

# FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

069-68-4339-000	Framingham, MA		
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**Town/City:** Framingham

**Place:** (*neighborhood or village*):

## Photograph



**Address:** 703 Central Street

**Historic Name:** Ralph W. E. and Minnie A. Milliken House

**Uses:** Present: Multiple Family Dwelling

Original: Single Family Dwelling

**Date of Construction:** Late 19<sup>th</sup> century

**Source:** Visual

**Style/Form:** Queen Anne / Complex

**Architect/Builder:** Unknown

### Exterior Material:

Foundation: Parged rubble stone

Wall/Trim: Wood / wood

Roof: Asphalt shingle

**Outbuildings/Secondary Structures:** Carriage house, stone wall

**Major Alterations** (*with dates*): Conversion to a multi-family dwelling (1980s); application of synthetic siding to portions of the house (date unknown)

**Condition:** Good

**Moved:** no  yes  **Date:**

**Acreage:** 5.36 acres

**Setting:** On Central Street, one of the oldest roads in Framingham. The surrounding area was subdivided in the mid-20<sup>th</sup> century with lots for single-family houses. To the north is the Sudbury River and the Massachusetts Turnpike.

## Locus Map (*North is Up*)



**Recorded by:** Jennifer B. Doherty

**Organization:** Framingham Historical Commission

**Date** (*month / year*): November, 2018

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Recommended for listing in the National Register of Historic Places.

*If checked, you must attach a completed National Register Criteria Statement form.*

*Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.*

## ARCHITECTURAL DESCRIPTION:

*Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.*

The Ralph W. E. and Minnie A. Milliken House is a complex late 19<sup>th</sup> century building. The house includes a main body that is a two-story end house, two bays wide and at least three piles deep. Extending from the west elevation is a two-story cross-gable projection covering the first two piles of that elevation. Aerial images show that the reentrant angle between the main body of the house and the west projection is filled with a two-story flat-roofed section, squaring off the building. Aerial images also show a large two-story ell extending north from the rear of the main body. While it also has a gabled roof, the ell is stepped down slightly from the main body of the house, breaking the ridgelines. A two-story crossed-gabled projection extends from the east elevation of the ell. At the gable end of this projection is a one-story flat-roofed wing covering the entire east elevation of the projection. The main body of the house has a one-story polygonal bay covering the east bay of the main façade, and a one-story square bay covering the first pile of the east elevation. A one-story open porch with a shed roof covers the rest of the east elevation. The main entry is covered by a Colonial Revival style gabled open entry porch supported by paired smooth Tuscan columns.

Most of the building's foundation is obscured, but a few sections of the building sit on a rubble stone foundation. The house is covered in a mix of wood clapboard and vinyl siding, and has an asphalt shingle roof. Sash are a mix of two-over-one wood sash, some of which are very wide, and six-over-six wood sash of a typical size.

Sited to the north of the house is a large carriage house, likely contemporaneous to the construction of the Milliken House. One story tall with several wings and projections, today the carriage house serves as additional dwelling units. The one-story core of the carriage house features a side-gable roof. To the east is a one-story side-gable wing, while to the west is a two-story hip-roofed wing. The main body of the building features two garage bay doors, one highlighted by a large gabled wall dormer. The east wing features an open deck across the main façade with a pedestrian entrance roughly centered on the façade. Due to its location set back from the street, the building's foundation is not visible, it is covered in vinyl siding, and it has an asphalt shingle roof. Most of the windows appear to be six-over-six wood sash, although it is difficult to tell from the street. They are grouped in twos and threes, with the groups framed by inoperable shutters on either end. As the land slopes away from the main façade of the building, there appear to be lower levels of the building that are exposed to the north but not visible from the street.

