PRELIMINARY STUDY REPORT

PROPOSED “HART’S CONTENT” LOCAL HISTORIC DISTRICT

BROOKLINE, MA

In front of 14 Hart Street, 17 Hart Street, 7 Hart Street, 10 Hart Street, and 9 Hart Street around 1945

Prepared for
Hart Street Neighbors Group

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August 10, 2021
SUMMARY SHEET

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Date of Public Hearings: INSERT 2021 DATES

Date of Town Meeting: Begins November 16\textsuperscript{th}, 2021

Total Number of Properties in Proposed Hart’s Content LHD: Fourteen (14 parcels):

- Eleven (11) original working-class cottages
- One (1) 1909 larger two-family home where a cottage was located that became a store with living overhead
- One (1) 1911 triple decker where a one-story 1770s gambrel was located
- One (1) 1913 larger single-family home that incorporates the original cottage and foundation.
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1. 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. Eleven (11) of the proposed LHD properties on Hart Street are mortise and tenon/timber frame cottages moved between October 1, 1869, and April 1, 1870, from their original location on Bradley’s Hill, named for Benjamin Bradley. Three (3) of the proposed LHD properties on Hart Street include: 1. a two-family built in 1909 on the original cottage foundation that was a general store with living quarters above; 2. a three-decker built in 1911 where an original 1700s one-story gambrel cottage had stood; and 3. a single-family house rebuilt in 1913 that incorporated the original cottage. The area to which 30 cottages were moved included Cypress Street, Franklin Street, Franklin Court, and Hart Street and was called “Hart’s Content.” The highest concentration of remaining cottages is on Hart Street.

Benjamin Bradley was a master carpenter, who at the age of 14 learned his trade from Mr. Nathaniel Murdock (H Woods p. 195). He built an unknown percentage of the 30 cottages that, in 1869, were on Bradley’s Hill (located to the right of Boylston by Philbrick Road). The cottages that Bradley likely built were “two over two” (two rooms on the first level and two rooms on the second), with a front door on the building’s long side that opened into a small hallway. The hallway led to a living room at the front, a kitchen at the rear, and a steep winding staircase leading to the front and back bedrooms upstairs. One cottage has the kitchen in the front and the living room in the back. Benjamin Bradley moved cottages from elsewhere to Bradley’s Hill and built newer versions of the cottages. All of the cottages remained on Bradley’s Hill from 1824 to 1870.
A. 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 and tradespeople. After 1845 due to the Irish famine, many renters were Irish Catholic immigrants. In the middle of the circle, he built a meeting-house for nondenominational worship that also held a carpentry shop and rooms rented to the low-wage workers (H Woods p. 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 p. 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 p. 197).

In 1852, Samuel Rowland Hart bought Bradley’s Hill from Bradley, with the agreement that they would share the profits from the rent and that Samuel Hart would maintain the houses (11/27/1852, bk 213 p. 556). Bradley died on July 31, 1856 (H Woods p. 197) and, per the agreement with Bradley, Samuel Hart maintained and rented the cottages. In 1869, Samuel Hart sold the valuable land, but the new owners, Nathaniel and Benjamin Goddard, gave him only from October 1, 1869, until April 1, 1870, to remove the 30 houses from Bradley’s Hill (09/30/1869 bk 384 p.634). They specified that all moveable buildings, which were the homes of the laborers, and building materials under or around the buildings had to be removed in those six months. Benjamin Goddard had an expensive home that overlooked the Bradley’s Hill cottages and had disliked Benjamin Bradley.

On October 23, 1869, Samuel Hart paid $8,500 for five large undeveloped lots on a parcel of land on Sewall Street (now Cypress Street) (10/23/1869 bk 385 p. 619). The surveyor who first
staked the property lines before the foundations were dug had the insight to offset each cottage, so the cottage dweller had a view down the alleyway between the opposite cottages, rather than directly into the cottage across the street. Hart had 30 foundations dug, moved the 30 houses using horses, and helped relocate 200 renters between October 1, 1869, and April 1, 1870, to Hart’s Content (R Karr p. 81). The Boston Water Company had started to install water lines in Brookline in 1848 (H Woods p. 33-34) but tenants in the cottages would have relied on wells because, around 1865, the early water lines initially provided water to the fire hydrants. In 1871, a committee was named to provide pure water throughout Brookline (J. Curtis, p 237). Sewer lines did not yet exist in the area (R Karr, p. 81) so an outhouse would be required in the back of each of the long skinny lots.

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 H.T. Whitman, a surveyor, to create the plan in 1870 to be able to record the lot number and dimensions on each deed. Once moved, Hart and Fleming sold or rented the houses. The houses on the left side of Hart Street, facing uphill, all had buyers and were likely built by Benjamin Bradley, except the 1700s one-story gambrel in the middle which Bradley had moved from another location to Bradley’s Hill.

In 1870 deeds, 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 10-foot front yards between their cottages and the road (originally 10 feet wide and now reduced to 5 feet with the construction of sidewalks). His deed restrictions also specified that the cottage owners could not build additions onto their cottages in that front yard space. These deed restrictions were similar to the deed restrictions for wealthy neighborhoods and, on Hart Street, assured a landscaped street for working class households and a consistent setback of rows of gable-ended cottages on both sides of the street. Once the cottages were on Hart Street, Samuel Hart gave loans so the workers could own their own homes.

The cottages varied in purchase price based on age, quality, and location. The cottage at 18 Hart Street, for example, 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, which may have been moved by Bradley to Bradley’s Hill or built by Bradley (4 by 4 up and down mill sawn
beams and mortise and tenon joinery), 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.

**B. Architectural Patterns on Hart Street**

An overview of the patterns (architectural and social) reveals what makes Hart Street additionally unique because the layout of the cottages 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 that is in the middle of the long side and that leads to the cottage’s four rooms. The cottages’ location on each lot offers space for three types of socializing: 1. public street/sidewalk; 2. semi-private alley; and 3. private backyard. Because the early cottages built by Bradley and the other cottages moved or built by Bradley have this alley, they have the same socializing opportunities.

The cottages are offset, which allows a view from the front upstairs and downstairs windows into the alley of the opposite cottage, rather than looking into the windows of the cottage across the street. These alleys also provide more opportunities for landscaping and views to the backyards for passers-by. The mid-block three-decker divides the cottages into two groups: three of the cottages face three cottages on the uphill section of the street and three cottages face three cottages on the downhill section. While White Place in Brookline also has working-class housing, the sizes of the buildings vary, and there are no landscaped side alleys beside each building or consistent five-foot wide landscaped front yards. On Hart Street, the gable end cottages are six feet apart and, with the repeated setback and landscaping, the street has an aesthetic rhythm and unique consistency of working-class housing, unlike any other street in Brookline.

**C. Early Owners**

The owners of the cottages were also unique for Brookline. With the influx of the Irish Catholic families, housing was scarce. The main accommodation for lower-income families was wood-framed three-story tenements with rooms that were “let.” Multi-story tenement housing, now demolished as part of urban renewal just after 1958, 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, affordable homeownership, and loans, survived. The deeds of the houses on Hart Street reveal that 10 single women purchased cottages and 4 single women inherited the houses and stayed or have stayed in the houses for a long time. A single woman bought the one-story gambrel in 1887 and owned the property until 1899. Another single woman bought one of cottages in 1957 and lived in the house for almost 30 years. At a minimum, 11 widows remained in the houses after their husbands died. Many women signed the deeds, rather than their husbands, to assure that the wife owned the cottage if the husband died.

The deeds also reveal longevity of ownership, the tendency for family members to buy adjacent properties, and ownership by many Irish families. Mrs. Minahan owned both 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, after investigating the origins of each name, 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.

D. Explanation of the Boundaries for the Proposed Hart’s Content LH

The land for Hart’s Content is visible on an 1850 plat by Amos Binney, surveyor. Sewall Street (later named Cypress Street) and Sewall Place (later named Franklin Street) framed the land with Sewall Place wrapping around the land on two sides, as does Franklin Street now. The new Sewall Avenue (later called Hart Street) was located inside this plot of land.
land (left of the grey line). In this 1850 plat by Binney, Walnut Street was on the far right and Cypress ended at Walnut Street.

After Samuel Hart purchased the Binney-survey land in 1869, a surveyor put markers in the four corners of each of the 30 plus narrow lots to help the laborers digging the foundations. To sell the cottages, Whitman, the surveyor, drew plans in 1870 with lot numbers to indicate the cottage number on each deed. A later plat in 1918 by Bryant, shows Lots 12 (7 Hart), 14 (9 Hart), and 15 (11 Hart) which were at the bottom right of Hart.

In addition to the cottages that Samuel Hart moved to Hart Street, Hart also put cottages on Cypress Street, Franklin Street, and Franklin Court, but Hart Street had lots for many cottages on both sides of the street. Hart Street has a repetition of character and scale with same-sized gable ends that are half-offset. Besides the Benjamin Bradley cottages on the left side of Hart Street, Bradley would have built what is called the “Honeymoon cottage” on Cypress behind what is now the triple decker at 238 Cypress. The windows and dimensions indicate the “Honeymoon Cottage” is a duplicate of the cottages on the left side of Hart Street. No other cottages remain on Cypress Street or Franklin Street, though five cottages remain.
on Franklin Court, and one is for sale. The remaining cottages, also moved in 1870 to Hart’s Content, are not included in the present LHD due to limited time for research.

In 1870 in the middle of Hart Street on the left side, Samuel Hart placed a 1700s one-story gambrel house. On the left side of Hart Street on the uphill side of this gambrel, Samuel Hart placed three Benjamin Bradleycottages, all the same size, with the gable end facing Hart Street and the same landscaped setback. On the left side of Hart Street on the downhill side of this gambrel, Samuel Hart placed four more Benjamin Bradley cottages with the gable ends facing Hart Street, except for the first cottage on the corner of Cypress, which had its long end facing Hart Street. On the right side of Hart Street, Samuel Hart placed seven cottages, all with the gable end facing the street and the same landscaped setback. Now, of the fifteen (15) original Hart Street cottages including the gambrel, eleven (11) original cottages remain plus, where cottages once stood, three (3) historic buildings (1909, 1911, and 1913) remain, totaling fourteen (14) historic properties.

At 4 Hart Street (Lot 25) on the left side of Hart Street going up the street, the cottage and its foundation became a store with top story living quarters in 1909. This store, eventually run by Miss Flatley for 50 years, served the neighborhood by selling sundries and groceries. On the right-hand side of Hart Street going up the hill on Lot 12, the cottage became 7 Hart Street, with its gable end facing Hart Street. Also on the right hand side of Hart Street on Lot 12, around 1919, a triple decker replaced one of three 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 that eventually foreclosed. Thus, the left side with 4 Hart Street, that was Flatley’s 50-year neighborhood store, and the right side with 7 Hart Street’s gable end cottage, tell the story of Hart’s Content on the Cypress end. The story of Hart’s Content on the uphill section ends with 20 Hart Street, the last Bradley cottage on the left side, and 21 Hart Street, the last historic house on the right side, and one that incorporates parts of the original cottage.

2. METHODOLOGY

A. A Stable, Historic, and Coherent Neighborhood

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 Street, near Robinson Park.

The architecture of Hart Street has remained remarkably stable over the years. Of the 15 original cottages (including 15 Hart Street, which may have burned), only 4 properties were changed between 1909 and 1929, leaving 11 unchanged cottages. The existence of a street that is 73 percent unchanged since the 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, for more than 151 years.

**B. Affordability and Diversity**

Brookline needs affordable housing, and the current density on Hart Street, with the cottages being small, without off-street parking, and spaced only six feet apart, suggests Hart Street is already relatively affordable and dense. Hart Street is one of the few neighborhoods in Brookline where families and individuals of modest means can afford to have a yard and their own single-family home.

Historically, Hart Street cottage owners and renters considered themselves Irish, Italian, Welsh, Nova Scotian, Turkish, Scottish, and Swedish. Over time, owners and renters have also been individuals who identify as Jewish, Haitian, Chinese, and from Pakistan.

**C. Neighborhood Interest in Preservation**

The impetus for the Hart’s Content LHD is the proposed demolition of 17 Hart Street to create a combined lot of 17 Hart Street and the adjacent lot where 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. 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.

**D. The Protection of a Local Historic District**

LHDs offer the strongest protection available 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 has eight 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). The residents of Hart Street, wishing to protect the character of their neighborhood, have organized themselves to gain the same protection afforded those other historic neighborhoods.

