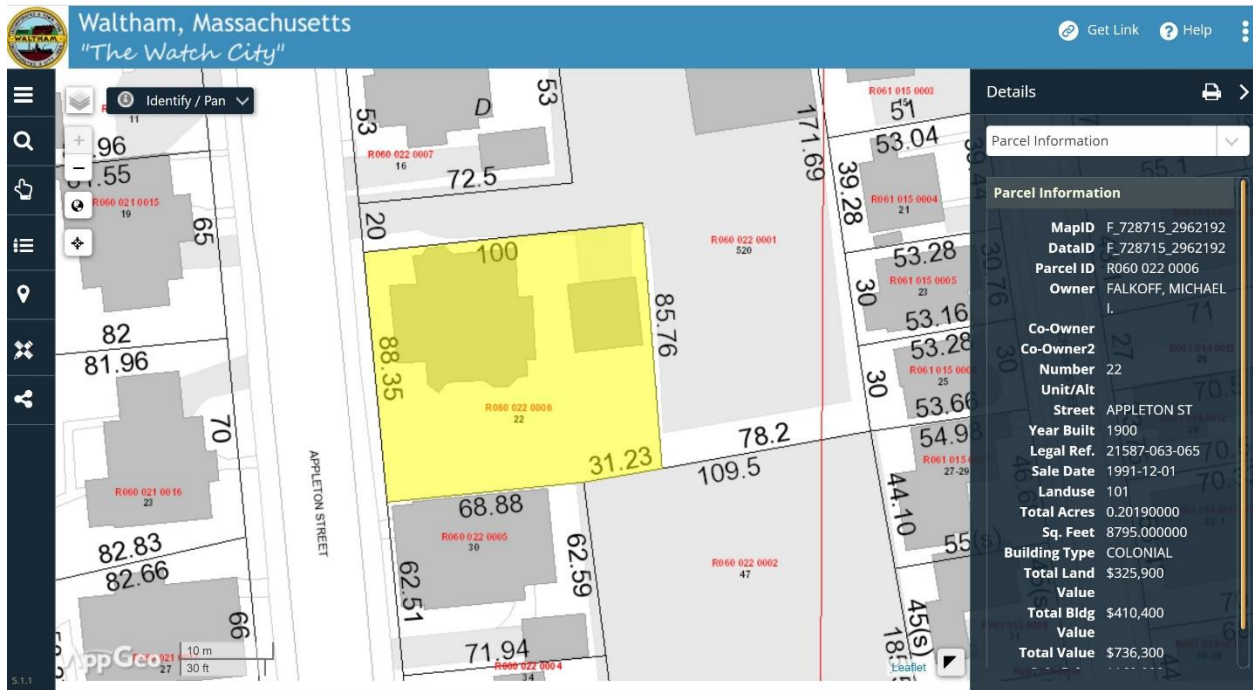
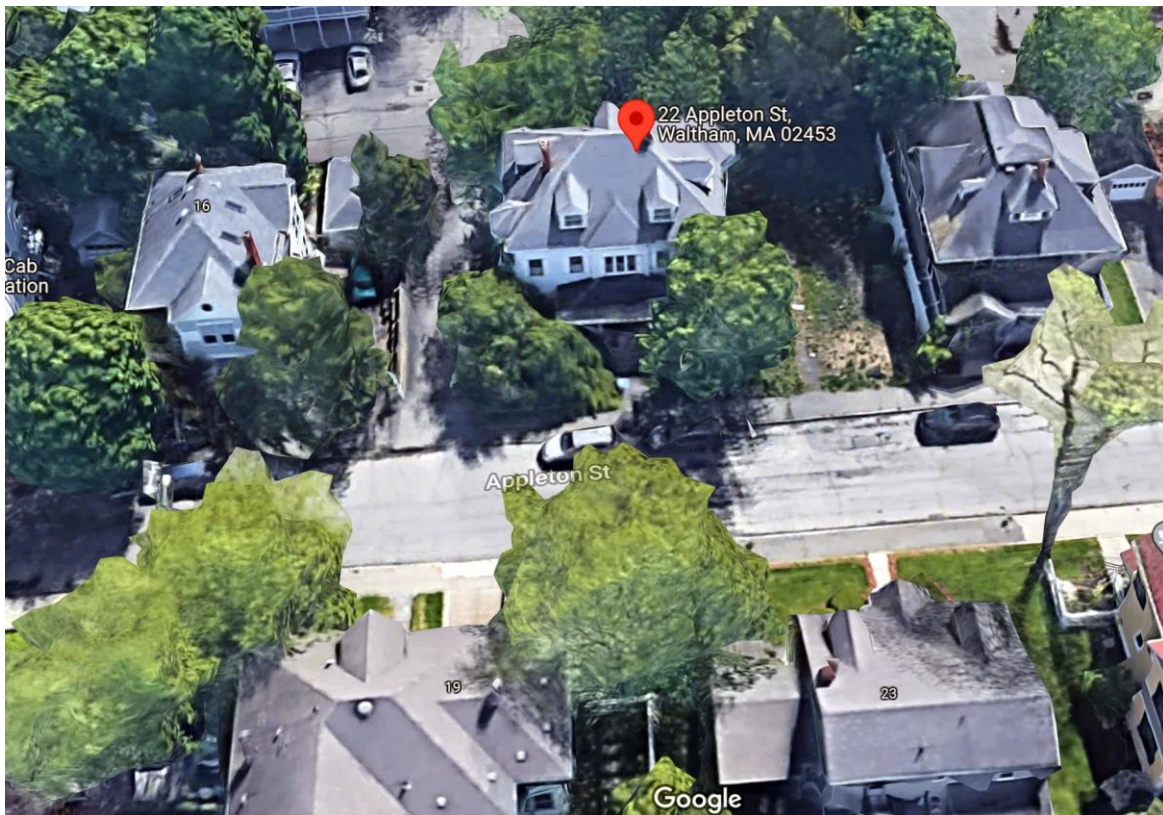


