governors, will find references to other sports such as figure-skating, skeet-shooting, tobogganning,<sup>14</sup> polo, and even tether ball, if anyone knows what that is! It was polo that brought about the draining of the soggy area enclosed by the track; \$13,000 had to be spent to do the job.<sup>15</sup> In 1895, the Executive Committee authorized a week of whippet racing<sup>16</sup> on the track and that same year permitted bicycle races. In 1901 the use of the track for automobile races was allowed.<sup>17</sup> Much later, in 1919 in fact, a request from the American Legion was rejected; they wanted to use the polo field for an aviation meet; it was voted "inadvisable".<sup>18</sup> An indoor sport of another nature seems to have flourished in the old days since there are frequent references to members who must be warned that they are not to play billiards on Sunday. A specific vote on June 19, 1905, says that "the House Committee is hereby requested not to allow any play on the billiard tables or klondyke pool tables or devil-among-the-tailors<sup>19</sup> on Sundays". I am unable to speak with authority on the latter two games. Now the billiard room is our library, and there are no further references in the minutes to playing billiards on Sundays.

Although these types of athletics and games are interesting and varied it must be admitted that there have been two other sports of greater importance to the clubs' advancement.

The first, of course, was that of horse racing. Our historians of 1932 said, "The Country Club of 1882 was primarily a horse club. Hence one of the first steps was the laying out of a new steeple chase course".<sup>20</sup> Again, writing in 1932, they said "Many traditions The Country Club has, but none is stronger, more individual, deeper than that intangible one which underlies the annual running of the Races".<sup>21</sup> They probably would not have written in that vein had they known that three short years later, in 1935, the last races would have been run and that the Board of Governors would be informed that the "insolvent financial situation of The Eastern Horse Club" meant that no races would be held at The Country Club in 1936".<sup>22</sup> Racing had been suspended between 1917 and 1925, because of war and post-war conditions, but it was the coming of the professional tracks that brought the end of racing here in 1936. Possibly another factor in the demise of "gentlemen" racing was the decline in the number of wealthy men who were willing to underwrite the deficit. Between 1882 and 1936, many had been the race-days with all the excitement of the flat races and the steeplechases. There was color not only in the sport, but in the crowds that filled the grandstand by the present first fairway and also in the tally-ho coaches that had been driven onto the polo field. But now the sport has departed and does not seem likely to return.

One wonders whether the club founders in 1882 had ever heard of the game of golf. It was ancient enough, for had not a Scottish parliament centuries before decreed that "golfe be utterly cryit downe, and nocht usit"?<sup>23</sup> Golf in the United States was, according to most author-

ities, not played in any organized fashion until some five years after the founding of The Country Club. The first U. S. golf club was St. Andrews, founded in New York in 1888.<sup>24</sup>

In the Executive Committee minutes of The Country Club for November 29, 1892 appears the following entry, "A letter from Mr. Laurence Curtis requesting that a golf course be constructed was read. Voted: that Messrs. Arthur Hunnewell, Laurence Curtis and Robert Bacon be appointed as a committee on Golf to lay out the course and spend a necessary amount up to \$50.00". The Executive Committee had taken a radical step, and in all probability were unaware of the magnitude of their action. Those devotees of horse-racing would never have believed that forty years later a member would be called up before the Board of Governors and would "express regret for having ridden across a certain portion of the golf course" and would promise "that he would not do it again."<sup>25</sup>

In 1893, the next year after the vote permitting the laying out of a three-hole golf course, the game still probably seemed unimportant to those in authority and no wonder; the revenue from golf as stated in the annual report was only \$205.58 as compared with the "value of the hay-cut" for the much more impressive sum of \$400.00.<sup>26</sup> But the game was gaining, because we discover in the records an outlay of \$40.00 in 1894 to purchase twenty sheep.<sup>27</sup> Even this may have caused some resentment among the horsemen as we find in May of that year an instruction to the secretary to write letters of reprimand to two members for chasing the sheep on Sunday, May 6th.<sup>28</sup> Perhaps the committee members were Sabbatarians. Looking ahead a bit, it is possible to report that the flock of sheep was maintained for nine years, succumbing to technical progress in 1903 when the purchase of a "motor lawn mower" was authorized.<sup>29</sup>

The game of golf made rapid headway. The United States Golf Association was founded in 1894, and The Country Club was one of the five original members. Ever since, the Club has had an important part in the maintenance and growth of that strong organization.

To indicate the importance the game was beginning to assume here at TCC, let it be noted that in 1894 the Executive Committee authorized the hiring of a professional for not over \$300.00 per annum.<sup>30</sup> This must have produced a deficit in the golf budget, because in the following year a charge of ten cents per round was introduced.<sup>31</sup> Then in 1896 comes the first mention of that sterling character, the caddy. Caddies are to be paid twenty cents a round, and if they are first-class caddies, they are to be paid twenty-five cents a round.<sup>32</sup> No wonder a contemporary publication refers to golf as a rich man's game. A note very familiar to players today is struck in the club's annual report for 1902 with the complaint that "the rule of replacing divots of turf, cut on the course, is constantly evaded".<sup>33</sup>

And so the game went on, growing in importance all the while and in expenditures, too. The curling group had successfully carried through

a move to increase the club property by purchasing the area where the ponds are located. But the golfers exerted even more pressure over the years, sometimes against stiff resistance, to acquire more land so that there might be room for more golf holes. The replacement of the old so-called "feathery" ball by the gutta-percha ball or "guttery", and then the coming of the rubber-wound solid-rubber-core ball with the resultant increase in the length of the shots produced a demand for longer fairways. The curlers and the golfers between them were instrumental in effecting land purchases which raised the club's area from the original 100 acres to the present 236.86 acres.<sup>34</sup>

It is hard for us to realize that in its early years the game of golf in this country was played by a limited few. An historian of the time makes particular note of the antagonism of what he calls "the non-wealthy" American toward golf.<sup>35</sup> The same historian says, "Golf did not graduate into a truly popular sport in America until the Open Championship of 1913 when Francis Ouimet, an unknown ex-caddy, stunned the nation into its acceptance by defeating the celebrated professionals, Harry Vardon and Ted Ray".<sup>36</sup> "The circumstances of the play-off and its outcome made it the most momentous round in the history of golf".<sup>37</sup> The gallery of 3500 that stood out there in the drizzle at the final play-off match were witnessing shots that would be heard round the golfing world. Fifty years later, when the National Open was held here in honor of that great event, the official program of 1963 made this statement, "When Francis Ouimet won the Open fifty years ago, he accomplished the first major injection of romance into modern golf. Many speak of modern golf as though it were only a decade or so of age. But this is not true. All American golf as in Brookline in 1913 has been modern". Who wrote those words? Bobby Jones.<sup>38</sup>

In London last year, I read in "The Times" a long obituary and tribute to Francis Ouimet, and I thought then that no other member of this club has been known and loved by so many millions of people.

There has been much that I have had to omit from this account. For example, it would be interesting to find why the club colors of cherry and white were adopted in 1884,<sup>39</sup> but by another vote of 1903 became the present green and primrose.<sup>40</sup> Or why did the squirrel become the club emblem? There is a picture of a squirrel in the club's entryway which seems to go back to 1912 and four years later it was voted "that the design of a squirrel be used in the front pediment of the new locker house",<sup>41</sup> and there he sits today in his golden glory. Much could be written about the clubhouse structure and how it grew piecemeal, or mention could be made of the old rickety stables beyond the seventeenth fairway, and how there must be ghosts out there of the many thoroughbreds whose home it was in race-time.

The times have changed, and the first country club has had to change with them, but the most important function of the club is still



its social function. Varied and attractive as the sports may be (or have been), it is as a gathering place for friends and the friends of friends that the life of the club will most surely continue. We golfers and curlers and tennis-players may think our sports are the most important phase of the club's life, but let us not forget what happened to those who delighted in the steeplechase. The first purpose stated in the original invitation is still the most important purpose: "the general idea is to have a comfortable club-house for the use of members and their families". How many thousands of people have belonged to The Country Club since 1882 I do not know, but if, in this election year, it were possible to conduct an opinion poll by getting in touch with those who have gone before and those who presently are members, the result of the poll, I am sure, would indicate that the first purpose is still the chief present purpose of The Country Club.

#### NOTES

M = Minutes of Executive Committee or Board of Governors.  
 H = History of The Country Club (Curtis and Heard).  
 S = Story of American Golf (Herbert Warren Wind).

- |  |                                     |
|--|-------------------------------------|
| 1. Myopia (Marshall K. Abbot)                            | 21. H p. 115                        |
| 2. H p. 3  | 22. M 11-25-35                      |
| 3. H p. 18   | 23. S p. 18                         |
| 4. H p. 19   | 24. S p. 12                         |
| 5. World of Golf Vol. 3 (Isthmian Library)               | 25. M 4-27-31                       |
| 6. Encyclopaedia Britannica Vol 5                        | 26. TCC Annual Report 9-30-93       |
| 7. TCC of Cleveland (published 1964)                     | 27. M 3-8-94                        |
| 8. History of Brookline (Curtis)                         | 28. M 5-9-94                        |
| 9. H p. 6  | 29. M 9-28-03                       |
| 10. Historical Sketches of Brookline (Harriett F. Woods) | 30. M 1-2-94                        |
| 11. H p. 25  | 31. M 11-8-95                       |
| 12. H p. 28  | 32. M 4-1-1896                      |
| 13. M 6-21-20  | 33. TCC Annual Report 11-24-02      |
| 14. M 11-25-90   | 34. Brookline Tax Bill 1967         |
| 15. H p. 30  | 35. S p. 117                        |
| 16. M 6-26-95  | 36. S p. 46                         |
| 17. M 5-20-01  | 37. S p. 104                        |
| 18. M 9-29-19  | 38. Program U.S. Open p. 48         |
| 19. Probably skittle-pool                                | 39. Minutes Extracts Vol. 3 6-23-84 |
| 20. H p. 27  | 40. M 1-19-03                       |
|  | 41. M 1-17-16                       |

---

#### BROOKLINE HISTORICAL SOCIETY

The Annual Meeting of the Brookline Historical Society will be held at the Devotion House, 347 Harvard Street, Brookline on January 26, 1969 at three in the afternoon.

