

PRELIMINARY STUDY REPORT

PROPOSED “HART’S CONTENT” LOCAL HISTORIC DISTRICT

BROOKLINE, MA

Prepared for
Hart Street Neighbors Group

Draft prepared by
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July 1, 2021

SUMMARY SHEET

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Date of Public Hearings: **INSERT 2021 DATES**

Date of Town Meeting: Begins **INSERT 2021 DATES**

Total Number of Properties in Proposed Hart's Content LHD: 14 parcels which include eleven (11) original working-class cottages, one (1) 1913 triple decker where a one story 1770's gambrel was located, one (1) 1902 larger two-family home where a cottage was located, and one (1) 1930 larger single-family home that incorporates the original cottage and foundation.

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I. INTRODUCTION

The subject of this Preliminary Study Report is the proposed Hart's Content Local Historic District (LHD), in the Town of Brookline, Massachusetts, with fourteen (14) properties located in what was called "Whiskey Point" (now called "the Point") off of Cypress Street on Hart Street (see Appendix A – Hopkins & Co. 1874 Atlas map of Hart Street). Eleven (11) of the properties on Hart Street are cottages built by or moved from elsewhere by Benjamin Bradley, a master carpenter who, at the age of 14, learned the trade from Mr. Nathaniel Murdock (H Woods pg 195). Three (3) of the properties on Hart Street include a two-family built in 1909 on land that had a cottage, a triple decker built in 1913 that had a 1700's one story gambrel house, and a taller single-family gable end Victorian-influenced home rebuilt in 1930 that includes the original cottage. The cottages Benjamin Bradley built were two over two (two rooms up and two rooms down) with a front door on the long side that opened onto a small hallway. The hallway led to the living room on one side, the kitchen on the other, and the windy staircase to the front and back bedrooms upstairs. All of the cottages were on Bradley's Hill (near Philbrick Road) from 1824 to 1870. The name "Hart's Content" derives from the name given to the cluster of 30 cottages that were moved between 1869 and 1870 from Bradley's Hill to Hart Street, Cypress Street, Franklin Street, and Franklin Court.

History of Hart's Content

On Bradley's Hill, Benjamin Bradley placed the cottages in a circle and offered them as affordable rentals to lower income laborers, trades people, and Irish Catholic immigrants (see Appendix B 1844 Bradford map of Bradley's Hill and Appendix C 1855 Bradford map of Bradley's Hill). In the middle, he built a Meeting house that held a carpentry shop and rooms rented to the low-wage workers and Irish Catholics (H Woods pg 196). The Irish famine of 1845 brought many Irish to Boston and construction of the Brookline branch railroad, reservoir, and water lines in Brookline required laborers (R Karr pgs 42, 43). Benjamin Bradley charged reasonable rents and was lenient with tenants who were sick or had suffered misfortunes. On the night before each Thanksgiving, he always left a turkey outside the doors of all of his tenants. Though he owned many properties and could have later in life abandoned his trade as a

carpenter, "...he went about with a tool-box on his arm, in garments that made him look poorer than his poorest tenant." (H Woods pg 197).

In 1852, Samuel Hart bought Bradley Hill from Captain Bradley, with the agreement that they would share the profits from the rent and Samuel Hart would maintain the houses (11/27/1852, bk 213 pg 556). After Captain Bradley died on July 31, 1856 (H Woods pg 197), Samuel Hart sold the valuable land but the new owners gave him only from October 1, 1869 until April 1, 1870 to move the 30 houses from Bradley Hill (09/30/1869 bk 384 pg 634). On October 23, 1869, Samuel Hart paid \$8,500 for individual lots and a parcel of land by Sewall Street (now Cypress) (10/23/1869 bk 385 pg 619). Samuel Hart built 30 foundations, moved 30 houses using horses, and helped relocate 200 renters between October 1, 1869 and April 1, 1870 to streets now called Cypress, Hart, Franklin, and Franklin Court (R Karr pg 81).

Samuel Hart worked with Patrick Fleming, a builder/trader from Charlestown, and his wife Bridget Fleming, on establishing Hart's Content. Patrick Fleming negotiated with Whitman, a surveyor, to create the plan in 1870 of the lots. The houses had already been moved from Bradley's Hill and the plat allowed for the lots to be sold. For lot 25 (4 Hart Street) and 12 other lots, Patrick Fleming and Bridget Fleming, in consideration of \$1 paid by Samuel Hart, worked with H.T. Whitman engineer (03/16/1870 bk DO3894 pg 228) from the plan made by A. R. Binney, dated Dec 10, 1855 (12/10/1855 Bk DO247 pg 314). This deed shows the partnership between Fleming and Hart. (05/15/1871 bk 407 pg 185 and pg 186).

In the deeds from 1870, Samuel Hart specified that the cottage owners had to maintain the 20 foot wide road in front of their houses and only plant trees and shrubs in the front yard space from their cottage to the road (originally 10 feet wide and now 5 feet with the sidewalk). His deed restrictions also specified that the cottage owners could not build additions onto their cottages in that front yard space. These deed restrictions copied the deed restrictions for wealthy neighborhoods and, on Hart Street, assured quality housing for working class households. Once the cottages were on Hart Street, Samuel Hart gave loans so the Irish Catholics and laborers could own their own home.

Each cottage varied in purchase price based on age, quality, and location. The cottage at 18 Hart Street, built by Benjamin Bradley, had less headroom upstairs, two bedrooms, and a narrow and winding staircase. It cost \$750. The cottage at 17 Hart Street had more headroom upstairs,

three bedrooms, a straight staircase, and a long view to the southeast between the cottages on Franklin Court. It cost \$1,500.

An overview of the patterns (architectural and social) reveals what makes Hart Street additionally unique. While the architecture of the cottages is simple timber frame, 1 ¾ tall with one window upstairs and one down in the gable end, the layout of the cottage and placement on the land aided in socializing. Unlike attached lower income housing with a front door to the street and a door to the backyard, Hart Street cottages had to have a side alley. The cottages built by Benjamin Bradley have the front door on the long side to provide access to the staircase and the cottage's four rooms. Outside, the cottages then have space for three types of socializing: 1. public street/sidewalk; 2. semi-private alley; and 3. private backyard.

In the plat drawn by Whitman in 1870, all the cottages are half-offset from the cottages on the other side. The residents then have a view from their front upstairs and downstairs windows of the alley of the opposite neighbors. For the view of the cottages for passers-by, three of the cottages face three cottages on the uphill section of the street and three cottages face three cottages on the downhill section. The gable end cottages are 6 feet apart and, with the repeated setback and landscaping, Hart Street has an aesthetic rhythm and consistency that displays working-class housing, unlike any other street in Brookline.

The owners of the cottages were also unique for Brookline. With the influx of the Irish Catholic families, housing was scarce. The main accommodation was wood-framed three story tenements with rooms that were "let." Tenement housing, now demolished, existed in the Marsh area (near Brookline Ice and Coal) and the Farm area (now Brook House) while the cottages on Hart Street, with yards, affordability, and loans, and have not been demolished. The historic deeds of the houses on Hart Street reveal the high number of single women who purchased the homes. At a minimum, 11 widows remained in the houses after their husband died. Many women signed the deed and single women remained in the houses after their parents died.

The deeds also reveal longevity of ownership, encouragement for family members to buy adjacent properties, and ownership by Irish families. Mrs. Minahan owned 18 Hart Street and 19 Hart Street and Minahan family members lived in 18 Hart Street from 1900 to 2004. The Barrett family owned 7 Hart Street from 1870 to 1939. The Canney family and relations owned 19 Hart Street, 17 Hart Street, and the 14 Hart Street triple-decker. Rose Colaluca owned 8 Hart Street

and bought 10 Hart Street for her daughter. Thomas Solan sold 21 Hart Street to his daughter, Mary Cook, and she passed it on to her son, Thomas Cook. The names suggest the early owners were Irish Catholic and include, from the Robinson 1888 map, Dunn, Shannon, Fleming, Ryan, Moran, Kelleher, and Devine. Later names from the 1907 Bromley map include O’Neal, Connolly, Gallagher, O’Connor, Minahan, McNamara, and Barrett.

Local Historic Districts in the Commonwealth of Massachusetts

The first Local Historic Districts (LHDs) in Massachusetts were established in 1955 to protect historic resources on Nantucket and Boston’s Beacon Hill. Currently, more than 250 multi-property LHDs have been established statewide under Massachusetts General Law 40c. Offering the strongest protection possible for the preservation of historic buildings, structures, and community fabric, LHDs provide a mechanism to manage change -- and avoid inappropriate alteration and demolition -- by granting a community’s historic district commission responsibility to review significant exterior alterations to properties located within the boundaries of an LHD and visible from a public way, park, or body of water. Brookline currently has eight (8) LHDs. Cottage Farm, established by Town Meeting in 1979, was the first in Brookline, followed by Pill Hill (1983), Graffam-McKay (2004), Chestnut Hill North (2005), Harvard Avenue (2005), Lawrence (2011), Wild-Sargent (2012), and Crowninshield (2015). For more information about Brookline’s LHDs and the design review for these areas, *Design Guidelines for Local Historic Districts*, (2003; rev. ed. 2006; forthcoming rev. ed. 2021) is available on the town website and provides a comprehensive overview of how these districts function (<http://www.brooklinema.gov/Preservation/>).

Section 2 of MGL Chapter 40C sets forth the purpose of local historic districts:

The purpose of this chapter is to promote the educational, cultural, economic and general welfare of the public through the preservation and protection of the distinctive characteristics of buildings and places significant in the history of the commonwealth and its cities and towns or their architecture and through the maintenance and improvement of settings for such buildings and places and the encouragement of design compatible therewith.

2. METHODOLOGY

Neighborhood Interest in and Need for Preservation

The fourteen (14) historic properties in the proposed Hart's Content Local Historic District are just west of the Pill Hill Local Historic District. The streets to which the 30 working-class cottages were moved in 1870 include what are now called Cypress Street, Hart Street, Franklin Street, and Franklin Court. This area is south of Route 9/Boylston and beside Robinson Park.

The architecture of Hart Street has remained remarkably stable over the years, with changes occurring around 1913. Of the 15 original cottages (including 15 Hart Street that burned) only 4 properties were changed, leaving 11 unchanged cottages. All of the buildings that changed around 1913, retained the 5 feet (was 10 feet) of open space along Hart Street. The existence of a street, with 73% of the noted affordable cottages unchanged from initial Hopkins & Co. map in 1874, is a rarity considering the waves of urban renewal, changes in types of housing, and general redevelopment. This street has persisted, largely unchanged, over 151 years.

The genesis of the Hart's Content LHD is the proposed demolition of 17 Hart Street, which includes the lot for 17 Hart Street and the adjacent lot where the cottage on 15 Hart Street once stood. Due to the density and massing of the Hart Street neighborhood, the fabric of the streetscape is very sensitive to changes. Access to on-street daytime parking as well as sunlight and green space provided by the street's common setbacks are vital neighborhood resources that require protection. Residents value what historic Hart Street has to offer in scale, rhythm, and quality of life.

Hart Street is close to Robinson Park, Clark Park, Kurkman's Market, three bus lines, the MBTA, and the Longwood medical campus. Brookline needs affordable housing and the current density on Hart Street, the cottages not having parking, and the spacing of the cottages being 6 feet apart, suggests Hart Street is already affordable and dense. Hart Street is one of the few neighborhoods in Brookline where families and individuals can live affordably and have a yard and their own single-family home.

Preliminary Study Report Documentation

The basis of this current Preliminary Study Report is the establishment of the proposed Hart's Content Local Historic District, authored by Anne Lusk, Ph.D. in 2021 with the assistance of

Mary Tynan, a long time Hart Street resident. Research for this Preliminary Study Report included the Norfolk County Registry of Deeds for Benjamin Bradley's property on Bradley Hill, purchased by Samuel Hart in 1852, and the deeds for the 14 properties on Hart Street, with purchases starting in 1870. The deeds provided the majority of the data because some of the cottages had many owners, with some properties foreclosed. If available, records and files contained in the Massachusetts Cultural Resource Information System (MACRIS) were included as were Brookline building permits. Town atlas maps were consulted to help in the identification of property owners. These were available through the Brookline historical resources online and through the Altasope Leventhal maps. <https://atlascope.leventhalmap.org/#view:address-search-bar> The "Red Lining" online maps were also consulted. <https://dsl.richmond.edu/panorama/redlining/#loc=15/42.328/-71.132&city=brookline-ma&area=C2> Limitations on primary source research resulted from the COVID-19 pandemic and resulting use and access restrictions at many libraries and archives.

