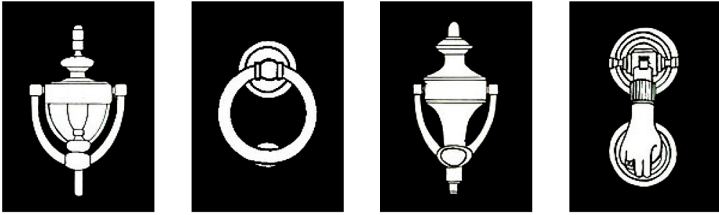




THE FRAMINGHAM HISTORY CENTER PRESENTS



Framingham House Tour

Sunday, May 20th, 2018

12:00 – 5:00 pm

framinghamhistory.org

Framingham, MA

The Framingham House Tour is Presented by:

The Framingham History Center

P.O. Box 2032

Framingham, MA 01703

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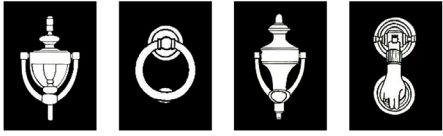
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ACKNOWLEDGEMENTS

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

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



Welcome to the Framingham History Center's 16th House Tour! If this is your first House Tour, please note that the tour is self-guided and you can enjoy the afternoon at your own pace with family, friends and neighbors. Be sure to include a stop at the Moses Ellis House/Montessori School to enjoy complimentary refreshments and tour this majestic Italianate structure. There is a restroom here as well. This year, our raffle will be located at 657 Salem End Rd. – the Sarah and Peter Clayes House. Raffle winners will be drawn at 5 p.m. today and you do not need to be present to win.

This year's House Tour is sponsored by Avidia Bank, Bernardi Auto Group, and Murphy, Edwards, Goncalves and Ferrera, PC. In addition to our sponsors, we thank the many businesses who advertise in this booklet. Please support them, as they consistently support the Framingham History Center. We would also like to extend our thanks to the 100+ volunteers who greet and assist guests at our featured homes, run the raffle, provide refreshments, stage the Patron's Party and generally contribute to this effort through our House Tour Committee.

Finally, this event would not be possible without the homeowners who so generously open their homes up to you in support of our organization. This tour is the Framingham History Center's largest fundraiser and all proceeds benefit our operations in support of our mission. We are a non-profit 501c3 organization. We are not funded by the City of Framingham and we are dependent on your participation in events like this, membership dues, donations and bequests. To learn more about FHC membership, programs, events and volunteer opportunities, visit www.framinghamhistory.org.

If you would like to get involved with next year's House Tour or any of our programming please contact **Laura Stagliola at 508-626-9091** or email laura@framinghamhistory.org.

Enjoy your day!