There will be the usual short business meeting and the introduction of the Officers and Trustees for the coming year, a brief financial report and the voting in of our new members.

We will be privileged to have as our speaker Roger Allan Moore, Esq., who will talk on "Establishing Historic Districts."

Refreshments will be served.

Lorraine H. Carle, Clerk

---

#### REPORT OF THE PRESIDENT

##### SIXTY-EIGHTH ANNUAL MEETING, JANUARY 26, 1969

My third and final report as President of the Brookline Historical Society is written with the mixed emotions of sadness and elation. My sadness emanates not from my departure as titular head of the organization, rather from the loss during the past several years of some of our most faithful and stalwart members, the most recent being our delightful Trustee James M. Driscoll, Esquire. My elation is based on a host of events, the greatest of which is quite personal — the opportunity to serve you, the members of the Society. I return to the ranks pledging whatever help I may be called upon to offer.

This past year we participated in the One Hundredth Anniversary of Church of our Saviour. Various homes in the vicinity of the Church and interrelated with the Church's history were opened to the public. A large contingent of our lady members performed nobly as hostesses in some of the houses.

Mrs. Edward Heartz invited us in May to her home, the John Bowditch House, on Tappan Street. Her documented paper on the history of the house was very well prepared, and her tantalizing refreshments were delicious.

In November the Society's fall meeting was held at The Country Club, where Mr. Elmer O. Cappers presented his excellent paper, not "on", as he said, but "about" its history, with clarity and refreshing humor. Like the proverbial postman, our membership was not deterred by the driving rain.

The officers and trustees met four times during the year.

Early in December I was invited to talk about our town to the three third grades at Lincoln School. I fully expected to see sixty squiggly, squirming children whose main interest was the ringing of the recess bell. To my great surprise — and delight — they were unusually attentive to my little talk and to the portions I read from Louise

Andrews Kent's *Brookline Trunk*. But their great display of enthusiasm was saved for the color slides I showed them. Truly I was amazed at the broad scope of their knowledge of Brookline. The Historical Society has a fine potential source of members in these youngsters. Their individual thank-you notes certainly flattered my ego, and will remain part of my collection of treasured memorabilia.

After unfortunate but uncontrollable delay, our *Proceedings* for the years 1964 through 1966 have been published and distributed to the members. Sincere thanks are due to our clerk, Mrs. Owen M. Carle. Lorraine performed more than yeoman service in carrying out that assignment.

Mrs. Dean Peabody, Sr. and the members of her committee deserve accolades of the highest order for their efforts in arranging for the final physical improvements at Putterham School. Plans are now being made for completion of the interior as a small museum where school-children, visitors, and members may see the type of furniture, furnishings and texts that have been used in the school during the past two centuries, and in an authentic setting.

Regrettably the whirlpool of inflation trapped the Society in its vortex, as a result of which it was necessary to increase our dues effective in 1969.

Our inventory of tangible personal property has been enhanced this past year by various thoughtful donations. We are most appreciative to the donors, and extend sincere thanks.

For the statistician, and more particularly for our treasurer and clerk, five of our members died during the past year, three resigned, five were removed for failure to pay dues, twenty new annual members joined, eleven new life members were elected, and one member became a benefactor.

I thank all the officers, trustees, and members for their unstinting support during the past three years. I am proud to have been able to serve you.

JASON A. AISNER, *President*

## THE BROOKLINE HISTORICAL SOCIETY

### TREASURER'S ANNUAL REPORT

1968

|  |             |                    |
|--|-------------|--------------------|
| Cash on hand January 1, 1968                             |             |                    |
| Brookline Savings Bank — 90 Day Special Account ..       | \$15,850.01 |                    |
| Regular Account .....                                    | 1,058.07    |                    |
| Brookline Trust Company .....                            | 939.92      | \$17,848.00        |
| Income during 1968                                       |             |                    |
| Membership Dues .....                                    | \$ 750.00   |                    |
| Interest — Brookline Savings Bank —                      |             |                    |
| 90 Day Special Account .....                             | 810.89      |                    |
| Regular Account .....                                    | 48.60       |                    |
| Income from the estate of Josephine H. Wilder .....      | 71.00       |                    |
| Book Sales — "Some Old Brookline Houses" .....           | 45.94       |                    |
| "Curtis History of Brookline" .....                      | 15.00       |                    |
| "Brookline Trunk" .....                                  | 3.00        |                    |
| Donations .....  | 17.75       | \$ 1,762.18        |
|  |             | <u>\$19,610.18</u> |
| Payments during 1968                                     |             |                    |
| Secretary's Expenses .....                               | \$ 249.50   |                    |
| Treasurer's Expenses .....                               | 46.81       |                    |
| Insurance Premium .....                                  | 26.35       |                    |
| Collations .....   | 17.17       |                    |
| Chair Rentals .....                                      | 24.00       |                    |
| Bank Charges — Brookline Trust Company .....             | 3.29        |                    |
| Bay State Historical Society Dues .....                  | 4.00        |                    |
| New England Council Listing Fee .....                    | 3.88        |                    |
| Massachusetts Tax — Secretary of State Filing .....      | 5.00        |                    |
| Attorney General Filing .....                            | 3.00        |                    |
| Audit and Tax Services .....                             | 35.00       |                    |
| Rental — November 10th meeting at The Country Club ..... | 35.00       |                    |
| Compiling the 1963-1966 Proceedings .....                | 350.00      |                    |
| Putterham School Repairs .....                           | 1,214.81    | \$ 2,017.81        |
| Cash on hand December 31, 1968                           |             |                    |
| Brookline Savings Bank — 90 Day Special Account ..       | \$16,660.90 |                    |
| Regular Account .....                                    | 756.67      |                    |
|  | 174.80      | \$17,592.37        |
| Brookline Trust Company .....                            |             | <u>\$19,610.18</u> |

Respectfully submitted,

J. FREDERICK NELSON  
*Treasurer*

## REPORT COMMITTEE ON ROOMS

Three meetings have been held in the Devotion House during 1968: The annual meeting of the Brookline Historical Society on January 27th; Patriot's Day celebration on April 19th; and a meeting of the Hannah Goddard Chapter, D.A.R. on December 16th.

We have had a gratifying number of visitors during the year. Some of these include: On March 19 a large group of students and teachers from the 5th through 7th grades of the Devotion School Student-Council. Later, 3rd and 4th grades from Driscoll and Devotion Schools.

On May 4th the Brookline Chamber Music Society and Brookline League of Women Voters held an Open House from 10 A.M. to 4 P.M. at Devotion House. More than 100 visitors signed the book and there were many more who did not.

We have had two students engaged in special studies, one a Brandeis University graduate student writing a thesis on early architecture, and a Harvard University graduate student came several times alone and again with a photographer. He was writing a thesis which involved the Devotion portraits.

Other out-of-state visitors came from North Carolina, Ohio, California, Oregon, and also from Holland and Sweden.

Repairs to the house consisted of installing combination storm windows on the first floor, and three on the third floor. Last year the second floor was done, so now all windows are completed. This is a practical solution to a recognized problem, but always regrettable from an architectural point of view.

The Society has received several interesting gifts during 1968, including two old rifles and two leather powder bags from Miss Carolyn Olmstead of Brookline and Sunset, Maine. These were in Miss Olmstead's family, and she believes they may have belonged to her grandfather Mr. Francis Avery White of Brookline.

Mr. and Mrs. Donald T. Hood gave us a Brookline atlas of 1900 and a Newton Atlas of 1917.

Mrs. Daniel Tyler gave us a group of papers belonging to her late husband, some of which he salvaged when the former Town Hall was demolished; also a complete set of Town Reports which are at present deposited under lock and key of the librarian at the High School library.

A most interesting gift came from Mrs. Robert H. Hopkins of a manuscript book belonging to her late husband recording the meetings of the Proprietors of the Brookline Marshes from 1775 to 1819. It also contains a list of Proprietors with notes on the acreage and fencing belonging to each.

NINA FLETCHER LITTLE  
*Chairman, Committee on Rooms*

## NEW MEMBERS

|                                   |                                 |
|-----------------------------------|---------------------------------|
| Mrs. Edith B. Shaffer             | Mrs. George Austen, Jr.         |
| Dr. and Mrs. Francis D. Moore     | Mr. and Mrs. Gary Kayakachioian |
| Miss Ann E. Macdonald             | Mr. and Mrs. John Hoffman       |
| Mr. and Mrs. Samuel E. Shaw 2nd.  | Mr. and Mrs. Horace E. Little   |
| Dr. and Mrs. Bertram Holland      | Mr. and Mrs. Martin E. Linsky   |
| Dr. and Mrs. George W. B. Starkey | Mrs. Mark Bailey                |
| Mr. and Mrs. Spencer Montgomery   | Miss Margaret L. Shea           |
| Mrs. Clyde J. Heath               | Mr. Bruce Hayden Segal          |
| Mr. and Mrs. Howell D. Stevens    |                                 |

## MEMBERS DECEASED

|                         |                       |
|-------------------------|-----------------------|
| Mr. Peter A. Mealey     | Judge Francis Wyner   |
| Leon M. Little          | Mr. James M. Driscoll |
| Mrs. Jeffrey Richardson | Mrs. Clara B. Fenn    |
| Miss Alice Seaver       | Mrs. Samuel Cabot     |

## MEMBERS RESIGNED

|                                  |                               |
|----------------------------------|-------------------------------|
| Mr. and Mrs. William A. Gardiner | Mrs. C. K. Snow               |
| Miss Mabel S. Rice               | Miss Frances S. Stevens       |
| Mr. John M. Ross                 | Dr. and Mrs. James H. Jackson |

## NEW LIFE MEMBERS

|                                  |                                |
|----------------------------------|--------------------------------|
| Mr. and Mrs. J. Frederick Nelson | Mr. and Mrs. Bertram K. Little |
| Mrs. Gardner Washburn            | Miss Margaret Taylor           |
| Mrs. Malcolm Morse               | Mrs. Stephen F. Harris         |
| Mrs. Mason T. Whiting            | Mrs. George R. Minot           |

## BENEFACTORS

Mr. James A. Lowell

## HISTORIC PRESERVATION BY MEANS OF HISTORIC DISTRICTS

by ROGER ALLAN MOORE

The demonstrable progress during the last generation in the law of historic preservation has been gratifying. This is particularly so since that progress has occurred relatively simultaneously in each segment of the movement.