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.*

**E. Preliminary Study Report Documentation**

This current Preliminary Study Report supporting establishment of the proposed Hart’s Content Local Historic District is based on research conducted by Anne Lusk, Ph.D. in 2021 with stories from Mary Tynan, a long time Hart Street resident. This Preliminary Study Report contains information obtained from the Norfolk County Registry of Deeds for Benjamin Bradley’s property on Bradley’s 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 Atlascope Leventhal maps. ¹ The “Red Lining” online maps were also consulted. The COVID-19 pandemic caused limitations on primary research, due to use and access restrictions at many libraries and archives.

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¹ [https://atlascope.leventhalmap.org/#view:address-search-bar](https://atlascope.leventhalmap.org/#view:address-search-bar)  
https://dsl.richmond.edu/panorama/redlining/#loc=15/42.328/-71.132&city=brookline-ma&area=C2

**F. Public Hearings and Town Meeting**


**3. SIGNIFICANCE**

**A. Historical Significance**

The buildings of Hart Street meet the following criteria for historic significance, as defined by Brookline’s Demolition ByLaw (5.3.5.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.

**A.1. 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 p. 52). He purchased what had been called Walley’s Hill, later named Bradley’s Hill, in 1824 (08/07/1824 bk 73 p. 338). A master carpenter, he had the skills to produce multiple cottages
with the same dimensions and move small cottages to Bradley’s Hill initially to house working-
class laborers and, around 1845, Irish Catholics who also worked in the trades. Samuel Hart
shared ownership of the cottages on Bradley’s Hill with Bradley from 1852 until 1856, when
Bradley died. Between October 1, 1869, and April 1, 1870, Samuel Hart moved 30 cottages to
Hart’s Content to house the laborers who were living on Bradley’s 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 30 foundations built, wells dug, and outhouses built in the backyards.
Water lines existed in the wealthier neighborhoods, but these provided water to the fire hydrants.

**Benjamin Bradley**

Stories about Benjamin Bradley are both positive and negative, and these opinions suggest
the influence of the times (1874 vs 1930). 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 a 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 p. 51).
When Bradley died, he had allocated money for the poor, but it was never distributed. He was
considered “genial and kindly with the poor, old people, and little children...” (H Woods p. 197).

Harriett Woods also wrote this about Benjamin Bradley 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 p. 198) When Harriett Woods
made this observation in 1874, the affordable and humble cottages might have remained for a
decade, at most. If they had not been 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 a view. By moving the
cottages to Hart Street and placing them close together, Samuel Hart allowed working-class and
middle-income residents to keep them intact.

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 was given to the hill, Bradley’s Hill. On Bradley’s Hill there were eventually 21 cottages with a central building that served as a church, carpentry shop, and affordable lodging (see 1855 map of Bradley Hill).

In the 1930s, 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, p.214). 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.”

Bradley moved houses from elsewhere in Brookline to Bradley Hill, including a 1700s gambrel-roofed single-story house (H Woods p. 195). The gambrel house, owned by Mr. John Warren, was originally on Warren Street on the other side of what is now Route 9/Boylston 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. 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 Bradley built a caricature of a church made from a barn to block Mr. Goddard’s view of Boston and the State House. Some called Bradley’s Hill “Vengeance Hill,” but the small surrounding cottages rented to working families actually predated the tall meeting-house.

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, p. 214,). These
eccentric habits were at odds with the expectations 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 income laborers.

Captain Bradley sold the property on “Bradley’s Hill” to Samuel Rowland Hart and his heirs in 1852. (11/27/1852 bk 213 p. 556) The property was described as containing 11 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, p. 136; 11/29/1852 bk 213, pp. 555, 556, 557). The 1855 map of the area shows 22 buildings on Bradley’s Hill.

**Samuel Hart**

Samuel Rowland Hart was not notorious, as was Benjamin Bradley. 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’s Hill (11/27/1852, bk 213 p. 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 Connelly lived at 10 Hart Street until after 1927. The Connelly family owned the first Connelly’s Hardware Store, which was in Brookline Village.

Hart befriended Captain Bradley in 1852 and, in purchasing Bradley’s Hill and the cottages from Benjamin Bradley, Hart agreed to share the rent on the cottages and maintain the cottages until Mr. Bradley’s death. Bradley died in 1856. From that time until 1869, Samuel Hart maintained the cottages and rented them to workers.

Samuel Hart then sold “Bradley’s Hill” to Nathaniel and Benjamin Goddard, men who had viewed with disdain the many small houses and the meeting-house Benjamin Bradley had built (Proceedings Brk Hist Soc 1930 p. 9). Samuel Hart had to move all of the cottages and building materials between October 1, 1869, and April 1, 1870. Benjamin Goddard dictated the short schedule because his expensive house stood higher on the hill and looked down at the cottages and meeting-house. The timing of this move, completed over the winter of 1869, was daunting.

Once the cottages were moved, Samuel Hart could have become a landlord and rented all the houses, which, over time and with financial appreciation, would have shown a profit. Instead, he
sold the cottages to the many Irish Catholics who had to leave Bradley Hill when the new owners purchased the land from him. He signed multiple deeds and carried mortgages to make the ownership possible. He also had colleagues -- 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 p. 53).

**B. Cultural Significance**

No other community has been identified as having this unique cluster of, originally 30, working-class cottages placed six feet apart to affordably house Irish Catholic owners and laborers and provide them with the opportunity to purchase their homes. Here, wealthier individuals took the risk of providing loans to enable working-class people to buy the homes. In most cities, Irish Catholic laborers’ main options were letting rooms in multi-story wood framed tenement buildings, which in Brookline meant buildings in the Marsh and the Farm areas. In 1870, the affordability of the small cottages and the individual household loans made purchasing a home possible for the laborers and tradespeople. The houses continue to be relatively affordable, perhaps due to the small lot sizes that do not allow for expansion, lack space for a car, and sit six feet apart. As testimony to the livability of these cottages, 11 cottages remain of the original 15. A cottage was on 22 Hart Street, which would have made 16 cottages, but it was torn down in 1904 to build a garage. The cottage at 15 Hart Street burned or was torn down. On the three bigger lots, larger historic buildings replaced the smaller cottages. Thus, the creation of small narrow lots with cottages has provided affordable housing to 11 households on Hart Street since 1870.

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 (T Clarke p 40). 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, pp. 36-37, shows Hart Street had the only colony of small cottages in Brookline at that time. This community, together with stables and the town yard on Cypress Street, and stores, churches, and a school, became known as Whiskey Point.
The origins of the name Whiskey Point vary, but the most common explanation is it was a way to identify a location where individuals of Irish ancestry lived and to show disapproval of the Irish. It was not necessarily that the residents drank a lot of whiskey. In the period around 1845, want ads stated, “No Irish Need Apply.” In 1858, Caroline White was frustrated with having to hire Irish Catholic girls to work in her house in Brookline and wanted instead to hire “some good Protestant girls.” (R Karr p 103). In 1867, a prohibitory liquor law in Brookline included beer, ale, and wine. Residents in Brookline would keep a few barrels of ale in the winter or have wine cellars (J Curtis pp 247 and 248). They associated the Irish with whiskey. Benjamin Bradley built other settlements near Jamaica Pond and the names assigned to these areas were associated with the Irish, including “Dublin” and “New Ireland.” (H Woods p 197).

**B. 1. Redlining and Urban Renewal**

In the 1930s, the Home Owners' Loan Corporation (HOLC), a New Deal government-sponsored corporation, assigned four grades to neighborhoods that primarily reflected their racial makeup. The purpose of the grading system was to advise lenders and discourage them from investing in what HOLC deemed to be high-risk mortgages. Maps created from 1929 to 1938 advised banks about whether a prospective buyer should be given a loan to purchase a property. Bank officials used the maps to put African American residents in certain neighborhoods and restrict them from other neighborhoods. Areas with many African Americans were shown in red, and so “redlining” became a way to discourage white buyers from applying for loans to buy property in those areas and to restrict Black buyers from trying to move to other areas. An inspection of the 1938 HOLC map for Brookline reveals that the areas shown in red were the areas known as the “Marsh” (now Brookline Ice and Coal and the affordable housing on Brookline Avenue) 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. “Detrimental Elements” cited there included “Obsolescence, large homes.” Mention was made of “infiltration” of Jewish individuals but there was no mention of race. The area that contained Hart’s Content also included Village Square, Harvard Street, a portion of Beacon Street, and Babcock Street. The area, with both workers’ housing and stately homes on Babcock Street, was
labeled as yellow, Grade C. The “Detrimental Elements” for that area included “Obsolescence, shifting population, mixture of housing.”

Hart Street was slated for demolition as part of urban renewal in the 1950s to the 1970s, according to James Houlihan, an electrician who had to move his electrical business out of Brookline Village to make way for what is now the Dana Farber building and the other new buildings along Washington Street. He had told the story to Anne Lusk of buying the two large buildings at the corner of Hart Street and Cypress. Without a place to run his business, in 1958, he paid $7,000 for 268-270, the triple decker on the corner of Cypress Street and the right side of Hart Street. In 1968, he bought the Flatley store with the two-story apartment at 264 on the corner of Cypress and the left side of Hart Street for $16,500. He then rented the upstairs apartments and placed another business on the ground floor. Houlihan said these properties were affordable because of the threat of demolition of Hart Street properties due to the pending urban renewal.


In 1964, the map from the Brookline Plan 2000-2010 shows on page 87 the properties marked that were part of urban renewal. Though Hart Street was not marked, many streets in the area near Hart Street were marked as was the section of Washington Street in Brookline Village. Houlihan said that the banks were less willing to give loans for purchasing the houses on Hart Street.

As part of urban renewal, the Town of Brookline demolished the historic and extremely dense neighborhood called “The Farm” on Pond Avenue and Brookline Avenue. Though many write about the loss of Boston’s West End, Brookline removed an entire neighborhood to make way for modern apartments that lack stores and street life.

https://www.bostonglobe.com/2020/01/31/opinion/tragic-lessons-urban-renewal-brooklines-farms/

**B. 2. Social History of the Town**

The term “working-class-cottage” allows for differentiation from “workman housing,” which was primarily housing built by a factory owner to house his laborers nearby.
Shortened to “cottage,” the term 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 workmen’s housing near their (now defunct) factories. Hart Street is unique for having a working-class neighborhood of houses built for and purchased by these workers.

Whiskey Point is often referenced in obituaries of individuals from the neighborhood of Hart’s Content. 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 Minahan lived in 18 Hart Street, and many neighbors knew she did not have a bathroom or a hot water heater, but only a toilet in the basement. She worked at the pool at Brookline high school and used to shower there. Neighbors would carry her groceries home from nearby Kurkman’s Market. The cottages provided affordable and neighborly housing to policemen, firemen, stablemen, gardeners, builders, house cleaners, and cooks. One older woman 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. Because the 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. Because the majority of the houses have the front door on their side alley, and because houses are 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 front and back yards, offers amenities not usually found in Brookline’s affordable housing stock.

**C. Architectural Significance**

*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.*

**C. 1. Building Historically/Architecturally Significant for Period/Style/Method of Construction**

The 30 cottages moved from Bradley’s Hill were small enough that they could be moved by teams of approximately eight horses each, as shown in pictures of houses moved by teams. [https://www.messynessychic.com/2018/09/28/the-towns-that-were-move...](https://www.messynessychic.com/2018/09/28/the-towns-that-were-move...)

Each Bradley house is 26 feet long and a horse is approximately 8 feet long. Teams might have multiple horses abreast and hitched. [https://www.youtube.com/watch?v=HrgBcljc8vM](https://www.youtube.com/watch?v=HrgBcljc8vM) (see around minute 17:50). To move houses into the street space would have involved having the team of horses position each house directly in front of the stone foundation that had been built for it, and to roll the cottage into place over the foundation. [https://digitalheritage.noblenet.org/swampscott/items/show/565](https://digitalheritage.noblenet.org/swampscott/items/show/565)

The houses were pulled the .7 miles from their location (now Buckminster and Philbrick Roads) to Cypress Street (then Sewall Street), Hart Street (then Sewall Avenue), and Franklin Court. Benjamin Bradley had also moved other houses to Bradley’s Hill, including a 1700s gambrel-roofed single-story house (H Woods p. 195).

