

The Framingham History Center Presents:

Framingham House Tour

Sunday, May 19, 2013
12 p.m. - 5 p.m.

www.framinghamhistory.org
Framingham, MA



Framingham
One Lincoln Street
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The Framingham House Tour is Presented by:

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PO Box 2032
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508-626-9091
www.framinghamhistory.org

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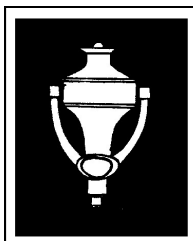
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Acknowledgments:

The Framingham History Center would like to thank the homeowners who have made this tour possible by graciously opening their homes and the many volunteers who have contributed their time and services.

We thank our contributors, sponsors, patrons and advertisers for their support. We encourage you to patronize these businesses.



WELCOME to the Framingham History Center's 12th Annual House Tour. We are thrilled to showcase yet another selection of seven diverse homes and provide complimentary refreshments at the longest continually used church building in Framingham, the First Baptist Church.

If this is your first House Tour, please note that the tour is self-guided and you can enjoy the afternoon at your own pace with family, friends and neighbors. Refreshments are served at the First Baptist Church 12:30 – 5:00. While there, don't miss our **raffle**; winners will be drawn at 5 p.m. today and need not be present to win.

Our 2013 Tour is sponsored by Bernardi Auto Group, Mutual One, Fletcher Tilton, PC and Murphy, Edwards, Goncalves and Ferrera, PC. In addition to our sponsors, we thank the many businesses who advertise in this Tour guide booklet. Please support them, as they consistently support the Framingham History Center. Our final thanks go to the homeowners as well as the one hundred plus volunteers who greet and assist guests at our featured homes, help with the raffle and stage the Patron's Party.

The Tour is the Framingham History Center's largest fundraiser and all proceeds benefit FHC operations and support the FHC's mission. The FHC is a non-profit 501c3 organization; it is not publicly funded by the town and is dependent on your participation in events like this, membership dues and generous donations from our friends. If you are interested in learning more about us, we hope you will come to one of our free, monthly Past Forward Coffee Hours. Upcoming Coffee Hour dates, programs, exhibitions, initiatives and online Museum Gift Shoppe are all detailed on our website, **www.framinghamhistory.org** If you would like to get involved with next year's House Tour or any of our programming please call Charlene Frary, Program Coordinator at 508-626-9091, or complete a survey form when you break for your refreshments today.

Enjoy the Tour!


Susan Silva, House Tour Chair

Mission

The mission of the Framingham History Center is to preserve and share Framingham's history in order to encourage connection to community.

This Guide is your ticket!
Please present it for admission at each house.

Please follow these guidelines:

- Houses are open between 12:00 p.m. and 5:00 p.m. only.
- **Use the following link to access an on-line map.**
<http://goo.gl/maps/3AYL5>
- Observe all Framingham parking regulations and note any special parking instructions in your booklet.
- As you enter each house please present your booklet opened to the correct page so it may be checked off.
- No photographs may be taken in any of the houses.
- Children must have their own ticket unless they are in a backpack.
- Strollers or carriages are not allowed in the houses.
- Food and drink are not allowed in the houses.
- Bathroom facilities are available at First Baptist Church 
Bathrooms are **not** to be used in the tour homes.
- Please respect the privacy of the homeowners and abide by all requests of the host/hostesses. Do not open any closed doors or drawers.
- We reserve the right to ask visitors to leave the tour.
- Visitors assume full responsibility for protecting their own safety and the property of the others while on the tour.

Join us for complimentary refreshments and
take part in our raffle at First Baptist Church

Join us after the tour!

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1) 26 FOREST STREET

(Please park on the same side of the street as the house.)



This contemporary-style home soars over Lake Cochituate. Two years of planning went into designing it for optimal views of the lake's north pond, resulting in stunning, large windows on both the east and south of the house. The owners had lived in a ranch on the site from 1993 to 2005, when they razed it and started construction on this contemporary structure. They moved in ten months later, in 2006.