Sited on the north side of Central Street, the Milliken House faces due south, slightly at an angle to the street. The large 5-plus acre lot abuts the Sudbury River to the north, but the lot is heavily wooded, obscuring the river from the street. The land slopes away from the street down towards the river. A low stone wall parged with concrete marks the front property line. The wall has two openings, one near the west property line and a second closer to the house. A semi-circular paved asphalt driveway runs in front of the house, with an extension back to the carriage house.

## HISTORICAL NARRATIVE

*Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.*

While an exact date of construction is difficult to determine for the Ralph W. E. and Minnie A. Milliken House, the present appearance of the building suggests a late 19<sup>th</sup> century construction date. In addition, a \$600 increase in the sale price between two sales in 1894 suggests either new construction or significant rehabilitation of an existing building at that time.

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Since the mid-18<sup>th</sup> century, the property was owned by the Kendall family. A 19<sup>th</sup> century town history by J. H. Temple notes that by 1759 Eliezer Kendall had purchased a large parcel in the area, cleared some land, and constructed a house.<sup>1</sup> Central Street is one of the oldest roads in Framingham, serving as a county road between Framingham's Centre Common, the mill village of Saxonville, and East Sudbury (now Wayland). 19<sup>th</sup> century maps indicate first John Kendall (1798-1872), and later his son Addison Grosvenor Kendall (1831-1889), at the location. The two were cabinet makers. Following the death of Addison G. Kendall, his wife sold the property to Minnie A. Milliken of Hartford for \$2900.<sup>2</sup> In December of the same year, Milliken and her husband Ralph W. E. Milliken sold the property to Ellen Hyde for \$3500.<sup>3</sup> As the size of the parcel did not change, the increase in price may reflect new construction on the site or the rehabilitation of an existing building. While Milliken is marked as a doctor on the map, directories and census records from the early 20<sup>th</sup> century indicate he was a plumber. The Millikens moved to Malden after their sale of the Milliken House.

The property, a large parcel of over 13 acres, transferred through a series of owners during the early 20<sup>th</sup> century.<sup>4</sup> It was acquired by Helen S. Baker of Boston in 1909.<sup>5</sup> Baker (born c. 1875), a divorcee, was recorded in the 1910 census on Summer Street in Framingham, as Central Street was known at the time.<sup>6</sup> Baker was living with her young son Alfred J. Baker (born c. 1907) and six servants. These servants included Canadian, Irish, and Swedish immigrants who worked in the house, cooked, and worked the land as a farm. Baker owned the property until 1920, when she conveyed it to James Russell of Milton.<sup>7</sup> Neither Baker nor Russell were located in the 1920 census in Framingham.

The property was acquired by Edward H. and Helen A. Watson of Boston in 1924.<sup>8</sup> The 1926 city directory listed Watson as a banker on Central Street, but the 1930 directory indicated that the couple had moved to Sarasota, Florida.<sup>9</sup> They lost the property to foreclosure to the Marlborough Savings Bank in 1936.<sup>10</sup> The bank held the property for about ten years before conveying it to Philip R. and Ruth K. O'Brien.<sup>11</sup> The couple had married in 1919 and were living on Brewster Road with their three children when the 1940 census was taken.<sup>12</sup> O'Brien (1898-1984) owned Kerwin's, a shoe store in South Framingham on Concord Street. The 1960 city directory notes that he was then the president of the Framingham Co-operative Bank.

Following Ruth K. O'Brien's death in 1963, Philip R. O'Brien owned the house for almost 20 more years. In 1981 he sold the property to Michael H. and Leda M. Orlando of 40 Winter Lane.<sup>13</sup> As the Orlandos continued to own their house at 40 Winter Lane, they likely converted the Milliken House to a multi-family rental dwelling. Michael H. Orlando (1907-2001) owned Michael H. Orlando Painting Contracting Company, where his wife Leda M. (Calcia) Orlando (d. 2015) worked as a bookkeeper for the company.<sup>14</sup> The couple had three sons. The property is currently owned by a trust in the Orlando's names.<sup>15</sup>

## BIBLIOGRAPHY and/or REFERENCES

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1856 *Map of Middlesex County, Massachusetts*. Boston, MA: Smith & Bumstead.  
1875 *County Atlas of Middlesex, Massachusetts*. New York, NY: J. B. Beers & Co.  
1889 *Atlas of Middlesex County, Massachusetts*. Boston, MA: Geo. H. Walker & Co.  
1895 *Atlas of the Town of Framingham, Mass.* Pittsfield, MA: Jas. P. Beirne.