Annie Murphy
Executive Director
Framingham History Center

Mission

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

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

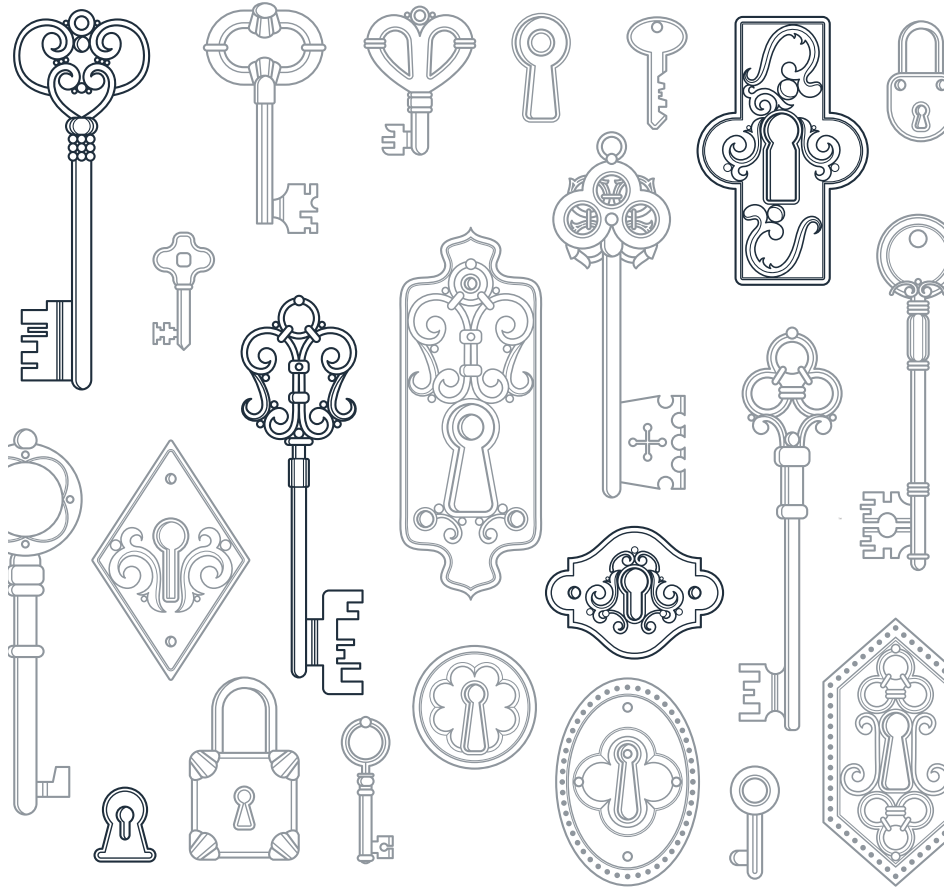
PLEASE FOLLOW THESE GUIDELINES:

- Houses are open between 12:00 p.m. and 5:00 p.m. only.
- **Use this link to access an online map:** <http://bit.ly/2JHQRaL>
- Observe all Framingham parking regulations (park on the even side of the street) and note any special parking instructions in this booklet.
- As you enter each house please present your booklet opened to the correct page so it may be checked off.
- No photographs may be taken in any of the houses.
- Children must have their own ticket unless they are in a backpack.
- Strollers or carriages are not allowed in the houses.
- Food and drink are not allowed in the houses.
- Restrooms are available at the Summit Montessori School at 283 Pleasant Street. **Restrooms are not to be used in the tour homes.** 
- Please respect the privacy of the homeowners and abide by all requests of the host/hostesses. Do not open any closed doors or drawers.
- We reserve the right to ask visitors to leave the tour.
- Visitors assume full responsibility for protecting their own safety and the property of others while on the tour.

Join us for complimentary refreshments at the Summit Montessori School at 283 Pleasant Street and take part in our raffle at 657 Salem End Rd.

Avidia Bank is a proud supporter of the Framingham History Center's

16th Annual House Tour



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(1) 43 Adams Road

Park in the FSU Adams Rd.
Lot at corner of Maynard and
Adams Roads



Architectural Significance: This early 20th century residence was designed by Frank A. Kendall (1865-1934), a renowned Boston area architect. Mr. Kendall was associated with several major building efforts including the Boston Custom House. He was married to Blanche Esty, whose father Richard Esty was the architect of the Edgell Memorial Library – home of the Framingham History Center.

The Interior: This house reflects Craftsman style construction typically found in the 1920s. A welcoming red door leads you into the home and up a small flight of steps to the main living area. As you enter the living room notice the painting “Our Lady of Mercy” by Ecuadorian artist Manuel de Samaniego (1767-1824) that is hung over the fireplace. From that moment on, you will feel that you are in a wonderful art museum.

Colorful ceramics by Eduardo Vega dot the walls, and, here and there, are colorful quilted pieces done by the homeowner.