The owners wanted the house to fit the contour of the landscape and worked with the architects to ensure as many trees as possible remained on the property. They were able to save the twin oaks you see in the back by hanging the porch from above with cantilevered steel trusses. The house structure is made of a variety of wood (cedar siding, ipe, and Brazilian cherry decking), steel (house box frame and porch trusses), concrete, and glass.

The eye-catching views start right at the front door. Three story-high windows greet you as you enter the hall with floors made of lava stone. Look past the custom fabricated steel and tile staircase, to the view of the water, through the immense windows in the back of the house.

The great room on the right encompasses living, dining, and kitchen areas. Most of the wooden furniture and library shelving in the house, were designed and built by the homeowner in the basement woodworking shop—everything from table and wall units to handy coat racks, mirror and picture frames and even cribbage boards. In fact, you would be hard-pressed to find anything he did not make himself, using left-over materials from the construction, including cherry, bamboo, and cedar wood. The care he took to match materials creates a unified feel to the home.

Please turn the page

1) 26 FOREST STREET Continued

The herb garden shelf in the kitchen faces south and provides fresh herbs year round. Note the profusion of electrical outlets along one of the counters – “like a high school chemistry lab”, the owner noted. A propane gas fireplace on the right corner is built into one of the 10-foot-high windows.

The screened-in porch off the living room area has a glass wall door that opens to extend the living area during the warm months. Note another custom feature, the special door for their cat at the bottom left of the glass door going into the porch.

In the library, the owner displays an analytical balance scale that he renovated as well as the drawing of the house created for the Conservation Commission hearing on their plans.

Upstairs, the deck off the master bedroom makes it seem as if you are in a tree house. What looks like a footboard at the bottom of the bed is actually a TV cabinet. The TV is raised and lowered by remote control to ensure that the view of the lake is not blocked permanently. The windows along the top of the master bathroom are the only windows at the front of the house.

As you leave, walk down to the basement, which has cork floors. The layout includes a room with exercise equipment and a large cedar closet. On the left you can see the owners’ workshop where all the magic happens. The vise is from the factory where his father worked.

2) 24 MEADOW STREET

(Please park on the opposite side of the street as the house)



The eye of a photographer, the vision of an architect, and the work of a designer, combine to create a comfortable, artistic, and funky environment in this Second Empire or French Mansard style home. The house was built around 1877, when these sloped mansard roofs disguised the top floor as an attic. As a result, the upstairs living space was exempted from real estate taxes. The house is shown on the 1882 map of Saxonville.

The unfinished basement has fieldstone walls and the original dirt floor was eventually covered by poured concrete. Initially the home was heated by a coal furnace with a single pipe system, with grates in each floor allowing heat to rise from the basement. The current 1968 boiler uses gravity-fed hot water with no circulator pump. The programmable thermostat is a millivolt system powered by just two AA batteries. No electricity is needed, meaning that this home never loses heat during a power failure.

The original kitchen (now the dining room) had no view to the backyard so the current owner moved it to its current location. Look up in the living room at the beams and you can see where the original walls were and the significant renovations undertaken to open up the living space. The window installed under the kitchen cabinets maximizes light and space. The white maple flooring throughout the house is original except in the dining and kitchen area.

Upstairs the orange and purple-reddish décor with marble tiles and countertops make the bathroom a must-see room. Heading back downstairs exit via the office, formerly a bedroom and like many other rooms features more artwork by family members. As you leave, you are welcome to walk in the backyard.



Featured on the 2009 House Tour



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*“History is a gallery of pictures in which there are
few originals and many copies.”*

Alexis de Tocqueville

Petrini & Associates, P.C. is a municipal law firm specializing in the practice of public construction, labor and land use and zoning. The firm is Town Counsel to the Towns of Framingham, Medway, Sherborn and West Brookfield and represents numerous other municipalities, public agencies, businesses and private individuals throughout the Commonwealth. The firm is dedicated to its clients and to the achievement of excellence in the practice of public law.

