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| NV-G | |
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MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET, BOSTON, MA 02116

Town Newton (Newtonville)

Name of Area (if any) Newtonville Historic

District extension

Present Use commercial/residential/

institutional

General Date or Period 1880s-1930s

General Condition good

Acreage 340,841 sq.ft./ 7.82 acres

Recorded by Candace Jenkins/Susan Abele

Organization Newton Historical Comm.

Date 1/1987; rev. 4/1988

Photos (3"x3" or 3"x5" black & white) Indicate on back of each photo street addresses for buildings shown. Staple to left side of form.

Sketch Map. Draw a general map of the area indicating properties within it. Number each property for which individual inventory forms have been completed. Label streets including route numbers, if any. Indicate north. (Attach a separate sheet if space here is not sufficient).

see attached map

BIRCH HILL RD.

WALNUT ST.

UTM REFERENCE

| | | | | | |
|---|-----------|---------|---|-----------|---------|
| A | 19/317660 | 4690610 | A | 19/318140 | 4690630 |
| B | 19/317770 | 4690650 | B | 19/318270 | 4690900 |
| C | 19/317840 | 4690460 | C | 19/318260 | 4690650 |
| D | 19/317690 | 4690490 | D | 19/318140 | 4690630 |

USGS QUADRANGLE

NEWTON

SCALE

1:25,000

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

The Newtonville Historic District extension possesses integrity of location, design, setting, materials, workmanship, feeling and association. It is one of Newton's most intact village commercial centers, and is thus a significant illustration of both the city's rapid 20th century growth and the expanded services offered by the village centers. Its addition to the existing residential district to the south integrates the activities of the turn-of-the-century village life. Importance is also derived from the district's well preserved collection of commercial blocks, banks, institutional buildings, and residences. The district meets criteria A & C of the NRHP.

ARCHITECTURAL SIGNIFICANCE Describe important architectural features and evaluate in terms of other areas within the community.

The Newtonville Historic District extension is a turn-of-the-century village center which abuts the existing district (NR: 9/4/86) to the north and adds the missing commercial component to that primarily 19th century residential area. Also added are some exceptionally fine turn-of-the-century residences on Birch Hill Road which runs off Highland Avenue at the western end of the district. The village section is a compact, but densely developed, commercial area centered on the axis of Walnut Street. It is characterized by one-story, masonry commercial blocks and banks in a variety of architectural styles which share a common setback and define the corridor of Walnut Street. Prominent buildings at the northern and southern ends anchor and define the area. The Gothic Revival style Methodist Church, 288 Walnut Street (1868/1896/1922) and the Romanesque Revival style Masonic Hall (1896; DOE-1986) provide a strong terminus at the northern boundary, beyond which is the depressed bed of the Massachusetts Turnpike. The

(see cont. sheet)

HISTORICAL SIGNIFICANCE Explain historical importance of area and how the area relates to the development of other areas of the community.

Located between Newton Corner and West Newton, Newtonville, developed slowly, in spite of its prominent location along the Boston and Worcester Railroad line. By the late 1840s, several small subdivisions bordered the tracks, but it was not until William Claflin bought the old Fuller-Hull farm in the mid-1850s and the new High School was built in 1859, that activity began to increase. Newtonville eventually developed as a strong commercial and transportation center with William Claflin's Central Block (1874) and the railroad station (1880) as focal points. Expansion of the street railway system, with lines running on Washington and Walnut Street, made Newtonville increasingly more attractive for suburban development, particularly in the last two decades of the nineteenth century.

In the 1890s, a large number of early houses and commercial structures were lost when when the Boston and Albany tracks were lowered and Washington Street was widened to 85 feet. Construction of the Massachusetts Turnpike Extension in the early 1960s also disrupted Newtonville, cutting the village center into two sections and causing the destruction of the railroad station. The Central Congregational Church (1885; NR: 9/4/86) north of the Turnpike and the red brick Masonic Hall (1896; DOE) and the adjacent former Methodist Church (1924) on

BIBLIOGRAPHY and/or REFERENCES

(see cont. sheet)

See p. 8

(see cont. sheet)

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

| | |
|-----------------------------------------------------|------------------|
| Community: Newton (Newtonville) | Form No: NV-G |
| Property Name: Newtonville Hist. Dist. extension | |

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

ARCHITECTURAL SIGNIFICANCE (cont.)

Classical Revival style Newtonville Branch Library (1938) provides a transition to the existing residential district to the south. The residences on Birch Hill Road are commodious structures on generous, elevated lots, many of which have fine views to the east.

Individual buildings are described below:

Commercial

303 Walnut Street was designed in 1919 for the Newton Trust Co. by the Thomas James Co., a firm specializing in bank designs. It is a blocky, two story brick structure trimmed with cast stone including quoins, entablature and entry surround. The entry itself is modern.