The 1820-1850 era cottages on Hart Street are two over two (two rooms up/two rooms down) and some have had additions. The framing is mortise and tenon/timber frame. The beams have straight saw marks, perpendicular to their length, about 1/2 to 5/8 inch apart. The marks come from the boards being cut by an up and down saw at a mill. Also called gash saws, the blade that went up and down was mechanized with a water wheel. Mills with these blades were in use in New England as late as the mid-1850s. [https://www.youtube.com/watch?v=yy4MLAAa6Lw](https://www.youtube.com/watch?v=yy4MLAAa6Lw) [https://www.youtube.com/watch?v=fm2sEXK0bYY](https://www.youtube.com/watch?v=fm2sEXK0bYY)
Exposed wall construction at 18 Hart Street shows that the cottage was timber frame. On the gable end, stub tenons are at the top of posts and these set into the girt tie beam that carries the second story. The mortise and tenon joint secures the post to the beam, and the joinery is what makes the building stable. In a few locations, there are pegs. On the sidewalls, one and a half story posts pass the girt beams and end at the top of the upstairs knee wall. These posts run from the ground sill to the wall plate at the base of rafters, similar to the “balloon” construction of light frame houses that succeeded timber frame in the last half of the 19th century. The beams are marked with Roman numeral hatchings, and the few nails used were hand-forged, expensive, and not always available. The few nails were used to secure the posts to the girts on the sidewalls. The second story gable end rests on the girt tie beam, which runs from one side of the house to the other. Some of the houses retain the winding staircase and wide horizontal or vertical boards that serve as wainscoting or walls.

While the exterior look of the street has been consistent, each cottage has seen upgrades inside and some now have additions to the rear. The up and down sawn basement and ceiling beams reveal that the cottages are among the oldest homes in Brookline.

Rubble stone foundations were prepared that, on the left side of Hart Street (facing uphill - even numbered side), had two windows in the top of the foundation in the front and back that later became basement windows. On the right side of Hart Street (facing uphill – odd numbered side), there is 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 the house to be lowered 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 its foundation.

The cottages on the left side of Hart Street (going uphill, even numbered) all had, before they were moved, a large central fireplace, winding staircase, main entrance adjacent to the winding staircase, gable end six light sash windows, and single sash/six light/sliding pocket window over the side door. The pocket window slides horizontally into the wall of the back room upstairs. Because brick is heavy, mortar not strong, large fireplaces difficult to the move, and coal the new heating and cooking source, the brick fireplaces were taken apart before the houses were moved.
After houses were moved, the cottages on the left side of Hart Street retained the fireplace mantel, pantry closet door, preacher’s cabinet (cabinet over the fireplace to hide the whiskey), winding staircase, horizontal wainscoting, vertical board walls, and doors. A narrow brick chimney was built in the location of the large chimney to vent the coal stoves that were put in the house, sometimes on both floors and the living room and kitchen. The kitchen coal stove was placed in front of the fireplace mantel. A coal opening with a chute was built into the foundation of each house and a coal storage area bin built in the basement. This coal chute was often the same opening that allowed rolling the house into place.

All of the cottages on the left side of Hart Street had double hung six light sash windows 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.

The houses on the right side of Hart Street varied in staircase location, height, and roof overhang, and most were two bedrooms (17 had three bedrooms), gable-end, and timber framed. The residents on Hart Street did not have a lot to spend, so they sometimes created alterations that included salvaged building materials. The houses would originally have had six light sash and, from the period when the windows were installed, would not have had ropes and weights to make opening and closing easier. Instead, a notched stick would hold a window open. To make opening a window easier, the windows and the old window casings were replaced with newer windows and casings that had ropes and pulleys. The six light sash were also replaced with more modern two over two sash. On some houses, including 18 Hart Street, these newer windows were second hand, as evidenced by the window trim that did not match on all the windows.

When the houses were on Bradley Hill, they were 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, and Franklin Court, Samuel Hart placed the houses about 6 feet apart, with one foot being owned by the adjacent house.

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 since been re-purposed with the advent of indoor plumbing, providing garden space and tree cover that is an uncommon asset for residents of other affordable housing in Brookline. The original Sewall Avenue (now
Hart Street) was described in the deed 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 abuttors thereon that said passageway is to be kept in good repair at the expense of the abuttors 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 five feet from the front yards to create the sidewalks (04/12/1928 bk 1790 p. 333), the front yards would have been ten feet deep. The front yards are now about five feet deep. Samuel Hart applied deed restrictions to assure the property owners that they all would have attractive front yards the same depth and the gable end fronts of their houses would remain as the dominant characteristic on the street. This type of deed restriction (pre-zoning) was common in other areas of Brookline to guarantee the continued aesthetic appearance of the houses built for the wealthy. Samuel Hart applied these same design standards to Hart Street for housing owned by lower income laborers.

C. 2. 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 down the alley between the cottages. On Hart Street, 11 cottages of similar size are on both sides of the street. Each house originally had an outhouse in the backyard, and the practice then was to put an outhouse 50 to 150 feet away from the house. The backyard of a typical cottage on Hart Street is 25 feet deep and 22 feet wide. The door in the long side of the house that connected to the alley would have been the day and nighttime route to the outhouse in all weather.
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 15 minutes to Brookline Village. When the car became popular around 1920, wealthy Brookline residents purchased a car before parking was available. Parking space was lacking in places such as Brookline Village, where many residential buildings and tenements took up the entire parcel, and homeowners did not have driveways or garages. To lessen the number of cars left on the streets, starting in 1922 Brookline instituted a law that car owners could not leave their cars parked on the street overnight. On Hart Street, the small lots prohibited residents from owning automobiles unless they rented a space on another property for overnight storage of their car. Some Hart Street residents who purchased cars parked their cars overnight in the Town Yard on Cypress Street by Sewall School. They could park their cars there overnight because they worked for the Town.

C.3. Architectural Features and Construction Techniques of the Cottages

All of the 11 original cottages date from around 1816 to 1855 and represent two-over-two timber frame housing, 1.75 stories high. 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 master carpenter who marked the beams 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.

It is unknown who built the cottages that do not have the 4-inch by 4-inch posts, 4-inch by 4-inch floor joists, or 4-inch by 7.5-inch girt tie beams because Bradley moved some cottages to Bradley’s Hill from other locations. Some of the beams in the basements of the houses on Hart Street have vertical marks from the up and down saw blade from the boards being cut at the water mill, but the floor joists are 2 inches by 7 inches. Those houses also have a straighter staircase. Bradley also may have changed his building technique when lumber was cut efficiently using a “circle saw” at a mill. He may also have built some of the later cottages but changed his building style when he learned residents wanted a straighter staircase and a higher ceiling upstairs.
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. The six similar Bradley cottages on the left side would have been bookends, with three on each side, to frame the one story 1700s gambrel house in the middle (now the three decker).

The five original cottages on the right side of Hart Street have different dimensions from those of 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 different building forms or they may have been the cottages Bradley moved to Bradley’s Hill from another location. 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 the cottages on the right have their front doors 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.

Some cottages still have clapboards that were shingled over and covered with aluminum or vinyl siding (see photo of house with the three sidings being removed). Currently, three of the houses on Hart Street have wood clapboards and three have wood shingles. For siding that is not wood, one has Certainteed plastic shingles, one has asbestos siding, four have vinyl siding, and two have aluminum siding.

C. 4. Use of the Living Spaces in the Cottages

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 families were large and family members slept where space allowed. In Mary Tynan’s house, her father built a bedroom and kitchen downstairs off the back. The many boys slept in the larger back bedroom upstairs and the girls slept in the smaller bedroom upstairs.

The existing beams in the basement also reveal that the middle of the floor had an opening for a large fireplace, even though the cottages all had coal stoves after they were moved. The
beams in the basement on the other side of the opening for the fireplace indicate that the space above would have been the kitchen, as evidenced by framing for the hearth. These basement floor joists remained and were filled in with other joists when the large chimney was removed and the smaller coal chimney added. The kitchen was 12 feet by 16 feet 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. The pantry closet and the fireplace mantel remain in two of the houses while other owners removed these details and put half baths or kitchens in the space that was the fireplace and pantry. 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, which is the short wall on both sides of the room from which the ceiling angles up before it levels off, 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.

**C. 5. Changes in the Cottages**

Newspaper accounts in Brookline papers between 1870 and 1876 described the original settlement of 30 cottages as being a marsh and having a reputation for unsanitary conditions caused by standing water in basements. Ron Karr, who wrote the book *Between City and Country* (2018) that referenced this observation in his book, suggested in a conversation with Anne Lusk that the story may have been a way for the newspaper reporter to advocate for installation of a sewer system. According to a newspaper article written by Joan Wickersham and published in the Boston Globe July 6, 2021, titled “The bricks of New
Ireland, the Irish often only had the marshy areas to build tenements or cottages. As shown on the Hopkins & Co. 1874 Atlas map of the area, however, the only area that could have been a marsh in Hart’s Content was near Cypress Street, which had a stream nearby in the Town Yard. Only 6 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. Whatever the reason for this report, it was not the responsibility of the owners of the cottages to install sewer lines. In 1877, the town started working on a new sewer system (R Karr p. 54).

The exact date after 1877 when sewer lines came to Hart’s Content is unknown, but when the sewer lines were placed on Hart Street, a toilet was installed by the basement wall near the street in each of the houses. The toilets had the tank up high with a pull chain to take advantage of gravity to make flushing more effective.

A review of all of the permits for Hart Street revealed that in 1916, the Connelly family, in 10 Hart Street, was the first to build a bathroom on the first floor. This bathroom was in an addition to the back of the house and included a sink, toilet, and bathtub. The Connelly family owned a hardware store in Brookline Village and would have had access to the bathroom components. In 1924, Rose Colaluca, who owned 8 Hart Street, had a drain installed in the basement, a 30-gallon copper pressure tank installed (for heating water), and a bathtub, toilet, and sink added to the first floor in an addition on the back. In 1929, Mary Cook, who owned 21 Hart Street, had a plumber install a sink and tray (for draining dishes and clothes) in the kitchen and a toilet on the second floor. In 1936, James Hughes, who owned 20 Hart Street, had a sink and wash tray installed in the kitchen and a toilet, sink, and bathtub installed upstairs. This bathroom was located in the storage room/very small bedroom with no window that was between the front and back bedrooms opposite the winding stairs. In 1939, Mr. Barrett, who owned 7 Hart Street, had plumbing alterations made. In 1956, Mrs. McGrail, who owned the three-decker 1911 apartment building at 14 Hart Street, had sinks installed in the first and third floors. No other early permits are available for 14 Hart Street, but a three-story rooming house on Roberts Street originally had a full bathroom on the first floor that the tenants on all floors shared. In 2003, the owner of 18 Hart Street, Ursula Minahan, still only had a toilet in the basement and no bathroom or hot water heater.
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. This may be due to a straighter staircase and more updates in the cottages on the right.

For the lot sizes, the original H.T. Whitman survey of 1870 (bk DO394 p. 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.

4. PROPERTIES PROPOSED FOR INCLUSION IN THE HART’S CONTENT LHD

The fourteen (14) historic properties proposed for the Hart’s Content LHD are listed below. The lot numbers from the H.T. Whitman plan, 1870, are from when the streets were Sewall Avenue (now Hart Street), Sewall Place (now Franklin Street), and Sewall Street (now Cypress Street) and necessary because the early deeds only reference the lot number. For lot 25 (4 Hart Street) and the 12 other lots, Patrick Fleming and Bridget Fleming, in consideration of $1 paid by Samuel Hart, worked with H.T. Whitman, surveyor, (03/16/1870 bk DO3894 p. 228) from the plan made by A. R. Binney, dated Dec 10, 1855 (12/10/1855 Bk DO247 p. 314). This deed shows the partnership between Fleming and Hart (05/15/1871 bk 407 p. 185 and p. 186). The early plat by Binney in 1855 was the land that Samuel Hart bought to create Hart’s Content. That plat had five large building lots. The plat by Whitman in 1870 was used for the deeds in selling the houses. Whitman’s plat showed more than 37 individual lots on top of what had been five lots from the Binney plan.

*Left side from Cypress Street (starting at the bottom of the hill):*

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)

*Right side from Cypress Street (starting at the top of the hill):*
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)

**House Descriptions**

The next section offers descriptions of the 14 houses on Hart Street and includes:

1) Stories about that house and its occupants.
2) House details that include the permits submitted, number of bedrooms/lot size/architectural details, names on the maps from 1874 to 1956, and deeds/sales history.

**4 Hart Street (was lot 25) (first floor studio is 264 Cypress Street)**

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

Mary Tynan’s father was born on Roberts Street in 1896. He told his daughter, Mary, that when he was young, he wished that he lived in the first cottage on the left on Hart Street, on Lot 25. When an adult and married with children, he bought the next cottage up the street, 6 Hart Street.

The cottage Mary’s father liked, which became 4 Hart Street, was on the Bromley 1888 map and depicted with the cottage’s long side
parallel to Hart Street. Mary believes the front door to this cottage opened onto Hart Street. While this one cottage sat with its long side and front door toward Hart Street, the other cottages on Hart Street had their short, gable end, toward Hart Street and the front door in the alleyway. Front doors to these cottages built by Benjamin Bradley were all 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. Perhaps, then, Benjamin Bradley built the cottage moved to Lot 25 in 1870.