Built in cabinets abound, not only in the dining area but also in the upstairs rooms. As you pass through the dining area, notice the large Chinese calligraphy painting of a fish. This original artwork and a companion piece a little further along were presented to the homeowner in gratitude for his partnership with Yantai University in China. Note the convenient built-ins where more of the couple's art is on display. In the office there is an exquisite piece that is made of pressed rice -- see if you can find it!

Upstairs there is more artwork gracing the walls and an antique quilt covers one of the beds. A visit to the lower level is optional. This area was once a small apartment but now houses the homeowner's quilting room where you will see “works in progress” as well as a family room inhabited by Triton, the family turtle. Outside, you may walk through the garden area and tarry for a relaxing moment on the glider swing.

 **(2) 163 Winter Street**

Please park at 153 Winter St. –
the Countryside Nursing Home.
Walk across the front lawn of the
nursing home to 163 Winter St.



~~~~~  
**Featured on the 2009 House Tour**



372 Union Avenue was originally constructed circa 1898 by  
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~~~~~  
“Those Who Do Not Learn History Are Doomed To Repeat It.”
George Santayana

Petrini & Associates, P.C. is a Metrowest public law firm specializing in municipal law and public construction litigation. P&A is City Solicitor to the City of Framingham, Town Counsel to Leicester and West Brookfield and special counsel to cities and towns throughout the Commonwealth in public construction and infrastructure litigation.

Christopher J. Petrini ♦ Peter L. Mello ♦ Christopher L. Brown
♦ Amanda Zuretti ♦ Heather C. White, *Of Counsel*

The Alice Frost house is a rare one and a half story construction that has seen nearly two centuries of living.

Original Homeowners: The house was built in the 1837 by Cyrus Bullard, the year of his marriage to Lucy Goodnow. Cyrus was a farmer and he and Lucy had no children. Lucy’s brother Warren Goodnow is listed as living on the property in 1850 after his sister and brother-in-law moved to Maple St. Warren was a laborer on the farm. In 1853, Cyrus sold the house to Charles J. Frost who was a school teacher and appears to have boarded students in the home. He was also a civil engineer and the town’s tax collector for 40 years. The Frost family owned the property for nearly 100 years with Alice M. Frost inheriting the property from her father upon his death in 1910. Miss Frost lived alone and there are indications that she gained income by running the home as a boarding house.

As you approach the house, notice the original siding and the elegant Federal/Greek revival doorway surrounded by sidelight windows.

The Interior: Upon entering, you are immediately transported back nearly two hundred years by the wide plank floors and the original hearth located in the formal living room. Although the fireplace itself has been restored, notice the hand-made bricks of the hearth which attest to the home’s construction in the early 19th century. Notice the location of the house on the 1908 map over the fireplace. The owners’ collection of beautifully arranged antiques and modern artistic embellishments blend seamlessly to give the impression of a home that has seen the passage of time with grace and dignity. As you continue on your journey through the house, notice the whimsical use of an antique pitchfork as a design element of the kitchen area. To the side is a cozy reading room -- the favorite spot of the family’s four-footed companion. At the back of the house, are a set of rooms called “the stable.” As with many New England homes, the stables and barns were within handy proximity of the house. Here is no exception. The stable, now connected through the family room, houses a creative space and a guest suite.



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(3) 201 Pleasant Street

The George Newell House