Secondary sources for Brookline's history included: Harriet F. Woods, *Historical Sketches of Brookline, Mass.* (Boston: Davis, 1874); John William Denehy, *A History of Brookline, Massachusetts: From The First Settlement of Muddy River Until The Present Time, 1630-1906* (Brookline Press, 1906); Greer Hardwicke and Roger Reed, *Image of American Brookline*, (Charleston, SD, Arcadia Publishing, 1998); Ted Clarke, *Brookline Allston-Brighton and the Renewal of Boston* (Charleston, SC, The History Press, 2010); John Gould Curtis, *History of the Town of Brookline Massachusetts* (Boston and New York, Houghton Mifflin Company, 1933); Roger Reed and Greer Hardwicke, *Carriage House to Auto House* (Brookline Preservation Commission, 2002); "*Proceedings of the Brookline Historical Society at the Annual Meeting, January 30, 1930, Brookline, MA; Brookline Historical Society Annual Meeting, January 23, 1907*"; and Ronald Dale Karr, *Between City and Country Brookline, Massachusetts and the Origins of Suburbia* (Amherst and Boston, University of Massachusetts Press, 2018), Jacob Riis 1890 *How the Other Half Lives*,

Public Hearings and Town Meeting

The Preservation Commission will hold a public hearing on the proposed Hart's Content LHD on The proposed Hart's Content will be considered at the Fall 2021 Town Meeting, which begins on November XX, 2021.

III. SIGNIFICANCE

Historical Significance

The below are in relation to c: The building is associated with one or more significant historic persons or events, or with the broad architectural, cultural, political, economic, or social history of the town or Commonwealth.

Historical persons (Benjamin Bradley and Samuel Hart)

Benjamin Bradley started purchasing land with dwelling houses near the old Sherburne Road and the Worcester Turnpike in 1816 (Norfolk County Registry of Deeds 05/20/1816 bk 53 pg 52). He purchased what had been called Walley's Hill, later named Bradley's Hill, in 1824 (08/07/1824 bk 73 pg 338). Benjamin Bradley, a master carpenter, would have had the skills to mass produce multiple cottages with the same dimensions. He built or moved small cottages and set them on Bradley Hill to house working-class Irish Catholic families and laborers. Samuel Hart shared ownership of the cottages on Bradley Hill with Benjamin Bradley from 1852 until 1856, when Captain Bradley died. Between October 1, 1869 and April 1, 1870, Samuel Hart moved 30 cottages to Hart's Content to house the Irish Catholics who were living on Bradley Hill or who moved from the wooden multi-story tenement housing near the Pearl Street/Marsh area. On the streets of Hart's Content, Samuel Hart had to have 30 foundations built, water run to the houses, and outhouses built in the backyards. Some of the houses he moved remain, with 11 of them standing on both sides of Hart Street.

Benjamin Bradley

Stories about Benjamin Bradley are both favorable and unfavorable but a look at the period when story recounting occurred suggests an influence of the times. In 1874 in "Historical sketches of Brookline, Mass," author Harriett F. Woods wrote positive accounts of him. She wrote that, in January of 1816, there was a fire in the old Dana Tavern, a building that was public house and that became tenement housing. Benjamin Bradley climbed a long ladder and saved a woman and child by taking them out of an upper window. The fire destroyed the entire building (H Woods pg 51). When he died, he gave five hundred dollars to the poor. He was considered "genial and kindly with the poor, old people, and little children..." (H Woods pg 197).

Harriett Woods also wrote this about Benjamin Bradly and his houses on Bradley Hill, "...and the hill, so beautiful for its prospect and fine air, might be today covered with neat and well-kept dwellings of a respectable class of mechanics and laborers, had he used his means as he might have done, and left a memory to be honored." (H Woods pg 198) When Harriett Woods made this observation in 1874, the affordable and humble cottages might have remained for a decade, at most. If not moved to Hart's Content, demolition of all the cottages would have been swift, as the cottages were not revered and were associated with the poor. New and large houses for the wealthy would take their place on that hill with the view. By moving the cottages to Hart Street and placing them close together, working-class and middle-income residents have kept them intact. The cottages remain, encapsulated with clapboards that were shingled over and then covered with aluminum or vinyl siding (see Appendix G – photo of house with the three sidings being removed).

Mr. Bradley was a sexton of the Unitarian Church for 30 years and Captain of the Brookline militia for 10 years, earning the name Captain Bradley. According to the Brookline Historical Society Annual Meeting, January 23, 1907, the hill that became Bradley's Hill, was originally called Walley's Hill until around 1845. As Captain Bradley was a town constable, sexton, collector of taxes, and "a picturesque character who ruled over the heterogeneous collection of little wooden houses he had built on the hill," a new name given to the hill, Bradley's Hill, out of respect for Captain Bradley. Captain Bradley created Bradley's Hill upon which there were eventually 21 cottages with a central building that served as a church, carpentry shop, and affordable lodging (see Appendix C 1855 map of Bradley Hill).

Around the 1930's, disapproval of Benjamin Bradley, the Irish Catholics, and his buildings appeared in writing. The authors of the Proceedings of the Brookline Historical Society wrote in 1930, "Surrounding the church, he built numerous small cheap houses, which he let to poor but not always respectable families." John Gould Curtis, in his 1933 "History of the Town of Brookline," wrote this about Captain Bradley. "He doubtless derived an income from rented properties, which seem to have constituted the only slums of Brookline in his day, for his cluster of buildings on the hill are referred to as an eyesore, and fifteen years after his death in 1856, they were removed to a locality on Hart Street which came to be referred to as Whiskey Point." Curtis, pg214). In the next paragraph, Mr. Curtis wrote this about Brookline and its Brahmin society, "But the natural beauty of the town, with the pride, good taste, and affluence of

substantial citizens, accounted for its acceptance as one of the loveliest possible places of residence.”

Mr Bradley moved houses to Bradley Hill, including a 1700's gambrel-roofed single story house (H Woods pg 195). The gambrel house, owned by Mr. John Warren, was originally on Warren Street on the other side of what is now Route 9/Boyston Street. On Bradley's Hill, which was primarily an open field, Captain Bradley built a Meeting-house out of an old barn and added a belfry and tower. The building also had a carpentry shop and rooms where laborers and families could live. According to the 1930 Proceedings of the Brookline Historical Society, to the west of Bradley's Hill was the house of Benjamin Goddard. Mr. Goddard had refused to vote for Captain Bradley when he ran for constable so Mr. Bradley built the caricature church to block Mr. Goddard's view of Boston and the State House. Some called Bradley Hill Vengeance Hill but the small surrounding cottages rented to working families and Irish Catholics predated the tall Meeting-house. In addition to owning many properties in Brookline, Benjamin Bradley held many respectable positions in Brookline, including as captain of the Brookline militia for ten years, sexton of the Unitarian Church for thirty years, tax collector, and Town constable.

Captain Bradley also held church services in his Meeting-house and anyone who could drink a glass of whiskey became a member. He built a coffin for himself that he placed in front of the pulpit. He would sometimes go off on a trip with a one-horse chaise, from which the horse and chaise would return and he would return several days later. (J Curtis, 1933, pg 214,). These eccentric habits eschewed the strict clothing and behavior of Brahmin society. It is unclear whether these negative stories, unreported in earlier accounts, are the result of further examination of the historical record or a reaction against a man who refused to follow social norms and deliberately used his wealth to support the lower class, Irish Catholics, and laborers.

Captain Bradley sold to Samuel Rowland Hart and his heirs (11/27/1852 bk 213 pg 556) the property on “Bradley's Hill.” The property was described as containing eleven dwelling houses, a meeting house, a corn barn, a carpenter shop, and other buildings standing within the limits of the property (07/29/1852 bk 211, pg 136; 11/29/1852 bk 213, pages 555, 556, 557). An 1855 map of the area shows 22 buildings on Bradley's Hill (see Appendix C).

Samuel Hart

Samuel Hart was not notorious, as was Benjamin Bradley, but a look at the Norfolk County Registry of Deeds for Brookline and Samuel R. Hart shows 32 deeds, with the first in 1852 with

the purchase of Bradley Hill (11/27/1852, bk 213 pg 556) and one deed from his estate in 1891. A final deed was in 1896 for the closing of a mortgage given originally by Samuel Hart and passed on to Thomas J. Connolly. The name Thomas J. Connolly is on the Bromley 1900 map of Hart Street for what is now 10 Hart Street. Mary Connolly lived in 10 Hart Street until after 1927. The Connolly family owned the first Connolly's Hardware Store, which was in Brookline Village.

Samuel Hart's legacy is in collaborating with Benjamin Bradley and, after his death, moving Benjamin Bradley's cottages to Hart's Content to provide affordable housing for Irish Catholic families. Mr. Hart befriended Captain Bradley in 1852 and agreed to share the rent on the houses he had purchased and maintain the cottages until Mr. Bradley's death. Mr. Bradley died in 1856. From that time until 1869, Samuel Hart maintained the cottages and rented them to Irish Catholics and laborers. Then, he moved the cottages to Hart's Content and sold them to lower income individuals and families. Because coal stoves were more efficient than the large open fireplaces that existed in many of the cottages, the brick chimneys were dismantled before the houses were moved.

Samuel Hart sold Bradley's Hill to Nathaniel and Benjamin Goddard, individuals who had viewed with distain the many small houses and the Meeting-house Benjamin Bradley had built (Proceedings Brk Hist Soc 1930 pg 9). Samuel Hart had to move all of the cottages between October 1, 1869 and April 1, 1870. The timing of this move, completed over the winter of 1869, was daunting. The complexity in moving cottages of slightly different sizes and setting each on a proportioned stone basement foundation, without the assistance of master carpenter Benjamin Bradley, is evident in the foundation at 19 Hart Street. A close inspection of that basement reveals a stone foundation built for a house of different dimensions. Realizing the error, the stones from a partially dismantled foundation were used again to build a second foundation wall built farther out. Between the two stone foundation walls, dirt and stone rubble remained in the crawl space under the back section of the main house. An additional error was this house had a two-foot by three-foot jog, meaning the main house was narrower in the back. The foundation back wall remains, visible in the ground beyond the outside wall of the house.

Once the cottages were moved, Samuel Hart could have become a landlord and rented all the houses which, over time and with appreciation, would have shown a profit. Instead, he sold the cottages to the many Irish Catholics who had to leave Bradley Hill when the Goddards purchased

the land. He signed multiple deeds and carried mortgages to make the ownership possible. He also had colleagues of Patrick Fleming and Guy H. Maynard who assisted with the houses and financed deeds. Samuel Hart died in 1891. Arnold A. Rand of Boston was the Executor of the will of Samuel Rowland Hart and charged with selling the real estate for which Samuel Hart still held mortgages. (10/28/1891 bk 663 pg 53).

Cultural

No community in the U.S. has been identified that has this unique cluster of, originally 30, working-class-cottages placed 6 feet apart to affordably house Irish Catholic owners and provide them with the opportunity to purchase their home. No community has been identified that also has the history of wealthier individuals taking the risk of providing loans to so many working class Irish Catholics so they could own their own home. Instead, examples exist in places including New York City (Jacob Riis 1890 “How the Other Half Lives”) and Brookline, with the Marsh and the Farm areas, where Irish Catholics and laborers main options were letting rooms in multi-story wood framed tenement buildings. In 1870, the affordability of the small cottages and the individual household loans made purchasing a home possible for the Irish Catholics, laborers, and trades people. The houses continue to be affordable, perhaps due to the small lot sizes that do not allow for expansion, lack space for a car, and place neighbors close to each other. As testament to the livability of these cottages even with these conditions, Hart Street once had 16 cottages and 11 cottages remain. On two of the small lots, the cottages burned or were torn down (would have been 22 Hart Street and 15 Hart Street). On the three bigger lots, larger historic buildings replaced the smaller cottages. Thus, the creation of small narrow lots with cottages 6 feet apart has since 1870 provided affordable housing to 11 households on Hart Street.

The Irish Catholics who resided in Brookline could earn a relatively good living because they were local and did not have to compete with the Irish Catholics in the Boston area for jobs. Brookline, as an outpost of working-class Irish Catholics, enlarged over time, becoming home to more Irish families who initially lived in the Pearl Place area in North Brookline and on the marshy side of the railroad tracks. An 1874 Hopkins & Co. Atlas Brookline map, Vol. 8, Plate H, page 36-37, shows Hart Street had the only colony of small cottages in Brookline at that time. The working-class cottages housed large Irish Catholic families. With stables and the town yard on Cypress Street and stores, churches, and a school, Whiskey Point began.

On Hart Street, all of the backyards are long because, in 1870, indoor toilets were not common, so a deep-pit outhouse was necessary. The long backyards have been re-purposed since the advent of indoor plumbing, providing garden space and tree cover that is an uncommon asset for residents of other affordable housing in Brookline.

In the 1930's, the Home Owners' Loan Corporation (HOLC) assigned four grades to neighborhoods that primarily reflected the racial makeup. The purpose was to protect their loans and avoid investing in what they deemed to be high risk mortgages. A map, called "red lining," reflected, from 1929 to 1937, whether a prospective buyer should be given a loan to purchase a property. Bank officials used the maps to locate African American residents in certain neighborhoods and restrict them from other neighborhoods. An inspection of the map reveals that the area, shown in red, was the area that once was the Marsh (now Brookline Ice and Coal and affordable housing) and the Farm (now Brook House). This red area was labeled Grade D and called "slum." The area that contains the Pill Hill Historic District was yellow, Grade C, Area 4. For Detrimental elements, "Obsolescence, large homes" were listed. Mention was made of infiltration of Jewish individuals but there was no mention of race. The area that contains Hart's Content included Village Square, Harvard Street, along Beacon, and Babcock. Therefore, it is more difficult with the inclusion of the stately homes on Babcock, to draw conclusions. Still, the area was yellow, Grade C, Area 3. The Detrimental elements included, "Obsolescence, shifting population, mixture of housing."