### A. DEVELOPMENT OF THE MOVEMENT

#### 1. *Recognition of the Need.*

There have always been a few dedicated individuals and organizations interested for various reasons, frequently because of ancestor identification or affiliation, in preserving some tangible reminder of our past, but Theodore Roosevelt is generally credited with being the first President of the United States to initiate affirmative steps in the direction of preservation.<sup>1</sup> He said:

"Here is your country. Do not let anyone take it or its glory away from you. Do not let selfish men or greedy interests skin your country of its beauty, its riches or its romance. The World and the Future and your very children shall judge you according as you deal with this Sacred Trust."

The activities in these areas of Presidents Kennedy and Johnson, and especially the interests of their wives, establish clearly that historic preservation is a recognized, legitimate and politically acceptable national objective.

Congress, too, has kept the pace. The 88th Congress was called the "Conservation Congress" for its Wilderness and Land and Water Conservation Fund Acts. The 89th Congress has appropriately been called the "Preservation Congress" because of the support it awarded to preservation projects under the National Historic Preservation Act, The Demonstration Cities and Metropolitan Development Act of 1966, and The Department of Transportation Act, all enacted in 1966.<sup>2</sup>

The Commonwealth of Massachusetts has also made meaningful legislative contributions to historic preservation. Article 51 of the Amendments to the Massachusetts Constitution, adopted in 1918, authorizes the Commonwealth and cities and towns to acquire, by eminent domain, interests in ancient landmarks and other property of historical or antiquarian interest, declaring their preservation and maintenance to be a public use. Article 60, adopted in the same year, authorized the General Court to limit the use and construction of buildings in districts of cities and towns. In 1948, the General Court forbade the taking by eminent domain of property owned, preserved, and maintained by any historical organization as an ancient landmark or as property of historical or antiquarian interest without leave of the General Court specially obtained.<sup>3</sup>

Chapter 40C of the General Laws, a general enabling act permitting cities and towns to establish historic districts, was passed in 1960<sup>4</sup> and since 1955 numerous special acts have been passed to create historic districts in various cities and towns in the Commonwealth.<sup>5</sup> The Massachusetts Historical Commission was created in 1963<sup>6</sup> and its powers were expanded in 1968<sup>7</sup> in order to permit it to acquire The Shirley-Eustis House in the Roxbury district of the City of Boston and to restore it with the aid of state and federal funds. Chapter 704 of the Acts of 1966 encourages local urban renewal authorities to concern themselves with preservation and restoration of historical buildings.

The efforts of municipal officials, both in cooperating in the establishment of historic districts and in making special plans for preservation of buildings and areas of particular architectural or historic interest, amply demonstrate the concern of public officials at the municipal level in many cities and towns of the Commonwealth for historic preservation.

No clearer demonstration of the general recognition on the part of the American people as a whole of the desirability of historic preservation can be found than the catalogue of actions of federal, state, and municipal legislative bodies in advancing these objectives. By 1959 every state in the union had passed laws in one form or another aiming at preserving public property of unusual or historic interest.<sup>8</sup>

#### 2. *Professionalism in Administration.*

When the Society for the Preservation of New England Antiquities was chartered by special act of the Massachusetts legislature in 1910<sup>9</sup> there were few specially trained, highly qualified professionals in the field of historic preservation. Now it is a profession in itself with numerous sub-species and internal specialties constituting related but distinct disciplines to which professional historians, museum experts, historic sites administrators, lawyers, architects, architectural historians, city planners, artists, and assorted craftsmen contribute much of their professional energies and awe inspiring knowledge and competence.

Historical preservation is now big business and in seeking government grants, private donations, and even commercial financing both the importance of the subject matter and the complexities of modern legal and business forms require the exercise of the kinds of talent, time, and expertise few of the dedicated amateurs of 20 or 30 years ago were able to contribute. While the support of affluent antiquarians and the pure in heart is meaningful, indeed indispensable, the new trained and talented full-time historic preservation specialist has appeared on the scene to cope with the demands of this developing discipline.

The National Park Service, Colonial Williamsburg, Old Sturbridge Village, Cooperstown, and certain other privately supported organizations, such as the Society for the Preservation of New England Antiquities, have played major roles in this development.

## HISTORIC PRESERVATION BY MEANS OF HISTORIC DISTRICTS

by ROGER ALLAN MOORE

The demonstrable progress during the last generation in the law of historic preservation has been gratifying. This is particularly so since that progress has occurred relatively simultaneously in each segment of the movement.

### A. DEVELOPMENT OF THE MOVEMENT

#### 1. *Recognition of the Need.*

There have always been a few dedicated individuals and organizations interested for various reasons, frequently because of ancestor identification or affiliation, in preserving some tangible reminder of our past, but Theodore Roosevelt is generally credited with being the first President of the United States to initiate affirmative steps in the direction of preservation.<sup>1</sup> He said:

"Here is your country. Do not let anyone take it or its glory away from you. Do not let selfish men or greedy interests skin your country of its beauty, its riches or its romance. The World and the Future and your very children shall judge you according as you deal with this Sacred Trust."

The activities in these areas of Presidents Kennedy and Johnson, and especially the interests of their wives, establish clearly that historic preservation is a recognized, legitimate and politically acceptable national objective.

Congress, too, has kept the pace. The 88th Congress was called the "Conservation Congress" for its Wilderness and Land and Water Conservation Fund Acts. The 89th Congress has appropriately been called the "Preservation Congress" because of the support it awarded to preservation projects under the National Historic Preservation Act, The Demonstration Cities and Metropolitan Development Act of 1966, and The Department of Transportation Act, all enacted in 1966.<sup>2</sup>

The Commonwealth of Massachusetts has also made meaningful legislative contributions to historic preservation. Article 51 of the Amendments to the Massachusetts Constitution, adopted in 1918, authorizes the Commonwealth and cities and towns to acquire, by eminent domain, interests in ancient landmarks and other property of historical or antiquarian interest, declaring their preservation and maintenance to be a public use. Article 60, adopted in the same year, authorized the General Court to limit the use and construction of buildings in districts of cities and towns. In 1948, the General Court forbade the taking by eminent domain of property owned, preserved, and maintained by any historical organization as an ancient landmark or as property of historical or antiquarian interest without leave of the General Court specially obtained.<sup>3</sup>

Chapter 40C of the General Laws, a general enabling act permitting cities and towns to establish historic districts, was passed in 1960<sup>4</sup> and since 1955 numerous special acts have been passed to create historic districts in various cities and towns in the Commonwealth.<sup>5</sup> The Massachusetts Historical Commission was created in 1963<sup>6</sup> and its powers were expanded in 1968<sup>7</sup> in order to permit it to acquire The Shirley-Eustis House in the Roxbury district of the City of Boston and to restore it with the aid of state and federal funds. Chapter 704 of the Acts of 1966 encourages local urban renewal authorities to concern themselves with preservation and restoration of historical buildings.

The efforts of municipal officials, both in cooperating in the establishment of historic districts and in making special plans for preservation of buildings and areas of particular architectural or historic interest, amply demonstrate the concern of public officials at the municipal level in many cities and towns of the Commonwealth for historic preservation.

No clearer demonstration of the general recognition on the part of the American people as a whole of the desirability of historic preservation can be found than the catalogue of actions of federal, state, and municipal legislative bodies in advancing these objectives. By 1959 every state in the union had passed laws in one form or another aiming at preserving public property of unusual or historic interest.<sup>8</sup>

#### 2. *Professionalism in Administration.*

When the Society for the Preservation of New England Antiquities was chartered by special act of the Massachusetts legislature in 1910<sup>9</sup> there were few specially trained, highly qualified professionals in the field of historic preservation. Now it is a profession in itself with numerous sub-species and internal specialties constituting related but distinct disciplines to which professional historians, museum experts, historic sites administrators, lawyers, architects, architectural historians, city planners, artists, and assorted craftsmen contribute much of their professional energies and awe inspiring knowledge and competence.

Historical preservation is now big business and in seeking government grants, private donations, and even commercial financing both the importance of the subject matter and the complexities of modern legal and business forms require the exercise of the kinds of talent, time, and expertise few of the dedicated amateurs of 20 or 30 years ago were able to contribute. While the support of affluent antiquarians and the pure in heart is meaningful, indeed indispensable, the new trained and talented full-time historic preservation specialist has appeared on the scene to cope with the demands of this developing discipline.

The National Park Service, Colonial Williamsburg, Old Sturbridge Village, Cooperstown, and certain other privately supported organizations, such as the Society for the Preservation of New England Antiquities, have played major roles in this development.

### 3. *Sophistication in Concept.*

As interest in historic preservation projects has grown and expertise in their accomplishment expanded, so has sophistication in the concept of historic preservation. The idea of enshrining some architectural gem in an expanse of beautifully manicured greensward and selling post cards and ceramic tiles in the front hall has generally less appeal now than it once had, although for some properties this may still be an appropriate or necessary solution.

Some concerned professionals have urged that too much preciousness in historical preservation may have a truly detrimental effect upon increasing an awareness and appreciation of our historical heritage.<sup>10</sup> All of pre-Revolutionary America did not live in mansions on hills stuffed with furnishings of the quality exhibited by Henry Francis du Pont at Winterthur. At the risk of being indicated for heresy, I respectfully suggest that a walk down the Duke of Gloucester Street in Williamsburg, Va., in 1775 would have disclosed at least one trash barrel and a clothesline not hidden by neatly and freshly painted shielding fences.

Among the views receiving articulate support recently is one which grants high priority to the utilization of historically or architecturally significant structures for currently useful (and, if possible, historically accurate or compatible) activities which are also economically self-sustaining and presumably taxable. The meat markets in Faneuil Hall's basement is one example.<sup>11</sup> Here the use is even more meaningful because it has historic authenticity.