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3) 119 WATER STREET

(Please park in the Pinefield shopping center parking lot and walk to the house)



The Saxonville Mills once dominated this Water Street section of Framingham. This home, tucked up on an incline with a view of the Sudbury River, was occupied by a mill worker in the late 1800s. The Framingham tax valuation of 1888 identifies a new house at this site and it is also on the 1895 map of the town. The mill and the house, were both owned by Arthur Currivan, a woolen mill worker. In 1846 he married Eliz Myres in Framingham and they had seven children. A son and four of the daughters lived in the new property, this house, built in 1888.

Although the current home has benefited from extensive renovations, parts of its past remain. The most significant reminder of its longevity is the beehive oven in the basement, which you can view on your way out. Beehive ovens were common in New England until safer open fire cooking methods were created with the advent of electricity.

The main part of the house has original wood floors, exposed beams with mortise and tenon joints, hand-hewn beams, corner gussets, and wooden dowels. Some of the doors and hardware are also original. During the renovation of the original kitchen floor, large beams and other structural wood were salvaged from another building in the area because of the expense of new lumber.

The owners bought this home in 1984 after they saw it advertised as a diamond in the rough. They loved it and immediately started their extensive renovations. They began by taking off the three-season porch in the back of the house and adding a new master bedroom and bath. Then they tore off the front of the house to replace rotten and bug-infested sills. The final renovation added the family room and the last new kitchen (it had already been through two renovations) seven years ago. The result is a front-to-back modern open area they call The Gathering Room. The owner did all of this work himself.

The Framingham History Center Presents:
The Campanelli Ranch—Life and Design
Sunday, September 22, 2013

A series of on-site progressive discussions, led by housing and social science experts, will focus on the innovative architecture, the California contemporary allure, the timeless appeal, and the supreme adaptability of this iconic and enduring 1950s home style. Learn how and why entire neighborhoods filled with Campanelli ranches were part of Framingham's exponential growth in the 1950s. www.framinghamhistory.org

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4) 15 LEONARD ROAD

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Built in the 1950's, this Campanelli ranch was part of a housing boom fueled by primary developers like the Campanelli Brothers, who transformed Framingham into what town historian Stephen W. Herring called, a suburban paradise in his book *Framingham, An American Town*.

This home has had just two owners. The current owners have lived here 52 years and have been busy enlarging and revamping it ever since. The result is comfort and ambience. The owners love the home and would not consider giving in to the promptings from friends to move to a warmer climate.

Their projects are recorded in before-and-after photos. Their first endeavor in 1962, just after moving in, was to build the glassed-in three-season porch. They then converted the original garage into a den and storage area adding the master bedroom with a vaulted ceiling in 1989 and renovating the kitchen twice – finally in 2009. The owners added a new entrance to replace the Campanelli front door that originally opened directly into the living room.

The living room has the customary Campanelli white brick fireplace. Note another Campanelli trait – the swirled ceilings in the kitchen. Clever storage ideas here include pullout vertical drawers, and the kitchen floors are Brazilian cherry. The tub and tiles in the bathroom are also original but have been glazed. Throughout the house the homeowner's artwork can be seen in covered valances, fuse boxes and other decorative boxes to hide outlets.

As you leave the home you are invited to walk in the backyard, which at one time was a farm with grazing cows. The owners relate a story that one of the area residents came home to find a cow in the bathtub.

***The following are notable dates garnered from the
history timeline of the First Baptist Church:***

1825: Architect Solomon Willard draws up plans for the new church.

May 8, 1826: Church was organized with 119 members and the Rev. Charles Train as pastor.

1846: George H. Holbrook of Medway, the caster of the original bell (which cracked), was hired to furnish a new (and current) bell, at a cost of \$53.

1854: Some members left to help start a church in South Framingham (which was later called Park Street Baptist Church).

1888: Church was incorporated, thus doing away with the Baptist Society.