Hart Street was slated for demolition as part of Urban Renewal in the 1960's. According to an electrician who had to move his electrical business from Brookline Village to make way for what is now the Dana Farber building, he bought the two triple deckers at the bottom of Hart Street and rented the upstairs units. He placed his electrical business in both storefronts. He said these properties were affordable because of the threat of demolition of Hart Street properties due to the pending Urban Renewal demolition.

Social history of the Town

The shortened term cottage is applied to these "working-class-cottages" because the small houses were built for and owned, after relocation, by working-class families or individuals. <https://primaryresearch.org/working-class-cottage-1820-1860/> "Working-class-cottage" allows for differentiation from "workman housing," which was primarily housing built by a factory

owner to house laborers nearby. <http://moss-design.com/worker-cottage/> The term “cottage” is used often in the historic Norfolk County Registry of Deeds to describe these homes (example, 07-25-1884; Book 559-1). Many communities in New England had landlord-owned rental workman housing near now defunct factories. Hart Street is unique for having a working-class neighborhood of houses for and purchased by Irish Catholics and laborers.

Reading obituaries of individuals from the neighborhood of Hart’s Content, reference is often made to Whiskey Point. The residents of Hart Street and adjacent streets were proud to have grown up in Whiskey Point. Mary Tynan, a long-time resident whose father was born in the neighborhood, recounted multiple stories. On the street, everyone looked out for one another. Two brothers used to rent 16 Hart Street and one brother was shell shocked from World War I. Even the young children knew to be respectful of the brother because their parents had told them of the circumstances. Clean sheets, stored in one Hart Street house, went to the house where a baby was being born. Ursula Minihan lived in 18 Hart Street and the neighbors knew she did not have a bathroom or a hot water heater. She worked at the Brookline pool and used to shower there. Neighbors used to carry her groceries home from nearby Kurkman’s Market. The cottages provided affordable and neighborly housing to Irish immigrants and laborers who were policemen, firemen, stablemen, gardeners, builders, house cleaners, and cooks. One older female who had raised her many children on Hart Street and who moved a block away at the urging of her husband, cried each day because she missed Hart Street.

Because the houses are small, they are affordable, which allowed single women to buy the cottages and widows to remain until their death. The houses have remained affordable because the narrow lots do not allow for extensive additions. Because the small and affordable cottages are close together, the single females have been able to form close relationships with neighbors and know that neighbors would help, including with childcare.

As the houses have direct access to the road, each home allows autonomy for that homeowner. Due to the majority of the houses having the front door on their alley and the houses being extremely close to the street, the homeowner, family members, and guests can walk from the street into that home. With the fences in the backyard, each homeowner has a space they can call their own and where children and grandchildren can play. The architecture of the Hart Street houses, the narrow lot, the relationship of each house to the lot, the direct access from the house

to the street, and the low profile of the houses that allows sunshine to fall on the yards, provides access to amenities not usually found in Brookline's affordable housing stock.

The below are in relation to d: The building is historically or architecturally significant in terms of its period, style, method of construction, or its association with a significant architect or either by itself or as part of a group of buildings.

Building historically/architecturally significant for period/style/method of construction

The 30 cottages were small enough to be easily moved by teams of approximately 8 horses, as evidenced from pictures of houses moved by teams.

<https://www.messynessychic.com/2018/09/28/the-towns-that-were-moved-by-horses/> The houses were pulled the .7 miles from the location of the current Buckminster/Philbrick Roads to Cypress (then Sewall), Hart Street, and Franklin Court. Mr Bradley also moved other houses to Bradley Hill, including a 1700's gambrel-roofed single story house (H Woods pg 195). The gambrel house, owned by Mr. John Warren, was originally on Warren Street on the other side of what is now Route 9/Boyston Street.

The 1820-1850 era cottages on Hart Street are two over two and some have had additions. The framing is post and beam and the timbers pit sawn. The beams are marked with Roman numeral hatchings and the nails hand-forged. Some of the houses retain the winding staircase and wide horizontal or vertical boards that serve as wainscoting or walls.

Some cottages retain the central fireplace, winding stairs, and vertical/horizontal wide board walls and wainscoting. While the exterior look of the street has been consistent, each cottage has seen upgrades inside; some now have additions to the rear. The pit sawn basement and ceiling beams reveal that the cottages are older than most homes in Brookline.

Rubble stone foundations were prepared that, on the left side of Hart Street, had two windows in the top of the foundation in the front and back and, on the right side of Hart Street, one window in the top of the foundation. These windows may have been for pre-placed beams to facilitate rolling the houses into place with round logs. Once the houses were in place over the foundation, the stacked timbers that held up these beams, once removed, allowed for lowering the house onto the foundation. The main beams for rolling the houses onto the foundation,

when pulled toward the street, could be set on another foundation to roll yet another house onto the foundation.

The houses on the left side of Hart Street all originally had a central fireplace, a winding staircase, a main entrance opposite the winding staircase and a single sash/six light/sliding pocket window over the side door. All of the cottages on the left side had double hung six light sash in the gable end on the top and bottom floors and double hung six light sash on the walkway side of the house for the kitchen/fireplace room and the parlor/living room. There were two rooms upstairs. All of the houses on the left side had the kitchen in the back and the parlor/living room in the front (facing Hart Street) except 18 Hart Street. That house has the winding staircase in the opposite direction (to tie in with the chimney and the preacher's cabinet over the fireplace) with the kitchen in the front and the parlor/living room in the back. Before moving the houses, dismantling the brick fireplaces lightened the load and eliminated the issue of older mortar remaining during the move. Also, in 1870, houses switched to heating with coal stoves rather than having large fireplaces fueled by wood. Thus, new narrow chimneys, placed in the central opening that once was for the fireplace chimney, served as the flu for cooking and heating, with coal stoves in the kitchen, living room, and upstairs bedroom. Construction was notched timber frame with hand forged nails, not pegs.

The houses on the right side of Hart Street and on Franklin Court varied in staircase location, height, and roof overhang but all were two over two, gable-end, and timber framed. Due to economics, many of the houses had alternations that included Victorian elements that were not originally part of the houses. Houses also originally had the six light sash replaced with two over two, salvaged from other houses, as evidenced by the trim. These new windows did include the rope sash, which would have been an improvement over sash without pulleys.

When the houses were on Bradley Hill, they were spaced in a circle, with abundant space between each cottage and with doors on the front and sides of the cottages. Due to space constraints on Hart Street, Cypress Street (then Sewall), and Franklin Court, Mr. Hart placed the houses about 6 feet apart, with one foot being owned by the adjacent house.

In 1870, the cottages on Hart Street required an outhouse far enough away from the back of the house and space for a garden. The original Sewall Avenue was dedicated as being 20 feet in width and all of the deeds specified the following:

“This conveyance is made upon the following agreement that the twenty foot passageway in front is to be forever kept open (of the uniform width of twenty feet) for use of the abutters thereon that said passage way is to be kept in good repair at the expense of the abutters thereon in proportion to the amount of front owned by them respectively and that no building or part of a building or other obstruction to the view and to light and air other than small trees and shrubbery shall be placed or maintained within ten feet of the nearest line thereto of said twenty foot passageway directly in front and any trespass or neglect of this obligation may be remedied by any person or persons interested or by his or their agent by entering upon the premises and removing any such prohibited obstruction or by repairing the avenue or both and the party at fault shall be held accountable for payment of the costs occasioned by said delinquency.”

Before 1928 when Brookline took 5 feet from the front yards to create the sidewalks (04/12/1928 bk 1790 pg 333), the front yards would have been 10 feet deep. The front yards are now less than 5 feet. Samuel Hart applied deed restrictions to assure the lower income Irish Catholic property owners that they all had attractive front yards the same depth and shared in the maintenance of Sewall Avenue. This type of deed restriction (pre-zoning zoning) was commonly used in other areas of Brookline to preserve affluent character or exclude certain people from a neighborhood. Samuel Hart applied design standards to Hart Street.

Association with a significant architect or as part of a group of buildings

The cottages, built by Benjamin Bradley, are in the style of 1820 for affordable housing. When the cottages were moved to Hart Street, they were placed to face each other, with each having an offset so there is a view between the cottages. On Hart Street, 11 cottages of similar size and charm are on both sides of the street.

While other areas in Brookline once had affordable housing, the lower-income housing primarily consisted of multi-story wood tenement housing. The master carpenter, Benjamin Bradley, did not build such tenement housing. Demolition occurred of the Marsh and Farm tenement housing.

The houses originally had an outhouse in the backyard and a cold water tap in the kitchen. The Boston Water Company put water lines in Brookline in 1848 (H Woods pg 33-34) so water lines probably were connected to each of the small homes in 1870. The door in the long side of the house that connected to the alley would have been the day and nighttime access route to the

outhouse in all weather. Unlike being on a farm and having connected farm buildings to get to the room with a holed-seat, all trips would have been outside. As the lots are not wide and no one would have stockade fencing, issues might have arisen about a neighbor's upkeep of their outhouse.

In 1870 when the cottages were moved to Hart Street, the car had not been invented. Residents had access to the streetcar and could walk the short distance to Brookline Village. Town stables existed in the Town Yard on Cypress Street though lower income residents would not own a carriage or horses. Starting in 1922, cars owners were not allowed to leave their car parked on the street overnight in Brookline. Parking space was lacking in places such as Brookline Village, where many residential buildings and tenements took up the entire parcel. On Hart Street the design of the lots effectively prohibited residents from owning automobiles unless they rented a space on another property.

Properties Proposed for Inclusion in the Hart's Content LHD

The fourteen (14) historic properties proposed for the Hart's Content LHD (see Appendix E) include the below. The lot numbers from the J. Whitman plat, 1870, are from when the streets were Sewall Avenue, Sewall Place, and Sewall Street and necessary because the early deeds only reference the lot number.

4 Hart Street (was lot 25)

6 Hart Street (was lot 2)

8 Hart Street (was lot 3)

10 Hart Street (was lot 4)

14 Hart Street (was lot 5)

16 Hart Street (was lot 6)

18 Hart Street (was lot 7)

20 Hart Street (was lot 8)

21 Hart Street (was lot 19 and 20)

19 Hart Street (was lot 18)

17 Hart Street (was lot 17 and 16) *15 Hart Street (was lot 16 - burned)*

11 Hart (was lot 15)

9 Hart Street (was lot 14)

7 Hart Street (was lot 12 but was subdivided)

All of the 11 original cottages date from around 1816 to 1855 and represent two-over-two timber frame housing, 1.75 stories high, for working-class individuals. The original cottages on Hart Street are now covered in wood clapboards, vinyl clapboards, aluminum clapboards, asbestos painted shingles, or CertainTeed fiber cement shingle siding. All of the houses have full basements with foundations that are rubble stone with lime mortar, perhaps mixed with some Portland cement.

Six of the cottages on the left side of Hart Street were likely built by Benjamin Bradley, a housewright, and have pit sawn lumber marked with Roman numerals. Captain Bradley may have built the cottages as early as 1816, when he owned land near Bradley's Hill, or he may have built the cottages from 1824 to 1855 when he owned Bradley's Hill and had a barn with a carpentry shop.

Though all six Bradley houses on the left side of Hart Street have had some changes, they all are 16.5 feet wide. The beams in the basements reveal that one room above was 10 feet deep by 16 feet wide. This would have served as the living room or first floor bedroom. The beams in the basement also reveal that the middle of the floor had an opening for a large fireplace. The beams on the other side of the opening for the fireplace indicate that the space above would have been the kitchen. This room was 12 foot by 16 foot and would have served for cooking, eating, washing, and gathering by the fire. Each kitchen had a pantry closet to the side of the fireplace. On the other side of the fireplace was a door that opened to the basement stairs. From the side entrance by the alley, stairs would have been straight ahead and wind to get upstairs to the two bedrooms, a closet between the bedrooms, and a landing on the other side of the stairs.

Another marker of the Benjamin Bradley cottages is the 6 light sash window over the front door that was on the side alley. This window in the knee wall provides light to the small landing, staircase, and hallway. In one house that has retained most of the original elements (18), this sash is a pocket window that slides inside the wall to the right and has the original old wavy glass. An additional feature of the Bradley houses is the existence and spacing of two basement windows in the front of each house. These openings may have been where beams were placed before each house was rolled into position after being pulled by horses.

Five of these Benjamin Bradley houses, 6, 8, 10, 16, and 20, had the first floor living/bedroom in the front of the house and the kitchen in the back. One of the six Bradley houses, 18, has the kitchen with the fireplace in the front and the living/bedroom in the back. Like the other Bradley houses, 18 also has the entrance on the left side in the alleyway to the house.