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Original Homeowners: This home was built in 1790 by Lawson Buckminster, Sr., for his son Lawson Jr. When his son built another home nearby in 1801, Lawson Sr. took over the property and added several rooms to the front of the house facing the “Great Road to Southboro.” In 1835, the house was purchased by George Newell, a sea captain who commanded the bark “Sea Breeze” out of Salem. In addition to his trips to China, Captain Newell frequently visited South America; at one point he was the US Consul for Brazil and assisted John J. Audubon in collecting tropical birds. (An arrangement of these birds was donated to the Town of Framingham by Mrs. Newell in 1880 and is currently on display at the Old Academy building.) The Newells were talented musicians and their house was considered “the music center of the village.”


The Interior: Upon entering from the bright-red side door you will find yourself in the great hall, with fireplaces at either end of the room. Both fireplaces are cooking fireplaces and the cranes still sport a variety of cast iron cooking pots. The woodwork surrounding both hearths is original as is the board wainscoting that can be seen to the left of the doorway. The stained glass in the house, added by the present owners, was “rescued” from a 19th century church in Boston that was being demolished in the 1960s.

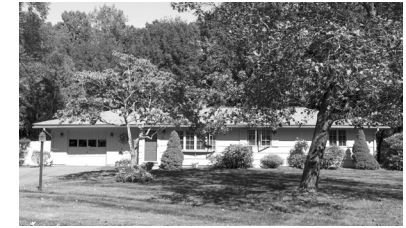
From the great hall you can enter the kitchen, which leads into a dining room that at one time was an open area, probably used to store firewood and other household necessities. Note the archways that have been filled in and the handmade bricks that cover the floor. From the dining room, you will pass into the newer wing of the house which contains a library and parlor. If you proceed up a back staircase (to the left as you re-enter the great hall), you can visit several bedrooms; take care as these steps are not at all like our modern system of stairs. Both these stairs and the front staircase are typical of the construction during the late 1700s and early 1800s. By turning corners, the stairs did not take up much room.

Upstairs the bedrooms are functional. Note George Henry Newell’s room with the bunk beds. While his father and brother were out to sea, young George was in charge of the farm. He recorded his days in a diary from 1848-1849 and excerpts are available at www.framinghamhistory.org/newell-diary. As you exit the home, the front stairs will guide you down to the pilastered front doorway and a great slab of local stone that serves as the threshold to this very fine example of Federal era construction.



PhilipOttaviani.com

 **(4) 12 Ashmont Drive**
Please park on the even-numbered side of the street.



Mid-Century History: Enjoy walking through this mid-century modern home, a wonderful example of the smallest, gabled-roof ranch house built by the Campanelli Brothers in their Pinefield Subdivision. On this former golf club of over 100 acres of rolling open land, the brothers built not only homes but a shopping center and a subdivision pool while installing the needed water, sewer and road infrastructure. Pinefield was just one of many Campanelli Subdivisions built in Framingham between 1955 and the late 1960s. Their ranch styled Framingham homes actually total in the thousands.

These homes, built in a variety of styles, were seen as affordable (initially priced around \$14-\$15,000), comfortable and a great starter home especially for GIs returning from World War II and ready to start a family. All models were one level, single family homes set on poured concrete slabs. They had many modern features including an open concept living area, radiant floor heating, cabinet-styled refrigerator/freezers mounted above the counter tops, washing machines in the kitchen, hand-cranked windows and attached garages. These homes are still popular today for first time home buyers and empty nesters.

The Interior: As you enter the home, you will see the house as it looked when first built as a 3 bedroom, 1 1/2 bath ranch. However, as soon as you exit the living room area with its brick wall including a fireplace and shadow box, significant changes become visible. Through the french doors, you will see the conversion of an added back porch in to an inviting four-season room complete with high ceilings, casement windows and a gas fireplace. Kitchen updates include an L-shaped dining bar, granite counter tops, a lit glass-door cabinet and tile flooring. The garage subdivision is now storage space and a family room. Each change has added interest and functionality to the home. In the majority of the house, the homeowner has kept a soft palette and carefully chosen traditional furniture to fit the available space. Note the wise selection of a drop leaf table in the dining area that provides extra daily living space but stands ready for group dining. The bedrooms and bathrooms are original to the home. Imagine how many Framingham baby boomers and subsequent generations grew up in this style home!