You may recall that some ten years ago someone thought that butchering beef in the basement of this treasured edifice was inexpressibly grotesque (notwithstanding it had been going on there for over 200 years) and suggested that the place be prettied up. Walter Muir Whitehill thereupon revived the "Let-it-Alone Club", whose purpose was to "look for something which is getting along perfectly well and then, — just let it alone!"<sup>12</sup> And Francis W. Hatch's fertile pen struck paper, like flint to steel, and produced a poem, which ends:

Bestir ye!  
Peter Faneuil,  
Old Frenchman in your grave,  
'Twas not for tourist folderol  
Your deed of trust you gave.

You planned and gave  
A Market Hall  
Designed for honest trade,  
With quarters up above, where men  
Could call a spade a spade.

Here orators  
In ages past  
Have mounted their attack  
Undaunted by proximity  
Of sausage on the rack.

Here men have shouted,  
Age on age,  
With fervor for their cause,  
And, going home, bought nourishment  
To steel a freeman's jaws.

Let tourists come,  
Let tourists go  
And carry home belief  
That Boston Patriots are backed  
By *honest Yankee beef!*<sup>13</sup>

Faneuil Hall was meant to be in a busy area. The potted plants and Christmas trees and smell of cheese are all part of the unique atmosphere of the surroundings of Quincy Market. And the charm and color of the area would be lost were it to be divested of its involvement with people doing economically useful things. Fortunately, the solidly researched and sensible report of Architectural Heritage, Inc., and the Society for the Preservation of New England Antiquities to the Boston Redevelopment Authority<sup>14</sup> recognizes this and its proposal for reuse is designed to encourage further people-involvement in the Faneuil Hall Markets area.

The Old Corner Book Store at Washington and School Streets is an example of a completely commercial use of a building of great historical value.

Most informed preservationists and public officials who recognize the value of preserving buildings of historic or architectural interest now realize that the juxtaposition of new and old structures can, in many cases, achieve totally satisfactory and aesthetically pleasing solutions to otherwise knotty land use planning problems. The intention to restore, rehabilitate, and retain in an historic district Faneuil Hall's neighbors, the three market buildings and the Blackstone Area, as an area of pedestrian use and a buffer or transition zone between the waterfront and the Government Center, is eminently sound. And, personally, I find the view of the New City Hall from Faneuil Hall almost as intriguing as the vista the other way around.

There are those today who do not regard the creation of spurious settings for historical landmarks as either desirable or appropriate. For example, one can argue that the demolition of several city blocks in Philadelphia to create Independence Mall, beautiful though it may be, gives a totally erroneous impression of the surroundings through which

the national heroes who created our history there moved on their way to and from their deliberations. This is not by any means a unanimous view.<sup>15</sup>

The last relatively recent concept to commend itself to the preservation minded public which I shall mention is the historic district. This concept proceeds from the assumption that by maintaining in areas of private ownership a compatibility of texture and scale there is created thereby a totality of aesthetic unities whose sum is greater than the aggregate of its individual parts.

In 1931 Charleston, South Carolina, created what is regarded to be the first historic district designed to preserve by public regulation private property of architectural and historic significance.<sup>16</sup> The Vieux Carré in New Orleans is perhaps the most widely known historic district in the nation. It embodies extremely diverse inhabitants and has demonstrated how entertainment uses, residential uses, artistic, historic, cultural, religious uses, and retail uses can coexist to the mutual benefit of all in an historic district. Closer to hand, of course, are the Historic Beacon Hill and the Back Bay Residential Districts.

I will note in passing that public regulation of private property by means of historic districts has, in my view and for perfectly obvious reasons, been most effective in areas of high use density and substantial architectural homogeneity. I regard as the current frontier of historic preservation the problem of devising constitutional techniques for the public regulation of private property in relatively open areas. The urban sprawl which makes low rise, historic, quaint center-city properties valuable is the precise cause of booming real estate values in delightful, historically and architecturally significant exurban areas. How to deprive a man's heirs of what may have become the most valuable asset in his estate and at the same time conserve the rolling acres which form the settings for many magnificent homes on the eastern seaboard of the United States requires very hard thought and almost immediate action before the road builders and the developers have rendered the entire situation moot.

#### 4. *Appreciation that Good Taste is Good Business.*

The pioneers who successfully lobbied historic district laws through state legislatures deserve perpetual remembrance. They knew that no district regulation would be adopted without massive local support. They surmised that continued cooperation from property owners was essential to successful administration. But they could only guess at the economic impact of strict control.

Even now very few historic districts require maintenance of property subject to control. One of these is New Orleans.<sup>17</sup> There is a point, of course, where continued deliberate neglect will create sufficient deterioration so that public health or safety is endangered and the building owner may be required to repair or demolish. (The latter

alternative is not terribly comforting to the preservationists.) The law is not yet clear on just how great a threat to the public "welfare" of the municipality is required, as distinguished from threats to the health and safety of the community, before anti-neglect laws may be effectively enforced.<sup>18</sup> It is one thing to tell a man that, if he remodels his house, he must do so in a certain style and color. It is quite another to force a man, unable or unwilling to do so, to remodel his house.

What then has made historic preservation laws generally successful, even in areas where numerous structures, frequently devoted to commercial uses, were owned by persons with either prior antipathy or general philosophical opposition to expanding governmental control of private property?

The answer was the discovery that good taste is good business. In residential areas historic district laws have had the tendency to stabilize neighborhoods and increase property values. In the 13 years since the Historic Beacon Hill District was created property values in the original district have increased by a factor of four. This is a result of a number of trends and cannot be attributed exclusively to the historic district, but the contribution to this escalation of the assurance of stability of physical surroundings afforded by the reasonable administration of the historic district act by the Beacon Hill Architectural Commission cannot be overestimated. Similarly, retail establishments have found that compatible facades of tasteful design improve the tone of the district and result in the attraction of higher grade merchandisers and people who are able and willing to purchase their wares. Some of the most dramatic results of the Historic Beacon Hill District can be observed on Charles Street, although for various unfortunate reasons, totally unrelated to historic preservation, that area is now undergoing another transitional phase.

In 1966 the Back Bay Residential District administered by the Back Bay Architectural Commission was created.<sup>19</sup> The values to be preserved along Commonwealth Avenue, from Arlington Street to Charlesgate, and on adjacent parallel and intersecting thoroughfares are substantially different from those preserved by the Historic Beacon Hill District. Walter Muir Whitehill has said:

"Even though few of its houses are still occupied in the traditional manner, the Back Bay is still the handsomest and most consistent example of American architecture of the second half of the Nineteenth Century now existing in the United States. For the second half of that century it is every bit as typical as Beacon Hill is of the first."<sup>20</sup>

Because of the massive nature of some of the Back Bay's important private buildings, successful preservation by way of architectural control can be achieved over the long term, in my view, only by a re-evaluation of certain traditional zoning concepts. I believe that the architectural and historical significance of Commonwealth Avenue and the inability of house owners to find, let alone afford, the servants re-

quired to maintain these mansions, makes it perfectly clear that uses, other than residential, which can economically occupy these monuments should be permitted. There is no reason why this area of the city cannot be devoted to embassy and charitable and tax exempt uses (hopefully other than residential schools since the vast influx of transient students tends to deflate the value of smaller residential properties on Marlboro, Beacon, and the cross streets where the occupation of single family houses is still feasible). I don't even mind doctors' offices if their signs are not too big and other occupants who preserve valuable elements of interior design cannot be found.

Here again is an area in the historic preservation field requiring the exercise of prudent judgment by legal and zoning experts, city planners, engineers, and architectural historians. Building codes, zoning ordinances, and historic district acts, particularly when made applicable to unique areas such as the Back Bay should be integrated into a single set of regulations administered by a single board possessing the requisite expertise in order that the unusual character and disparate sizes of its numerous privately owned structures can at once be preserved and intelligently utilized in an economic fashion.

Zoning experts have made a fetish about use being the prime criterion. I agree that in residential areas it is important that residential integrity be maintained. This means that there are candles in windows on Christmas and doorways are lighted at the autumn dusk. It means that there are no pressures for coffee shops for the workers in professional offices, no stationery stores, and none of the other types of service functions which nonresidential uses demand. On the other hand, the preservation of the architectural treasure which is Commonwealth Avenue, if it cannot be economically utilized for residential uses, requires a re-evaluation of this traditional zoning concept.

Nonetheless, except for distinctive areas such as the Back Bay (and we have not yet had an opportunity to evaluate the effect of the historic district upon it), business has increased and property values have risen where historic preservation laws have been intelligently created and administered. Thus, many violent opponents of historic preservation have reluctantly been convinced of its economic value, totally apart from any aesthetic inspiration, and the job of those desiring to create historic districts in appropriate areas has been made immeasurably easier by those who had the inspiration, intelligence, and energy to persuade legislatures in South Carolina, Louisiana, and Massachusetts, among others, that the public welfare, including the pocketbooks of the public, would be enhanced by historic preservation and architectural control.

##### 5. *The Progress of the Law.*

While public officials have come to recognize the need for historic preservation, its practitioners have become more professional, its supporters have grown more sophisticated, and the public by its patronage

has shown appreciation for its results, we should never have arrived at our current fortunate pass had not the courts kept pace.

It is essential to a full understanding of how far we have come, as well as of how far we may go, to become familiar with two basic legal concepts.

The first of these is the power of eminent domain and the second is the police power. Both of these are inherent attributes of sovereignty.<sup>21</sup> As inherent sovereign powers, they do not depend upon enacted law for their existence. Rather, enacted law circumscribes their exercise. The two most significant restrictions are found in the Fifth and Fourteenth Amendments to the Constitution of the United States.<sup>22</sup> The first of these provides that the federal government may not take private property for public use without just compensation; and the second prohibits any state from depriving any person of life, liberty, or property, without due process of law.

In exercising the power of eminent domain, a federal or state agency must meet two principal criteria:

- (1) Property may not be taken by eminent domain, except for a public use.
- (2) Property may not be taken by eminent domain, except upon payment of just compensation.

If on the other hand a regulation over private property can be sustained as an exercise of the police power, notwithstanding the owner of private property has suffered injury, if the objective of the regulation furthers the common good rather than merely a private end, the regulation may be sustained and the person suffering damage is not entitled to compensation.