<sup>1</sup> Temple *History of Framingham*, pg. 614

<sup>2</sup> MCSRD Book 2255, Page 109, February 21, 1894

<sup>3</sup> MCSRD Book 2326, Page 546, December 10, 1894

<sup>4</sup> MCSRD Book 2971, Page 349, June 11, 1902; MCSRD Book 3086, Page 231, March 20, 1904

<sup>5</sup> MCSRD Book 3424, Page 544, February 26, 1909

<sup>6</sup> Ancestry.com: US Federal Census of Population for 1910.

<sup>7</sup> MCSRD Book 4329, Page 113, February 20, 1920

<sup>8</sup> MCSRD Book 4712, Page 366, March 24, 1924; MCSRD Book 5012, Page 585, September 7, 1926

<sup>9</sup> Ancestry.com: Framingham city directory for 1926, 1930.

<sup>10</sup> MCSRD Book 6021, Page 105, April 27, 1936

<sup>11</sup> MCSRD Book 6794, Page 272, August 30, 1944

<sup>12</sup> Ancestry.com: Framingham city directory for 1950, 1960; Massachusetts, Marriage Index, 1901-1955; US Federal Census of Population for 1940; US, Social Security Death Index, 1935-2014.

<sup>13</sup> MCSRD Book 14274, Page 492, April 30, 1981

<sup>14</sup> Ancestry.com: Massachusetts, Death Index, 1970-2003. "Leda M. Orlando," *MetroWest Daily News*, 5 July 2015.

<sup>15</sup> MCSRD Book 20511, Page 380, signed February 9, 1990, recorded April 30, 1990

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Herring, Stephen W. *Framingham: An American Town*. Framingham, MA: The Framingham Historical Society and the Framingham Tercentennial Commission, 2000.