All of the Bradley houses have one window in the first floor gable end, one window in the second floor gable end, one window in the alley side for the kitchen, and one window in the alley side for the living/bedroom. The backs all used to have one window in the gable end, with one on the first and one on the second floor, as on the front. One of the Bradley houses now has a door to the sidewalk on the right side of the first floor window. The six similar Bradley cottages on the left side would have been bookends, with three on each side, to frame the one story 1700's gambrel house in the middle (now the triple decker).

The five original cottages on the right side of Hart Street have different dimensions compared with the Bradley houses but they all have a window on the first and second floor in the gable end. Bradley may have built one or several of these cottages and been testing been different building forms or or they may have been the cottages Bradley moved to Bradley Hill. Unlike the Bradley cottages on the left side of Hart Street that originally had a winding staircase, all of the cottages on the right side have a straighter staircase that is in a different position. Five of cottages on the right have a front door on the gable end. The cottages on the right side also have only one basement window somewhat in the middle, with two houses having this front basement window filled in. This window may have helped with moving the houses into position.

In 1870, all the cottages on the left side sold. When Samuel Hart bought Bradley Hill in 1852, he shared the rents with Benjamin Bradley and maintained the cottages until Captain Bradley died in 1856. From 1852 until 1870 when Samuel Hart moved the 30 cottages and 200 residents from Bradley Hill to Hart's Content, he would have had the opportunity to know the people renting each of the cottages. Initially, the cottages on the right side were rented and perhaps undergoing renovations because Patrick Fleming, a builder/trader from Charlestown, and his wife Bridget Fleming, were involved in creating Hart's Content and buying and lending mortgages for the cottages. In 1871, the cottages on the right side sold for amounts higher (\$1,500) than the cottages on the left side (one sold for \$750). This may be due to a straighter staircase and more updates in the cottages on the right

For the lot sizes, the original Whitman Platt of 1870 (bk DO394 pg 228) specified that the dimensions for each lot were 22 feet by 80 feet and 1760 square feet. When Sewall Avenue became Hart Street, the property line moved back 5 feet, from 10 feet of greenspace, to add the sidewalk. The lots are now 22 feet by 65 feet and 1,430 square feet.

Hart Street is 20 feet wide and the distance from the front of the house to the sidewalk curb is 9'5." Thus, the measured width from cottage front to cottage front is 38 feet. The information in the deeds specify that the road is to be 20 feet wide and the landscaped strip in front of each house 10 feet, which would total 40 feet. Each Bradley house is 26 feet long and a horse is 8 feet long. Teams might have multiple horses abreast and hitched.

<https://www.youtube.com/watch?v=HrgBcljc8vM> (see around 17:50). To move houses in the street space would have involved having the team of horses and the house positioned directly in front of each foundation to roll the cottage into place over the foundation.

<https://digitalheritage.noblenet.org/swampscott/items/show/565>

A newspaper reporter described the original settlement of 30 cottages as being a marsh and having a reputation for unsanitary conditions caused by standing water in basements. The story may have been a way for the reporter to advocate for installation of a sewer system. As shown on the Hopkins & Co. 1874 Atlas map of the area, the only area that could have been a marsh in Hart's Content was by Cypress Street, which had a stream nearby in the Town Yard (see Appendix H Hopkins & Co. 1874 map with stream). Only 6 houses of the 30 houses were on Cypress and all the other houses were on Hart Street, Franklin Street, or Franklin Court, which were all on a hill. Even so, it was not the fault of the less-well-paid owners of the cottages that sewer lines had not been built by the town. In 1877, the Town started working on a new sewer system (R Karr pg 54).

When sewer lines came to Hart's Content, a toilet was installed by the basement wall near the street. The toilets had the tank up high with a pull chain because of the benefit of water falling with added gravity. In 2003, the owner of 18 Hart Street still only had a toilet in the basement and no bathroom or hot water heater. Eventually, sewer lines connected to a toilet in the basement of each house near the road.

In the Hopkins & Co. 1874 Atlas map of Sewall Avenue (now Hart Street) all of the houses on the left side had owners who purchased the homes. Mr. Hart retained ownership of four of the

houses on the right side. The following are the sale prices for the houses in 1870 on the left side according to the deeds for those properties: 6 Hart (\$800); 8 Hart (\$925); 10 (\$925); 14 Hart (\$2900 – was the one story 1700 gambrel); 16 Hart (\$775); 18 Hart (\$750 – cheapest house); and 20 Hart (\$775). The following are the sale prices for the houses on the right side in 1870: 21 Hart (\$775); and 19 Hart (\$800). The following are the sale prices for the houses on the right side in 1871: 17 Hart (\$900 – \$1500); 15 Hart – burned 1907-1910 (\$1500); 11 Hart (\$1500); 9 Hart (\$1500); 7 Hart (no sale price - listed with properties Hart/Guy M. Maynard - Book 559 pg 1).

4 Hart Street (was lot 25)

In 1870, one of the 30 cottages from Bradley Hill was placed on a stone foundation on lot 25. Lot 25 includes a small cottage in the 1874 Hopkins & Co. map up to the 1900 Bromley map and, unlike the other cottages, this one had the long side parallel to Hart Street. There is no house rectangle on the 1907 Bromley map, but Guy Maynard is written in large letters. In the 1913 Atlas map, the large three-story single family with the shop below is drawn to the edge of the sidewalk on the Cypress Street side, to the back lot property line (parallel to Hart Street) and almost to the property line beside what is now 6 Hart Street. On the side that is parallel to Hart Street, the three-story building is set back the same distance as the other cottages on Hart Street. Thus, this new building complied with the deed restrictions for set back applied in the 1870 deed from Samuel Hart. The name written is Flatley.

The 1874 Hopkins, 1888 Robinson, 1893 Bromley, and the 1900 Bromley maps indicate ownership by Samuel Hart. On the 1907 Bromley map, lot 25 shows the name Guy Maynard. It is unclear when ownership passed from Hart to Maynard. Hart had given a quitclaim deed to Guy M. Maynard for multiple lots, including lot 25 (07/25/1884 bk 559 pg 1). In May, 25, 1909, Guy Maynard gave a quitclaim deed for lot 25 for a \$1 and other valuable considerations to Herbert S. Drew of Boston. (05-25-1909 bk 111 pg 229). On August, 6, 1909, Herbert S. Drew gave a quitclaim deed for lot 25 for \$1 and other valuable considerations to Mary. A. Flatley (08/09/1909 bk 1117 pg 596). On September 21, 1917, Mary Flatley, unmarried, granted, with warranty covenants, lot 25 to Ellen Flatley. (09/21/1919 bk 1381 pg 627 and 628). In September

3, 1968, Ellen Flatley sold lot 25 to James F. Houlihan for \$16,500 (09/03/1968 bk 4538 pg 675). James Houlihan ran his electrical business from this location, after being forced to leave his shop in Brookline Village due to Urban Renewal demolition. On January 25, 2013, Lisa M Houlihan, for the estate of James F. Houlihan, sold lot 25 to David and Melinda Hansel, also called 4 Hart Street, for \$613, 000. (02/25/2013 bk 30960 pg 305)

Story about 4 Hart Street, as told by Mary Tynan 06/07/2021

Mary Tynan's father was born in Whiskey Point in 1896. He lived in different locations, including Cypress Street and Rice Street. As a boy, he always had an errand to run to a business near Hart Street. He told his daughter, Mary, that when he was young, he would look longingly at the cottage on lot 25. He knew that, if he lived there, he would not have to run as far to do the errand. When an adult and married with children, he bought the cottage next door at 6 Hart Street.

The cottage shown on lot 25 had the long edge parallel to Hart Street and Mary believes the front door to the cottage opened onto Hart Street. Doors to the cottages built by Benjamin Bradley all were on the long side of the house as this provided direct access to the winding staircase that was in the middle of the four rooms. This indicates that perhaps the cottage on lot 25 was built by Benjamin Bradley. This one cottage was positioned with the long side toward Hart Street, while the other cottages on Hart Street had their short, gable end, toward the street. The 1870 plat by Whitman shows Lot 25 as long and parallel to Hart Street, necessitating this cottage placement. A cottage not included in this Study Report is now parallel to Mary Tynan's backyard and called the Honeymoon cottage. It would have been on lot 24, parallel to lot 25. Benjamin Bradley would have also built this cottage because it too has the six light sash on the landing over the central staircase.

Mrs. Flatley ran a general store on the first floor of 264. Phyllis O'Leary, who grew up in the neighborhood, remembers saving money to buy a pickle in her store. The Flatley's also ran a tea room in the back of the store, near 6 Hart Street. The Flatley's ran the store from 7 in the morning until 10 at night for 50 years and customers could charge. Sundries were in one section and groceries in another. The store served the neighborhood

6 Hart Street (was lot 2)

In 1870, Samuel Hart sold to Patrick Fleming, a builder/trader, 6 Hart Street for \$800 (07/16/1870 bk 395 pg 401). Patrick Fleming then sold the house one month later to Hugh Dunne and Julia Dunne of Brookline for \$1,000 (08/25/1870 bk 397 pg 496). The maps of Brookline show H (Hugh) Dunn (without the E on the map) owning the house in 1893 and 1900. The house is then labeled for J (Julia) Dunne (without the E on the map) owning the house in 1907, 1913, and 1919. In 1927, the house is shown on the Bromley map as being owned by M. J. McArdle. Hugh J. McArdle and Mary J McArdle sold the house to John A. Tynan and Anna Tynan in 1930. (08/29/1930 bk 1904 pg 372)

Story about 6 Hart, as told by Mary Tynan 06/07/21

John Tynan was born on Hart Street in 1896. Before he was born, the Town of Brookline invited John Tynan's father to travel from Ireland to Brookline so he could take a job overseeing the care of the horses at the Brookline stables (Town yard). Growing up, John Tynan lived on Rice Street and always envied the first cottage on Hart Street, 4 Hart Street. That first cottage was replaced with the Flatley store that had living quarters overhead. When John married, he and his wife were around 18 and 19. When they had children, they were living on the top two floors in the duplex gambrel building his family owned on Cypress Street (now 244 and 246). He heard that 6 Hart Street was going to be for sale. Though the house was small, he preferred to have a house and yard, saying it would be "his own." Mary Tynan said he preferred the house to what she referred to as tenements, or multi story buildings.

He went to the bank and the bank officer said he had to have a down payment. He didn't have the down payment but, when he was leaving, Mrs. Patton who worked at the bank, offered to provide the \$300 down payment. He was to pay her back for the down payment and pay the bank for the mortgage. Mary Tynan would carry the cash for the down payment and the mortgage to the bank when she was young. Before John Tynan bought 6 Hart Street, the Kelly family had also wanted to buy the house. They were bitter than he had managed to buy the house quietly and didn't have to compete to make the purchase.

8 Hart Street (was lot 3)

Samuel Hart sold 8 Hart Street to Cornelius Shannon, a laborer, and his heirs for \$925 on April 30, 1870 (04/30/1870 bk 394 pg 457). In 1906, Margaret Channon, in consideration of one dollar and other valuable considerations, sold the house to Ellen O'Neill, wife of Patrick O'Neill

(07/05/1906 bk 1031 pg 395). In 1918, Ellen O'Neill sold the house to Rose Colaluca for \$1,260. (09/10/1918 bk 1403 pg 383. In 1937 and 1942, Rose Colaluca had unpaid water bills (12/31/1937 (bk 2160 pg 167) and (03/14/1942 bk 2374 pg 446). In 1950, Rose Colaluca died. Probate took action and the house was sold to Charles Dow, who buys deeds, for \$100 (01/08/1950 bk 2885 pg 279). The sale was approved by Diane Colaluca, Girard Colaluca, and family. In 1950, Orazio Colaluca, unmarried, and Anthony Colaluca, granted the house and land to Ingrid Murphy, with reference to the title for foreclosure bought by Charles H. Dow (01/16/1950 bk 3205 pg 189). In 1957, Ingrid Murphy sold the house to William and Mary Dugan for \$6,000 (12/04/1957 bk 3060 pg 403). In 1984, Mary Dugan, widow, sold the house to Gegory L. Klein and Elisabeth Z. Klein for \$71,500 (07/03/1984 bk 6441 pg 420). In 1989, Gegory L. Klein and Elisabeth Z. Klein sold the house to Veronica Lin and Johnson Lin, husband and wife as tenants by the entirety, an undivided one-half interest in the house. The other half was purchased by Zuying Chen, as tenants in common. The sale price was \$129,000 (09/20/1985 bk 6799 pg 374). In 1989, Veronica Lin and Johnson Lin and Zuying Chen, for \$1 (one dollar) granted the parcel and house to Veronica Lin, Johnson Lin, and David Lin as joint tenants (04/07/1989 bk 8282 pg 650). In 1991, Kevin Luey and Judith Ballantine, husband and wife, were listed as tenants, by entirety, of 8 Hart Street. (04/30/1991 bk 10966 pg 356). In 1991, the property owned by Joseph Lin, Veronica Lin, and David Lin was foreclosed for lack of payment of the mortgage (10/30/1991 bk 9156 pg 523). In 1992, a judgement for the mortgage holder (Federal National Mortgage Association) was granted approval to gain entry to the house and sell the property) owned by Johnson Lin, Veronica Lin, and David Lin (07/29/1992 pg 9440 pg 285). The Federal National Mortgage Association was given power of attorney for the property (07/29/1992 bk 87770 pg 288). The Federal National Mortgage Association was given \$178,701 for the property (07/29/1992 bk 9440 pg 289). The property was then given to public auction to sell for \$178,701 (07/29/1992 bk 9440 pg 290). In 1992, sold 8 Hart Street to Clara Ballentine and Judith Ballantine quitclaim covenants as joint tenants with right of survivorship for \$80,000. (11/27/1992 bk 9633 pg 606). In 1994, the Plymouth Mortgage Company approved the mortgage of 8 Hart Street held by Clara Ballentine and Judith Ballentine (05/16/1994 bk 10514 pg 445). In July 1995, Judith Ballantine sold to Karen Blum the property 8 Hart Street for \$172,000 (07/31/1995 bk 10984 pg 117). In 1998, Karen Blum sold the property to Ali Savage

for \$210,000 (01/15/1998 bk 12190 pg 507). In 2008, Ali Savage sold the house to Meighan Cappello and Stephen Rock for \$410,000 (06/27/2008 bk 25874 pg 6).