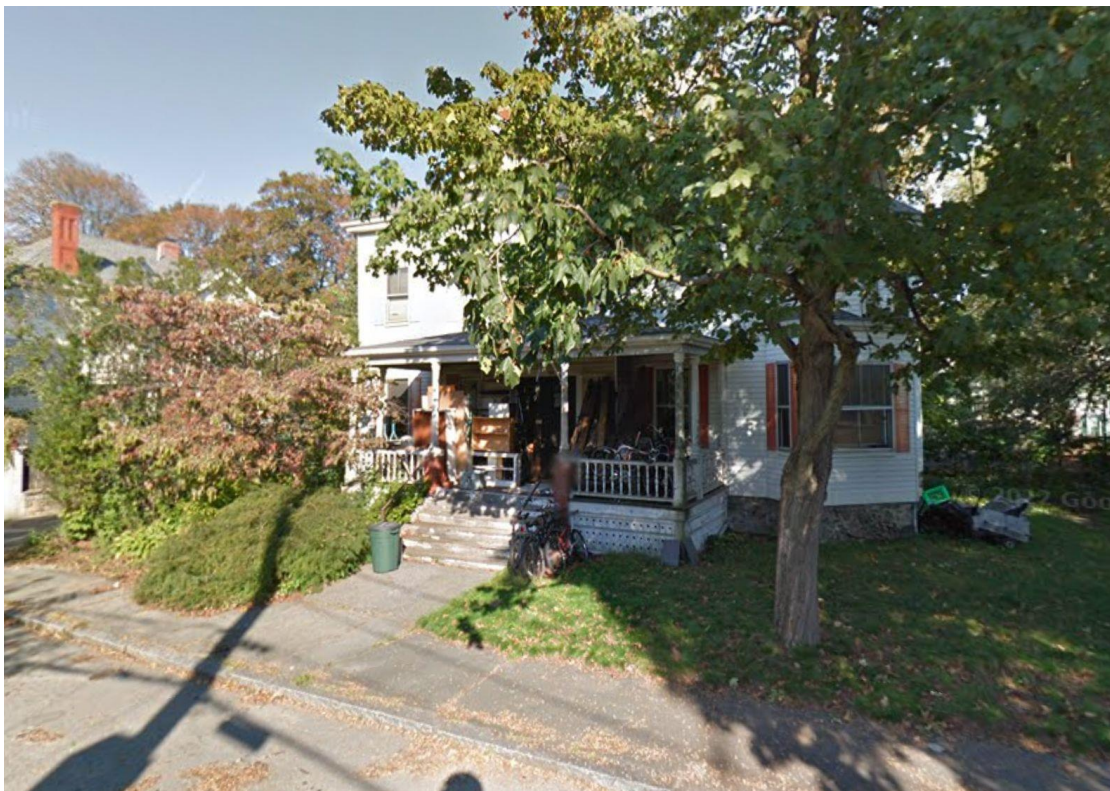
22 Appleton Street



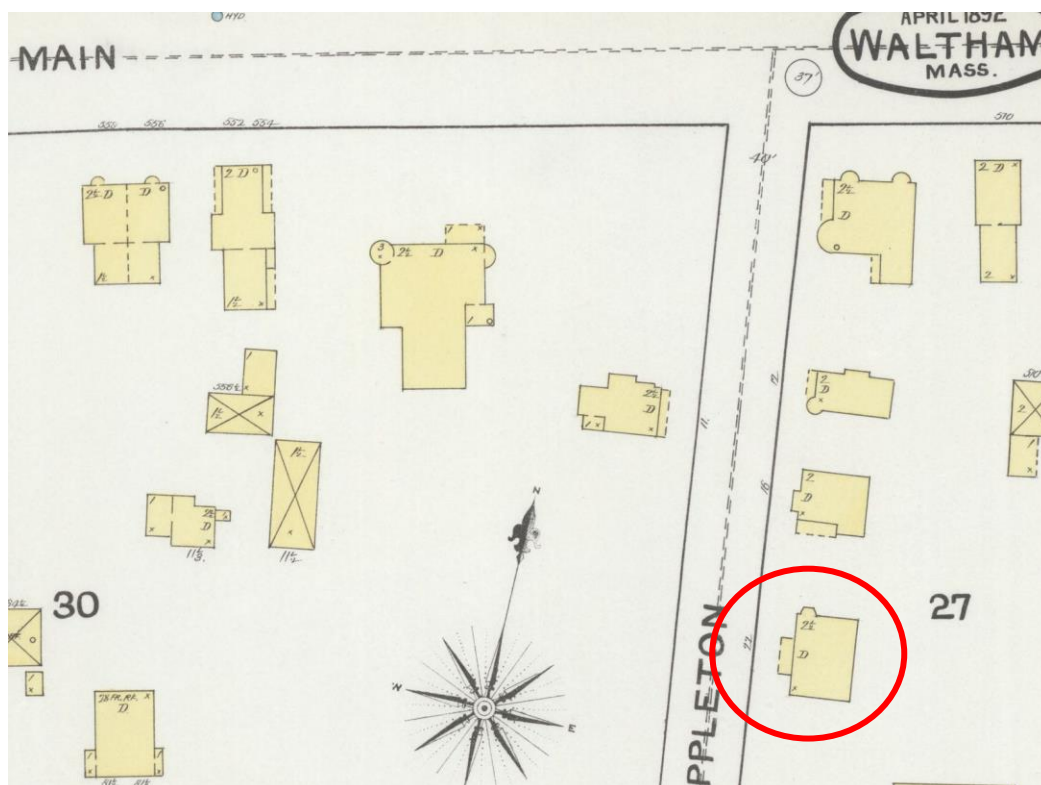
Waltham GIS



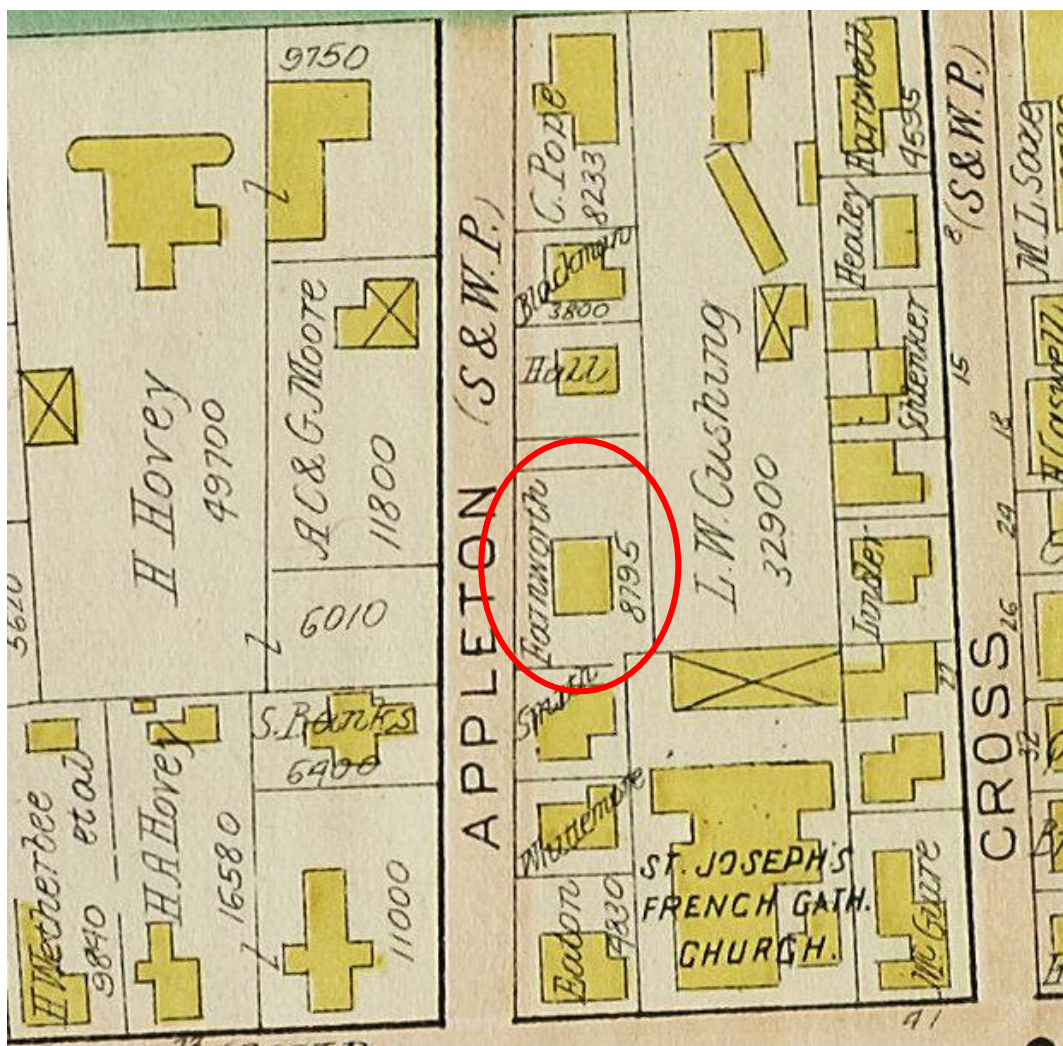
Google satellite



Google street view 2007



1892 Sanborn map



1900 map

Timeline

- 1877 Graduation, Boston University School of Medicine, Emily Metcalf
- 1880 Census, Emily Metcalf, physician, 276 Main St. (corner of Moody)
- 1882 Directory, Warren J. Richardson, proprietor, Prospect House, Main, opp. Prospect
- 1886 Directory, School Committee, Emily Metcalf, M.D.
- 1888 Marriage, Warren Josiah Richardson of Waltham, stable keeper and Emily Metcalf of Waltham, physician
- 1889 Deed, Leonard W. Cushing to Warren J. Richardson [MLR 1899/414]
- 1890 Directory, Warren J. Richardson, livery stable, 12 Church St., house 22 Appleton
- 1892 Deed, Warren J. Richardson to John L. Harvey [MLR 2109/241]
- 1892 Deed, John L. Harvey to Emily M. Richardson, wife of Warren Richardson [MLR 2109/243]
- 1896 Deed, Emily M. Richardson of Pasadena, CA, wife of Warren Richardson to Abby J. Farnsworth, wife of Henry A. Farnsworth [MLR 2474/201]
- 1896 Mortgage, Abby J. Farnsworth to Waltham Savings Bank [MLR 2474/203]
- 1900 Census, Henry Farnsworth, boot & shoe dealer, 22 Appleton
- 1900 Census, Warren & Emily Richardson, insurance agent, Pasadena, California
- 1910 Census, Henry Farnsworth, proprietor, shoe store