305 Walnut Street is another two story, brick bank block. It was designed in 1938 for the Newton Cooperative Bank by Quincy architect, C. F. N. Robers. Its Neo-Federal style design complements the earlier, Classical Revival style bank next door.

309-21 Walnut Street is a one story, cast stone commercial block designed in 1925 by E. J. McDonald. Its parapet retains simplified classical elements, but its storefronts are all aluminum replacements.

324 Walnut Street is an early Italianate House which has been sided and had a 1 story commercial block attached to the front of it. Both sections of the property have been repeatedly altered.

323-35 Walnut Street is a similiar one story commercial block designed in 1922 by Mac Naughton and Robinson. Brick piers divide storefronts and the cast stone parapet is defined by an egg & dart molding. One older storefront remains at #333. Where the block turns the corner onto Highland Avenue, it has been totally altered.

336-48 Walnut Street, on the corner of Washington Park, was designed in 1927 by Clifford S. J. White. It is a one story brick and cast stone structure with storefronts divided by zigguarat massed piers. Many of the storefronts have been totally obliterated by recent tenants, but a few retain original leaded glass transoms.

Staple to Inventory form at bottom

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

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|-----------------------------------------------------|------------------|
| Community: Newton (Newtonville) | Form No: NV-G |
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Indicate each item on inventory form which is being continued below.

Architectural Significance (cont.)

330-34 Walnut Street is a one story brick block designed in 1927 by Silverman & Brown. It does not appear to have been distinguished originally, and later alterations have further lessened its importance.

308-20 Walnut Street is another one story commercial block designed in 1927 by E. J. MacDonald. The chief distinguishing feature of this cast stone faced block is its parapet with applied balusters, and stylized pediments with escutcheons at the Madison Avenue corner and at the center.

304-306 Walnut Street is a heavily altered one story block dating from c1936-38.

Institutional

302 Walnut Street is the visually imposing **Masonic Hall** of 1896. It was previously surveyed at #5182a, and was nominated to the National Register 9/4/86. Its status is DOE.

The **Newtonville Branch Library**, 259 Walnut Street (1938) is a handsome brick Classical Revival structure whose symmetrical facade is organized around a pedimented pavilion with a third story and cupola rising behind it. The pavilion is trimmed with pilasters carrying a frieze which reads: NEWTON FREE LIBRARY. The double-leaf entry is headed by an entablature carrying an urn. The flanking wings have five bays each, defined by recessed panels containing 16/12 double hung windows. This is the largest and most elaborate of Newton's several branch libraries.

The **Newtonville Methodist Church**, 288 Walnut Street (1868/1896/1922) has a complicated history of building and rebuilding to meet the needs of a growing congregation (see history section). Its final redesign is in the Gothic Revival style so popular for 20th century churches, but it not of the same quality of many Newton examples. It is a large church whose nave is treated with buttresses and pointed arch windows; one story side aisles run the length of the side elevations. A massive rectangular tower with gabled entry porch rises along the center of the facade. A 3 1/2 story gable roof crosspiece is located at the rear.

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

Architectural Significance (cont.)

Residential

5 Birch Hill Road (1895) is an asymmetrical Queen Anne/Colonial Revival style hybrid. Its many interesting features include a recessed porch with projecting dome roof. Protected by the verandah beneath are an entry and window with stained glass transoms.

8 Birch Hill Road (1891) is a simply detailed three-bay Colonial Revival style house that is clad with shingles and enclosed by a hip roof.

11 Birch Hill Road (1912) is a charming shingled cottage that is enclosed by a jerkin-headed roof and embraced by a broad verandah on the facade and south elevations.

19 Birch Hill Road (1895) is an excellent example of the Shingle Style. It is asymmetrically designed with a conical tower and facade gable with recessed center. The central portion of the first story is fieldstone. Windows contain diamond pane sash.

20 Birch Hill Road (1898) is a large clapboard clad Colonial Revival style house that rises 2 1/2 stories to a hip roof. Its five bay facade is centered on an elaborate pedimented pavilion.

30 Birch Hill Road (1896) is an unusually detailed shingled Dutch Colonial with slate gambrel roof. Its three bay facade is centered on an elaborate two-story pilastered pavilion containing an arched window above a columned entrance. Bay windows with diamond-pane sash flank this element.

33 Birch Hill Road (1895) is a three-bay Colonial Revival style house that is clapboard clad and enclosed by a slate hip roof. Its pedimented Tyscan entry porch is flanked by full length windows.

36 Birch Hill Road (1914) The Hubert Ripley House is an idiosyncratic early 20th century house whose multi-sylistic design probably reflects the tastes of its architect owner. It is a two story stucco clad house enclosed by a slate gable roof. Its facade is framed by quoins and extended by a two story wing. It is centered on three arched openings. A major feature of the facade is a chimney with multiple pots rising between the main block and wing. The original

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

Architectural Significance (cont.)

garage, at 103 Otis Street, has been incorporated into another house.