Story about 8 Hart, as told by Mary Tynan 06/07/21

Rose Colaluca, whose husband was Harry, had 5 children, Larry, Teresa, Jerry, Connie, and Tony. Her daughter had a band and would practice in the basement at night. Mary Tynan's father and Rose Colaluca did not get along. Connie got married. Sarah and Aaron's house, at 10 Hart Street, had started going downhill when the McCarthy's owned it. A man bought their house for \$300 and Rose bought it from him for \$300 so Connie could live there. They jacked Sarah and Aaron's house (10 Hart) up in the air but it was that way for a long time. Rosie did not have the money to fix it. Tony, her son, completed the house and lived there. Connie never lived beside Rosie. Rosie sold Sarah and Aaron's house (10 Hart) to Barbara's sister (Barbara Radley who lived across the street at 11 High Street Place).

10 Hart Street (was lot 4)

Samuel Hart sold lot 4, 10 Hart Street to Patrick Drohan May 31, 1870 for \$925 (06/23/1870 bk 394 pg 454). Patrick Drohan and Ellen Drohan conveyed provisions of the deed to Samuel Hart (he had given many of the mortgages) (12/18/1894 bk 726 pg 521). In 1894, under the will of Samuel Hart, the property was sold to Thomas J. Connelly of Brookline for \$1,450 (12/18/1894 bk 727 pg 521). Thomas Connelly paid the full mortgage in 1896, as witnessed by Guy H. Maynard, Justice of the Peace (04/13/1896 pg 757 bk 581). The maps indicate that the property was owned by T. J. Connelly in 1900 and by Mary Connelly from 1907 until 1927. In 1928, the property was taken by foreclosure for taxes not paid (04/12/1928 bk 1790 pg 333). Thomas Connelly and Mary Connelly, for consideration paid, granted the house to Paul J. Dacey and Helen T. Dacey for a mortgage of \$1,000 (06/16/1928 bk 1800 pg 208). Paul Dacey and Helen Dacey are loan officers and granted to the Brookline Cooperative Bank mortgage covenants (06/26/1931 bk 1932 pg 626) (06/26/1931 bk 1932 pg 627). Mary Connelly agreed to pay \$600 to Paul Dacey and Helen Dacey to continue to own the house so it could be passed onto her children (06/26/1931 bk 1932 pg 627). The map from 1936 shows the property as owned by P.J. and H.T. Dacey. In 1942, the Brookline Co-operative bank gave to Paul Dacey and Helen Dacey \$600 for all unpaid taxes, tax titles, municipal liens, and easements (10/23/1942 bk 2418 pg 520). In 1942, Bernard McCarthy and Mary McCarthy paid the taxes.

(10/24/1942 bk 2419 pg 35). In 1943, Bernard McCarthy and Mary McCarthy sold 10 Hart Street to Rose Colaluca for \$750, reduced to \$721.40 as a first mortgage (05/06/1943 bk 2439 pg 58). The Brookline Co-operative Bank deeded the property to Rose Colaluca in 1944 (04/10/1944 bk 2480 pg 534). Rose Colaluca gave the house to Orazio Colaluca, her daughter, and Anthony Colaluca, her son, in 1950 (01/18/1950 bk 2885 pg 283). In 1950, Rose Colaluca died. Due to Rose Colaluca being delinquent in payment to the Town of Brookline for the mortgage, taxes, etc., the heirs purchased the deed by paying approximately \$100 (01/18/1950 bk 2885 pg 280). In 1954, Richard Badlian bought the deed with the agreement that he would cover the mortgage, easements, and restrictions (11/15/1954 bk 3317 pg 479). In 1957, the estate of John Connelly was settled for his 8 children (04/26/1957 bk 3555 pg 10). In 1957, Paul Dacey and Helen Dacey granted to Orazio Colaluca for \$100, because they held the deed (04/26/1957 bk 355 pg 11). In 1957, Orazio Colaluca granted to Margaret Thomas, unmarried, the property (04 26/1957 bk 355 pg 12). In 1986, Margaret Thomas, for \$1, granted 10 Hart Street to James Thomas (08 25 1986 bk 7207 pg 371). In 1998, the property was sold to Karen Kelley for \$180,000 (06/25/1998 bk 12606 bk 90). In 1998, the property was sold to Sarah and Aaron Price for \$455,000 (06/22/2010 bk 27762 pg 507).

Story about 10 Hart, as told by Mary Tynan 06/07/21

See the story for 8 Hart Street because Rose Colaluca, who owned 8 Hart Street, bought 10 Hart Street for her daughter. Rose Colaluca's son eventually worked on the house and lived there.

The Connelly family used to live at 10 Hart Street. Kathy (Connelly) Kenney's grandfather owned a hardware store in Brookline Village but, due to a shortage of materials during World War II, had to close his hardware business. In 1951, Kathy Kenney's father purchased what was Carlow's Hardware at 706 Washington Street. Mary Tynan said that when she would go to Connolly's Hardware store, they would give her a discount because she lived on Hart Street. The Connelly family continues to run Connolly's Hardware, which is a successful family business.

14 Hart Street (was lot 5)

In 1870, Samuel Hart sold 14 Hart Street to Patrick Fleming, builder/trader, who was married to Bridget Fleming, for \$2,900 (07/16/1870 bk 395 pg 404). Samuel Hart moved to 14 Hart Street a single story 1700's gambrel that Benjamin Bradley had moved to Bradley Hill from

another property. This was the only house of that age and style. In 1870, Dominick Gallagher paid Patrick Fleming \$3,200 for 14 Hart Street (07/20/1870 bk 395 pg 453). In 1887, Dominick Gallagher sold the house and land to Mary Fleming, a single woman, for one dollar and other valuable consideration, except for a mortgage of \$700 (03/09/1887 bk 588 pg 452). In 1888, Mary Fleming sold 14 Hart Street to Luke Kilroy, St. John Province of Quebec, Canada, for \$1500 (06/25/1888 bk 607 pg 19). In 1889, Luke Kilroy conveyed back to Mary Fleming 14 Hart Street (03/20/1889 bk 618 pg 402). In 1899, Mary Fleming, single woman, sold 14 Hart Street to Dominick Gallagher for payment of one mortgage for \$700 and another mortgage for \$300 (05/27/1899 bk 843 pg 588). In 1900 with a partnership with the Brookline Savings Bank, Dominick Gallagher sold 14 Hart Street to the bank for \$1200 (09/18/1900 bk 843 pg 591). In 1904, Mary Gallagher, Elizabeth Gallagher, and Timothy Gallagher sold 14 Hart Street to Annie Hurley, widow, for \$2,000 ((10/01/1904 bk 983 pg 310) The map of the property shows the land owned by D. Gallagher in 1900 and Mary Gallagher in 1907. The Bromley maps for the houses in 1900 and 1907 both show a small building. In 1908, Catherine Gallager, single woman, in consideration of one dollar paid by Mary Gallagher, one fourth ownership of 14 Hart Street (08/10/1908 bk 1087 pg 470). In 1910, Elizabeth Gallagher gave Mary Gallagher one fourth part of 14 Hart Street (02/23/1910 bk 1134 pg 332). In 1911, Mary Gallagher and Timothy Gallagher, in consideration of \$3,000 paid by the Brookline Cooperative Bank, sold the land to the bank. (06/15/1911 bk 1180 pg 473). In the 1913 Atlas map, Mary Gallagher is shown as owning the land with a new drawing for the building that is large (triple decker). In 1924, Catherine Devine and Elizabeth Gallagher, in consideration of one dollar paid by Mary Gallagher give the three-family residence to Mary Gallagher. (02/25/1924 bk 1589 pg 32). In 1938, Mary Gallagher gave to the bank \$1,000 for title settlement for the estate of Timothy Gallagher (11/15/1939 bk 2218 pg 210). Mary McLaughlin inherited the property from Mary Gallagher in 1954 (10/14/1954 bk 3311 pg 28). Walter Devine, surviving joint tenant, granted to Patrick McGrail and Anne McGrail 14 Hart Street for \$118,000. (02/19/1954 bk 3240 pg 525). Anne McGrail died on August 3, 1983 and Thomas Donnelly and Sheila Donnelly, husband and wife, bought 14 Hart Street (03/30/1978 bk 7501 pg 157). In 2006, Sheila Donnelly sold 14 Hart Street to Rong Guan for \$850,000 (12/06/2006 bk 24337 pg 206).

Story about 14 Hart, as told by Mary Tynan 06/07/21

An older man used to live in the apartment building at 14 Hart Street. In the evening after supper, he would go to the small front porch, walking there with his cane, and sit, reading the paper with his glasses. After supper, the children on Hart Street would go out to play on the street before bedtime. The owners of 14 Hart Street had placed a chain link fence close to the property and really close to the steps, with a gate leading to the sidewalk. Sometimes the gate would be open. If a child dared to put a foot on the land of 14 Hart Street, the older man's newspaper would come down and he would bang his cane loudly. The children were afraid of him.

16 Hart Street (was lot 6)

In 1870, Samuel Hart sold 16 Hart to Matthew Ryan for \$775 (05/28/1870 bk 393 pg 487). In 1887, Matthew Ryan sold 16 Hart Street to Patrick O'Connor for \$850 (06/30/1887 bk 593 pg 79). In 1921, Julie O'Connor, widow of Patrick O'Connor, Frederick John O'Connor, Henry Michel O'Connor, being unmarried, for consideration paid, sold 16 Hart Street to Mary Hingston, wife of Joseph Hingston (11/04/1921 bk 1501 pg 125). In 2010, 16 Hart Street was given by the estate of Edward James Hingston, for \$1 to Joseph D. Hingston, Amy Hingston, and Bonnie Hingston (12/10/2010 bk 28377 pg 192). In 2013, 16 Hart Street was sold by Joseph Hingston, Amy Hall, and Bonnie McGrath to Claire Bletz and Michael Wolf for \$350,000 (04/16/2013 bk 31235 pg 18). The maps shows 16 Hart owned by M. Ryan until 1888, the O'Connor family until 1919, and the Hingston family until 1956 (end of maps with names).

Story about 16 Hart, as told by Mary Tynan 06/10/21

As a young girl, Mary Tynan was skating down Hart Street in a hurry because a hurricane had started and they never had hurricanes. Joe Hingston and a friend were taking down a huge tree that was in the walkway between the 14 Hart Street and the triple decker. The wind and rain had started and they continued to take down the tree. The tree would have been a volunteer because the space between the walkway and the triple decker would have been tight.

18 Hart Street (was lot 7)

Constructed as a single-family residential two-over-two timber frame workman's cottage with Greek Revival details (5.5 inch corner boards, 6.5 inch water table board, cornice return by extending the wooden gutter as a continuous soffit, and simple molding in the gable end).

Benjamin Bradley, a trained carpenter, was the designer and builder. The house is 16.5 feet wide, 26 feet long, and has a side entrance addition that is 6 feet by 4 feet.

On May 28, 1870, the parcel of land and the house that had been moved to lot 7 (now 18 Hart), was sold by S. R. Hart, who was unmarried, to Edward Moran, a laborer, and his wife, Catharine Moran, (bk 393, pg 243-now 484 and 485) for seven hundred fifty dollars. Lot 7 was one of the lots on the plan by H. T. Whiteman, surveyor, (03/16/1870 bk DO394 pg 228) that was subdivided from a plan made by A. R. Binney, surveyor (12/10/1870 bk DO247 pg 314).