The foundation of the first cottage on Lot 25 remains and a larger building took the place of the cottage in 1909. This building met the needs of a dense community, with a store on the first floor and living quarters for the owners in the two floors above. Miss Ellen Flatley ran the general store, which included a back room with a large black cast iron stove. On occasion, Mary Flatley, Ellen’s sister, prepared a lunch or tea in this room for special visitors who sat at a round table beneath a window facing Hart Street. On the left side in the store, sundries were in glass mirrored cabinet cases that held baby bonnets, work gloves, aprons, and hose. On the right side, glass cabinets held penny candy and cigarettes. Shelves held cans and jars, and the aisles had groceries, barrels of pickles, maps, small books, and coolers for ice cream, sherbet, and soda. In the back was a telephone booth. The Flatleys served customers for 50 years on weekdays and Saturday from 7 in the morning until 10 at night and on Sunday from 12 to 10. The biggest benefit for all the neighborhood was that customers could charge and pay at the end of each week. The Flatleys kept personal record books for each customer.

**House Details**

Changes over time include: On May 1, 1909, Miss Flatley applied for a permit to put lath on the walls of 264 Cypress in preparation for plastering. On May 25, 1909, Herbert Drew, who indicated he was the owner of the store and apartment (20 feet by 20 feet and 2 ½ stories tall), applied for a permit to put lath on the walls. In 1920, Miss Flatley, who had purchased the building from Herbert Drew on August 6, 1909, submitted an application to move the toilet, lavatory and bathtub from the 2nd to the 3rd floor and add 3 new shingle-covered dormers to the third floor. She also submitted an application to add a piazza (porch) on the Hart Street side. In 1931, 1941, and 1963, Miss Flatley submitted applications to install one sink in the basement and one sink, wash tray, pressure boiler, toilet, and lavatory on the second floor.
On November 26, 1968, the owner of the company Amendola Fuel Corporation requested to install a flat painted metal sign. James Houlihan had purchased the property on September 3, 1968, for his electrical business and rented the building to Amendola. On May 14, 2013, David Hansel submitted an application to remove and replace the gutters, power wash the exterior, replace rotted wood, prime and paint the exterior siding and trim, replace the broken brick and repoint, and seal and stucco as needed. On May 21, 2014, David Hansel submitted an application to renovate the first-floor unit with new electrical, plumbing, HVAC, interior finishes, replace front windows and doors, and add a new side window. David and Alison Hansel now live at the address of 4 Hart Street and Alison’s mother lives in the studio apartment in the same building that has the address of 264 Cypress Street.

Architectural details: The two and a half story, gable-front building features large bay windows on the second floor, right elevation. Greek Revival elements are seen in the cornice returns and molding beneath the bay windows and on the gable end. The siding is wood clapboards and the double hung windows are vinyl replacement sash. Large shop windows face Cypress Street, the former shop entrance. Though converted to a studio apartment, the appearance of the shop entrance has been retained. The home is now a multi-family residence with a total of four bedrooms and two and a half bathrooms. It provides 2,354 sq ft of living space on a 1,275 sq ft lot.

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. The 1870 plat by Whitman shows Lot 25 as long and parallel to Hart Street, necessitating the original cottage placement.

Atlas research: 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 but, unlike the other cottages, this one had the long side parallel to Sewall Avenue (later Hart Street) and the shorter gable end facing what was Sewall Street (later Cypress Street). The Bromley 1900 map shows a small rectangle on what was the corner of Cypress and Hart Streets. 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 setback applied in the 1870 deed from Samuel Hart. The name written on the many maps is Flatley.

Deed research: 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 p. 1). On May 25, 1909, Guy Maynard gave a quitclaim deed for lot 25 for $1 and other valuable considerations to Herbert S. Drew of Boston. (05-25-1909 bk 1111 p. 229). On August 6, 1909, Herbert S. Drew sold to Mary A. Flatley the property that was lot 25 for one dollar and other valuable considerations (08/06/1909 bk 1117 p. 596). On August 6, 1909, Mary A. Flatley received $3500 from the Union Institution for Savings in the City of Boston. In this document, Mary A. Flatley agreed to keep the buildings on the property insured against fire and that buildings erected or to be erected on the premises shall be erected and maintained in conformity with the requirements of the Superintendent of Buildings of the City (08/06/1909 bk 1117 p. 597-598).

On September 21, 1917, Mary Flatley, unmarried, granted, with warranty covenants, lot 25 to Ellen Flatley. (O9/21/1919 bk 1381 pp. 627 and 628). On September 3, 1968, Ellen Flatley sold lot 25 to James F. Houlihan for $16,500 (09/03/1968 bk 4538 p. 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 of the large area in Brookline Village along Washington Street all the way to Brookline Avenue. Hart Street and the triple-deckers on Cypress Street were also slated for demolition through urban renewal (which did not happen) so James Houlihan was able to purchase the three-story building with the shop and living quarters for $16,500. 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 p. 305).
6 Hart Street (was lot 2)

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

Mary Tynan’s grandfather had been living in Ireland with his family when he received a unique invitation from a Brookline estate to move to Brookline to work with the horses on that estate. In later years, he worked with the horses at the stables along Cypress Street. John, Mary’s father, was born on Roberts Street in Brookline, and John and his wife, Anna, were 18 and 19 when they married. John was a chauffeur for highway department officials. John had heard that 6 Hart Street was going to be for sale and, while the house was small, he wanted to have a house and yard, saying it would be “his own.” Mary said he preferred the house to what she referred to as a tenement, or a wood framed multi-story building, where John and Anna had been living with their first children.

John went to the bank, but the bank officer refused to give him a loan because he lacked a down payment. When he was leaving, a Mrs. Patton, who worked at the bank, offered to provide him with the $300 down payment. Over time, John paid back the down payment while paying the mortgage. Another neighbor was unhappy that John had been able to purchase the coveted cottage because he also wanted to own it.

Mary Tynan’s father enrolled Mary and her two sisters in public school, but they chose to enroll the four boys in parochial school for the added discipline. The public schools let out early in the afternoon, and Mary’s father built a playhouse for Mary, the oldest of the three girls, in the backyard where he also had a big garden. In the front garden on Hart Street, there were three bushes from the prior owners. John tended the Bridal Wreath bush and two rose bushes, one with a large light pink blossom and the other with a small deep pink blossom. The flowers were used in the spring by family and neighbors for prom corsages and flower bouquets and looked especially pretty when put together. These bouquets were possible because Samuel Hart wrote deed restrictions in 1870 specifying that well planted and maintained gardens should exist on the fronts of the cottages.

In 1946, and with a large family, John Tynan applied for a permit to build an addition on the back of his house. The fire and planning department specified that the side of the house by 8 Hart Street had to be cinder block and concrete. The addition was 24 feet deep, 1 ½ stories tall, 18 feet wide, and had an 8-inch-thick cinder block wall on one side. The two other walls are wood
and now covered in wood shingles. Mary’s mother did not want to build the one wall using cinder block, but she had no option. She also could not install sheetrock but had to put in a wallboard that was fireproof. It had an uneven surface and was not smooth to paint. One of Mary’s brothers built the kitchen cabinets for his mother in the basement and then had to take out the stairs to get the cabinets out of the basement. Mary’s mother wanted a pink kitchen so her son, who had white paint, found a can of red paint to make the paint pink.

The addition included a kitchen to the right and a bedroom for Mary’s mother and father to the left. Her father did not dig down and extend the basement, and Mary has regretted not having more basement space. The permit for the kitchen included plumbing for the sink. Their laundry was in the basement. Mary said they added the bathroom upstairs under the dormer during World War II. Her father took down her outdoor playhouse when she was older and put the playhouse window in the bathroom dormer. Until then, they used the toilet in the basement, and Mary’s mother heated water to put in a portable tub in the kitchen for bathing.

**House Details**

Changes over time include: In 2006, the Tynans received a permit to replace the roll rubber roofing that was on the flat roof of the kitchen addition and rebuild courses of brick on the chimney.

Architectural details: The house at 6 Hart Street now has 923 sq ft, and is on a lot that is 1,429 sq ft. It has two bedrooms upstairs and one bathroom. The bedroom built downstairs for Mary’s parents is now a dining room, though it could now serve as a bedroom after adding a closet. The original fireplace kitchen could serve as the dining room. The ceiling beams are exposed in the room with the fireplace and are 4 by 4s that show the saw marks from the up and down mill saw. The winding staircase in the middle of the house is one of two winding staircases still existing on Hart Street (the other is in 18 Hart Street).

The gable end of the house does not have cornice returns or corner pilasters and has a front door with a short overhang that is to the right of the central window. The house does still have its wood gutters. The gable ends are finished with newer wood so perhaps cornice returns were removed. The eaves are short on the soffit but longer on the gable end. There is no molding on the gable end. The siding is wood shingles that are most likely over wood clapboards, due to the added molding around the window casings to make the window casing depth line up with the
wood shingles. The side door by the alley has an overhang. The Benjamin Bradley window over the side door remains, and a brick chimney vents the furnace and hot water heater. The front landscaped section consists of rows of cobblestones, a dark green picket fence, and bushes, including the Bridal Wreath bush and roses. Short concrete steps lead to the front door on the gable end.

Atlas research: 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) Dunn (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.

Deed research: In 1870, Samuel Hart sold 6 Hart Street for $800 to Patrick Fleming, a builder/trader (07/16/1870 bk 395 p. 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 p. 496). Hugh J. McArdle and Mary J McArdle sold the house to John A. Tynan and Anna Tynan in 1930 (08/29/1930 bk 1904 p. 372).

8 Hart Street (was lot 3)

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

Rose Colaluca and her husband, Harry, had hairdressing businesses in West Roxbury and Hyde Park. They had five children, Larry, Teresa, Jerry, Connie, and Tony. The children had a small band, and Connie sang in the 8 Hart Street basement at night with the band. Mary Tynan’s father was bothered about the noise from the band practicing. Many times after Mary’s father had a discussion with Rosie about the noise, Rosie would make Mary a pretty dress.

The house had gorgeous American Beauty roses trailing up the front of the house. Because of these roses, Patricia Dugan and her husband later purchased the house. Patricia had grown up on Hart Street, and Barbara, her sister, still lived in 11 Hart Street, across the street. The well-planted front gardens enhanced the houses and fostered sales.

Judy Ballantine purchased the house and updated the landscaping. Now the house is owned by Meighan Rock and her husband, and, with the help of their two daughters, the front garden has iris, Black Eyed-Susans, hydrangea, day lilies, butterfly bush, alyssum, roses, and zinnias.
House Details

Changes over time include: In 1924, Rose Colaluca moved the toilet from the cellar to the upstairs and added a bathtub. In 1925, she installed a new drain in the basement and a 30-gallon hot water heater. On the first floor, she built a bathroom with a lavatory, toilet, and bathtub. In 1939, Rose received a permit to extend the present 3-foot vent through the roof of a new room by adding about 10 feet of pipe. This new room was built over the present ell, which was the bathroom. In 1938, Rose Colaluca hired Crazio Colaluca to replace the old roof and add an asbestos shingle roof. In 1944, Rose Colaluca hired Colony Construction Co. to reroof the 12 by 36-foot section of the house. Rubberized thick butt shingles would replace the existing shingles on the main roof. In 1993 and 1994, Judy Ballantine received a permit to have James Hughes strip the old exterior asphalt shingles and install clapboards.

Architectural details: The house at 8 Hart Street has 1,056 sq ft, two bedrooms, 1 ½ bathrooms, and is on a lot that is 1,430 sq feet. The exposed beams in the first-floor ceilings are 4 by 4 up and down mill sawn, of irregular shapes, and somewhat twisted. A large room exists between the front bedroom and the back additional bedroom upstairs. The window over the side door by the alley that Benjamin Bradley installed on his houses still exists. The front gable end has a window upstairs and a window downstairs. The house does not have long overhangs, but it would have had a wooden gutter and these were often tight to the house. The earlier application of asphalt shingle siding may have necessitated removal of the original clapboards and trim.

Atlas research: The first name listed on the G. M. Hopkins 1874 map was C. S. Shannahan, In the Bromley 1888, 1893, and 1900 maps the name was spelled Shannon. In the Bromley 1907 map, the name is P.O. Neil and in the Atlas map of 1913, the name was spelled E, O’Neil. The 1919 and 1927 Bromley maps, the 1928 Brookline Mass. map, and the 1936 Atlas map, the lot had the name Colaluca.