- 1912 Death, Henry A. Farnsworth
- 1922 Death, Abby J. (March) Farnsworth
- 1930 Census, George O. Farnsworth, shoe salesman, 22 Appleton St., owns
- 1936 Possession, foreclosure, Abby J. Farnsworth Estate to Waltham Savings Bank [MLR 6086/156]
- 1937 Deed, Waltham Savings Bank to Ernest & Mary Berrio [6175/81]
- 1940 Census, Charles Ernest & Mary Berrio, painter, 22 Appleton
- 1942 Annual listing, Ernest Berrio & family, painter, 22 Appleton
- 1945 Annual listing, Josephine & Frederick Malone; Ernest C. Berrio & family, clockmaking, 22 Appleton
- 1947 Death, Mary Berrio
- 1948 Deed, Ernest C. Berrio to Joseph Julian Demeo [MLR 7270/594]
- 1950 Census, Joseph J. Demeo, accountant, furniture store
- 1951 Deed, Joseph Julian Demeo to Eileen Munhall [MLR 7774/5]
- 1951 Deed, Eileen Munhall to Joseph Julian & Rita Demeo [MLR 7774/6]
- 1954 Deed, Joseph Julian & Rita Demeo to American National Red Cross [8299/84]
- 1991 Deed, American National Red Cross to Michael Falkoff [MLR 21587/63]
- 1998 Newspaper, Michael Falkoff joined Nutter, McClennen & Fish as counsel in the intellectual property department.
- 2020 Building condemnation as unfit for human habitation by Waltham Board of Health
- 2021 Deed, Samuel Falkoff, Conservator and Michael Falkoff Life Estate to Samuel Falkoff [MLR 79361/221]

Summary

The house at 22 Appleton Street was likely built in 1889 when Warren J. Richardson purchased the lot from Leonard Cushing. The land had previously been part of the Cushing estate. Richardson had married in the previous year Emily Metcalf, and most likely had the house built for himself and his wife. Both husband and wife were significant figures in the Waltham community, Warren Richardson being the proprietor of the Prospect House, and Emily Metcalf the first female physician in Waltham.

Warren J. Richardson was born in 1851 in Cambridge. In 1882, he was listed as the co-proprietor of the Prospect House, a historic hotel and tavern on Main Street, opposite Prospect Street. This building now stands on Hammond Street. In later directories, he was listed as having a livery and stable business at 12 Church Street. He was an equestrian and polo player, and raced horses at events in Waltham. He and his wife moved to Pasadena, California and sold their Waltham house and land in 1896 to Abby J. Farnsworth. He continued in the livery stable business in Pasadena, but also engaged in real estate investments.

Emily (Metcalf) Richardson was born in Ashburnham in 1841, and was a teacher in 1865. She graduated from Boston University School of Medicine in 1877. Founded in 1848, the medical school was the first institution in the world to formally educate female physicians. "Originally known as the New England Female Medical College, it was subsequently renamed Boston University School of Medicine in 1873. In 1864, it became the first medical school in the United States to award an M.D. degree to an African-American woman." After graduation, Emily Metcalf came to Waltham and established her homeopathic medical practice at 276 Main Street, corner of Moody Street. Before her marriage, she was also elected to the Waltham School Committee in the first election as a city. She was a member of the faculty and lectured at Lasell Seminary (later named Lasell College/University) in Auburndale. She was accepted into the membership of the Methodist congregation in Waltham in 1878. Boston University had Methodist origins, and a number of Methodist professors from BU lectured at Lasell Seminary. In 1886, the

Methodist church in Waltham was located at the corner of Main and Moody Streets, where her medical practice and residence were located. She ceased practicing medicine after her marriage to Warren J. Richardson in 1888 (Dr. Dr. Albert C. Reed advertised as successor to Emily Richardson, M.D. in 1890). She was active in social organizations in both Waltham and Pasadena, where she died in 1912.