Edward and Catherine Moran had five children – Edward (married to Mary), Annie (single), Katie (single), Charles (single), and Maggie (single). On September 23, 1891, the house on lot 7 was sold for one \$1, to Maggie Moran following the death of her father Edward Moran (09/23/1891 bk 661 pg 160). The 1893 Atlas shows the land and house owned by M. Moran.

On July, 24, 1895, Maggie Moran, single, sold the house and land (lot 7) to John Minahan for \$1 and other valuable considerations (07/24/1895 bk 741 pg 121). The 1900 Bromley & Co map shows that J. Minahan, whose wife was Mary Minahan, owned 18 Hart Street. The 1907, 1913, 1919 Atlas maps show that J. Minahan owned both 18 and 19 Hart Street. In 1916, Daniel Minahan and John A. Minahan gave to Mary Minahan, widow of John Minahan, two thirds interest in the two parcels, one being 18 Hart Street and the other being 19 Hart Street (12/11/1916 bk 1359 pg 158). In 1923, Mary Minahan, widow of John, for consideration paid, gave 18 Hart Street and the house to Daniel J. Minahan (08/23/1923 bk 1566 pg 329). Daniel Minahan and his wife had four children, two boys and two girls. Daniel J. Minahan died and his will, of August, 15, 1956, conveyed 18 Hart Street to his daughter, Ursala Minahan. She lived alone in the house until 2004 when Anne Lusk, single, purchased 18 Hart Street for \$239,000 (03/09/2004 bk 20669 pg 96) from Ursala Minahan's nephew, Joseph Minahan and a Co-Guardian for Ursala Minahan, M. David Blake.

Story about 18 Hart, as told by Mary Tynan on June 10, 2021

When Mr. Minahan was a young boy, he learned the trade of plastering. For a job early in his career, he plastered the ceiling in the living room of Mary's house (6 Hart Street). When he was retired, he would often stop at Mary's house to ask to look in the living room. He wanted to see if his ceiling was still holding up.

20 Hart Street (was lot 8)

In 1879, Samuel Hart sold to Richard Kelleher 20 Hart Street for \$750 (05/28/1870 bk393 pg 481). In 1936, Thomas A. Kelleher, unmarried, and other Kelleher family members granted to Catherine Hughes, wife of James Hughes, quitclaim covenants for 20 Hart Street (03/23/1936 bk 2103 pgs 259 and 260). James Hughes and Catherine Hughes sold 20 Hart Street to Terence McMahon and Bridget McMahon for \$1,100 (06/29/1939 bk 2236 pg 413). In 1954, James Hughes and Phyllis Hughes had received full payment for the mortgage (07/26/1954 bk 3282 pg 299). In 1963, Bridget McMahon, widow, granted the property to herself and Agnes M. Carey as joint tenants (10/16/1963 bk 4113 pg 203). In 1976, for \$1, Agnes Carey gave 20 Hart Street to Bridget McMahon to create a life estate for herself in said premises (06/25/1976 bk 5236 pg 408). In 1977, Bridget McMahon received a grant from the Town of Brookline for \$4,100 through the Central Village Rehabilitation Program to rehabilitate the property (11/18/1977 bk 5407 pg 520).

In 1984, Bridget McMahon grants to Agnes Carey and John Carey as tenants in entirety (05/25/1984 bk 6406 pg 533). In 1988, Agnes Carey deeded her property to Bridget McMahon in 1976 (09/30/1988 bk 8116 pg 556). In 1988, Agnes Carey had to pay back taxes of \$769.90 for 20 Hart Street (09/30/1988 bk 8116 pg 556). In 1988, Agnes Carey sold 20 Hart Street to Maarig A. Kirmani for \$95,000 (9/30/1988 bk 8116 pg 557). In 1988, Maarig A. Kirmani sold 20 Hart Street to Nadir Mohiuddin for \$130,000 (09/30/1988). In 1989, Babar Khan Rao and Sha Jehan Rao paid Nadir Mohiuddin \$189,000 for 20 Hart Street (10/23/1989 bk 8463 pg 745). In 1990, Babar Khan Rao and Shah Jehan Rao, for \$1, sold 20 Hart Street to Shajehan Rao, Babar Rao, and Muzamil Ahmad as Trustees of 20 Hart Street (03/05/1990 bk 8578 pg 195). In 1991, 20 Hart Street was foreclosed and a power of sale was advertised (09/05/1991 bk 9037 pg 495). In 1992, the Federal Home Loan Mortgage Association indicated that Babar Khan Rao and Shah Jehan Rao owed \$140,000 (05/08/1992 bk 933 pg 649). In 1992, 20 Hart Street was advertised as a "Mortgagees Notice of Sale of Real Estate" (05/08/1992 bk 933 pg 651). In 1994, Philip Dean purchased 20 Hart Street for \$70,000 (01/07/1994 bk 10328 pg 501). In 1994, Philip Dean sold 20 Hart Street to Nancy Sablan for \$132,500 (11/15/1994 bk 10728 pg 6). In 2000, Nancy Sablan sold 20 Hart Street to Mehmet Kaya for \$234,000 (10/20/2000 bk 14496 pg 123). In 2001, Mehmet Kaya granted to Catherine Musto, 20 Hart Street (05/29/2001 bk 1508 pg 173). In 2002, Kaya Mehmet co/Catherine Musto was found delinquent for taxes \$1,121.07 (03/18/2002 bk 16583 pg 477). In 2003, Catherine Musto was behind in taxes for \$1,525.14

(10/15/2003 bk 20033-430). In 2003, John Musto sold 20 Hart Street to Aaron Field for \$342,500 (10/15/2003 bk 20033 pg 431). In 2005, Aaron Field sold 20 Hart Street to Marie Marsh and Erik Gardiner for \$403,500 (08/17/2005 bk 22788 pg 131).

According to permit records, in 1936, new installations included a sink and washtray on the first story and a tub, sink, and toilet on the second story. In 1937, a 12 by 6 foot piazza was added to the rear of the house. Stacy Kaya installed the vinyl siding. In 2001, a rear accessible entrance was added for the handicapped mother of John Musto.

Story about 20 Hart, as told by Mary Tynan on June 10, 2021

Nancy Sablan, who was renting an apartment on Park Street, had a young son. She worked at Dana Farber and didn't want her son to be alone after school so she bought 20 Hart Street. Her son and Eli, son of Jude Burnim and Marcel Cherefant at 21 Hart Street, were best friends. According to Jude Burnim, when Nancy's son would go home after school, he had a best friend and neighbors on Hart Street.

21 Hart Street (was lot 19 and 20)

In 1870 Samuel Hart sold lot 19 (21 Hart Street) to John Kelley for \$750 (05/26/1870 bk 393 pg 449). In 1872, Samuel Hart sold lot 21 (also now 21 Hart Street) to John Kelley for \$440 (03/13/1872 bk 420 pg 447). In 1885, John Kelley, unmarried, sold lots 19 and 20 to Francis Maley for \$1200 (06/11/1885 bk 567 pg 604). In 1887, Francis Maley sold lots 19 and 20 to John Minahan (spelled Minehan in this deed) for one dollar and other considerations (11/02/1887 bk 597 pg 510). In 1906, John Minahan, whose wife was Mary, sold, for \$1 and other considerations, lots 19 and 20 to Frances M. Solan, wife of Thomas Solan (07/12/1906 bk 1032 pg 137). The 1893 through the 1927 Bromley map shows two barns at the back of the property away from Hart Street. In 1929, Thomas Solan received a permit to raze the stables in the back of the property. In 1929, Thomas Solan sold lots 19 and 20 to Mary E. Cook for considerations paid ((05/22/1929 bk 1847 pg 450). Mary Cook was Thomas Solan's daughter and, according to Mary Tynan, Thomas Solan had a house nearby on Oakland Extension. Mary Cook had many children and Thomas Solan, who was a contractor, raised the original cottage to accommodate his grandchildren. In 1930, Mary Cook received a permit to install a toilet on the second floor. Thomas Solan raised the foundation and floorboards of the original cottage, as evidenced by the stones in the foundation and the original floor joists and floorboards visible in the basement. In

1947 through the administration of the estate of Mary Ellen Cook, parcels 19 and 20 were given to Thomas Cook (07/03/1947 bk 2690 pg 475), Mary Solan's son. In 1985, Thomas Cook sold 19 and 20 to Thomas J. Roycroft and Elizateth M. Roycroft for \$103,000 (08/125/1985 bk 6760 pg 372). In 1990, Marcel Cherefant and Judith Burnim bought what was then referred to as 21 Hart Street for \$162,000 (06/29/1990 bk 21 pg 213).

The Hopkins & Co. map indicates Jasper Kelley owned parcels 19 and 20 in 1874. In 1893 and 1900, John Minahan owned the parcels (though spelled Monahan). In 1900 until map 1928, F. M. Solan owned the parcels. In 1936 and 1956, M.E. Cook and then T. Cook owned the parcels

A study of the house and garage was entered into the Massachusetts Cultural Resource Information System (MACRIS). The Carrol Brothers constructed the garage in 1906 for Thomas Solan, a general contractor. The garage is similar to the general form, at that time, for a brick auto garage of one floor. There were brick arched windows on the side, which are now filled with brick. The brick garage, built in the working-class Point neighborhood, indicates the early adoption of the auto. (MACROS report May 29, 2001).

The house, originally one of the small cottages moved to Hart Street in 1870, was remodeled in 1913 to contain two stories. A dormer was added to the uphill side of the gable roof in 1960. An inspection of the basement reveals the original stone foundation laid before 1870 to which more stone rubble was added to raise the house. This may have been to put the house first floor level with the garage when it was built in 1906. The floor joists in the basement are 2 by 8's, close on center, with a few of the boards having been pit sawn. A central opening in the original basement on the Hart Street side is visible below the stones that were built above. This opening may have been useful in moving the cottage into position over the foundation.

For building permits, in 1929, a first story sink and tray, a second story toilet, and a basement drain were added. In 1929, an old stable was demolished. In 1960, the brick arched windows were bricked in and a new overhead wooden garage door added.

Story about 21 Hart, as told by Mary Tynan on June 10, 2021

Tom and Mary Cook had eight children and Mary was a nurse. The children, similar to other larger families, were from different generations. The older children would have moved out by the time the younger children were born. His oldest son, also called Tom, worked at Kurkman's and he inherited the house. Tom Cook had a beautiful flower garden behind the house. He and his

wife, Sheila, had two daughters. Another son, Bobby, would come home in his sailor suit and stop in to see everyone on the street, including Mary's mother and father. He would joke that he wanted to tell others that he turned out all right. They always "let" the garage because, early on, not everyone had a car. They would rent the garage to the Ice and Coal trucks because the households needed ice and coal.

19 Hart Street (was lot 18)

In July 1870, Samuel Hart sold lot 17 to Patrick Fleming for \$800. Patrick Fleming was a builder/trader who helped Samuel Hart establish Hart's Content (07/16/1870 bk 395 pg 410). Samuel Hart would also provide a loan for some of the houses and this loan to Patrick Fleming and Bridget Fleming was for \$500. In December 1870, Patrick Fleming sold the house on lot 18 to Luke Kilroy for \$950 (12/08/1870 bk 400 pg 614). Patrick Fleming loaned Luke Kilroy \$300 to make the purchase. In 1877, Samuel Hart sold the house and lot 18 to Patrick Drohan for \$725 (12/24/1877 bk 496 pg 68).

The maps show Hart owning 18 Hart Street in 1874, 1888, and 1900. From 1907 until 1919, the lot is owned by John and then Mary Minahan. In 1927, D.T O'Connor owns the lot followed by M. O'Connor in 1936 and D.T. O'Connor in 1956.

In 1916, Mary Finegan, wife of Arthur Finegan, Margaret Martell, wife of Samuel Martell, Daniel Minahan, and John Minahan, for consideration paid, granted to Mary Minahan, widow of John Minahan, two thirds interest in two parcels, one of which was lot 18 (01/23/1916 bk 1359 pg 158). In 1925, Mary Minahan sold the lot to Daniel T. O'Connor for \$1100, interest, and fines (09/11/1925 bk 1662 pg 514). In 1960, Daniel O' Connor, widower, sold the house to Edward Rezendes and Mary Rezendes (96/29/1960 bk 3826 pg 226). In 1978, Edward Rezendes and Mary Rezendes sold what was then called 19 Hart Street to Joseph and Mary Canney (01/17/1978 bk 5428 pg 579). In 2013, Mary Canney, widow, sold 19 Hart Street to Tom Craig for \$350,000 (01/23/2013 bk 30947 pg 26). In 2014, Tom Craig sold 19 Hart Street to Jeramy Curcio and Kyra Curcio for \$399,999 (06/26/23014 bk 32345 pg 145). In 2016, Jeramy Curcio sold 19 Hart Street to Jiantao M and Yanping Li for \$530,000 (11/21/2016 bk 34687 pg 259).

Story about 19 Hart as told by Mary Tynan on June 10, 2021

Daniel O'Connor's wife worked until 9:00 at night. When she would get off the bus at Kendall Street at night, she would walk the three blocks to get home. The streets all had tall trees and

there were no lights. Thus, her walk was in the dark. When she would walk home, she would walk in the middle of the street and sing a song. As she turned the corner to walk on Hart Street, she would always sing a different song.