The police power upon which virtually all city planning, zoning, and historic district regulations rest is subject to three principal limitations:

- (1) The effect of the regulation must not be so severe as to deprive the owner of property of all beneficial use. Otherwise, the law treats the regulation as tantamount to a taking by eminent domain and the owner must be compensated.
- (2) The regulation must be justified on the grounds of the public health, morals, safety, or welfare. The regulation must be directed at eliminating or preventing an evil and in conferring benefit and it must not impose burdens which are not reasonably connected with the cause of the evil.
- (3) The regulation must be general in nature and must be reasonably applied to all persons similarly situated, classified on some rational basis so as to prevent invidious discrimination.<sup>23</sup>



The question of whether a public park was a "public use" within the meaning of the Fifth Amendment was not clearly established until almost the 20th Century.

In the case of *Shoemaker v. United States*, 147 U.S. 282, 297 (1893), Mr. Justice Shiras, speaking for the Supreme Court of the United States, said:

"In the memory of men now living, a proposition to take private property, without the consent of its owner, for a public park, and to affix a proportionate part of the cost upon real estate benefited thereby, would have been regarded as a novel exercise of legislative power."

Although the Court went on to point out that the power of states to erect public parks and provide for their cost had been generally upheld, it was not until the decision in that case was rendered that it was clear that Congress, upon payment of compensation, had the power to take real estate in the District of Columbia for a public park.

The case of *United States v. Gettysburg Electric Ry.*, 160 U.S. 668 (1896) finally laid the question to rest. Counsel for the respondent argued that Congress could not constitutionally take his client's property, notwithstanding payment to the full value thereof, to establish a national park in Pennsylvania at the site of the Battle of Gettysburg. He listed (at page 675) the character of the uses for which the right to take property had theretofore been sustained: for a post office; for United States courts; to improve water communication between the Mississippi and Lake Michigan; for supplying Washington with water; for a Navy Yard; for a fort; for military purposes; and conceded (at page 676) that the taking of private property, upon payment of compensation, for national cemeteries, sites for life-saving stations and light houses, for improvements of rivers and harbors, for fortifications and coast defenses, and the Government Printing Office were valid public uses.

The Court held that the Gettysburg Park was a valid public purpose which would sustain the condemnation of the land. The holding was based on a number of valid public considerations, including the historic significance of the battle and the valuable lessons in the art of war which could be learned from an examination of the battlefield in connection with the history of the events which took place there.

Somewhat later the Supreme Court of the United States held that the Massachusetts legislature was justified in prohibiting the construction of buildings over 90 feet tall on land abutting Copley Square provided that injured land owners receive compensation.<sup>24</sup> It was not, however, until 1954 and the case of *Berman v. Parker*<sup>25</sup> that the Supreme Court resolved whatever remaining doubts there may have been about the power of Congress or a state to condemn private property solely for aesthetic purposes and to pay compensation therefor:

"The concept of the public welfare is broad and inclusive . . . the values it represents are spiritual as well as physical, aesthetic

as well as monetary. It is within the power of the legislature to determine that the community should be beautiful, as well as healthy, spacious as well as clean, well-balanced as well as carefully patrolled. . . . If those who govern the District of Columbia decide that the Nation's Capitol should be beautiful as well as sanitary, there is nothing in the Fifth Amendment that stands in its way."<sup>26</sup>

It should be made clear that this case was concerned with eminent domain where the property owners were being compensated, but the language of the case had been widely quoted and has, properly, I think, been regarded as an indication of the sympathy which the Supreme Court of the United States would accord to regulation by means of the police power to advance aesthetic objectives.

Gradually the state courts have shown more and more leniency in sustaining as a valid exercise of the police power regulations over private property advancing the "public welfare", as distinguished from the public safety and the public health. Jacob Morrison has said "[t]he law and jurisprudence on 'structural historic preservation' might well begin with Massachusetts", but considerable credit must also go to the Supreme Court of Louisiana for its landmark cases involving the Vieux Carre Ordinance.<sup>27</sup>

Along the path of progress of historic preservation law was the landmark 1909 decision in the case of *Welch v. Swasey*<sup>28</sup> in which the United States Supreme Court, again considering the height of buildings in Boston, affirmed an earlier opinion of the Supreme Judicial Court of Massachusetts and upheld the restriction as a valid exercise of the police power, but stated that such regulations must be justified on the basis of public health and safety, *e.g.* it is easier to fight fires in shorter buildings. The fact that considerations of an aesthetic nature may also have formed some portion of the basis of the statutes would not invalidate them, but aesthetic considerations alone will not sustain them. For many years every significant decision in the area of zoning and historic district regulation made obeisance to the Supreme Court's decision in that case.

In 1935 the Supreme Judicial Court of The Commonwealth of Massachusetts held<sup>29</sup> that prohibiting the construction of billboards on private property within public view was not offensive to the Constitution of the United States.<sup>30</sup> The Court based its decision in part upon the fact that billboards impede the vision of motorists and that their regulation and restriction promotes the safety of travel upon highways and reduces the toll of life and suffering of human beings. It quoted from its earlier decision in *Welch v. Swasey*:

"While property owners cannot be compelled in general to give up their rights 'for purely aesthetic objectives', yet if 'the primary and substantive purpose of the legislation is such as justifies the act, considerations of taste and beauty may enter in, as auxiliary'".<sup>31</sup>

But it is readily apparent that the Court was indulging in a certain amount of judicial dissimulation and that the primary purpose of the legislation was to preserve places of scenic and natural beauty.

It was not, however, until the Supreme Court of Florida handed down its decision in *Merritt v. Peters*, 65 So. 2d 861 (1953) that any American court had held outright that aesthetic considerations alone were a sufficient basis for the exercise of the police power. Subsequent cases, including those in Massachusetts<sup>32</sup> (which do not, however, constitute binding legal precedent) have been immensely useful in ameliorating the intransigence of the less cooperative courts and in making historic conservation and preservation and architectural control, which cannot be rationalized with a straight face on the basis of the protection of public health and safety, judicially and legally respectable.

## B. ESTABLISHMENT OF HISTORIC DISTRICTS

With this very rudimentary background of the present status of historic district preservation in the United States and of how we got here, I proceed to a consideration of the precise subject announced for this paper, *viz.* "Establishing Historic Districts".

It is most presumptuous of me, or for anybody else in the Commonwealth of Massachusetts, other than John Codman, Chairman since its creation of the Beacon Hill Architectural Commission, to speak on this subject. Mr. Codman has written a booklet, *Preservation of Historic Districts*, which was reproduced for the National Trust for Historic Preservation by the American Society of Planning Officials. This is a comprehensive "do-it-yourself" guide for the establishment of historic districts by special act, based upon the experience of the Beacon Hill Civic Association in drafting and convincing the legislature to adopt the act creating the Historic Beacon Hill District.

You will find that, because of the success of the Beacon Hill Civic Association and the district, the elaborate acclimatization of the legislature to the means and ends of historic district regulation recommended by Mr. Codman is no longer necessary in this Commonwealth. In any event, the booklet has become one of the classics in its field and should be studied by the principal members of any committee undertaking to create an historic district.

With respect to the legal forms available in this Commonwealth, there are four precedents, only two of which I regard as viable alternatives. The city of Salem and the town of Falmouth have utilized the adoption of a zoning ordinance and a by-law, respectively, pursuant to the authority of the general Zoning Enabling Act.<sup>33</sup> I am unfamiliar with their operation, but I should be very reluctant to recommend that anyone follow this procedure, since the Zoning Enabling Act was not drawn with historic preservation in mind and its frequent amendments and substantial judicial gloss raise considerable doubts as to its ability

to provide the basis for historic district regulation of a comprehensive nature which can successfully be sustained in the face of appropriate legal proceedings. In addition, because of the so-called "Dover Amendment",<sup>34</sup> regulations under the Zoning Enabling Act are not applicable to structures used for religious or educational purposes.

In 1965 (St. 1965, c. 101) the Town of Marblehead secured the adoption of a special act authorizing it to create and change historic districts by action of the town meeting. While this technique provides flexibility, the legislative authorization is sketchy.

Excluding Marblehead, there are, so far as I know, 10 municipalities which have created historic districts by special act of the General Court.<sup>35</sup> This includes Boston which in 1955 created the Historic Beacon Hill District and in 1966 created the Back Bay Residential District.

In general, all of these acts provide that an historic district commission's approval is required before any owner can make any change in an "exterior architectural feature", which includes anything which can be seen from a public way. These special acts differ slightly in the comprehensiveness of the regulations they provide. But anyone opting to follow this route is well advised to propose regulation of color, temporary signs and structures, demolition, and landscaping; to define "exterior architectural feature" as broadly as possible, including walls, fences, steps, terraces, and paving; and to authorize the enforcing commission to consider historic and architectural value and significance, general design, arrangement, location and relation to neighboring structures, texture, material, and size and scale of the feature in question in rendering their decision.

At least four municipalities in the Commonwealth have established historic districts pursuant to the provisions of Chapter 40C of the General Laws. This is known as the Historic Districts Act and authorizes the creation of historic districts in any municipality which adopts an ordinance or by-law by two-thirds vote of the city council or town meeting, in accordance with the procedure set forth therein.

Frankly, I believe that some special acts which have been adopted by the legislature subsequent to the enactment in 1960 of the Historic Districts Act may have been proposed because the special acts provide for acceptance by a majority of the municipality's governing board, rather than the two-thirds vote required in the Historic Districts Act.