In 1896, Warren and Emily Richardson moved to California and sold their Waltham house and land to Abby Farnsworth, wife of Henry Farnsworth. Henry Albert Farnsworth was born in Lowell, Massachusetts in 1844, and enlisted from Waltham in the 56th Massachusetts Volunteer Infantry in 1863. His regiment experienced heavy fighting in General Grant's Overland Campaign and the Siege of Petersburg, and he was mustered out in 1865. He applied for a pension in 1892 as an invalid. The Massachusetts Historical Society has a photograph of Henry A. Farnsworth taken by the renowned Waltham photographer, Henry F. Warren. Henry A. Farnsworth was in the boot and shoe retail business with a store located at 125 Moody Street, in the Hall's Corner building at Crescent Street. Henry Farnsworth died in 1912, and his widow, Abby J. Farnsworth, and son, George O. Farnsworth, continued to live in the house. Abby Farnsworth died in 1922, but the mortgage remained in her name. George Farnsworth lived there until 1936, when the bank foreclosed on the property.

Waltham Savings Bank sold the house to Ernest C. and Mary Berrio in 1937. Ernest Berrio was a painter and a clockmaker. Mary Berrio died in 1947, and Ernest Berrio sold the house to Joseph Julian Demeo. Joseph Julian Demeo was an accountant and his wife, Rita, was a teacher. They lived in the house until 1954, when they sold it to the American National Red Cross.

The history of Waltham Chapter of the American National Red Cross goes back to 1917 when President Wilson assembled a War Council of business and government leaders to take charge of the American Red Cross (founded by Clara Barton in 1881). By 1918, the War Council expanded the number of local chapters to 3,684, thereby creating an army of women volunteers and recruiting thousands of nurses for the war effort. During the 1918 influenza epidemic, the Boston and New England chapters redirected their efforts to assisting families on a local basis. Under the chairmanship of John Storer, the Waltham chapter and its volunteer motor corps played a crucial role during the flu pandemic in providing transportation to district visiting nurses. In the 1920s, the chapter was located in the Lawrence Building in Central Square. By 1950, the Waltham Chapter House had moved to the former Waltham Training School for Nurses on Main Street. In 1954, the Red Cross purchased the house at 22 Appleton Street from Joseph and Rita Demeo, and remained at that location for 37 years until 1991. From this location, the organization coordinated its services to the military, disaster relief, blood program, safety program (CPR, swimming & lifeguard training & certification), nursing and youth services.

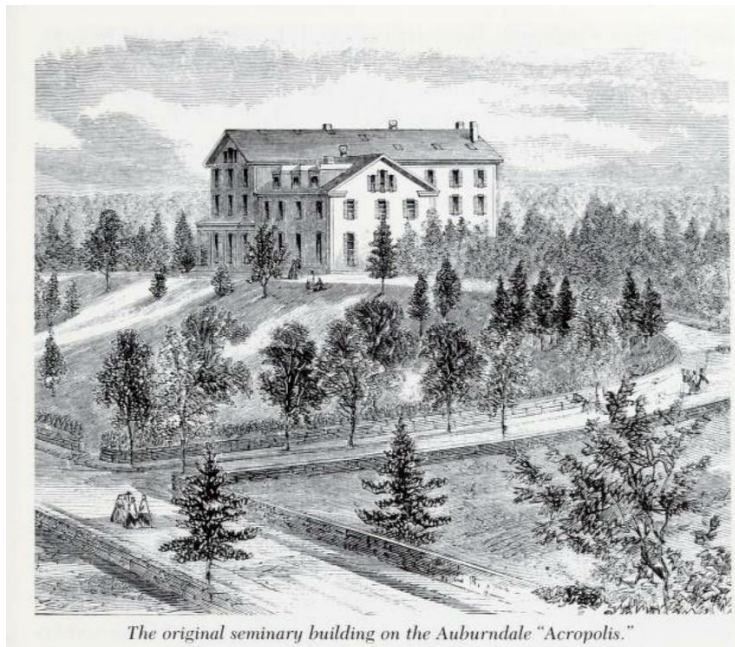
In 1991, the American Red Cross sold the house to Michael Falkoff, who was an intellectual property lawyer. The building was deemed unfit for habitation by the Waltham Board of Health in 2020. In 2021, Michael Falkoff and his conservator, Samuel Falkoff, transferred the property to Samuel Falkoff, the current applicant.

MISS EMILY METCALF, M. D.,
Homoeopathic Physician,
OFFICE HOURS: { Until 8.30 A.M.
 2 to 4 P.M.
 7 to 8 P.M.
276 Main Street, Waltham.