Deed research: 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 p. 457). In 1906, Margaret Shannon, 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 p. 395). In 1918, Ellen O’Neill sold the house to Rose Colaluca for $1,260. (09/10/1918 bk 1403 p. 383. In 1937 and 1942, Rose Colaluca had unpaid water bills (12/31/1937 (bk 2160 p. 167) and (03/14/1942 bk 2374 p. 446). In 1950, Rose Colaluca died. Probate took action, and the house was sold to Charles Dow, who bought deeds.
for $100 (01/08/1950 bk 2885 p. 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 p. 189). In 1957, Ingrid Murphy sold the house to William and Mary Dugan for $6,000 (12/04/1957 bk 3060 p. 403). In 1984, Mary Dugan, widow, sold the house to Gregory L. Klein and Elisabeth Z. Klein for $71,500 (07/03/1984 bk 6441 p. 420). In 1989, Gregory 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 p. 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 p. 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 p. 356). In 1991, the property owned by Johnson Lin, Veronica Lin, and David Lin was foreclosed for lack of payment of the mortgage (10/30/1991 bk 9156 p. 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 p. 9440 p. 285). The Federal National Mortgage Association was given power of attorney for the property (07/29/1992 bk 87770 p. 288). The Federal National Mortgage Association was given $178,701 for the property (07/29/1992 bk 9440 p. 289). The property was then given to public auction by the Federal National Mortgage Association, holder of the mortgage, to sell for $178,701 (07/29/1992 bk 9440 p. 290). In 1992, the Federal National Mortgage Association, holder of the mortgage, sold 8 Hart Street to Clara Ballantine and Judith Ballantine quitclaim covenants as joint tenants with right of survivorship for $80,000 (11/27/1992 bk 9633 p. 606). In 1994, the Plymouth Mortgage Company approved the mortgage of 8 Hart Street held by Clara Ballantine and Judith Ballantine (05/16/1994 bk 10514 p. 445). In July 1995, Judith Ballantine sold to Karen Blum the property at 8 Hart Street for $172,000 (07/31/1995 bk 10984 p. 117). In 1998, Karen Blum sold the property to Ali Savage for $210,000 (01/15/1998 bk 12190 p. 507). In 2008, Ali Savage sold the house to Meighan Cappello and Stephen Rock for $410,000 (06/27/2008 bk 25874 p. 6).
In 1894, the Connelly family bought 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 Carlo Hardware at 706 Washington Street and changed the name to Connelly’s Hardware. Mary Tynan recalled Mr. Connelly telling her that he also used to live on Hart Street, so they had something in common. The Connelly family continues to run Connelly’s Hardware, which is a successful family business.

Rose Colaluca, who owned 8 Hart Street, bought 10 Hart Street for her daughter, who was getting married. Rose had the house jacked up more than two feet above the foundation to gain head room in the basement for her daughter. Rosie and her daughter would then have twin houses. The house sat unfinished, sitting on stilts, for a long time because Rose had trouble with the contractor. Tony, her son, completed the house after the war and lived there. In 1957, he sold the house to Margaret Thomas, single, who lived in the house for almost 30 years.

House Details

Changes over time include: In 1916, T. J. Connelly obtained a permit to add an 8 foot long by 8-foot-wide ell with a pitched roof and a stone foundation in the back of the house. This addition on the right side of the first floor would be for a bathroom on the rear of the house. The addition was 5 feet from the side property line because a concrete staircase was built from the backyard down into the basement parallel to the property line.

In 1944, Rose Colaluca requested a permit to install two windows on the second floor and one window on the first floor. In 1943, Rose received a permit to raise the entire building at 10 Hart Street 2 feet from its existing level. In 1946, she obtained a permit to add a sink and pressure boiler in the basement and, on the first floor, update the toilet, bathtub, shower, and a sink. In 2005, Karen Kelley received a permit to remodel the kitchen and install a full bathroom on the second floor. In 2013, Sarah and Aaron Price received a permit to install a 5 by 7-foot mudroom on the rear left of the building. They also removed the rear deck that was over the
first-floor bathroom and extended the existing bedroom over the entire width of the second floor. They also installed vinyl siding.

Architectural details: The house at 10 Hart Street is 941 sq ft and the lot is 1,430 sq ft. It now has two full bathrooms and two bedrooms, with one being a large bedroom. The 4 by 4 up and down sawn beams are exposed in the living room. The house has the small window over the side door, as evident in a Benjamin Bradley house. The basement, due to being raised two feet, is highly usable space that has an entrance and exit through a staircase to the back yard.

Due to multiple renovations of the exterior, the house details have been removed. There are top and bottom windows on the gable end but the sashes are more horizontal than square. The gable end eaves project from the face of the gable but the soffit ends do not extend. The five-foot planting space in front of the house is well planted.

Atlas research: The 1874 G. M. Hopkins & Co. map shows the name T. Trohan. The 1888 Bromley map shows the name S. R. Hart while the 1893 G. W. Bromley map shows the name G. H. Maynard. The 1900 Bromley map shows the name T. J. Connolly. The 1907 Bromley, 1913 Atlas map, 1919 Bromley map, 1927 Bromley map, and the 1928 Brookline, Mass map show the name Mary Connolly. The 1936 Atlas map shows the name P. J. and H.T. Dacey.

Deed research: Samuel Hart sold lot 4, 10 Hart Street, to Patrick Drohan May 31, 1870, for $925 (06/23/1870 bk 394 p. 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 p. 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 p. 521). Thomas Connelly paid the full mortgage in 1896, as witnessed by Guy H. Maynard, Justice of the Peace (04/13/1896 p. 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 p. 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 p. 208). Paul Dacey and Helen Dacey were loan officers and granted to the Brookline Cooperative Bank mortgage covenants (06/26/1931 bk 1932 p. 626) (06/26/1931 bk 1932 p. 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 p. 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 p. 520). In 1942, Bernard McCarthy and Mary McCarthy paid the taxes (10/24/1942 bk 2419 p. 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 p. 58). The Brookline Cooperative Bank deeded the property to Rose Colaluca in 1944 (04/10/1944 bk 2480 p. 534). Rose Colaluca gave the house to Orazio Colaluca, her daughter, and Anthony Colaluca, her son, in 1950 (01/18/1950 bk 2885 p. 283). In 1950, Rose Colaluca died. Rose was delinquent in payment to the Town of Brookline for the mortgage, taxes, etc., and so the heirs purchased the deed by paying approximately $100 (01/18/1950 bk 2885 p. 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 p. 479). In 1957, the estate of John Connelly was settled for his eight children (04/26/1957 bk 3555 p. 10). In 1957, Paul Dacey and Helen Dacey granted the house to Orazio Colaluca for $100, because they held the deed (04/26/1957 bk 355 p. 11). In 1957, Orazio Colaluca granted to Margaret Thomas, unmarried, the property (04 26/1957 bk 355 p. 12). In 1986, Margaret Thomas, for $1, granted 10 Hart Street to James Thomas (08 25 1986 bk 7207 p. 371). In 1998, the property was sold to Karen Kelley for $180,000 (06/25/1998 bk 12606 bk 90). In 2010, the property was sold to Sarah and Aaron Price for $425,000 (06/22/2010 bk 27762 p. 507).

14 Hart Street (was lot 5)

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

An older man used to live in Apartment 1 in the triple decker at 14 Hart Street. In the evening after supper, he would go to the wide front stairs to read the newspaper, and sit, reading with his bifocals. He sat on the side of the steps nearest the front garden. The owners of 14 Hart Street had placed a chain link fence close to the property and very close to the steps, with a gate leading to the sidewalk. 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.

On Hart Street, children played games in which the fire hydrant, in front of 18 Hart Street, and the gas lamppost, in front of 16 Hart Street, were involved. The manhole in the street in front of the driveway at 17 Hart Street was home base. For many games, the gas lamppost in the
middle made the street and older houses charming and nostalgic. On this street, the children jumped rope and played hopscotch, red rover, and hide and seek.

**House Details**

Changes over time include: On May 26, 1911, Timothy Gallagher received a permit to build the three-family dwelling. The three-family would have been built between 1911 and 1913 because the building appeared on the 1913 Atlas map with the name Gallagher. One question on the permit asked if there would be a store on the lower floor, but it was to be all apartments. The building was to be 32 feet 6 inches tall and 3 feet 6 inches from one adjacent property. Other setbacks included 7 feet 6 inches from one side, 14 feet from the other side, and 4 feet from the rear. The house face was set back 10 feet from the street, as specified in the 1870 deed from Samuel Hart. In 1956, a permit was given to the owner, Mr. McGrail, to add a sink to the first and third story. A question was asked again on the form about the number of stores in the building. In 1957, a permit was issued to add two pressure boilers in the basement, and one toilet, one sink, and one bathtub to the second floor. The pressure boilers were to provide hot water to the second and third floors.

Architectural details: The multi-family home at 14 Hart Street rises three stories from a stone foundation to a flat parapet roof. The home is sided in vinyl with 1/1 replacement windows. Below the parapet, cornice trim wraps the building. On the left of the façade is a three-story bay window; the entrance is recessed with a small entry porch into the right. A narrow hood frames this entrance, resting on decorative brackets. A diamond-pane wood window is located to the right of the door, which also has diamond lights in the top portion. The back of the home originally had three porches. Sheila Donnelly enclosed the open porch on the first floor by adding windows and putting a pitched roof under the second story porch above. The building has eight bedrooms, three full bathrooms, and three half bathrooms, providing 3,828 sq ft of living space on a 2,731 sq ft lot.

Atlas research: the 1874 G. M. Bromley & Co map shows the name Gallagher. The 1888 Robinson and the 1893 G. W. Bromley maps show the name Mary Fleming. The 1900 Bromley map, 1907 G. W. Bromley map, 1913 Atlas map, 1919 Bromley map, 1927 Bromley map, 1928 Brookline, Mass map, and the 1936 Atlas map show the name D. and later M.E. Gallagher. The 1956 Atlas map shows the name P.L. and A. T. McGrail.
Deed research: 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 p. 404). Samuel Hart moved to 14 Hart Street a single story 1700s 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 p. 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 p. 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 p. 19). In 1889, Luke Kilroy conveyed back to Mary Fleming 14 Hart Street (03/20/1889 bk 618 p. 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 p. 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 p. 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 p. 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 Gallagher, single woman, in consideration of one dollar paid by Mary Gallagher, gave one fourth ownership of 14 Hart Street (08/10/1908 bk 1087 p. 470). In 1910, Elizabeth Gallagher gave Mary Gallagher one fourth ownership of 14 Hart Street (02/23/1910 bk 1134 p. 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 p. 473). In the 1913 Atlas map, Mary Gallagher is shown as owning the land with a new drawing for a larger new building (triple decker). In 1924, Catherine Devine and Elizabeth Gallagher, in consideration of one dollar paid by Mary Gallagher gave the three-family residence to Mary Gallagher. (02/25/1924 bk 1589 p. 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 p. 210). Mary McLaughlin inherited the property from Mary Gallagher in 1954 (10/14/1954 bk 3311 p. 28). Walter Devine, surviving joint tenant, granted to Patrick McGrail and Anne McGrail 14 Hart Street for $118,000. (02/19/1954 bk 3240 p. 525). Anne McGrail died on August 3, 1983, and Thomas Donnelly and Sheila Donnelly,

16 Hart Street (was lot 6)

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

Tall elm trees lined Cypress Street, and mature trees were in front of and behind each of the cottages on Hart Street. As a young girl, Mary Tynan was roller skating down Hart Street in a hurry because the 1938 hurricane had just started. Joe Hingston and a friend were taking down a huge tree that was in the walkway between 16 Hart Street and the triple decker at 14 Hart Street. The wind and rain had started, and they just continued to take down the tree. They were successful in getting the tree down just before the hurricane hit.

The Hingston family built a concrete block shed in the backyard. At the time, the Hingston family owned 16 Hart Street, 17 Roberts Street, and 13 Roberts Street, which were two larger homes behind 16 Hart Street. The shed’s wall and the wall of the garage at 13 Roberts Street share a wall of the same concrete blocks. The shed at 16 Hart Street includes a chimney. The original purpose of the shed is unknown.

House Details

Changes over time include: in 1944, a permit was issued to add a small dormer. In 1956, a permit was issued for a boiler. In 1971, a permit was approved to replace windows and put on wood shingles. In 1979, a permit was approved to have a plumber install a kitchen sink and, on the second floor, a toilet, sink, and bathtub. In 1999, a permit was issued for installing vinyl siding. In 2014, a permit was issued to install a sink and a toilet. In 2016, a permit was issued to remove the existing ceiling and wall paneling, replace with sheetrock, add insulation, and repaint in remodeling the living room.