The Historic Districts Act requires that an historic district study committee may be established by a city council or board of selectmen. It shall contain not less than three nor more than seven members to be appointed by the mayor or selectmen and shall include one member where possible from two nominees submitted by the local historical society or in the absence thereof by the Society for the Preservation of New England Antiquities, one member where possible from two candidates, one of whom shall be nominated by the Massachusetts State

Chapter of the American Institute of Architects and one of whom shall be nominated by the Massachusetts Society of Landscape Architects, one member where possible from two nominees of the board of realtors covering the area, and one or more of the foregoing shall be where possible a resident of the area included or under consideration for inclusion in the historic district.<sup>36</sup>

Before an historic district can be established, this historic district study committee makes an investigation and report on the historic significance of the buildings, structures, features, sites, or surroundings included in any such proposed district and transmits copies of its report to the planning board, to the Massachusetts Historical Commission, to the Commissioner of Commerce, and to the Commissioner of Natural Resources for their consideration and recommendations. Thereafter, the committee must hold a public hearing after due notice to the owners of all properties to be included in the district. After the hearing the committee may submit a final report with its recommendations and a draft of the ordinance or by-law to the city council or town meeting.<sup>37</sup>

The Historic Districts Act sets certain standards by which the historic district commission, which succeeds to the functions of the historic district study committee and enforces the ordinance, shall be guided in administering the ordinance or by-law.<sup>38</sup> It is forbidden to make any requirements "except for the purpose of preventing developments obviously incongruous to the historic aspects of the surroundings and the historic district." It requires notice and a hearing when applications for permits are required and establishes a mechanism for appeal to the Superior Court by any Applicant for a permit who is aggrieved by a determination of the commission.<sup>39</sup>

So far as I know, the only significant advantage which a special act achieves over an ordinance or by-law adopted under the Historic Districts Act, apart from the vote required for adoption, is that a special act may provide that persons other than an aggrieved applicant may appeal the decision of an historic districts commission. If, for example, a local historical society or civic association, or an abutting land owner, disagrees with the appropriateness of any permission granted by an historic districts commission, it is often desirable to permit them to appeal.

Any community undertaking to establish an ordinance or by-law pursuant to the authority granted in the Historic Districts Act should regard as required reading the *Final Report of Historic Districts Study Committee* for the City of Cambridge, issued in 1962, which contains an excellent summary of then recent developments in historic conservation. Conclusions from a review of developments elsewhere are stated and a summary of Cambridge landmarks is included. This is very largely the work of Albert B. Wolfe, Esquire, and may be regarded as a textbook on how to proceed under this statute.

No group desiring to create an historic district should attempt to do so for a wrong reason. It is not a device to stabilize and improve real estate values. If an area has the intrinsic architectural integrity and historical significance to justify on aesthetic grounds the establishment of architectural regulations and control, doing so may favorably affect property values. The tail, however, should not wag the dog. Drawing the boundaries of an historic district can be a constitutional hazard. Boundaries of the district must be so drawn as "to include only areas of special value to the public because of possession of those characteristics which it is the purpose of the act to preserve".<sup>40</sup> On the other hand, all of the property in the area of similar attributes must be included within the district in order to sustain the constitutionally imposed requirements of reasonable classification and equal protection of the laws.<sup>41</sup>

The courts have also made it very clear as a constitutional matter that, while legislatures may have enacted architectural control authorizations which are constitutional, regulatory agencies can administer them in unconstitutional ways.<sup>42</sup> If there are not sufficient architectural harmonies and aesthetic verities in a given area, attempts by an historic district commission to force inappropriate properties into a bed of Procrustes framed by preconceived ideas of pre-Revolutionary domestic architectural niceties is a sure road to a judicial declaration of unconstitutional application.<sup>43</sup>

In addition, one should not attempt to establish architectural control over properties in an area simply because he is fascinated by Colonial Williamsburg and similar restorations. Colonial Williamsburg was not created by historic districts regulation and architectural zoning control. It was created by the expenditure of \$100,000,000, largely by John D. Rockefeller, Jr., and one would be very unwise to attempt to duplicate all or any meaningful part of such a project in any other way than through the expenditure of private funds in such magnitude.

An historic district should not be created until there has been a thorough study by professionally competent individuals of the architectural and historical significance of the properties to be included in the proposed area. Once such a district is established it should be administered by professionally competent people, with training in the fields of architecture, history, and law, with a great deal of good judgment, large measures of common sense, and an abundance of simple good taste. Property owners who are perfectly prepared to contribute to the general welfare, as well as to the value of their property, by submitting to reasonable regulations, can become restive and sullen, and even mutinous, if their plans are subjected to meaningless cavils, childish objections, and pseudo-scientific attempts to be unduly precious.

Almost any system of laws administered by archangels would contribute to the common good. No system of regulations administered by idiots can result in anything but inconvenience at the least and,

perhaps, oppressive and unconstitutional burdens. As historic district regulation and various forms of architectural control proliferate, the danger of adverse judicial decisions by reason of ill conceived and intemperate administration increases. Those who seek to take advantage of the framework for the preservation of this segment of our national heritage, which hundreds of dedicated and intelligent people spending millions of man hours have constructed, must not abuse, and thereby impair the utility of, these valuable implements to the detriment of us all.

In closing, I would note that there are now many ways to preserve many things of architectural or historical significance, whether in public or private ownership, and while a catalogue of these techniques is beyond the scope of this paper,<sup>44</sup> before any historic district is established, the committee working on the project should satisfy itself that an historic district accomplishes the desired objective, given the nature of the properties involved, more effectively than any of the other available public or private vehicles.

#### NOTES

1. The "Antiquities Act" (16 U.S.C.A., §§ 431-433) was passed by Congress on June 8, 1906. It empowered the President to designate by proclamation such monuments as were deemed historically worthy of preservation on both federal property and property to be acquired by the Government for the purpose of preservation. See Morrison, *Historic Preservation Law*, 4 (1965).
2. "This growing Federal legislative consensus in behalf of historic preservation expressed itself through the enactment of two major programs and several important constraints on Federal activity. One of the novel programs will be administered by the Secretary of the Interior; the other by the Secretary of Housing and Urban Development. These undertakings are embodied in Public Law 89-665 and in Public Laws 89-754 respectively. The relevant provisions of these measures grew, in turn, from the President's 1965 Message on *The Natural Beauty of Our Country*, the President's 1966 Message on *Preserving Our Natural Heritage*, as well as from the recommendations of a Special Committee on Historic Preservation of the U. S. Conference of Mayors." National Trust for Historic Preservation in the United States, *The Preservation Congress* (1966). See also the Department of Transportation Act (Pub. L. No. 89-670).
3. St. 1948, c. 180; G.L. [Ter. Ed.] c. 79, § 6.
4. St. 1960, c. 372.
5. Following is a list of those cities and towns in the Commonwealth which, according to the Secretary of State's Office, have established historic districts as of January 1, 1968, either by special act or pursuant to authority granted by General Laws:

| City/Town           | Legislation                              |
|---------------------|--|
| Beacon Hill, Boston | St. 1955, c. 616; St. 1958, c. 314, 315; |
| Beacon Hill, Boston | St. 1963, c. 622; St. 1965, c. 429       |
| Salem               | G.L. [Ter. Ed.] c. 40A                   |
| Nantucket           | St. 1955, c. 601                         |
| Nantucket           | St. 1961, c. 144                         |
| Lexington           | St. 1956, c. 447;                        |
| Lexington           | St. 1958, c. 185                         |
| Falmouth            | G.L. [Ter. Ed.] c. 40A                   |
| Concord             | St. 1960, c. 345                         |
| Sudbury             | St. 1963, c. 40                          |
| Cambridge           | G.L. [Ter. Ed.] c. 40C                   |
| Groton              | G.L. [Ter. Ed.] c. 40C                   |
| Bedford             | St. 1964, c. 118                         |
| Wayland             | G.L. [Ter. Ed.] c. 40C                   |
| Chatham             | St. 1965, c. 48                          |
| Marblehead          | St. 1965, c. 101                         |
| Sandwich            | G.L. [Ter. Ed.] c. 40C                   |
| Yarmouth            | St. 1965, c. 694                         |
| Petersham           | St. 1966, c. 211                         |
| Hingham             | St. 1966, c. 502                         |
| Back Bay, Boston    | St. 1966, c. 625                         |

#### Known Study Committees:

|               |            |         |
|---------------|------------|---------|
| North Andover | Lincoln    | Ipswich |
| Framingham    | Barnstable | Dennis  |
| Billerica     | Orleans    | Salem   |
|               | Carlisle   | Newbury |

6. St. 1963, c. 697 as amended St. 1965, c. 707 (G.L. [Ter. Ed.] c. 9 §§ 26 and 27).
7. St. 1968, c. 309.

8. Morrison, *op. cit.* 9.
9. St. 1910, c. 336.
10. See, e.g.: Stevens, *Historic Preservation*, Vol. 18, No. 6 (1966) 264, 267; Whitehill, *Athenaeum Items*, No. 67 (January 1958).
11. Of course, since Faneuil Hall is a publicly owned building, it pays no local real estate taxes, although its tenants pay income taxes.
12. *Athenaeum Items*, No. 68 (March 1959) 1.
13. *Boston Globe*, February 1, 1958, 4.
14. *Faneuil Hall Markets Report*, prepared for the Boston Redevelopment Authority by Architectural Heritage, Inc., and the Society for the Preservation of New England Antiquities (1968).
15. Bacon, *Historic Preservation*, Vol. 18, No. 6 (1966) 256, 259.
16. Morrison, *op. cit.* 17.
17. See New Orleans, La., Ordinance 1354 M-CS, May 15, 1958.
18. *The Police Power, Eminent Domain and the Preservation of Historic Property*, 63 Colum. L. Rev. 708, 723 (1963).
19. St. 1966, c. 695.
20. Whitehill, *Boston — A Topographical History*, 235 (2d ed. 1968). See also Bunting, *Houses of Boston's Back Bay: An Architectural History, 1840-1917* (1967). Whitehill and Cabot, *Proceedings of The Bostonian Society*, Back Bay Churches and Public Buildings (1966).
21. *Thurlow v. Massachusetts*, 46 U.S. (5 How.) 504, 583 (1847); *United States v. Jones*, 109 U.S. 513, 518-519 (1883).
22. Article X of the Declaration of Rights of the Massachusetts Constitution, which predates the federal Constitution, imposes similar restrictions upon the officials of the Commonwealth.
23. Nichols, *The Massachusetts Law of Planning and Zoning*, 4 (1943); *The Police Power, Eminent Domain and the Preservation of Historic Property*, 63 Colum. L. Rev. 708, 710-713, 724-731 (1963).
24. *Williams v. Parker*, 188 U.S. 491 (1903).
25. 348 U.S. 26 (1954).
26. *Id.* at 33.
27. Morrison, *op. cit.* 35. See cases at 40 and 41.
28. 214 U.S. 91 (1909), *aff'g.* 193 Mass. 364.
29. *General Outdoor Advertising Co., Inc. v. Department of Works*, 289 Mass. 149 (1935).
30. Article 50 of the Amendments to the Constitution of Massachusetts expressly authorizes billboard regulation.
31. *Id.* at 184-185. See "Zoning for Aesthetic Objectives: A Reappraisal," 20 Law & Contemp. Prob. 218 (1955).
32. *Opinions of the Justices*, 333 Massachusetts 773 (Nantucket), 783 (Boston 1955).
33. G.L. [Ter. Ed.] c. 40A.
34. St. 1950, c. 325; St. 1954, c. 368; St. 1956, c. 586; St. 1957, c. 145; *Attorney General v. Dover*, 327 Mass. 601 (1951); *Dover v. Dominican Fathers*, 334 Mass. 530 (1956); *Worcester v. New England Institute*, 335 Mass. 486 (1957); *Sisters of the Holy Cross v. Brookline*, 347 Mass. 486 (1964); *Radcliffe College v. Cambridge*, 350 Mass. 613 (1966).