1886 Waltham City Directory

Dr. Emily Metcalf, a daughter of Joel F. and Martha (Davis) Metcalf, was born in Ashburnham, May 25, 1841. Miss Metcalf pursued a full course of professional study and graduated at the Boston University School of Medicine in 1877. In the same year she removed to Waltham where she early secured a large and lucrative practice. For several years, in addition to professional labor in Waltham, Dr. Metcalf was a member of the Faculty of Lasell Seminary at Auburndale. While holding this position, which was interrupted by an increasing business at home, she visited the school almost daily and delivered frequent lectures upon subjects allied to her profession. In practice Dr. Metcalf has adhered to the theories of the Eclectic School of Medicine. She has been eminently successful and has commanded the respect and confidence of her patrons.

History of Ashburnham, by Ezra Scollay Stearns, p. 516



The original seminary building on the Auburndale "Acropolis."

Lasell Seminary for Women

Former Waltham Woman Physician

Mrs. Emily Metcalf Richardson, formerly of Waltham, and who has died at Pasadena, Cal., was born in Ashburnham in 1842, and after graduating from Boston University, engaged in the practice of medicine in Waltham. She was married in that city in 1888 to Warren J. Richardson. Her death was the result of hemorrhage of the brain.

Boston Transcript, 17 January 1912

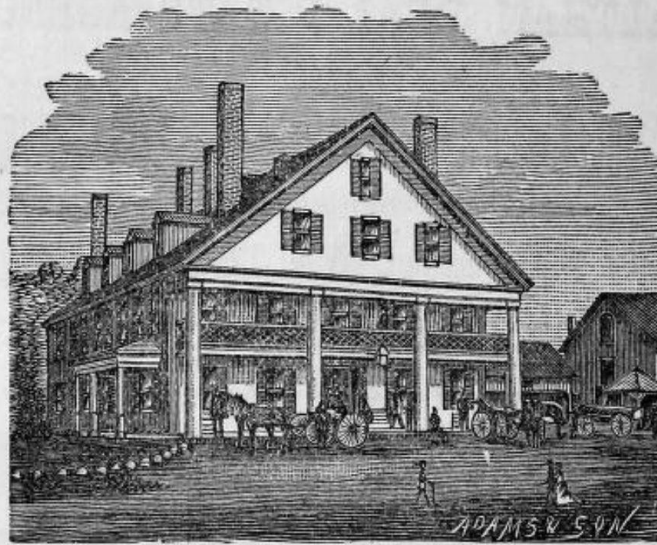
INDUSTRIAL EDUCATION.

A brief report on sewing in the schools of Waltham, by Mrs. Elizabeth Stone and Emily Metcalf, special committee on that subject, is highly encouraging. The number of girls regularly engaged in sewing at the time the report was written was 533. The number of articles made last year was 1893. The list included all kinds of family sewing and mending. The special teacher gives to the work eleven hours a week, one hour to each class. The moral effect of this instruction is marked in the appearance of the children. Sewing has been taught six years in the Waltham schools. The girls have lost nothing in other branches by giving an hour a week to this work. The committee recommend an extension of this instruction to the cutting, fitting and making of garments, and look forward also to instruction in cooking in the near future. It says: "In this branch of instruction, as well as the sewing, many girls would have an opportunity to become qualified in the art of making homes comfortable, attractive and thrifty, and we believe would do as much for the cause of temperance and the preservation of health as half the text books and lectures on these subjects." This looks like very practical industrial education.

Boston Herald, May 10, 1887

PROSPECT HOUSE.

W. J. RICHARDSON, Proprietor.

**WALTHAM, MASS.**

Main St., opp. Prospect,

1882 Waltham City Directory, Warren J. Richardson, proprietor

W. J. RICHARDSON, HACK, : BOARDING : AND : LIVERY : STABLE.



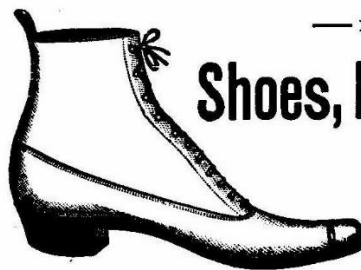
Particular Attention Given to Fur-
nishing Carriages for Parties,
Weddings and Funerals.

