

Area	Form no. 6/27-4
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MASSACHUSETTS HISTORICAL COMMISSION
294 Washington Street, Boston, MA 02108

PHOTO (3x3" or 3x5", black & white)
Staple to left side of form
Photo number _____

SKETCH MAP

Draw map showing property's location in relation to nearest cross streets and other buildings or geographical features. Indicate north.

See attached map.

Boston South Quadrangle
UTM Reference: 19/325350/4690350
Map #: 18

Recorded by Leslie Larkin, Flora Greenan
Organization BHC
Date Feb. 1979, revised Fall 1980

Town Brookline MRA

Address 217 Freeman Street

Historic Name Emmett Cottage

Use: Original Residential

Present Unoccupied

Ownership: Private individual
Private organization _____

Public _____

Original owner _____
See Historical Significance

DESCRIPTION:

Date See Historical Significance

Source _____

Style Gothic Revival

Architect Information not available

Exterior wall fabric Clapboard

Outbuildings Metal garage

Major alterations (with dates) _____

1903 - new bay window on first floor

Dates unknown - enclosed staircase at rear, side entrance porch.

Moved See other side Date _____

Approx. acreage 1/3 acre

Setting Set well back from the street on a small knoll and in the center of an overgrown lot, this house is bordered by the backs of Craig Place houses on one side and St. Aidan's Church on the other.

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

This Gothic cottage is reminiscent of some of A. J. Downing's designs. It is very simple, originally square with a cross-gabled roof. There are no label moldings or hoods, but the bargeboards sport a lively and detailed sawn trim, and the slate roof and chimney pots are handsomely done. In shape and size it is like the original designs for two gatehouses in the town (present 186 Warren St. and 248 Dudley St.) both of which have been extensively altered. Except for the enclosed outside staircase and bay window, and side entrance portico, all readily removable, this house has been little spoiled.

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

Although deed research indicates that no house ever stood on this lot prior to 1871, and the tax list for that year mentions an "unfinished house" belonging to John J. Mahoney on Freeman St., its architectural style indicates a date in the 1830's or 40's. (See above). However, extensive research (comparison of houses on 1871 map and 1874 Atlas, review of tax lists for buildings possibly moved, etc.) has not revealed the existence of this house at any other location. It has been found that the mention of an unfinished house in the tax list does not necessarily mean a new house - it also refers to new foundations being laid, so it is possible that this was a gatehouse moved from a neighboring estate. The Sears family, including David Sears's daughter, Harriet Crowninshield, and Mesdames Amory, Rives and D'Hautville, all owned estates nearby, and much of the architecture was Gothic Revival - we know as well of other Gothic style houses nearby, including 16 Copley St., still standing. Also, the Ridgeway house and outbuildings, later owned by William Amory, stood on the land between Browne and Pleasant Sts. (In 1807 & 1810 Philip Ridgeway, a Boston tobacco merchant, bought 15 acres from E. K. Wolcott, who had inherited part of the Sewall farm by marriage. In 1855 Henry G. Clark, a Boston physician, bought lots 17 & 18 of the Ridgeway estate, on part of which this house stands, and in 1870 sold the lots to John J. Mahoney).

Mahoney that year was renting a shop in Brookline Village opposite the post office, where he pursued his trade of sign painter and glazier. (See attached Xerox). By 1873 Mahoney's shop was also on Freeman St., and that year he sold the front part of his lot, retaining a right of way to his house, to Michael Lemis, a hostler and laborer for William Amory. Lemis built a house there the next year (since demolished). The Misses Keegan, (see 120-122 Browne St.), whose grandfather John Keegan built the house

Continued

BIBLIOGRAPHY and/or REFERENCES

- Maps, 1871
- Atlases, 1874-1927
- Tax lists, 1870-74
- Brookline Directory, 1870-74
- L 395 f 261, 1870 - Deed, Norfolk County Courthouse, Dedham
- L 224 f 321, 1851 - Plan, Norfolk County Courthouse, Dedham
- Boston Directory, 1810, 1857

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: BROOKLINE <i>Emmett cottage</i>	Form No: 6/27-4
Property Name: 217 Freeman Street	

Indicate each item on inventory form which is being continued below.