35. See footnote 5, *supra*.
36. G.L. [Ter. Ed.] c. 40C, § 4. House Bill 2392, submitted to the Massachusetts General Court this year, seeks to amend this chapter substantially and it requires careful study.
37. G.L. [Ter. Ed.] c. 40C, § 3.
38. G.L. [Ter. Ed.] c. 40C, §§ 6 and 8.
39. G.L. [Ter. Ed.] c. 40C, §§ 7, 9, and 10.
40. *Opinions of the Justices*, 333 Mass. 773, 780 (1955).
41. 63 Colum. L. Rev. 708, 712-713 (1963) and cases cited in footnotes 60-66. When the Historic Beacon Hill District was enlarged to include the north slope of Beacon Hill (St. 1963, c. 622), it contained the following provision: "Nothing contained in this act shall apply to the construction, repair, alteration, demolition or reconstruction of any building by Suffolk University on Hancock, Derne or Temple Streets." The writer has never been privy to the views of the students of constitutional law affiliated with that institution as to the validity of this exemption. See *Vieux Carre Property Owners & Associates, Inc. v. City of New Orleans*, 167 So. 2d 367 (1964), where an ordinance exempting a portion of the Vieux Carre from any regulation whatsoever.
42. *Opinion of the Justices*, 333 Mass. 773, 781 (1955); Morrison, *op. cit.* See cases cited at 50-53.
43. The National Trust for Historic Preservation has prepared a leaflet, "Criteria for Evaluating Historic Sites and Buildings", which should be consulted as to which properties to include in any proposed district. This leaflet is reproduced in the *Final Report of Historic Districts Study Committee* for the City of Cambridge, referred to above.
44. Various of the statutes under which these techniques may be found have been cited elsewhere herein. Techniques utilizing federal support are outlined in *Preserving Historic America* published by the Department of Housing and Urban Development in 1966.

## BROOKLINE HISTORICAL SOCIETY

### BYLAWS

AS AMENDED 1949, 1962 and 1968

#### ARTICLE I

The name of this corporation shall be Brookline Historical Society.

#### ARTICLE II

##### OBJECTS

The objects of this Society shall be the study of the history of the town of Brookline, Massachusetts, its societies, organizations, families, individuals and events; the collection and preservation of its antiquities; the establishment and maintenance of an historical library, and the publication from time to time of such information relating to the same as shall be deemed expedient.

To cooperate voluntarily and without gain or profit, with organizations, associations, and corporations which are not operated for profit and whose purposes are similar to the purposes herein stated having established themselves as organizations approved by the United States Treasury Department, Internal Revenue Service, for exemption under Section 501 (c) (3) of the Internal Revenue Code of 1954 as now in effect or as hereafter amended. To acquire by grant, gift, devise, purchase, bequest or otherwise any real or personal property, and hold, enjoy and dispose of the same and deal with it in such manner as in the judgment of the Board of Directors will best promote the charitable and educational objects of the corporation.

To carry out the aforesaid objects without pecuniary gain, benefit or profit to the corporation and that no officer, member, agent or employee of the corporation shall receive any pecuniary profit from the operation thereof except reasonable compensation for actual services rendered in effecting one or more of such purposes.

No substantial part of the activities of this corporation shall be used in propaganda, or otherwise attempting to influence legislation or participating in or intervening in (including the publishing or distribution of statements) any political campaign or on behalf of any candidate for public office.

Upon the dissolution of this corporation, any assets remaining, shall be distributed to organizations having similar purposes which have also been established as organizations approved by the United States Treasury Department, Internal Revenue Service, for exemption under Section 501 (c) (3) of the Internal Revenue Code of 1954, as now in effect or hereafter amended.

These purposes shall not include the right to apply for a license to sell alcoholic beverages.

#### ARTICLE III

##### MEMBERSHIP

Any person of moral character who shall be nominated and approved by the Board of Trustees may be elected to membership by ballot of two-thirds of the members present and voting thereon at any regular meeting of the Society. Each person so elected shall pay an annual assessment of five dollars; and any member who shall fail for two consecutive years to pay the annual assessment shall cease to be a member of this Society; *provided*, however, that any member who shall pay fifty dollars in any one year may thereby become a Life member; and any member who shall pay one hundred dollars in any one year may thereby become a Benefactor of the Society, and thereafter shall be free from all dues and assessments. The money received from Life members and Benefactors shall constitute a fund, of which not more than twenty per cent, together with the annual income therefrom, shall be spent in any one year.

The Society may elect Honorary and Corresponding members in the manner in which annual members are elected, but they shall have no voice in the management of the Society, and shall not be subject to fee or assessment.

#### ARTICLE IV

##### CERTIFICATES

Certificates signed by the President and the Clerk may be issued to all persons who become Life members, and to Benefactors.

#### ARTICLE V

##### OFFICERS

The officers of this Society shall be seven Trustees, a President, a Vice-President, a Secretary (who shall be Clerk of the Society, and may also be elected to fill the office of Treasurer), and a Treasurer, who, together shall constitute the Board of Trustees. The Trustees, Clerk, and Treasurer shall be chosen by ballot at the annual meeting, and shall hold office for one year, and until others are chosen and qualified in their stead. The President and Vice-President shall be chosen by the Board of Trustees from their number at their first meeting after their election, or at an adjournment thereof. The officers of the Society shall also include a President Emeritus when the Society shall so vote.

## ARTICLE VI

### MEETINGS

The annual meeting of this Society shall be held on the third Sunday of January unless postponed by vote of the Trustees.

Special meetings may be called by order of the Board of Trustees. The Clerk shall notify each member by a written or printed notice sent through the mail postpaid at least three days before the time of meeting, or by publishing such notice in one or more newspapers published in Brookline.

At all meetings of the Society ten (10) members shall constitute a quorum for the transaction of business.

The meetings of the Board of Trustees shall be called by the Clerk at the request of the President, by giving each member personal or written notice, or by sending such notice by mail, postpaid at least twenty-four hours before the time of such meeting; but meetings arranged when all the Trustees are present may be held without such notice. The President shall call meetings of the Board of Trustees at the request of any three members thereof. A majority of its members shall constitute a quorum for the transaction of business.

## ARTICLE VII

### VACANCIES

Vacancies in the offices of Trustees, Clerk, or Treasurer may be filled for the remainder of the term at any regular meeting of the Society by the vote of two-thirds of the members present and voting. In the absence of the Clerk at a meeting of the Society, a Clerk *pro tempore* shall be chosen.

## ARTICLE VIII

### NOMINATING COMMITTEE

A Nominating Committee of three members shall be appointed by the presiding officer, who shall report at the annual meeting a list of candidates for the places to be filled.

## ARTICLE IX

### PRESIDING OFFICER

The President, or in his absence the Vice-President, shall preside at all meetings of the Society. In the absence of those officers a President *pro tempore* shall be chosen.

## ARTICLE X

### DUTIES OF THE CLERK

The Clerk shall be sworn to the faithful discharge of his duties.

He shall conduct the general correspondence of the Society and shall keep records of all proceedings of the Society at its meetings.

He shall conduct the general correspondence of the Society and place on file letters received.

He shall enter the names of members in order in books or cards kept for that purpose, and issue certificates to Life members and to Benefactors.

He shall have charge of such property in possession of the Society as may from time to time be delegated to him by the Board of Trustees.

He shall acknowledge all loans or gifts made to the Society.

## ARTICLE XI

### DUTIES OF THE TREASURER

The Treasurer shall collect all moneys due the Society, and pay all bills against the Society when approved by the Board of Trustees. He shall keep a full account of receipts and expenditures in a book belonging to the Society, which shall always be open to the inspection of the Trustees; and at the annual meeting he shall make a written report of all his doings for the year preceding. The Treasurer shall give bonds in such sum, with surety, as the Treasurer may fix, for the faithful discharge of his duties.

## ARTICLE XII

### DUTIES AND POWERS OF TRUSTEES

The Board of Trustees shall superintend the prudential and executive business of the Society, authorize all expenditures of money, fix all salaries, provide a common seal, receive and act upon all resignations and forfeitures of membership, and see that the by-laws are duly complied with. The Board of Trustees shall have full powers to hire, lease, or arrange for a suitable home for the Society, and to make all necessary rules and regulations required in the premises.

They may from time to time appoint such sub-committees from their own number as they deem expedient.

In case of a vacancy in the office of Clerk or Treasurer they shall have power to choose the same *pro tempore* till the next meeting of the Society.

## ARTICLE XIII

### STANDING COMMITTEES

The President shall annually appoint four standing committees, as follows:

#### *Committee on Rooms*

A committee of three members, to be styled the "Committee on Rooms" to which shall be added the President and Clerk of the Society *ex-officio*, who shall have charge of all arrangements of the rooms (except books, manuscripts, and other objects appropriate to the library offered as gifts or loans), the hanging of pictures, and the general arrangements of the Society's collection in their department.

#### *Committee on Papers*

A committee of three members, to be styled the "Committee on Papers," who shall have charge of the subjects of papers to be read, or other exercises of a profitable nature, at the monthly meetings of the Society.