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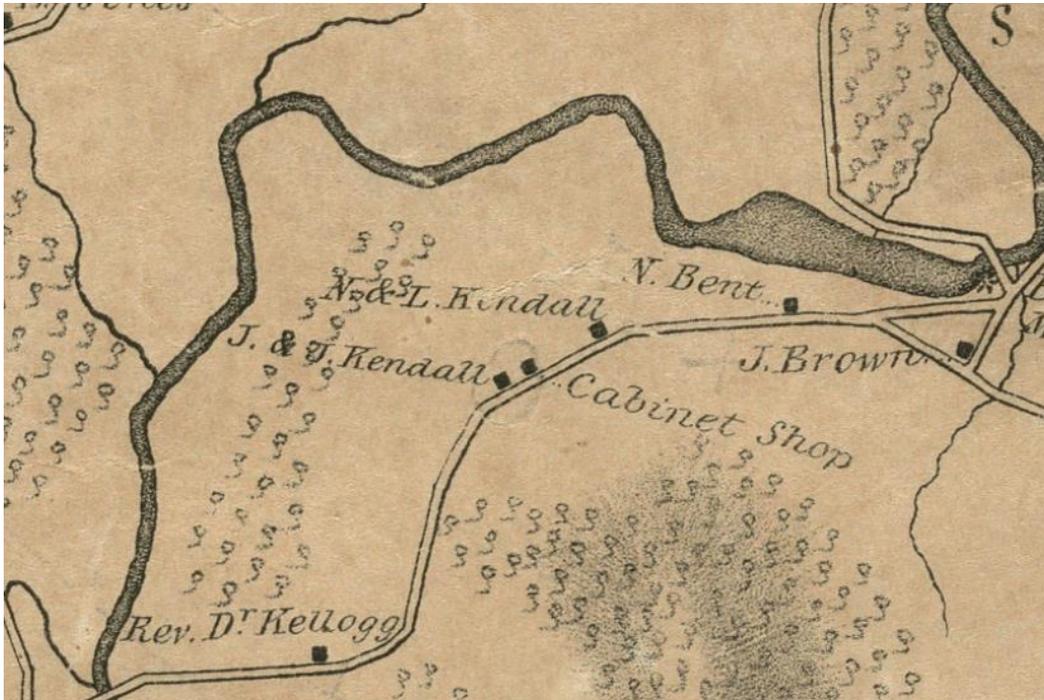
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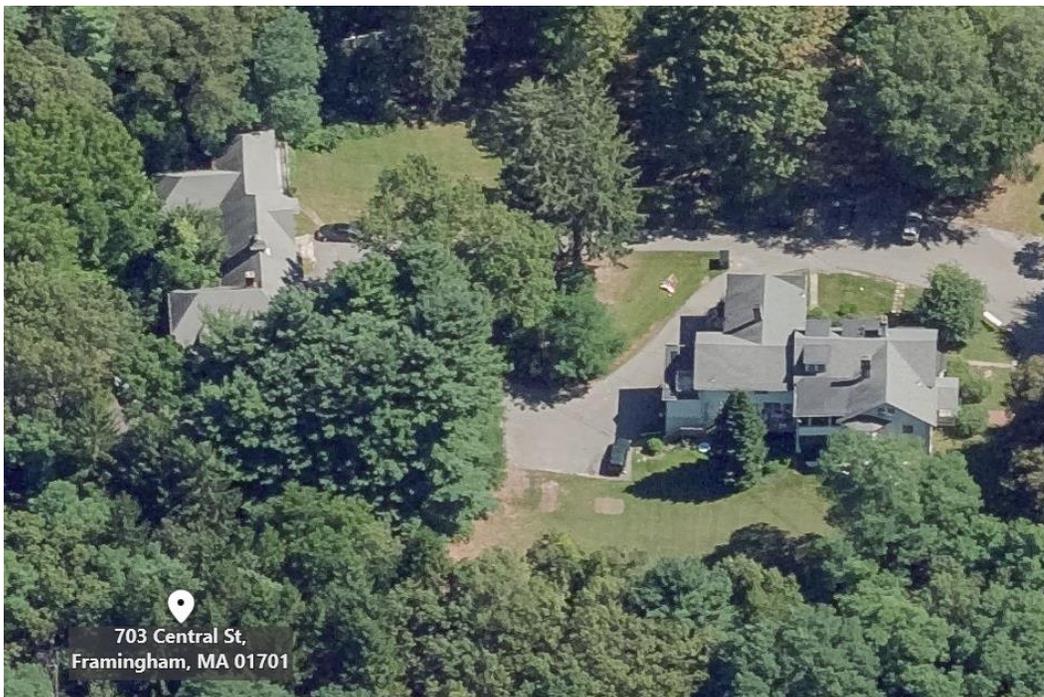
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The Kendall family and their cabinet shop are shown in the location of the Ralph W. E. and Minnie A. Milliken House on this 1832 map. It is unclear if any of these buildings are included in the present house, which from the exterior appears to date to the late 19<sup>th</sup> century.



This current bird's eye view of the Ralph W. E. and Minnie A. Milliken House and carriage house shows the complexity of the buildings. View is from the west, Central Street is to the right and the Sudbury River (north) is to the left. Taken from Bing.com/maps.

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The carriage house behind the Ralph W. E. and Minnie A. Milliken House.



The Ralph W. E. and Minnie A. Milliken House and its carriage house sit behind a low stone wall that lines the front property line.