1938: Church administration was legally changed from two distinct organizations (corporate and religious) to operate under one organization.

1957: Carillon records and a player were installed in the belfry to honor Deacon L.L. Workman for his untiring and devoted service to the church.

1964: Richard Cardinal Cushing of Boston gave an address in the church, marking the first time a Roman Catholic prelate had spoken in a Protestant church in Framingham.

April 13, 1975: Rededication service celebrated 150 years of ministry.

1998: Members of Park Street Baptist Church began to worship at the Framingham Centre building with members of the First Baptist Church. In 2002, the merger of the two congregations was formalized.

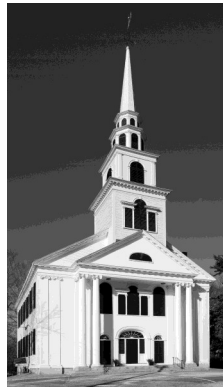
2003: Church building became handicapped accessible with addition of a lift to transport people from Jefferson Hall in the lower level to the sanctuary, addition of a ramp at the side entrance, and installation of a unisex disability-friendly bathroom.

5) FIRST BAPTIST CHURCH 1013 Worcester Road



(Please park in the lot off Pleasant Street)

The church, which opens at 12:30 p.m. for the tour, is the refreshment stop this year. Its restrooms are open for tour attendees. The church and one unisex bathroom are handicapped accessible. The church provides the only restroom stop on the tour.



The First Baptist Church sanctuary holds 188 years of history — and more if you count the 50 years of Baptist activity in Framingham before the cornerstone of the church was laid in 1825. Church elders from Connecticut began preaching in town in 1756 and continuous preaching started in 1772, when worship was held in an upper story of Ebenezer Marshall's tavern at Park's Corner downtown.

In 1825, Worcester architect Solomon Willard (designer of the Bunker Hill Monument and Framingham's Village Hall) drew up plans for the church after 13 men agreed to direct the construction. Willard included the Christopher Wren steeple that is still intact except for railings that were lost in a hurricane. The church was completed in 1826, paid for in part by the sale of box pews. The practice of selling pews continued after the founding. At the back of the church, a pew map shows the prices members paid - front pews cost \$22.47, while those at the back were \$3.05. Owners could adapt the pews, and you can see the varying styles of shelves in each one. The pews were built in a semicircle with two aisles, allowing brides to walk down one aisle and out the other.

Church members have opened the baptistry for the tour so you can view the baptismal pool located under the altar floor. Fortunately, the pool is over the church heater, so the water is warm during immersion...

Please turn the page



5) FIRST BAPTIST CHURCH
1013 Worcester Road
Continued

As you look up at the balcony area, which seems unusually high, you can see a slight outline where the so-called “servant galleries” were located. A provision was made for slaves/servants to worship in the two rooms that open into the auditorium on either side of where the organ now stands. Portions of these rooms are still in existence. They were closed in 1849.

The Simmons organ, made of wood and leather, was installed in 1852 at a cost of \$1,400. In 1912, the organ was repaired and a motor was installed to replace the hand pump. In 2000, more organ repairs were undertaken. More than 400 members of The Organ Historical Society visited the church during their annual convention to hear the upgrades. It is workable now, but its quality varies with the temperature and dampness in the building.

Note the ceiling medallion, which at one time included a chandelier. In 1902, the church voted to have electric lights installed and had the chandelier and kerosene-burning lamps removed. The whereabouts of the chandelier is in question. One rumor is that it was sent out to be cleaned but never returned; another is that it ended up in a house in Boston. Or as one member said, the congregation may have felt it was too ostentatious.

Today the church owns the house next door where it leases the four apartments enclosed at below average rates as part of its commitment to affordable housing in Framingham.

6) 65 GATES STREET

*(Please park on the right side of Goodnow Lane
and walk to the house)*



This house with its four-story turret is interesting in itself, but doubly so because of who built it, and the startling events that ensued after the first owners, Mary and Hartley Dennett, moved in.