#### *Committee on Membership*

A committee of three or more members, to be styled the "Committee on Membership," whose duty it shall be to give information in regard to the purposes of the Society, and increase its membership.

#### *Committee on Library*

A committee of three or more members, to be styled the "Committee on Library," who shall have charge of the arrangements of the Library, including acceptance and rejection of books, manuscripts, and other objects tendered to the library, and the general arrangement of the Society's collections in that department.

These four committees shall perform their duties as above set forth under the general direction and supervision of the Board of Trustees.

Vacancies that occur in any of these committees during their term of service shall be filled by the President.

## ARTICLE XIV

### FINANCE COMMITTEE

The President shall annually appoint two members, who, with the President, shall constitute the Committee on Finance, to examine from time to time the books and accounts of the Treasurer, to audit his accounts at the close of the year, and to report upon the expediency of proposed expenditures of money.

## ARTICLE XV

### AMENDMENTS

These by-laws may be altered or amended at any regular meeting by a two-thirds vote of the members present, notice of the subject-matter of the proposed alterations or amendments having been given at a previous meeting.

---

On March 14, 1963, the Internal Revenue Service of the U. S. Treasury Department ruled that the Society is a tax-exempt organization within the provisions of Section 501(c)(3) of the Internal Revenue Code. As a consequence, the Society is not required to file Federal income tax returns and contributions made to it are deductible by donors as provided in Section 170 of the Code. Bequests, legacies, devises and transfers of gifts to or for the Society's use are deductible for Federal estate and gift tax purposes under the provisions of Section 2055, 2106 and 2522 of the Code.



## LIST OF MEMBERS — 1971

Mr. Robert Adams  
 Mr. and Mrs. Jason A. Aisner\*  
 Mrs. Nile Albright  
 Mrs. Horatio Alden\*  
 Mrs. Mitchell Allen  
 Mr. and Mrs. Russell W. Ambach  
 Mr. and Mrs. Henry R. Atkinson  
 Mrs. George Austen, Jr.  
 Dr. and Mrs. James H. Austin  
  
 Mrs. Theodore L. Badger  
 Mrs. Mark W. Bailey  
 Mr. and Mrs. Richard B. Barkin  
 Mrs. Edward Poyen Barry  
 Mrs. Myron B. Barstow  
 Mr. F. Gregg Bemis\*  
 Mrs. Robert Payne Bigelow  
 Rev. Carl Bihldorff  
 Rev. George L. Blackman  
 Mrs. Charles B. Blanchard\*  
 Mr. and Mrs. Kenneth B. Bond  
 Mrs. Frederick C. Bowditch, Jr.  
 Mr. and Mrs. Everett M. Bowker  
 Miss Helen L. Bowker  
 Mrs. Robert C. Bray  
 Mr. and Mrs. Herbert Bremner  
 Mrs. Harrison G. Bridge\*\*  
 Mrs. George Edwin Brown  
 Mr. George V. Brown, Jr.  
 Judge Matthew Brown  
 Miss A. Claire Browne  
 Mrs. Yves Henry Buhler\*  
 Mr. and Mrs. Abraham S. Burack  
 Miss Elizabeth Burrage  
 Dr. and Mrs. Belton A. Burrows  
 Miss Elizabeth Butcher  
  
 Mr. and Mrs. August A. Calen, Jr.  
 Mr. Francis W. Capper  
 Mr. and Mrs. Elmer O. Cappers  
 Mr. and Mrs. Owen M. Carle  
 Mrs. Theresa A. Carroll\*  
 Mr. Eugene P. Carver, Jr.  
 Mrs. William B. Castle  
 Rev. Francis A. Caswell  
 Dr. Earle M. Chapman  
 Dr. and Mrs. Richard Chute  
 Mr. Paul F. Clark  
 Mr. Robert C. Cochrane, Jr.  
 Mr. W. Ogilvie Comstock  
 Mrs. William F. Conant  
 Mr. John T. Connor  
 Mrs. Bradley E. Copeland  
 Miss Dorothy Cornish  
 Miss Priscilla Cornish  
 Mrs. Philip Cowin  
 Dr. Joseph A. Craven, Jr.  
 Mrs. Alan Cunningham\*  
 Dr. Lon E. Curtis  
 Mr. and Mrs. George B. Cutts

Mrs. Helen Damon  
 Mr. Philip A. Daniels  
 Miss Francis C. Darling  
 Mr. Kenneth Lee Davis  
 Mr. and Mrs. F. Stanton Deland, Jr.  
 Lt. Comdr. William Griggs Dow  
 USN (Ret.)  
 Miss Alice Driscoll  
 Miss Margaret Driscoll\*  
 Mr. Thomas Duncan  
 Miss Jeanie U. Dupee

Mrs. Roger Ernst\*

Mrs. James M. Faulkner  
 Mrs. Alan D. Fink  
 Mrs. Robert F. Fiske  
 Miss Helene Flynn  
 Dr. and Mrs. Orrie M. Friedman  
 Miss Anne W. Furness  
 Mrs. E. W. Furness

Mr. and Mrs. Tudor Gardiner  
 Mr. G. Peabody Gardner\*  
 Mr. and Mrs. William J. Geddis  
 Mr. and Mrs. William Gillis  
 Mr. Charles D. Gowing  
 Dr. and Mrs. John R. Graham  
 Dr. and Mrs. Seymour Gray  
 Miss Gladys Greenleaf

Mrs. Frank L. Hadden  
 Miss Nancy Hale  
 Mrs. Ralph W. Hamilton  
 Mr. Lawrence E. Hanson  
 Mrs. Stephen F. Harris\*  
 Mr. Russell Hastings  
 Mrs. Edward Heartz  
 Mrs. Bigelow Heath  
 Mrs. Clyde J. Heath  
 Mr. James H. Henderson  
 Dr. and Mrs. Otto J. Hermann  
 Dr. and Mrs. James R. Hobson  
 Mr. and Mrs. Edmund S. Homer  
 Mrs. Donald T. Hood  
 Mrs. George C. Houser  
 Mrs. Lyman H. Hoyt  
 Mr. Robert I. Hunneman

Mrs. Doris Katz  
 Mr. and Mrs. Gary Kayakachioian  
 Mr. Clifford A. Kaye  
 Mrs. Katharine A. Kelley  
 Mr. and Mrs. Robert Kramer

Mr. Thomas F. Larkin  
 Mrs. Alexander F. Law  
 Rt. Rev. Frederic C. Lawrence  
 Mr. James Lawrence, Jr.

Mr. Richard T. Leary  
 Mrs. Frederick A. Leavitt  
 Mrs. Charles E. Lee  
 Miss Mary Lee  
 Mr. and Mrs. Martin A. Linsky  
 Mr. and Mrs. Bertram K. Little\*  
 Mr. and Mrs. Horace E. Little  
 Mr. James A. Lowell\*\*  
 Mr. Lea S. Luquer\*  
 Mrs. Lea S. Luquer

Mr. and Mrs. Edward H. McGrath, Jr.  
 Mr. and Mrs. James F. McIntosh  
 Miss Ann E. Macdonald  
 Miss Manka Madeksza  
 Mr. Charles N. Mason  
 Mr. and Mrs. William D. Mehegan  
 Mr. Robert D. Mehlman  
 Mr. Goodwin Millar  
 Mrs. George R. Minot\*  
 Mrs. W. M. Parker Mitchell  
 Mrs. Samuel Morrill  
 Mr. and Mrs. Alan R. Morse  
 Mr. and Mrs. Malcolm Morse\*

Mr. and Mrs. J. Frederick Nelson\*  
 Mr. Henry H. Newell\*  
 Mrs. Harlan F. Newton  
 Mr. and Mrs. Richard W. Nichols

Miss Helen V. O'Brien  
 Dr. and Mrs. Thomas F. O'Brien  
 Mr. Arthur A. O'Shea  
 Miss Maud Oxenham

Mr. and Mrs. Donald K. Packard  
 Mrs. Richard C. Paine\*  
 Mr. and Mrs. Walter E. Palmer  
 Mrs. Charles Hamilton Parker  
 Mrs. Dean Peabody, Sr.  
 Mr. and Mrs. Robert E. Peabody  
 Mrs. Abraham E. Pinanski  
 Mrs. Bacon Pleasonton\*  
 Mrs. Roger Preston  
 Mrs. Lewis I. Prouty\*

\*Life Members    \*\*Benefactors

Mrs. Leon W. Rand  
 Mr. and Mrs. William T. Reid, Jr.  
 Capt. Philip A. Renta  
 Mr. Michael Robbins\*  
 Mrs. Oliver H. P. Rodman  
 Mr. and Mrs. Peter C. Rollins  
 Mrs. Edward Romney  
 Mr. Ralph P. Rudnick

Mrs. Nathaniel M. Sage  
 Mr. Henry B. Sawyer, Jr.  
 Mrs. Edith B. Shaffer  
 Mr. and Mrs. Samuel E. Shaw, 2nd  
 Miss Margaret Shea  
 Mr. and Mrs. Albert A. Silverman  
 Mrs. Bernard Singer  
 Mrs. Herbert S. Sise  
 Mr. William B. Snow  
 Mrs. Merrill C. Sosman  
 Dr. Robert I. Sperber  
 Mrs. Howell D. Stevens  
 Dr. and Mrs. James Sydney Stillman  
 Rt. Rev. and Mrs. Anson Phelps  
 Stokes, Jr.  
 Mr. Charles M. Storey  
 Mrs. William H. Sweet

Miss Margaret Taylor\*  
 Miss Helen M. Thayer  
 Mrs. Daniel Tyler, Jr.  
 Mr. Roger B. Tyler

Mrs. Carl N. Van Ness  
 Mr. and Mrs. S. Morton Vose\*

Mrs. Richard G. Wadsworth  
 Mrs. Richard H. Wallace\*  
 Mrs. Gardner Washburn\*  
 Mr. Daniel R. Weedon  
 Mr. and Mrs. James O. Welch, Jr.  
 Miss C. Beatrice Welton  
 Mr. and Mrs. Jerome J. Werby  
 Mrs. Winthrop Wetherbee  
 Mr. Stephen Wheatland  
 Mrs. Mason T. Whiting\*  
 Miss Enid Wilson\*  
 Mr. Leonard Wolfe