Architectural details: The house at 16 Hart Street is 728 square feet and the lot is 1,430 square feet. The house has two bedrooms and one and a half baths. The backyard has an outbuilding built of concrete block.
The house has had many renovations and had clapboards and wood shingles. Now, the siding is vinyl clapboards. The shape of the aluminum siding over the trim suggests that the cornice returns and thick molding in the gable end exist under the siding. The cornice return would be similar to the one on 7 Hart Street. The gable end has a single window upstairs and a single window downstairs. The dimensions of the house, the interior layout, and the side door suggest it is one of the houses built by Benjamin Bradley.

Atlas research: The 1874 G. M. Bromley map has the name Gallagher, the 1888 Robinson has the name M. Ryan. The 1893 G. W. Bromley map, 1900 Bromley map, 1907 Bromley map, 1913 Atlas map, and the 1919 Bromley map have the name P. O’Connor. The 1927 Bromley map and the 1928 Brookline, Mass maps show the name M. Hingston.

Deed research: In 1870, Samuel Hart sold 16 Hart to Matthew Ryan for $775 (05/28/1870 bk 393 p. 487). In 1887, Matthew Ryan sold 16 Hart Street to Patrick O’Connor for $850 (06/30/1887 bk 593 p. 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 p. 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 p. 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 p. 18).

18 Hart Street (was Lot 7)

*Story about 18 Hart, as told by Anne Lusk, who purchased 18 Hart, and with clarifications from Mary Tynan*

Ursula Minahan, daughter of Daniel Minahan, was born around 1910 in 18 Hart Street and never married. In 2003, a toilet was still in the basement where a bathroom had been fashioned with a wood floor, shelves with vinyl shelf paper, a curtain, and the wood wall that had been the coal bin. The basement held a small gas furnace. There was a cold water tap in the kitchen and no hot water or upstairs full bathroom, as in the other houses on Hart Street. Ursula, who worked at the Veterans Hospital on South
Huntington and walked to work, eventually retired. She then worked at the town indoor swimming pool and was able to shower there.

A neighbor who lived next door in 20 Hart Street was angry that the Minahans had a worker erect a ladder in the walkway of 20 Hart Street to work on the Minahans’ roof. This neighbor was unhappy with the Minahans and started a fire directly beside the Minahan house in the alley of 20 Hart Street. The fire carried up the sidewall and into the roof of the Minahan house. Many firemen lived on Hart Street and were readily available to stop the fire. The fire charred the posts, sent smoke into some of the ceiling cavity above the plaster in the first floor living room, and charred roof rafters.

Around 2002, a neighbor had given Ursula Minahan a microwavable chicken dinner that had a plastic piece on the bottom. Ursula put the dinner in the oven, setting off the fire alarm. A nurse came later to evaluate and realized that Ursula was 93 and living in the house without a bathroom or hot water and with a toilet in the basement. Some, but not all, of the residents on Hart Street knew of Ursula’s living conditions and they all were helping her, as she had helped them. They had said nothing so she could stay in her home. The nurse suggested that she go to the hospital for evaluation, and her nephew and a court-appointed guardian eventually put the house, as is, on the market. Ursula moved to a nursing home. Anne Lusk was able to buy the house and take occupancy after installing a bathroom. Anne Lusk won an award from the Brookline Preservation Commission for the restoration of the house.

*House Details*

Changes over time include: A permit was approved to repair the fire damage to the side of the house started by the neighbor. Later, a permit was approved to repair other damage caused by the fire. In 2004, a permit was approved to renovate the kitchen, install one full bathroom and a new fireplace, add a furnace, do wiring, do cosmetic work, and build one approximately 7 by 7-foot bathroom dormer.

Architectural details: The house was 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 molding in the gable end). Benjamin Bradley 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. The signature 6
light sash window is over the side entranceway. This 6 light sash is a pocket window that slides between the wall and the 4 by 4 studs.

Unlike the other Benjamin Bradley houses, this house has the kitchen on the front, with the fireplace and preacher’s cabinet (which hid the whiskey), and the living room on the back. All the other Benjamin Bradley houses had the living room on the front and the kitchen with the fireplace on the back. The winding staircase in this house remains, as does the winding staircase in 6 Hart Street. The pantry closet door, pantry area, fireplace mantel, doors (including with thumb latches), and horizontal wainscoting on the staircase remain. The now-stripped woodwork no longer has lead paint. Vertical tongue and groove and beaded board walls remain that separate the hallway from each bedroom upstairs and that separate the staircase from the front entranceway. The baseboards and window trim remain. Early owners had replaced the first windows, which did not have weights, with 2 light sash (called two over two) that had weights for easy opening and closing. The sash and the window trim of these replacement windows did not match, suggesting the two over two windows came to 18 Hart Street from wealthier houses. The one window that is original is the 6 light pocket window in the upstairs landing that slides along the wall. The sashes are now 6 over 6 and, in many instances, have old glass. The windows operate with ropes and weights. The wide sheathing remains as do the water table board and the corner boards. The clapboards were replaced with new quarter sawn clapboards from Vermont that could be back primed to hold the paint.

The house has two bedrooms, one bathroom, is 752 square feet, and is on a lot that is 1,429 square feet. The ceiling beams are 4 by 4 up and down mill sawn and exposed in the kitchen and living room.

Atlas research: The 1874 G. M. Hopkins map, the 188 Robinson map, and the 1893 G. W. Bromley maps show the name E. Moran, Mrs. Moran, or M. Moran. The 1900 Bromley map, 1907 G. W. Bromley map, 1913 Atlas map, 1919 Bromley map, 1927 Bromley map, 1928 Brookline, Mass map, the 1936 Atlas map, and the 1956 Atlas map show the name J. Minahan, M Minahan, or Daniel Minahan.

Deed research: On May 28, 1870, the parcel of land and the house that had been moved to lot 7 (now 18 Hart), was sold by Samuel Rowland Hart, who was unmarried, to Edward Moran, a laborer, and his wife, Catherine Moran, (bk 393, p. 243-now 484 and 485) for seven hundred fifty dollars. Lot 7 was one of the lots on the plan by H. T. Whitman, surveyor, (03/16/1870 bk
DO394 p. 228) that was subdivided from a plan made by A. R. Binney, surveyor (12/10/1870 bk DO247 p. 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 p. 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 p. 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 p. 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 p. 329). Daniel Minihan 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, Ursula 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 p. 96) from Ursula Minahan’s nephew, Joseph Minahan and a Co-Guardian for Ursula Minahan, M. David Blake.

20 Hart Street (was lot 8)

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 moved to Hart Street because she didn’t want her son to be alone after school. 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, Nancy knew her son had a best friend and neighbors on Hart Street.
**House Details**

Changes over time include: In 1936, a permit was approved to remove a partition and erect a new partition, install a first-floor sink and wash tray and, on the second floor, install a toilet, sink, and bathtub. A wash tray held the dishes or wet laundry and allowed water to run into the sink. The kitchen sink, at the time, often was one large precast porcelain sink on legs or built as part of a cabinet. This porcelain unit included a shallow sink beside a deep sink. Beside the sink was a tray with grooves for water to run back into the sink. Some sinks had a moveable tin tray with the grooves for water that would slide over the shallow and deep sink. These sinks served the purposes of washing dishes, clothes, and babies. Laundry was hung in the backyard on lines.

In 1937, a permit was approved to install a one-story piazza that would be 12 feet by 6 feet on the rear of the house. The piazza would be 10 feet from the side property and 15 feet from the rear. In 1978, a permit was approved to install one toilet, one kitchen sink, one lavatory, and one bathtub on the first floor. In 2001, a permit was approved to install a first-floor bath, shower stall, lavatory, toilet, first floor laundry, a rear egress, a 3’ by 6’ by 8” door, and a roofed stairs to the basement to provide better access for an elderly woman. In 2002, an application was approved to remodel the kitchen. In 2004, a permit was approved to install vinyl siding.

Architectural details: The cottage at 20 Hart Street is 1,126 sq ft and on a lot that is 1,430 sq ft. The house has two bedrooms and two bathrooms and a back porch. The basement is accessible by stairs at the side alley. The house was recently re-sided with Certainteed plastic shingle siding. Harvey windows were installed that have divided lights in the top sash and no divided lights in the bottom sash.


Deed research: In 1879, Samuel Hart sold to Richard Kelleher 20 Hart Street for $750 (05/28/1870 bk393 p. 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 pp. 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 p. 413). In 1954, James Hughes and Phyllis Hughes had received full payment for the mortgage (07/26/1954 bk 3282 p. 299). In 1963, Bridget McMahon, widow, granted the property to herself and Agnes M. Carey as joint tenants (10/16/1963 bk 4113 p. 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 p. 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 p. 520).

21 Hart Street (was lot 19 and 20)

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

Thomas Solan owned 21 Hart Street and gave the house to his daughter Mary Ellen Cook. Mary Cook, a nurse, had eight children. Thomas Solan helped his daughter by raising the house and adding extra stories so the many children had bedrooms. The children, like other larger families, were from different generations. The older children would have moved out by the time the younger children were born. Mary’s oldest son, Tom, inherited the house from his mother. Another of Mary Cook’s sons, Bobby, would come home in his Army suit and stop in to see everyone on the street, including Mary Tynan’s mother and father. He would joke that he wanted to tell others that he turned out all right. The Cooks always “let” the garage because, early on, not everyone had a car. They would rent the garage to the Amendola Ice and Coal trucks, which served the needs of the neighborhood for generations. The family operated business was helpful to neighbors in the transition years after World War II and were like family to many.

House Details

Changes over time include: In 1929, Thomas Solan received a permit to raze the old stable at 21 Hart Street. He then built a brick garage. In 1929, Mary Cook, the daughter of Thomas Solan, received a permit to install a drain in the basement, a sink and tray on the first floor, and a toilet on the second floor. In 1930, Mary Cook received a permit to install a 30-gallon pressure boiler and, in 1935, to install a lavatory and a bathtub on the second floor. In 1960, William Cook, brother of Tom Cook, who had received the house from his mother, submitted an application to install siding and gutters, repair the rear porch buttress, paint, and replace two (sash) windows. In 1961 Tom Cook (incorrectly written as Thomas Hart on the permit) received a permit to install a sink on the first floor and a pressure boiler. In 1973, Tom Cook received a permit to repair the brick front of the garage. In 1986, Thomas Roycroft received a permit to install a hot water heater in the basement, a kitchen sink on the first floor, a toilet, a lavatory, and a shower stall on the second floor, and a toilet and a bathtub on the third floor.
Architectural details: The house at 21 Hart Street is 1,363 sq ft and on a lot that is 2,858 sq ft. The house is listed as having four bedrooms and two bathrooms. Some of the beams visible in the basement are up and down mill sawn. All of the beam dimensions are 2 by 8. Stone was added to the original cottage foundation to raise the house.

The exterior of the house is wood shingles, and the windows are vinyl. There are a few Victorian details including the bay window on the first floor and the brackets that hold up the front door roof overhang. The front door overhang is an extension of the bay window roof. The house has a dormer on the uphill side. There are no details on the house and very little trim around the windows. The back kitchen does have a railing on the flat roof to provide some visual interest. The back kitchen juts into the 6-foot alley that is between the houses. It would have been built after the cottages was placed on the land with the 6-foot space between the cottages.

Thomas Solan also built the brick garage that is beside 20 Hart Street on the left side of Hart Street. That brick garage at 22 Hart Street is extremely close to 20 Hart Street. Thomas Solan’s permit application from November 29, 1904, for the brick garage specifies that he was building an “addition” for an automobile garage. This garage was to be seven inches from the building and to connect to the main building. The Bromley 1907 map shows a horse shed on 22 Hart Street that was beside the automobile garage. A doorway in what would have been the brick wall of the garage now is filled with cinder block. This doorway would have led from the automobile garage to the horse barn that was on uphill side of Hart Street. Thus, Solan was connecting his new automobile garage on the left side of Hart Street to the existing horse barn. Then the same Bromley 1907 map shows the automobile garage, on the right side of the street, connected to 21 Hart Street, but there is no door that allows passage between the house and the garage. The early maps show the horse barns that were on the 21 Hart Street property were torn down.

The house at 21 Hart Street, originally one of the small cottages moved to Hart Street in 1870, became three stories tall in 1913. 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’s first floor level with the garage when it was built in 1906. The floor beams/joists in the basement are 2 by 8’s, with a few of the boards having been up and down mill 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.