Mary said that the neighborhood had many tall trees that covered the street. She said there was a huge tree on Cypress just around the corner from Hart Street. She was always afraid someone would be hiding behind tree so she always walked in the road and far away from the tree. She said the area then was very rural.

Mary Rezendez worked late and Edward Rezendez, her husband, would come home from work at 4:00. Their children always had chores but the chores would change. If Mary wanted to play with Teresa, she was to sit on the back porch but not go in the house. If Teresa did not have to wash or dry the dishes that night, she could go onto the porch and join Mary. The girls could then go play. Mary's father enrolled Mary and her sisters in public school but enrolled the boys in parochial school so they learned discipline. This meant Mary and her sisters would get out of school at 1:00, leaving a lot of time for play.

17 Hart Street (was lot 17)

On July 16, 1870, Samuel Hart sold what was lot 17 and the house to Patrick Fleming, builder/trader, for \$900 (07/16/1870 bk 395 pg 407). Samuel Hart gave a loan of \$500 to Patrick Fleming and Bridget Fleming to buy lot 17 and the cottage. Thus, Hart continued to own the mortgage.

The maps show the house was owned by the following: Hart in 1874; Hart in 1888; J McNamara in 1900; J. McNamara in 1907; J. McNamara in 1913; P. Cavanaugh in 1919; P. Cavanaugh in 1927; J. Fe Hughes in 1936; and J Hughes in 1956.

On July 19, 1870, Patrick Fleming sold the house and lot to Otis. H. Weed (07/19/1870 bk 395 pg 451). In 1870, 17 Hart Street remained a rental property as Samuel Hart still held the mortgage. In 1886, Guy Maynard was involved with Samuel Hart in overseeing and providing mortgages for many of the properties, including 16 and 17 (12/04/1886 bk 585 pg 441). In 1890, Samuel Hart sold lot 17 to John McNamara for \$1,000 (08/22/1890 bk 642 pg 28). John, who was 60 years old at the time, lived there with his wife Nora. The couple had emigrated from Ireland in 1865; John worked as a laborer at the time of the 1893 census. In 1907, Guy Maynard sold to John McNamara lot 17 and gave him a mortgage (10/31/1907bk 1067 pg 313). The

mortgage with Guy Maynard was acknowledged as being fully paid in 1911 (06/12/1911 bk 1179 pg 640). The McNamara's lived at 17 Hart Street until at least 1913.

In 1918, through probate court, the property of John McNamara was sold to Patrick Cavanaugh for \$1500 (12/31/1918 bk 1411 pg 38). By 1919, the home at #17 Hart St. acquired the empty lot at #15 Hart Street. Lot 17 and 15 were under common ownership, purchased by Patrick Cavanaugh. Patrick and his wife Mary were also Irish immigrants, arriving in the United States in 1901 and 1900 respectively. The couple had 6 children by 1920. In 1924 they built a Star Rite metal garage on the property for \$360.00; this garage was torn down in 1961, though the foundation remains.

In 1929, Patrick Cavanaugh sold 17 and the land from 15 Hart Street to John Hughes and Frances E. Hughes with the premise that they pay the remaining mortgage of \$2,500 (10/03/1929 bk 1867 pg 192). In 1970, the family that included John J. Hughes, granted to John H. Smith and Eileen Smith, husband and wife, 17 Hart Street (09/22/1970 bk 4689 pg 428). In 1970, John H. Smith and Eileen Smith sold 17 Hart Street to Richard J. and Esther R. Canney (09/22/1970 bk 4689 pg 429). In 2021, Esther Canney sold 17 Hart Street to Zi Ye and Alexander Neary (01/15/2021 bk 38875 pg 566).

Story about 17 Hart as told by Mary Tynan on June 10, 2021 and a story of family

Mary's father told her that the house at 15 Hart Street had burned, leaving the vacant land. Patrick Cavanaugh had a huge garden on what had been 15 Hart, including beds of rhubarb. He also kept chickens. He had a garage for which he would charge the children a small amount for rent. In the garage, the children would organize, practice, and hold their plays. Mary later asked her father why Mr. Cavanaugh used to charge them rent for putting on their plays. He explained it was a small way to teach the children how to manage money and run a business. The front steps at 17 Hart Street were also a gathering place for all the kids. They would sit on the front steps when it was hot.

Helen Hughes, the oldest child, used to sell tickets at the movie theater. When she would come home, she had a heavy step, and you knew who was walking on the street. The Hughes family had a white dog that, whenever the soap opera was turned on at 1:00, would howl. The neighbors knew that it was 1:00 when the dog howled.

The house had a huge lilac between 17 and 19 Hart Street and when Mary would sit on the porch and wait for her friend, she always looked at the big lilac. In the fence that separated the

back yards from Franklin Court, there were stockade fence boards that were only nailed at the top. The kids would swing the boards to the side and go through the fence to get to Franklin Court.

In 1970, Richard and Esther Canney bought 17 Hart Street. Richard and Esther suggested that Richard's brother, Joe Canney and his wife, Peggy Canney, buy the house at 19 Hart Street. Joe Canney and Peggy Canney bought 19 Hart Street in 1978. Other Canney family members rented the two apartments in 14 Hart Street and a Canney relative owned 14 Hart Street.

15 Hart Street (was lot (16 and burned))

In 1871, Samuel Hart sold the property at 16 Sewall Avenue (later Hart Street) to Patrick Fleming (05/15/1871 book 407 pg 193). Patrick Fleming received a mortgage from Samuel Hart of \$847.12 for lot 16 (05/15/1871 bk 407 pg 194). In 1886, Guy Maynard, obtained from Samuel Hart for \$1, multiple properties at Hart's Content, including lots 16 and 17 (12/04/1886 bk 585 pg 441). In 1907, Guy Maynard sold lot 16 (before the cottage burned) to John McNamara (10/31/1907 bk 1067 pg 313). In 1907, Guy Maynard gave John McNamara a loan of \$700 for lot 16 (10/31/1907 bk 1067 pg 314, 315, 316). In 1911, Guy Maynard agreed that he had received full payment for the mortgage on lot 16 from John McNamara and his wife Nora McNamara (06/12/1911 bk 1179 pg 640). In 1918, John McNamara sold to Patrick Cavanaugh lots 16 and 17 (13/31/1918 bk 1411 pg 38). The property, 17 Hart Street is described as being bounded by lots 15 and 18, indicating that the house burned before 1918. The house on lot 16 is on the 1913 Atlas map.

The Hopkins & Co. maps indicate that in 1874, Mrs. Murphy owned the property followed. The following are the remaining dates and names for the maps: 1888 Samuel Hart; 1893 Guy Maynard; 1900 Samuel Hart; 1907 Guy Maynard; 1913 Guy Maynard; (cottage at lot 16 burned before 1918); 1919 Cavanaugh; 1927 Cavanaugh, J. F.E. Hughes 1936; and J. Hughes 1956.

11 Hart Street (was lot 15)

In 1871, Samuel Hart sold lot 15 to Patrick Fleming of Charlestown, builder/trader, for \$1,500 (05/15/1871 bk 407 pg 186). For this lot, Samuel Hart gave Patrick Fleming and Bridget Fleming a loan of \$840 (05/15/1871 bk 407 pg 191). Patrick Fleming sold the lot and cottage to Russell E. Elliott of Boston for \$1,500 (12/19/1871). In 1884, Guy Maynard was involved with

many of the properties and offered the mortgages. One of the properties was 15 (07/25/1884 bk 559 pg 1).

The maps indicate this ownership of lot 15 (11 Hart Street) as: Hart 1874; Hart 1888; Guy Maynard 1893; Samuel Hart 1900; Guy Maynard 1907; Guy Maynard 1913; Emily Maynard 1919; S. Cunnif 1927; S. Cunnif 1936; and J. F. M. U. Flaherty 1956. A map shows Lot E, as drawn by Henry f, Bryant, July 29, 1916, Norfolk Deeds, Plan Book 88, Plan 4293. The lot is shown as being 1590 square feet (12/03/1923 bk 1579 pg 388) This would have been in 1916, before land was taken by Brookline to widen Hart Street and put in the sidewalks.

In 1919, Emily H. Maynard who was the Executrix for the estate of Guy Maynard, who had lived in La Jolla, California, oversaw his last will (06/19/1919 bk 1423 pg 261 and 262). Emily Maynard sold the real estate of the deceased Guy Maynard. She sold lot 11 (15 Hart Street) to Arthur Stameris for \$1,600 (Lot E). In 1923, Arthur Stameris sold lot number 11 to Sara Cunniff (12/03/1923 bk 1579 pg 388). In 1935, John Dunn and Sara Dunn (formerly Sara Cunniff) received a mortgage for \$600 for lot 11. In 1936, John Dunn and Sara Dunn sold lot number 11 to John F. Flaherty and Mary V. Flaherty, husband and wife (12/04/1936 bk 2129 pg 141). In 1964, John Flaherty and Mary Flaherty sold lot 11/Lot E to John Radley and Barbara Radley for consideration paid (10/02/1964 bk 4201 pg 173). Barbara Radley's parents were John and Mary Flaherty.

Story about 11 Hart as told by Mary Tynan on June 10, 2021

The current house at 11 Hart Street used to be smaller. There was once a walkway on the right side of 11 Hart Street, on what had been the lot for 15 Hart Street. This allowed for passage from the sidewalk to the back of the house where there was an opening to a lovely porch. Mrs. Flaherty was an extremely kind mother and would always welcome and take care of the children. There also used to be a rectangular entrance on the front of the house that was like a mudroom. This room prevented the cold air from going directly into the living room. Mr. Flaherty was a short order cook and Mrs. Flaherty was a waitress. Mr. Flaherty would sometimes take children to the midnight New Year's mass. When everyone came home, he would scramble eggs for the kids and quickly put out a lot of food for them. When they retired and gave the house to Barbara Radley and her husband, they retired to New Hampshire.

The right side walkway was removed from what is the land for 15 Hart Street. This meant that the entrance to 11 Hart Street and 9 Hart Street had to share the narrow walkway between

the houses. There was no space on the left side of 9 Hart Street to have a walkway, as with the other houses.

9 Hart Street (was lot 14)

In 1871, Samuel Hart sold the lot and cottage to Patrick Fleming for \$1,50 (11/02/1871 bk 415 pg 46). Samuel Hart gave to Patrick Fleming and Bridget Fleming a mortgage of \$997.12 (05/15/1871 bk 407 pg 187). In 1871, Samuel Hart described that the twenty-foot passageway (Hart Street including in front of lots 13, 14, and 15) was to be forever kept open and with the width maintained (11/02/1871 bk 415 pg 46). The right-of-way was to be partly on the land of James Barrett (part of lot 12). The maps of the lot 14 show the following names for ownership: Hart 1874; Hart 1881; Guy H. Maynard 1893; Hrs. S.R. Hart 1900; Guy Maynard 1907; Guy Maynard 1913; Emily H. Maynard 1919; J. Curry 1927; J. Curry 1936; MC. Harnett 1956.

In 1919 after the death of Guy Mayard, Emilie H. Maynard sold to Arthur Stameris lots E and D for \$1,600 (06/19/1919 bk 1423 pg 261). Lot D was lot 14. Authur Stamaris may have had prior ownership of these parcels but Guy Maynard held the full mortgage. Thus, the name Arthur Stamaris does not appear on the maps. In 1924, Arthur Stamaris sold Lot D, lot 14, 7 Hart Street to Joseph Bell for considerations paid (01/02/1924 bk 1528 pg 501). In 1924, Joseph Bell gave to John Curry, Lot D lot 14 (04/23/1924 bk 1595 pg 328). In 1935, Daniel Curry, Anne McMinn, Louise Curry, Francis Curry, granted to Mary Hartnett a quitclaim deed for 9 Hart Street (02/05/1935 bk 2060 pg 1). In 1935, James Harnett and Mary Harnett granted to Larry Curry, mortgage covenants to pay \$210.54 within two years with six percent interest in addition to the mortgage of \$300 (03/14/1935 bk 2064 pg 91). In 1960, James Harnett and James Harnett sold 9 Hart Street to Charles F. Farrell and Jean E. Farrell (07/12/1960 bk 3829 bk 259). In 1977, Charles Farrell and Jean Farrell obtained a mortgage for \$4961.91 (01/17/1977 bk 5300 pg 343). In 2002, Charles Farrell and Jean Farrell granted, for \$1, Jean Farrell, as Trustee of 9 Hart Street Realty Trust (03/07/2003 bk 18375 pg 464). Jean Farrel's parents were James and Mary Hartnett and her mother and her grandparents were Curry. Thus, three generations have owned 9 Hart Street since 1924.