Reenactment artist Libby Franck will be in the enclosed porch today, portraying Mary Dennett and speaking about her tumultuous life. To prepare, she researched the Dennett family history and will give some highlights, including stories about Mary's suffrage work and the pamphlet she wrote titled, "The Sex Side of Life" which caused a national commotion.

Hartley, an architect who with Mary was active in the Arts and Crafts movement in Boston, designed this home built it in 1903. Rumor has it that the home was also occupied by noted photographer and furniture designer Wallace Nutting during the 1920s. Today throughout the home you will see the contemporary art of Gwendolyn Holbrow, one of the current owners, as well as signs of continuous renovation needed by a 110-year-old structure.

As you climb the granite steps to the front door, you pass through a wisteria-covered pergola, the site of a charming photo by Wallace Nutting, which is featured in his book *Massachusetts Beautiful*. Before entering, note the multiple casement windows on the second and third floors that open outward like doors. The fourth story tower room originally held a tank that provided running water via gravity flow to the lower stories.

Entering through the front vestibule, note the small leaded glass windows on either side. Once through the inner door, you face a wide stairway with unique wood and glass railings salvaged by Hartley from a theater in Boston.

Please turn the page

6) 65 GATES STREET

Continued

Move to the left and you see a room that is thought to have been the original dining room and is now an office. The ornamental ceiling beams are a frequent feature of the Arts and Crafts style. Some are structural, while some are merely decorative, and they are found throughout most of the first floor of the home, as well as portions of the second and third floors. The tiles in the guest lavatory at the rear were crafted in England.

Next is the spacious kitchen; Hartley believed in large kitchens and consistently designed homes that way, which was unusual at the time but a bonus now. The small brick-faced alcove may have held wood for the original cooking stove. At the time of construction, the view from the windows extended to the reservoir, but today the view is of the barn out in back. Its numerous windows are the same type as on the porch and house. The owners find the barn perfect for large parties and dancing.

Proceeding to the right, you enter the fireplaced room now serving as the dining room, which may originally have been an entrance foyer. The built-in shelves in the pass-through and dining room are another regular architectural feature of Art and Crafts homes. The wallpaper was designed in 1899 by John Henry Dearle for Morris & Co. and is imported from England. A single semi-glazed tile is the focal point of the original hearth.

The front-to-back living room has a gracious air, and has been the scene of many a festive gathering. It features more elaborate beams, a larger fireplace and built-in bookshelves. The current owners say it was known as a great party house in the early era, and is still wonderful for entertaining.

Off the living room is the porch where you will find Libby Franck portraying Mary Dennett. Hartley liked to sleep on the side porch in the open air, however Mary was not a nature enthusiast, and did not enjoy it as much. After her husband Hartley was banished, Mary may have had it enclosed.

In the front of the house there are a few items you shouldn't miss. The owner/artist created the bronze monument in the front yard commemorating "this moment." The European beech tree just outside the porch door was a seedling from Chesterwood, the Berkshire studio and summer home of sculptor Daniel Chester French, where she has exhibited her sculpture.

6) 65 GATES STREET *Continued*

Libby Franck, who is portraying Mary Dennett today, shares the following information she gathered about Mary and Hartley Dennett. Libby will be staging a reenactment of Mary's life with her program "Mary Ware Dennett: Survivor of Scandal Agent of Reform" at the Village Hall on the Centre Common, November 3, 2013 at 2:00 pm.



Mary Coffin Ware came from an old New England family of reformers. She attended the Boston Museum School and taught at Drexel Art Institute in Philadelphia. Hartley Dennett was from Saco, Maine, attended MIT, and studied architecture at Harvard. They married after a European tour. Both were involved in the Boston Arts and Crafts movement.