Atlas research: The 1874 G. M. Hopkins & Co. map shows both Lots 19 and 20 were owned by Jas. Kelley. In the Robinson map of 1888 there is no name but in the 1893 G. W. Bromley map shows the name J. Monahan, the 1900 Bromley map shows J. Monahan, the 1907 G. W. Bromley map shows P. M. Solan, the 1913 Atlas map shows P.M. Solan, the 1919 Bromley map shows F. M. Solan, the 1927 Bromley map shows T. Solan, the 1928 Brookline, Mass map shows Thomas Solan, the 1936 Atlas map shows M. E. Cook, and the 1956 Atlas map shows T. Cook. After 1874, the two lots were described as being 21 Hart Street.

Deed research: In 1870 Samuel Hart sold lot 19 (21 Hart Street) to John Kelley for $750 (05/26/1870 bk 393 p. 449). In 1885, John Kelley, unmarried, sold lots 19 and 20 to Francis Maley for $1200 (06/11/1885 bk 567 p. 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 p. 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 p. 137). The 1893 through the 1927 Bromley maps show two barns at the back of the property away from Hart Street. In 1929, Thomas Solan sold lots 19 and 20 to Mary E. Cook for considerations paid ((05/22/1929 bk 1847 p. 450). Mary Cook was Thomas Solan’s daughter and, according to Mary Tynan, Thomas Solan had a house nearby on Vogel Terrace. Mary Cook had many children and Thomas Solan, who was a contractor, added floors to the original cottage to accommodate his grandchildren. In 1930, Mary Cook received a permit to install a toilet on the second floor. 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 p. 475), Mary Cook’s son. In 1985, Thomas Cook sold 19 and 20 to Thomas J. Roycroft and Elizabeth M. Roycroft for $103,000 (08/125/1985 bk 6760 p. 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 p. 213).

A study of the house and garage was entered into the Massachusetts Cultural Resource Information System (MACRIS - BLK 2824 for the garage/BLK 3017 for the house, report May 29, 2001). 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.

**19 Hart Street (was lot 18)**

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

Daniel O’Connor’s wife, Hildred, worked most nights until 9:00. Back then, a woman would not tell people that she cleaned houses. Hildred implied that she cleaned houses because she told others that the people for whom she worked were fussy. When Hildred would get off the bus at Kendall Street at night, she would walk the two blocks to get home. Cypress Street had tall overhanging trees and there was only one gas light in the middle of Hart Street. Thus, her walk was in the dark. As she walked 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 switch to a happy song, such as “If you knew Susie, like I know Susie…”.

Mary remembered the streets being dark and frightening at night because there was an extremely large tree on Cypress Street just around the corner from Hart Street. She was afraid someone would be hiding behind the tree, so she always walked in the road, far away from the tree. She said the area was very rural compared to now. There were tall trees, no lights, and few cars.

Mary Tynan said that one of Dan’s daughters, also called Hildred, would often go to Mary Tynan’s mother to ask her how to cook certain items. Ursula Minahan, who lived across the street from the eight children, would keep an eye on them.

The boards in the stockade fence that separated the back yards of 17 and 19 from Franklin Court 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, which was a shortcut to the playground at Robinson. Mary said there was a large lilac bush that separated 17 and 19 Hart Street in the backyard.
House Details

Changes over time include: In 1906, John A. Minahan, who also owned 18 Hart Street, submitted an application to add to the rear an 8 foot by 17-foot enlarged kitchen. In 1940, Daniel O’Connor received a permit to add a sink tray and a pressure boiler to the first story. In 1949, Daniel O’Connor received a permit to enclose a porch on the back of the house. The enclosed porch would be no nearer the lot lines than the existing house.

Architectural details: The house at 19 Hart Street is 794 square feet and has two bedrooms and one bathroom. The lot is 1, 430 square feet. The beams in the basement are 2 by 8 up and down mill sawn lumber. The house is covered in wood shingles and the windows are vinyl. The gable end has a front door, a single window downstairs, and a single window upstairs with no muntin bars. There is a side door into the kitchen from the alley in the back and not in the middle of the house. The back addition is a single story. The house has an unusual notch in the back left corner in which the house is less wide and less deep compared with the main house.

Atlas research: Hart owned lot 18 (19 Hart Street) in 1874, 1888, and 1900. From 1907 until 1919, the lot was owned by John and then Mary Minahan. In 1927, D.T O’Connor owned the lot followed by M. O’Connor in 1936 and D.T. O’Connor in 1956.

Deed research: In July 1870, Samuel Hart sold lot 18 to Patrick Fleming for $800. Patrick Fleming was a builder/trader who helped Samuel Hart establish Hart’s Content (07/16/1870 bk 395 p. 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 p. 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 p. 68).

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 p. 158). In 1925, Mary Minahan sold the lot to Daniel T. O’Connor, whose wife was Hildred, for $1100, interest, and fines (09/11/1925 bk 1662 p. 514). In 1960, Daniel O’Connor, widower, sold the house to Edward Rezendes and Mary Rezendes (Daniel and Hildred’s daughter) (96/29/1960 bk 3826 p. 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 p. 579). In 2013, Mary

17 Hart Street (was lot 17 and now also includes what was lot 16)

*Story about 17 Hart as told by Mary Tynan on June 10, 2021*

John Hughes, the owner of 17 Hart Street, had a two-car garage for which he would charge the children 10 cents for rent. In the garage, the children would organize, practice, and hold their plays. Mary later asked her father why Mr. Hughes used to charge them rent for putting on their Snow White shows. He explained it was a small way to teach the children how to manage money and run a business enterprise.

Mr. Hughes was from Wales and had a large rhubarb garden. He shared his rhubarb with the neighbors. He passed the house along to his daughter, Eileen Smith, and her three children, Victoria, and Danny, and Jacqueline.

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 also lived on Hart Street, including Thomas and Sheila Donnelly who purchased 14 Hart Street. Thomas Donnelly was the Canney family member. Other Canney family members rented the two apartments in 14 Hart Street.

Mary Tynan said everyone liked sitting on the front steps at 17 Hart Street. The steps were wood and in front of the house was a garden with bushes. Just before 2003, the Canney families at 17 and 19 Hart Street decided to take out their front garden area, wooden steps, and picket fence. On both houses, they had contractors put in brick steps, black wrought iron railing, and a concrete landing the full length of both houses in the front by the sidewalk.
House Details

Changes over time include: The only permit was for adding the garage on a concrete slab behind the house.

Architectural details: The house at 17 Hart Street is 888 sq ft and there are two bedrooms and two bathrooms. The square footage of the lot is 2,862 sq ft. The house is covered in aluminum siding and the windows are vinyl. A picket fence surrounds two sides of the lawn, and a stockade fence runs along the back and the other side. The eaves are not long. On the gable end, a front door is to the left of the double hung window. There are three double hung windows on the side by the alley adjacent to 17 Hart Street. On this side, one double hung window is in the living room and the other window is in the kitchen. On the side by the driveway and the large expanse of lawn, there are two double hung windows upstairs, with one in the bathroom and the other part way on the steps as they go up. Downstairs, there is a single crank window in the kitchen and a small window in the downstairs half bath. There is no window on the side facing the large expanse of lawn and the sunlight. This may be because the original staircase was moved to create closet space upstairs in the master bedroom, which is the front bedroom. Mary Tynan had said that the staircase newel posts and banister used to be extremely handsome; it is now a composite of mid-century modern elements. Removal of the rug may reveal the location of the original stairs. The basement beams are up and down mill sawn and mortise/tenon, as in the Bradley houses. The house has an addition on the back that has a half bath.

Atlas research: The following were the property owners: 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.

Deed research: 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 p. 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, On July 19, 1870, Patrick Fleming sold the house and lot to Otis. H. Weed (07/19/1870 bk 395 p. 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 p. 441). In 1890, Samuel Hart sold lot 17 to John McNamara for $1,000 (08/22/1890 bk 642 p. 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. In 1907, Guy Maynard sold lot 17 to John McNamara and gave him a mortgage (10/31/1907 bk 1067 p. 313). The mortgage with Guy Maynard was acknowledged as being fully paid in 1911 (06/12/1911 bk 1179 p. 640). The McNamaras 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 p. 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 p. 192). In 1970, the family that included John J. Hughes granted to John H. Smith and Eileen Smith, husband and wife, 17 Hart Street for $100 (09/22/1970 bk 4689 p. 428). In 1970, John H. Smith and Eileen Smith sold 17 Hart Street to Richard J. and Esther R. Canney for $18,000 (09/22/1970 bk 4689 p. 429). In 2021, Esther Canney sold 17 Hart Street to Zi Ye and Alexander Neary for $665,000 (01/15/2021 bk 38875 p. 566).

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

The cottage at 15 Hart Street was said to have burned, probably before 1918, but the Brookline Fire Department has no records of a fire on the property, so it is not certain what happened.

*House Details*

Atlas research: The Hopkins & Co. maps indicate that in 1874, Mrs. Murphy owned the property followed by: 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. The maps of the lots sometimes had the name of the person who held the title and not the person who was paying off the mortgage. John
McNamara and his wife would have owned the house that was on lot 16, beside what is now 17 Hart Street. The Brookline Fire Department has no records of a fire on the property.

Deed research: In 1871 Samuel Hart sold the property at 15 Sewall Avenue (later Hart Street) to Patrick Fleming (05/15/1871 book 407 p. 193). Patrick Fleming received a mortgage from Samuel Hart of $847.12 for lot 16 (05/15/1871 bk 407 p. 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 p. 441). In 1907, Guy Maynard sold lot 16 (before the cottage burned) to John McNamara (10/31/1907 bk 1067 p. 313). In 1907, Guy Maynard gave John McNamara a loan of $700 for lot 16 (10/31/1907 bk 1067 p. 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 p. 640). In 1918, John McNamara sold to Patrick Cavanaugh lots 16 and 17 for $1500 (13/31/1918 bk 1411 p. 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.

11 Hart Street (was lot 15)

*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 left side of 11 Hart Street, on what had been the lot for 15 Hart Street. This allowed for passage from the sidewalk to the porch on the back of the house. Mr. Flaherty was a Town employee and a short order cook, and on various occasions, Mrs. Flaherty was a neighborhood waitress. Mary Tynan remebers Mr. Flaherty taking children to the midnight mass. After coming home, he would treat the children to a breakfast of scrambled eggs and quickly put out a lot of food for them. He also held Halloween parties, with dunking apples. When the Flahertys retired to New Hampshire, the house was passed on to their daughter, Barbara Radley, and her husband, John.

Just before the Flahertys purchased the property, Mr. Hughes removed the walkway that was beside their house but on his property. The acquisition of this land allowed him to make his rhubarb garden larger. This meant that the entrance to 11 Hart Street and 9 Hart Street had to share the back door entrances and narrow walkway between the houses. There was once a front
door on the left of the gable end, but Barbara and John Radley removed this door later because it led directly into the living room. They put a new front door in the middle of the alley.

**House Details**

Changes over time include: In 2013, a permit application was submitted by Barbara Radley to strip and reroof per the manufacturer’s suggestions.

Architectural details: The house is 1,035 sq ft and on a lot that is 1,481 sq ft. The house has three bedrooms and one bathroom. The house is covered in aluminum siding and the windows are vinyl. The gable end has a single window in the first floor and a single window in the second floor. The gable end eaves project somewhat from the face of the house, but the soffits are short and end with the gutter. The fascia, or the trim on the gable end of the house, is extremely simple.

Atlas research: 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 p. 388).

Deed research: In 1871, Samuel Hart sold lot 15 to Patrick Fleming of Charlestown, builder/trader, for $1,500 (05/15/1871 bk 407 p. 186). For this lot, Samuel Hart gave Patrick Fleming and Bridget Fleming a loan of $840 (05/15/1871 bk 407 p. 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 p. 1).

In 1919, Emily H. Maynard, who was the Executrix for the estate of Guy Maynard, who had been living in La Jolla, California, oversaw his last will (06/19/1919 bk 1423 p. 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 p. 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 p.)
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 p. 173).

9 Hart Street (was lot 14)

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

The houses at 9 Hart Street and 11 Hart Street share a narrow walkway because, unlike the other cottages, there is no walkway to the right of 9 Hart Street. The cottage at 7 Hart Street is too close. Because the walkway to the left of 11 Hart Street and the front door from the sidewalk into 11 Hart Street were removed, the only way into the back door of 9 Hart Street was by the side entrance that is shared with 11 Hart Street. 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 large garbage bins. The chain link fence was subsequently removed. Mrs. Hartnett, a second-generation family member in the house, made delicious fudge that she shared with the neighbors, and they had the first TV on the street. Four generations of the same family have lived in the house.

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 19, 17, 11, and 9 Hart Street are visible to each other and are not sitting inside enclosed porches.