Story about 9 Hart as told by Mary Tynan on June 10, 2021

As the walkway to the right of 11 Hart Street and the front door off of the sidewalk were removed, the only way into 9 Hart Street was by the side entrance. Eleven Hart Street had a

front door into the living room but the residents would also use the walkway to the left of their building to get to the back of the house. To separate the two narrow walkways, a chain link fence was installed in the middle of the narrow walkway. This made passage less comfortable for residents in 9 and 11 Hart Street and presented later problems for moving garbage bin. The chain link fence was removed but drainage issues remain in the back of the properties.

The land behind 9 Hart Street does not extend as far back as the land for 11 Hart Street. The land for 15 and 17 Hart Street extends the full length back, as with the other properties. These properties used to have porches that are now enclosed. The back areas now have decks and no tall stockade fencing to separate the yards. Thus, residents sitting in the yards or decks at 17, 11, and 9 Hart Street are visible to each other and are not sitting inside enclosed porches.

7 Hart Street (was lot 12 but was subdivided)

In 1870, Samuel Hart sold lot 12 to James Barrett (09/03/1870 bk 397 pg 190). In 1870, lot 12 was the corner of Sewall Avenue and Sewall Street (03/16/1870 bk DO394 pg 228) and not the current small lot for 7 Hart Street. In the Hopkins & Co. 1874 map of Hart Street, a small house is shown on Lot 12, with the gable end facing Hart Street. Also on lot 12 is a long house parallel to Hart Street, nearer to Sewall Street. With the purchase in 1870, Samuel Hart gave a loan of \$375 to James Barrett for all of lot 12 (09/03/1870 bk 397 pg 191). In 1873, James Barrett received \$25 from Samuel Hart and then deeded 15 inches of width of the land beside what is 9 Hart Street (lot 14) to Samuel Har (10/31/1873 bk 447 pg 558). The Hopkins & Co. map of 1874 shows the small house on lot 12 that is directly beside what was lot 14 with the name Barrett for the entire parcel (which also includes lot 13). The cottages on lot 12 and lot 14 are the only cottages that have extremely little space between them and no alley view for the opposite cottage occupants. Perhaps the foundation for the house already on lot 14 was on the land platted for lot 12. The foundation for the house on lot 12 would also exist. On 1884, Hart sold lots for \$1 to Guy M. Maynard, which included lots 25, 12, 14,15, 16, 17, and 18. As Guy Maynard also held mortgages, perhaps this transaction was a transfer of debt (07/25/1884 bk 559 pg 1). In 1884, Samuel Hart paid Guy Maynard \$17,400,90 with the money to be paid over time (07/25/1884 bk 559 pg 2). The maps for lot 12 show the following ownership: Hart 1874; Hart 1888; Guy H. Maynard 1893; S. Barrett 1900; S. Barrett 1907; A. Barrett 1913; F. Barrett 1919; A. F. Barrett 1927; Barret 1936; E. G. Barrett 1956. In 1886, Guy H. Maynard, in consideration

of one dollar, quitclaimed the lots to Samuel Hart (12/04/1866 bk 585 pg 441). In 1877, Samuel Hart discharged the mortgage that he had given and released and quitclaimed the property to James Barrett (07 31 1877 bk 492, pg 134). In 1911, James Barrett gave lot 12 to Alexander, James S., Thomas, John (also called Patrick), and Ellen Barret the title and interest to the property (07/25/1911 bk 1184 pg 592). From the square footage of 1000 square, the lot would not be the full lot 12 from 1870 but the subdivided parcel that is now 7 Hart Street. The 1888 Robinson map shows the full lot 12 but the 1900 Bromley map shows 7 Hart Street as the subdivided parcel with the house tight to the property lines on both sides. In 1932, Ellen Barrett, sister of Alexander Barrett, gave to Alexander Barrett 7 Hart Street (06 20 1931 bk k1964 pg 303). Alexander Barrett had 7 boys. Alexander Barrett died in a fire in 7 Hart Street between 1932 and 1939.

In 1939, the administrator for the estate for Alexander Barrett, sold 7 Hart Street to Thomas H. Barrett and Elsa Barrett for \$500 (11/08/1939 bk 2255 pg 149). This Barrett family, that included Thomas and Elsa Barrett, was not related to the the prior Barrett family. In 1965, Thomas and Elsa Barrett obtained a mortgage of \$1,800 (03/19/1965 bk 4240 pg 590). In 1971, Elsa Barrett received \$9,200 from Richard E. Barrett, her son, who purchased 7 Hart Street (07/20/1971 bk 4753 pg 674). Helen Barrett had been married to Richard Barrett and was living in 7 Hart Street in 2004. She had also been married to Joseph Barrett but was divorced from him in 2004. Helen Barrett died April 16, 2004 of cardiopulmonary arrest (04/16/2004 bk 20852 pg 431). In 2004, Linda O'Brien, was appointed Executrix of the estate of Helen Barrett (04/16/2004 bk 20852 pg 432). In September 2004, 7 Hart Street was sold to Benjamin Bressel and Angela Sullivan for \$207,200 (09/14/2004 bk 21537-58). In 2009, Benjamin Bressel and Angela Bressel received a loan of \$338,000 (04/10/2009 bk 26535 pg 49). In 2010, Benjamin Bressel and Angela Sullivan sold 7 Hart Street to Yixin Yu for \$429,000 (06/04/2010 bk 27722 pg 289).

Story about 7 Hart as told by Mary Tynan 06/97/21

After Alexander Barrett died in a fire in the house, two of her sons renovated the house. Due to the fire, the boys did not want to live in 7 Hart Street so they lived on the top floor in a triple decker on Franklin. They were carpenters. The house did not have electricity or running water, which they added. They also built a beautiful staircase on the right side of the house. Mary said

the house was vacant for a long time and neighborhood children called it the bird house because birds would come in and out of the building.

Thomas and Elsa, different Barretts, bought the house. Elsa was French and from Ohio and extremely creative. On hot nights, she would sit on the steps and play games with the children. During the summer, she would hire a bus and, for a \$1 each, take the children on the bus to a beach, such as Salisbury, on all day trips. She would carry food in suitcases. On Sundays, they would go to 7 AM mass and then be ready for the bus at 8 AM. Some fathers in the neighborhood were worried about her caring for so many children so they elected to go on the trips on the bus. One day the bus broke down and they didn't return until 2 AM. Elsa did not have a lot of money and wanted to have flower boxes. She built flower boxes and had the children bring small containers of dirt, dug up in Franklin Park, to her house for the flower boxes. The house passed down to Helen Barrett, her daughter-in-law.

The favorite gathering spots for children when it was hot included the front steps at 7 Hart Street and the front steps at 17 Hart Street. On Hart Street, games were played in which the fire hydrant and the lamp post in front of 16 Hart Street were involved. The manhole in the street (now gone) was home base.

When Elsa was alive, she was troubled because all of the water from the new tall triple decker was directed toward her land and house. Mary Tynan suggested that the walkway between the buildings is a right-of-way for both buildings. The map from 1918 shows a building that predated the triple decker and that was set back from the property line. Before zoning, some builders placed buildings directly on the property line, such as the Solan garage at 21 Hart Street and the other Solan garage beside 20 Hart Street. The triple decker that was built on the corner lot beside 9 Hart Street was built on the property line of the triple decker. The passageway belongs to 9 Hart Street.

5. BOUNDARY DESCRIPTION AND JUSTIFICATION (see Appendix I)

The land and the plat were derived from 1850 plans by Amos Binney, surveyor (see Appendix D 08/05/1856 bk DO247 pg 314). The land Samuel Hart purchased was bordered by Sewall Street (later named Cypress Street) and Sewall Place (later named Franklin Street). Sewall Place wrapped around the land on two sides. Walnut Street was on the far right in the map (see Appendix D 1855 survey by Binney). In 1870, Whitman, the surveyor, drew Hart

Street to the left of what is the wide grey line in the 1850 map, parallel to Walnut Street. The 1870 plat of the extremely narrow lots for small houses show the name “Sewall Avenue” (now Hart Street) (see Appendix E – 1870 plat by Whitman, surveyor 03/16/1870 bk DO394 pg 228). A later plat in 1918 by Bryant, shows lots 12 (7 Hart), 14 (9 Hart), and 15 (11 Hart) (See Appendix F – 07/29/1918 bk 4293 pg 88).

Samuel Hart moved 30 cottages from Bradley Hill in 1870 to Hart’s Content. He placed cottages also on Cypress Street, Franklin Street, and Franklin Court but Hart Street has the highest concentration of the cottages and rhythmic placement. Benjamin Bradley built the cottages on the left side of Hart Street. He would have also built what is called the honeymoon cottage on Cypress behind what is now the triple decker at 238 Cypress, due to the windows and dimensions. No other cottages remain on Cypress Street or Franklin Street though five cottages remain on Franklin Court. Benjamin Bradley may have built one of those cottages.

At 4 Hart Street (Lot 25) on the left side of Hart Street, the cottage was replaced around 1913 by the Flatley store, a tea room, and top story living quarters. This store served the neighborhood by selling sundries and groceries from 7 until 10 for 50 years and by letting the customers charge. At 268 (lot 12) on the right side, one of the three 1870 cottages remain and became 9 Hart Street, with its gable end facing Hart Street. Around 1919 on lot 12, a triple decker replaced one of cottages along Cypress. The first floor of this triple decker was offices and, for three years, a donut shop. The donut shop did not succeed because few could afford donuts. The storefront became an electrical supply store. Thus, 4 Hart Street (with the community-serving Flatley store on the left side) and 7 Hart Street (with the gable end cottage on the right side) tell the story of Hart’s Content on the Cypress end.

In the middle on the left side with bookend cottages built by Benjamin Bradley to the left (four) and right (four), was the single story 1700’s gambrel house on what would have been a double lot. A triple decker replaced this signature house but, as with the cottages, the triple decker provides affordable housing.

For the side nearest Franklin Street, one cottage that faced Hart Street would have been 22 Hart Street (lot 9), uphill to 20 Hart Street. The cottage, shown on the 1900 Bromley map, may have burned or been torn down when Mr. Solan built wooden stables. A brick garage for cars was built in 1904 directly along the property line of the cottage at 20 Hart Street, meaning repairs to 20 Hart Street have to be done from inside the house. On the right side, the property includes

the taller Victorian single family home built on the foundation of the original gable end cottage. The house was raised when the garage was built by Solan but the early stone foundation for the cottage remains and the cottage framing would exist in the walls, as evidenced by the floor boards visible in the basement. The Victoria cottage also has a gable end facing Hart Street, as with the original cottage. Thus, the last gable end cottage at 20 Hart Street (before the brick garage on the left side) and 21 Hart Street (with the Victorian taller gable on the right side) tell the story of Hart's Content on the Franklin Street end. All the cottages and buildings between are included in the Hart's Content proposed Local Historic District.

6. CONCLUSION

With the proposed Hart's Content Local Historic District, it is difficult to determine which historically significant element dominates. Around 1816, Benjamin Bradley, a master carpenter, started building small working class cottages to rent, at affordable rates, to tradespeople, laborers, and Irish Catholic immigrants. When he acquired Bradley's Hill in 1824, he moved cottages to Bradley's Hill where he continued to build and rent more cottages to individuals considered lower class by society. He was an unusual man who saved a woman and child from the top story in a burning house, gave his tenants a turkey every Thanksgiving, forgave late rent, and was kind to the poor, young, and old. Though he owned many properties, he continued to dress like a poorer carpenter and carried his carpentry tools to continue his trade. Hart Street retains 6 Benjamin Bradley cottages and 5 other gable end cottages built later that feature straight staircases and more headroom upstairs.

In 1852, Samuel Hart bought Bradley Hill and, until Captain Bradley's death in 1856, shared the rent with Captain Bradley while Samuel Hart oversaw cottage repairs. Samuel Hart sold the valuable land on Bradley's Hill on September 30, 1869, but wanted to save the cottages and sell them to his laborer tenants and Irish Catholic families, who, by then he would have known by name. The purchasers of the land had never liked Benjamin Bradley or his desire to provide affordable cottages so they gave Samuel Hart between October 1, 1869 until April 1, 1870 to get all 30 cottages and the tenants off the land.

Samuel Hart bought land near Brookline Village in October, 23, 1869 and had until April to dig foundations for 30 cottages, built outhouses, have water lines run, and move, with horses, the cottages to Hart Street. In 1870, he started selling the cottages and offered the mortgages

himself, with Patrick Fleming, or later with Guy Maynard. His 1870 deed restrictions read like present day zoning bylaws and require that building setbacks remain, adjacent property owners maintain the street, and only trees and shrubs be planted between the cottages and the street. The platting of the houses gives each cottage owner a view down the alley between the cottages on the opposite side of Hart Street. All the gable ends on both sides of Hart Street offer a rhythm in scale and spacing.

Finally, the houses and position on the land from 1870 offers insights for current affordable housing. Though only 6 feet apart, each family has autonomy in paint color and plantings. The entrance from Hart Street is not through a common area but from the street to the front door. The long skinny lots provide privacy and a yard in the back that offers ample space for trees to mature. The deeds show that families encouraged other family members to buy the cottages and single women and widows could afford to own the cottages.

7. APPENDICES (see 9 separate documents)

8. PHOTOGRAPHS (see separate documents)