Hartley and Mary, now business partners as architect and decorator, lived in Boston. One of Hartley's designs included the renovation of the Framingham Country Club. In 1900 they bought land in Framingham with a rundown farmhouse (67 Gates Street). They built their Gates Street dream house in 1903 and all their friends pronounced their home an ideal spot. Mary gave birth to their first child Carleton with great difficulty and another difficult labor resulted in the death of their third child.

Dr. and Mrs. Lincoln Chase of Brookline commissioned Hartley to design their home. The two couples became quite close. When their third child, Devon was born in 1905, Mary was told never to have any more children.

Please turn the page

6) 65 GATES STREET

Continued

In 1906 Hartley's older brother Vaughn bought the old Rugg Gates house under the giant elm and renovated it. Vaughn and his MIT classmates invented a formula for reinforced concrete and profits from this investment allowed him to build a workshop. There he indulged his passion for crafting fine furniture.

Mary, damaged by Devon's birth, underwent an operation in New York. When she returned, Margaret Chase and Hartley had become "soul mates." Hartley spent most of his time in Brookline or at the Chase's cabin in Alstead, New Hampshire, indulging his passion for Margaret. Since he refused to contribute to the support of the two boys, Mary kicked him out. A terribly public court hearing gave her sole custody.

Without funds, Mary took a job with the Massachusetts Suffrage Association. Devon and Carleton attended Framingham's Danforth School. Mary's school friend and her family lived in the Dennett house and took care of the boys. Mary moved to New York City for a better paying job with the National Women's Suffrage Association. The divorce trial in 1913 was front page news across the nation.

Vaughn and Hartley built their mother Annie a house on Gates Street. She lived there until her death in 1924. The Annie Dennett house was recently renovated by Staples as a training center. Vaughn moved back to Saco, Maine and died in 1959. The Rugg Gates House and Vaughn's workshop were demolished in October 2012.

Hartley moved to Alstead, New Hampshire, and continued as an architect. He and Margaret finally married and both died in 1936.

Mary worked for the Peace Movement, the Twilight Sleep Foundation, and the Birth Control League. Her pamphlet "The Sex Side of Life" landed her in court for mailing obscene materials. She was exonerated and continued to fight for the dissemination of information on reproduction and birth control. She died in 1947.

Carleton attended Haverford College, worked for GE, and died in 1994. Devon attended art school in Philadelphia and built fine furniture now often found on Ebay. He died in 1960.



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7) 987 GROVE STREET

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The owners, who moved to New England four years ago from California, take delight in living in this almost 200-year-old farmhouse and experiencing the New England seasons.

They are fascinated by the history of the house and the area. When they were adding a Jacuzzi in the back of the house, they came across a burn pile where they found the World War II military dog tag of a previous owner, who turned out to have flown troops to Normandy on D-Day. They were able to track down a relative and gave the dog tag to him in a very touching meeting.

The front section of the house with the parlor dates back to 1817. The addition where the kitchen is now was built in 1949. The original kitchen now serves as the dining room with a fireplace and original built-in oven. The back room and the floor above it were added in 1964. As you walk through the downstairs, notice how the flooring ranges from pumpkin pine in the living room, fir in the dining room, and maple in the office and elegant pantry area. Upstairs, note the rare two-sided-entry shower, known as a car wash shower, and a guestroom where the slanted floors illustrate the age of this part of the house.

The 100 year old barn now houses a gym, a workshop, and a sitting area. Note the dry creek bed at the side of the house which funnels storm water away from the house. The bridge across it and the flagstone patio are recent and picturesque additions.



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8) 9 POWDER MILL ROAD



(Please park on the same side of the street as the house)



Thirty-nine years and several additions later, the owners of this New York Colonial style home are not finished with their improvements. She has a design and voila! - he executes whether it is an entire addition like the two foot build out of the dining room or a cabinet admired in a magazine article.

The custom kitchen, remodeled in 2007, features a dramatic coffered ceiling. Of special note is the built-in coffee center that typically brews about 2,500 cups of coffee a year. The owners opted for windows with a view rather than wall cabinets so dishes are stored in drawers. The six wood cut tiles incorporated into the fireplace surround were found in the attic of the owners' parents' 19th century Victorian style home.