*House Details*

Changes over time include: In August 1992, a permit application was submitted to apply vinyl siding and vinyl trim to the doors, windows, soffit, and fascia.

Architectural details. The gable end of the house on the first floor now has a newer bow window that contains four tall crank casement windows. The front door has an aluminum overhang. The second story has a narrow small double hung window over the front door and a small horizontal window to the far left. The side has an air conditioner and a few other windows.
There are no windows in 9 on the side facing 7 Hart Street because the space is too narrow. The house has 992 square feet, three bedrooms and one bathroom. The lot is 1,298 sq ft.

Atlas research: The G. M. Hopkins & Co 1874 and the 1888 Robinson maps shows 9 Hart Street with the name Hart. The G. W. Bromley 1893 has no name G. H. Maynard on the property. The 1900 Bromley map has the name Hrs. S. R. Hart on the property. The G.W. Bromley 1907 map, the 1913 Atlas map, and the 1919 Bromley map have Guy Maynard on the property. The 1927 Bromley map, the 1928 Brookline, Mass map, and the 1936 Atlas map have the name J. Curry on the property. The 1956 Atlas map has the name M.C. Hartnett on the property. A map from 1918 shows the lot as Lot D and being 1398 sq ft. (07/29/1918 bk 4293 p 88).

Deed research: In 1871, Samuel Hart sold the lot and cottage to Patrick Fleming for $1500 (11/02/1871 bk 415 p. 46). Samuel Hart gave to Patrick Fleming and Bridget Fleming a mortgage of $997.12 (05/15/1871 bk 407 p. 187). In 1871, Samuel Hart specified that the 20-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 p. 46). The passageway then was the 20-foot-wide dirt road for horses that is now a 20-foot-wide one-way road for cars with space for parking cars on the right side going up Hart Street. 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 Maynard, Emilie H. Maynard sold to Arthur Stamaris lots E (which is now 11 Hart Street) and D (which is now 9 Hart Street) for $1,600 (06/19/1919 bk 1423 p. 261). Lot D was lot 14 (now 9 Hart Street). Arthur 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, (now 9 Hart Street) to Joseph Bell for considerations paid (01/02/1924 bk 1528 p. 501). In 1924, Joseph Bell gave to John Curry, Lot D lot 14 (04/23/1924 bk 1595 p. 328). In 1935, Daniel Curry, Anne McMinn, Louise Curry, and Francis Curry granted to Mary Hartnett a quitclaim deed for 9 Hart Street (02/05/1935 bk 2060 p. 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 p. 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 p. 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 p. 464). Jean Farrell’s parents were James and Mary Hartnett, and her mother and her grandparents were named Curry. Jean Farrell’s daughter has inherited the house. Thus, four generations have owned 9 Hart Street since 1924.

**7 Hart Street (was lot 12 but was subdivided)**

*Story about 7 Hart as told by Mary Tynan 06/97/21 with additional knowledge provided by Anne Lusk, Ph.D*

The story of 7 Hart Street is the saddest on the street, but it is also a story of family. Mrs. Sabrina Barrett, who was 75 years old, lived alone at 7 Hart Street. Her house did not have electricity and, in the early 1900s, candles, gas lighting, and kerosene lanterns would have provided the only light. On February 11, 1908, Mrs. Barrett’s clothing caught fire in the morning from an overturned lamp. She ran outside with her clothing on fire and dropped to her knees. Because many of the Hart Street residents were firemen, a ladder man named John Mealey was nearby and wrapped his coat around her to stop the flames. The burns were over her entire body, though, and she died that afternoon at Massachusetts General Hospital. (Boston Globe, February 12, 1908). She left four sons and a daughter who were grown.

According to Mary Tynan, after Mrs. Barrett died, her sons did not want to live in 7 Hart Street. Mary said 7 Hart Street was vacant for a long time, and neighborhood children called it the “bird house” because birds would go in and out from behind the shutters. Mary said her father told her the story of Mrs. Barrett’s death so that Mary would not be afraid of the vacant house across the street from her house.

In 1911 and 1912, Alexander Barrett, who was a carpenter, was given a permit to build a 4 foot by 30-foot addition on the right side of the house to add a staircase. The stairs were three stories high and four feet in width, leaving space for a three-foot alley to the right side of the stairs to gain access to the very small backyard. When Mr. Barrett would open the door that led to the new staircase, Mary, as a child, thought the straight and wide staircase was beautiful. It
would have been in sharp contrast to the narrow winding staircases in the middle of many of the other cottages.

Elsa Barrett, who was originally from Ohio, and extremely creative, would sit on her steps on hot summer nights and play guessing games with the children. Thomas and Elsa Barrett had purchased the house from Alexander Barrett, an unrelated Barrett family. During the summer, she, Mrs. Day, and Mrs. Lov, who were also neighborhood mothers, would hire a bus and, for a $1 each, take the children to a beach, such as Onset Beach, Salisbury, or Salem Willows, on all-day trips. On Sundays, they would go to 7 AM mass and then be ready for the bus at 8 AM. One day the bus broke down and they didn’t return until 2 AM.

Elsa did not have a lot of money and devised a plan to have flower boxes in the windows in her house. She built rudimentary flower boxes and had the children bring small containers of dirt, dug up in the Robinson playground field, to her house and helped her fill up the flower boxes.

**House Details**

Changes over time include: In 1911 and in 1912, Alexander Barrett, who was a carpenter, was issued permits to build a 4 foot by 30-foot addition on the right side of the house to add a staircase. In 2004, Ben Bressel received a permit to remove the lathe and plaster, insulate the house, install sheetrock and a new kitchen, add a half bath, reinforce the rafters, make the floors even, and greatly improve the basement.

Architectural details: The cottage at 7 Hart Street has Greek Revival details with the wooden gutter wrapping to the front, forming the cornice return, and rich wooden molding in the gable end eaves. Below this wooden gutter is a smaller horizontal block of wood. If the asbestos siding were removed, corner pilasters, or boards that appear as columns on the sides of the building, would be revealed. The block of wood would then serve as a cap at the top of the column that also visually holds up the cornice return wooden gutter. The house, unlike most of the houses on Hart Street, has two windows in the first floor of the gable end facing the street. The door that leads to the newer staircase is to the right. There is a window above the front door in a second story closet.

Ben Bressel, who purchased the cottage in 2004, left the asbestos siding on the outside and did not paint the exterior. The house is 960 square feet and the living room and kitchen ceiling
beams, now exposed, are up and down mill sawn 4 by 4s. The house has two bedrooms, one and a half bathrooms, and is on a lot that is 741 sq ft.

Atlas research: The 1874 G. M. Hopkins & Co. map and the 1888 Robinson map shows the property owned by Hart. The 1893 G. W. Bromley map shows the property is owned by G. H. Maynard. The 1900 Bromley map, 1907 G. W. Bromley map, 1913 Atlas map, 1919 Bromley map, 1927 Bromley map shows the property owned by Barrett. On the 1928 Brookline, Mass map, the property is owned by Alexander F. Barrett. The 1936 Atlas map shows T. H. Barrett. The 1956 Atlas map shows the property is owned by E. C. Barrett.

Deed research: In 1870, Samuel Hart sold lot 12 to James Barrett (09/03/1870 bk 397 p.190). In 1870, lot 12 was the corner of Sewall Avenue and Sewall Street (03/16/1870 bk DO394 p. 228) 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 p. 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 Hart (10/31/1873 bk 447 p. 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.

In 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 p. 1). In 1884, Samuel Hart paid Guy Maynard $17,497 with the money to be paid over time (07/25/1884 bk 559 p. 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 p. 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, p. 134). In 1911, James Barrett sold lot 12 to Alexander, James S., Thomas, John (also called Patrick), and Ellen Barrett the title and interest
to the property for $125 (07/25/1911 bk 1184 p. 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, the single sister of Alexander Barrett, gave to Alexander Barrett her interest in 7 Hart Street (06 20 1931 bk k1964 p. 303). Alexander Barrett had seven boys. He 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 p. 149). This Barrett family was not related to the prior Barrett family. In 1965, Thomas and Elsa Barrett obtained a mortgage of $1,800 (03/19/1965 bk 4240 p. 590). In 1971, Elsa Barrett received $9,200 from Richard E. Barrett, her son, who purchased 7 Hart Street (07/20/1971 bk 4753 p. 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, Richard Barrett’s brother, but was divorced from him in 2004. Helen Barrett died April 16, 2004 of cardiopulmonary arrest (04/16/2004 bk 20852 p. 431). In 2004, Linda O’Brien was appointed Executrix of the estate of Helen Barrett (04/16/2004 bk 20852 p. 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 p. 49). In 2010, Benjamin Bressel and Angela Sullivan sold 7 Hart Street to Yixin Yu for $429,000 (06/04/2010 bk 27722 p. 289).

5. BOUNDARY DESCRIPTION AND JUSTIFICATION

The below list is of the 14 historic properties on Hart Street that are in the proposed “Hart’s Content” LHD. All of the properties were built starting around 1816, which includes properties that could have been moved by Benjamin Bradley to Bradley’s Hill or were built by Benjamin Bradley.

*Left side from Cypress Street (going up Hart Street):*
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) Bradley cottage
18 Hart Street (was lot 7)
20 Hart Street (was lot 8)

*Right side from Cypress Street (going down Hart Street):*
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)

6. CONCLUSION

In 1852, Samuel Hart bought Bradley’s Hill from Benjamin Bradley, and after Bradley’s death in 1856, decided to sell the land to Benjamin Goddard. Benjamin Goddard gave Samuel Hart from October 1, 1869, until April 1, 1870, to remove the cottages. That was the first time that the cottages faced demolition.

In the 1950s and 1960s, the federal government gave cities funding to tear down areas that city or town officials deemed slums. Residents in the areas identified as blighted had no choice but to move because, after the wrecking ball leveled their homes and neighborhoods, highways and modern buildings appeared. Brookline’s slums included the businesses in Brookline Village between the Brookline Village T stop and Washington Street, the three-story wood framed buildings on both sides of Brookline Avenue in the area called the Marsh, and the three-story wood framed buildings by Pond Avenue in the area called the Farm. Officials discussing which areas to target for demolition met behind closed doors. They proposed demolition of the old cottages on Hart Street and the taller wood-framed buildings on each side of the bottom of Hart Street. The banks knew the area was identified for urban renewal, and so loans were difficult to get. With the rejection of the Inner Belt highway in Boston and growing dissatisfaction with
urban renewal, the tide of public opinion saved the cottages on Hart Street from demolition for a second time.

In January 2021, a couple purchased 17 Hart Street. In February 2021, they submitted an application to Brookline for full demolition of the house. They propose to build a three-story, five-bedroom, four-bathroom, two-car garage building that extends beyond the zoning front, back, and side yard setbacks and that requires variances and special permits. Demolition of one of the 11 historic cottages and the construction of a three-story structure with a two-car garage door tight to Hart Street would negatively impact the street.

This area of Brookline, called Whiskey Point, has provided affordable housing to Brookline residents since 1870 when Samuel Hart moved 30 cottages to Hart’s Content. While houses nationwide recently became more expensive due to low interest rates and working-from-home real estate sales, real estate prices in Brookline have appreciated so rapidly in recent years that these Hart Street cottages are seen in the market not as homes, but as the most affordable building lots in town. The median price for a single-family home in Brookline is $1.6 million and the Hart Street single-family cottages cost less than half of Brookline’s median house price. The proposed historic district on Hart Street is 236 feet long and provides housing to 17 households.

Once again, for the third time, the residents of Hart Street are facing a demolition threat. The current proposal to form the Hart’s Content Local Historic District would preserve the history, neighborhood character, and affordability of Hart Street for future generations in Brookline.
BIBLIOGRAPHY


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Riis, J. 1890 How the Other Half Lives.

8. GIS MAP OF THE PROPOSED HART’S CONTENT LHD
9. WARRANT ARTICLE

To see if the Town will amend Section 5.6.3 (i) of the Town’s By-Laws, entitled Preservation Commission & Historic Districts By-Law by replacing it with the bold face text:

   (i)  Hart’s Content Local Historic District

There is hereby established an Historic District, to be entitled “Hart’s Content Historic District”, the boundaries of which shall be as shown on the maps entitled “Hart’s Content Historic District: Hart Street,” copies of which are on file with the Town Clerk’s office, which accompany and are hereby declared to be a part of this By-law.

   (j)  Other Historic Districts

Other Historic Districts within the Town may be established from time to time in accordance with the procedures set forth in Chapter 40 C of the Massachusetts General Laws, as amended from time to time.

or act on anything relative thereto.