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Congratulations to the
Framingham History Center
on another successful House Tour.



(5) 657 Salem End Road Sarah and Peter Clayes House

See parking sign at rear lot of
United Church of Christ off of
Salem End Rd.



Early History: This house and surrounding property provide a walk through both Framingham and U.S. history. The homestead was settled by Peter and Sarah Clayes after they fled Salem during the witch trials in 1693. Sarah was convicted of witchcraft along with her two sisters who were both hanged. Sarah escaped and brought her family and her sister's family to what was then a part of Danforth's farms and is now called Salem End Rd. The mystery remains if portions of Peter and Sarah's house are buried within the walls of the current structure. We do know that members of the Clayes family lived on this property for over 80 years until Colonel David Brewer bought it in 1776. It is believed that Brewer was a house wright which explains how so many original features have survived 242 years.

The house has evolved from an 18th century farm house to a country estate with renovations including features of the Georgian, Federal, Greek Revival, and Colonial Revival styles. It fell to near ruin after being abandoned 20 years ago. Since that time many people have worked to save this historic property and most recently a group called "The Sarah Clayes House Trust" succeeded in arranging for its restoration. While not fully completed, the work is far enough along to open the house to the public before it is put up for sale next month.

The Interior: As you enter the home through a Greek Revival doorway, note the unique chimney cavity under the front stairs before entering the Northeast Parlor. This parlor was the "best" room in the house with original Georgian style raised paneling. The house was originally a salt box construction containing the Northeast and Southeast parlors and upstairs chambers as well as a kitchen. With a growing family that eventually included nine children, Brewer raised the roof around 1797 to make the whole house two stories and add a rear ell (addition) for a new "summer kitchen." The full wall of cooking fireplaces in the west end of what is now a dining room was covered over during remodeling by colonial revival architect Charles M. Baker in the 1940s. Just prior to this remodel, James Roosevelt, son of Eleanor and Franklin D. Roosevelt, lived a few houses up Salem End Rd. and bought this house for their secret service detail.

Beyond the dining room is a transverse ell that was added sometime between the 1860s-1890s most likely to house servants and/or farm hands. As you find your way back to the front of the house, you will visit the "old kitchen" with its beehive oven and large hearth.

Continued on page 17.



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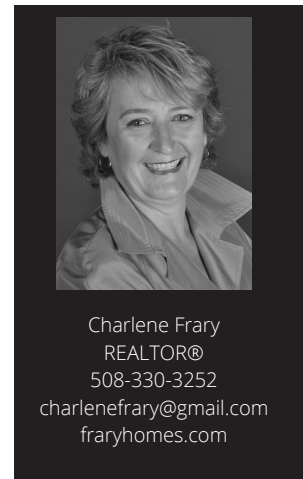


657 Salem End Road

(continued)

Proceed through the Southeast Parlor which also retains original paneling and fireplace surrounds before climbing the front stairs to the second floor. At the top of the stairs on the right is the most historically significant room – the Southeast chamber. The beautifully hand painted walls were most likely done by an itinerant artist sometime between 1820-1840. A former homeowner started to preserve the paint after carefully stripping the wallpaper that covered all of these walls. As you proceed through the hallway toward the master bedroom, don't miss the closet that opens up to an attic stairway within the chimney cavity that was most likely used when the house was a saltbox. You can see into the maze of flues from the five fireplaces in the oldest portion of the house. A new master bedroom features a dressing room and full bath with a restored claw foot tub original to the home.

As you exit the house through a barn constructed in the late 1800s notice the original beams that have been spared during the reconfiguration of this space into a garage built to accommodate modern day transport. Don't miss the foundation of what was a saw mill on Cowassock Brook at the back of the property.