HORSES CLIPPED.**12 CHURCH STREET, WALTHAM, MASS.***Connected by Telephone.*

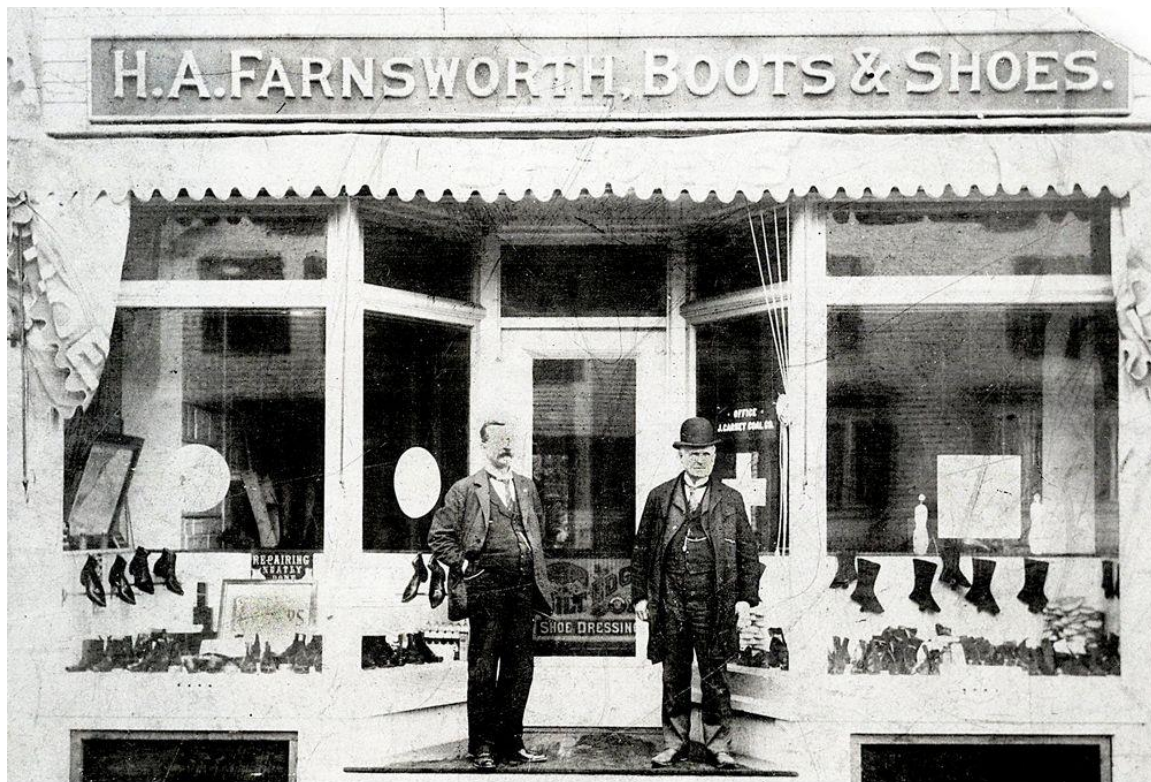
1895 Waltham City Directory

H. A. FARNSWORTH,

— DEALER IN —

Shoes, Rubbers, Umbrellas.*Fine Repairing a Specialty.***125 Moody St., Waltham, Mass.**

1897 Waltham City Directory



Henry A. Farnsworth in front of his store on Moody Street

Waltham Chapter, American **Red Cross**

The Chapter House is located at 22 Appleton Street. The house provided 11 rooms in which all chapter activities are centered, with well equipped offices and spaces for all the different phases of local **Red Cross** work. There is a good-sized meeting room for working volunteers and for several of the outstanding services of the chapter including blood service, armed forces, community service and disaster relief work. Miss Stella M. Mazur is Executive Director.

1965 Waltham city directory

American National **Red Cross** - Waltham Chapter

The local headquarters, located at the Chapter House, 22 Appleton Street, house all the services of **Red Cross**. The meeting room is also used as a classroom for the various courses conducted by the chapter. All services are conducted from this building which include Services to the Military, Disaster, Blood Program, Safety Services, Youth Services, Nursing Services and the complete Office of Volunteers. Miss Stella M. Mazur is the Executive Director.

1975 Waltham city directory