HISTORICAL SIGNIFICANCE, continued

they live in in 1879, state that #217 Freeman Street was always called "Emmett Cottage," although they do not know the origin of the name. Mahoney's widow owned the house for some time, and then it was owned by her heirs until the early 1900s, when it was bought by John Keegan. By 1927, it was owned by William Keegan, John's son.

Although we cannot be certain of the building date and original owner of this house, its architecture, and long period of ownership by members of the Irish community in this area (see 142-144 Pleasant Street) make it significant in Brookline.

CRITERIA FOR EVALUATION

217 Freeman Street meets National Register Criteria A and C, being a property with longstanding historical associations with the Irish community that settled in the area of Saint Aidan's church on Freeman Street and being a rare and well-preserved example of Gothic Revival architecture. Set on a rise and surrounded by a woodsy area of almost 1/3 acre, it has retained its mid 19th century suburban/rural character.

Staple to Inventory form at bottom

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received 9-4-85
date entered

Continuation sheet

Item number

Page

Multiple Resource Area
Thematic Group

Name Brookline MRA
State MASSACHUSETTS

Nomination/Type of Review

Date/Signature

21. Elliot, General Simon,
House

Entered in the
National Register

for Keeper Delores Byan 10/17/85

Attest

22. Emmett Cottage

Entered in the
National Register

for Keeper Delores Byan 10/17/85

Attest

23. Fernwood

Entered in the
National Register

for Keeper Delores Byan 10/17/85

Attest

24. Fire Station #7

Entered in the
National Register

for Keeper Delores Byan 10/17/85

Attest

25. Fisher Hill Historic District

Entered in the
National Register

for Keeper Delores Byan 10/17/85

Attest

26. Francis, Dr. Tappan Eustis,
House

Entered in the
National Register

for Keeper Delores Byan 10/17/85

Attest

27. Fuller, Peter, Building

Entered in the
National Register

for Keeper Delores Byan 10/17/85

Attest

28. Goddard, John, House

Entered in the
National Register

for Keeper Delores Byan 10/17/85

Attest

29. Graffam Development
Historic District

Entered in the
National Register

for Keeper Delores Byan 10/17/85

Attest

30. Green Hill Historic District

Entered in the
National Register

for Keeper Delores Byan 10/17/85

Attest

85003263

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Emmett Cottage (Brookline MRA)
Norfolk County
MASSACHUSETTS

Working No. SEP 4 1985
Fed. Reg. Date: 2/3/87
Date Due: 10/3/85 - 10/19/85
Action: ACCEPT 10-17-85
 RETURN
 REJECT
Federal Agency: _____

Entered in this
National Register

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review: sample request appeal NR decision

Reviewer's comments:

Recom./Criteria _____
Reviewer _____
Discipline _____
Date _____
_____ see continuation sheet

Nomination returned for: _____ technical corrections cited below
_____ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership Public Acquisition	Status Accessible	Present Use

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? yes no

7. Description

- | | | | |
|------------------------------------|---------------------------------------|------------------------------------|---|
| Condition | | Check one | Check one |
| <input type="checkbox"/> excellent | <input type="checkbox"/> deteriorated | <input type="checkbox"/> unaltered | <input type="checkbox"/> original site |
| <input type="checkbox"/> good | <input type="checkbox"/> ruins | <input type="checkbox"/> altered | <input type="checkbox"/> moved date _____ |
| <input type="checkbox"/> fair | <input type="checkbox"/> unexposed | | |

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

8. Significance

Period _____ Areas of Significance—Check and justify below

Specific dates _____ Builder/Architect _____

Statement of Significance *(in one paragraph)*

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

9. Major Bibliographical References

10. Geographical Data

Acreege of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature _____

title _____ date _____

13. Other

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____



Emmett Cottage

217 Freeman St
Brookline (MA) MRA



Emmett Cottage

217 Freeman St
Brookline (MA) MRA



217 Freeman St
Emmett Cottage

Brookline (MA) MRA

2-25

217 Freeman St. (6/27-4)
Emmett Cottage
BROOKLINE (MA) MRA
Town of Brookline Map 1981
1/2" = 200 FT.