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(6) 283 Pleasant Street

Moses Ellis House

Park in parking lot at the rear of the building



REFRESHMENT AND RESTROOM STOP

Set on a rise with a sweeping circular drive and portico, this building has a commanding presence. Designed by renowned architect Alexander Rice Esty as a grand Italianate home, the Moses Ellis House is listed on the National Register of Historic Places. Mr. Esty completed the residence in 1871 for Moses Ellis who returned to Framingham at the age of 37 after running a very successful hardware and miner's supply business in San Francisco during the gold rush. Ellis bought Major Lawson Buckminster's farm in 1866 and demolished the family home, which also served as a tavern, to build his retirement home.

After his father's death in 1910, Moses Ellis Jr., sold the home for \$1 to the headmaster of the Danforth School. The home served as a private school for boys until 1919 when it began its service as a corporate headquarters for several companies, including a landscape and gardening company and a marketing firm that designed Happy Meal toys. Once again a school, the building, with its oversized windows (18-inch panes of glass) and high ceilings, provides an airy, sunny learning environment for the Summit Montessori School.

Thanks to extensive preservation efforts on the part of the many different owners since Moses Ellis, lavish decorations are still in evidence throughout the house. Note the wonderful mirrors, the elaborate surrounds of the many fireplaces including hand-carved fowl, the wood wainscoting, and the turned balusters. Original granite posts, which can be seen in the full basement and the granite steps at the porte-cochere, provide a solid underpinning to this continually evolving home from Framingham's past.

As you enjoy your refreshments we invite you to view a slide show of pictures from the Moses Ellis family album.

"If you don't know where you've come from, you don't know where you are." - James Burke

History is important to the Fitts Family, especially Framingham History. For five generations Fitts families have owned and operated businesses in Framingham. Beginning in the 1800s Jonathan Harvey Fitts opened a grocery store. His two sons Arthur and George bought the business from him in the 1880s and expanded the store to include three locations and renamed the business Fitts Brothers Food Supplies. Later Arthur would become Chairman of the Farmers and Mechanics Savings Bank. In 1932 Arthur Fitts Jr. opened Fitts Insurance Agency which has now been serving families and businesses in Framingham and beyond for over 86 years and is in it's third generation of business. The Fitts family is proud to support the Framingham History Center and the 16th annual House Tour. We admire and appreciate the accomplishments the History Center has achieved and wish it continued growth and success in discovering, preserving and presenting the rich history of the Town of Framingham.

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Framingham Real Estate Market Update

Lising Inventory (April 26)	2015	2016	2017	2018
# of Homes for Sale	72	67	47	36
Average Days on Market	92	103	86	75
Average List Price	\$529,897	\$679,156	\$679,789	\$951,530

Sold (YTD - 4/26/18)	2015	2016	2017	2018
# of Homes Sold (Closed)	103	113	115	123
Average Days on Market	76	76	44	40
Average Days to Offer	48	45	27	28
Average Sales Price	\$379,910	\$405,729	\$432,584	\$463,761

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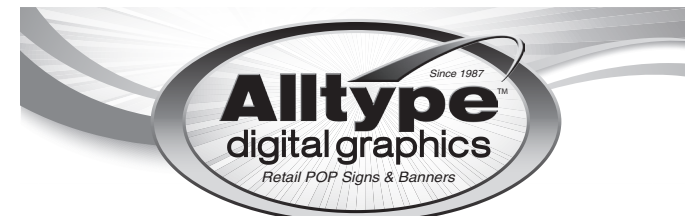
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This House Tour is dedicated to Chris Walsh. He was an ardent supporter of the Framingham History Center and a man who was passionate about his community and its history. It is fitting that the Sarah and Peter Clayes House is on this tour because without Chris' early intervention to help save the property, it would not be standing today.



2018 HOUSE TOUR COMMITTEE

Committee Members: Jeff Delvy, Margaret Estes, Charlene Frary, Patsy Rossetti Green, Meg Kelley, Bonnie Henricksen, Pam Keeney, Mary Mitchell, Natalie Mullen, Annie Murphy, Ann O'Donnell, Susan Silva, Lisa Sinisalo, Joan Spinazola, Laura Stagliola, Carol Tomassini

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Homeowner Basket: Bonnie Henricksen

Map: Geoffrey W. Kovar, City of Framingham, GIS Manager

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