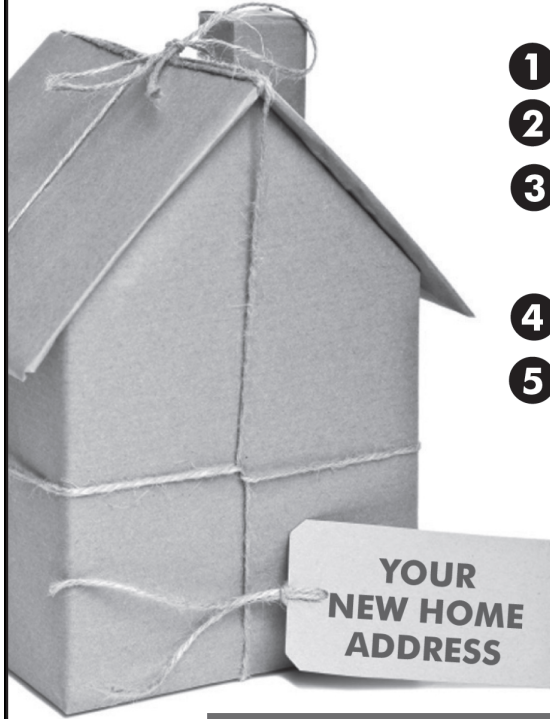
As you leave the kitchen and go back into the foyer, notice the leaded sidelight on the front door, discovered at an antiques store and found to be a perfect fit. Up the steps in the raised living room, added skylights bring in welcomed natural light. French doors open to a library that is warmed by another gas fireplace.

Continue up the stairs and after passing the guestroom, the next bedroom has an apothecary scale brought from the owner's father's pharmacy. The master bedroom also has tray ceilings, along with recessed lights and mirrored closets.

Heading downstairs you enter the family room/mud room, which was the original two-car garage. In the spirit of recycling, the previous 1980s kitchen was moved piece by piece into the old two-car garage. Even the granite counters were removed and reinstalled here. It's handy to have, as the owners enjoy doing a lot of entertaining.

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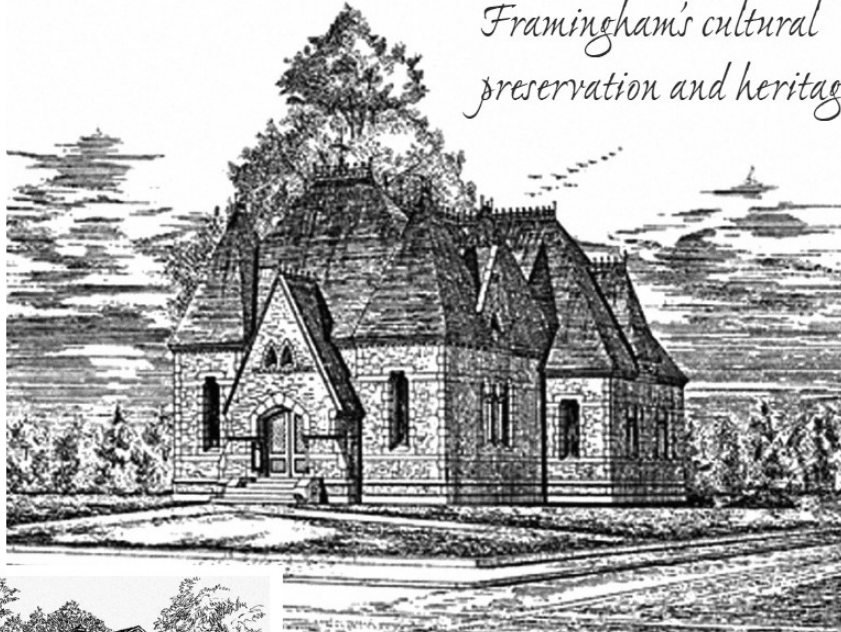
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