Verbal Boundary Description & Justification: The Newtonville Historic District extension abuts the existing district in two non-contiguous sections: a commercial/institutional area to the north along Walnut Street and a residential area to the west on Birch Hill Road and Lowell Avenue. Boundaries are the lot lines of the twelve buildings in the former section and the fourteen in the latter section as shown on the attached Engineering Map. The boundaries are drawn to include the core of the village commercial center where historic buildings are concentrated as well as the outstanding group of houses on Birch Hill Road and the adjacent six houses on Lowell Avenue and Otis Street which would otherwise be isolated within the district. Surrounding residences of lesser architectural quality remain excluded as do more recent commercial structures such as the Star Market on Austin Street.

HISTORICAL SIGNIFICANCE (cont.)

the south side provide focal points for the village. However continuity between the two sections is severely compromised by the Turnpike, which creates a physical barrier, and the Walnut Street bridge which creates a visual barrier because of its shape. South of the Massachusetts Turnpike, approximately 140 residential properties adjacent to the 20th century commercial area were designated as a National Register Historic District in 1986. The 20th century commercial area is to be included in the expanded district as well as Birch Hill Road, which runs off of Highland Avenue on the west side of the Newtonville Historic District.

Institutional

The former **Newtonville Methodist Church**, now Rick's Cafe, abuts the depressed road bed of the Massachusetts Turnpike and with the Masonic Hall, remain as important local landmarks. Methodists in Newtonville formed a congregation in 1860, holding services first in the old Dexter Piano Rooms (Leavitt Block) and then in Tremont Hall. In 1861, they used a small woodframe chapel on Washington Street at the corner of Central Avenue. In 1863 they bought a brick church on Walnut Street at the corner of Newtonville Avenue, left unfinished by a Baptists group. This so-called "brick church" was completed in 1868 and substantially rebuilt in 1896. The congregation continued to grow and by 1911 a committee had been formed to consider expanding the building, although no action was taken until 1922. According to the building permits, which lists the firm of Woodbury and Stuart as architects, the old building was

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

Historical Significance (cont.)

extended on both sides and in the front. The exterior was refaced with granite on brick and a

five story sunday school was added at the rear. Dedication of the newly enlarged church was held on December 7, 1924.

In recent years, the Methodist congregations in the city have declined and several have chosen to combine their resources. The Newton Methodist Church (Newton Corner, 1897) joined the Newtonville church in 1965, becoming the Newton Methodist Episcopal Church and worshiped in the Newtonville church. In 1980 both the Newtonville and Newton Centre Methodist Church (1899) gave up their large old churches and joined forces, becoming the United Methodist Church of Newton. Dedication of the new church facility at 430 Walnut Street (in the present Newtonville Historic District) took place Sunday May 31, 1981. The former church building in Newtonville was acquired for commercial purposes in 1983. The sunday school rooms have been adapted to office use, while the main church has been the site of several restaurants.

The **Newtonville Library** was the fifth branch library built during the 20s and 30s at the instigation of local residents. Although the branches in West Newton, Auburndale, Waban and Newton Centre were paid for entirely by subscription, the Newtonville branch was funded in part by a PWA (Public Works Assistance) grant which covered 45% of the cost. The site, formerly that of the Newton Club (G), was purchased by community subscription and the remainder of the cost was made up by the city. The library was conceived as an important resource for Newton High School students and was therefore larger than might otherwise have been needed for branch service.

The library was designed by Newtonville resident E. Donald Robb, a member of the firm of Robb and Little. Stained glass windows were designed by the Connick Studio, whose founder Charles Connick was also a resident of Newtonville. Poet Robert Frost took part in the dedication, December 1, 1939.

Commercial

Both sides of Walnut Street between the Masonic Hall and the Claflin School (NR 9/4/86) were entirely residential for the first two decades of the twentieth century. After 1917, breakup of the Austin Mitchel estate (located between Austin and Highald Streets) began the extension of the commercial area along Walnut Street. The Newton Trust (1919) was the first new structure

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

Historical Significance (cont.)

to be built. Located at **303 Walnut Street**, the bank was designed by the Thomas James Company, which had also designed the new Newton Trust building in West Newton in 1915. In the next ten years, with the exception of two residences, both sides of Walnut up to the Claflin School and Highland Avenue, were completely built up with commercial structures.

The first one story block was built in 1922 at **323-335 Walnut Street**. It was designed by architects MacNaughton and Robinson for Samuel Spector of Dorchester. An adjacent block at **309-321 Walnut Street** was built in 1925, designed by architect E. J. MacDonald for Walek & Yarros. Although Walek & Yarros are listed as owners on the original building permit, Horace W. Orr, is listed as owner on subsequent permits for alterations on this building and one other one. The local address for Walek & Yarros in 1925 was the office of real estate developers Haynes and Hernandez at 253 Walnut Street. It may in fact be Orr, who owned several properties on the north side of Newtonville, who was developing this property as well.

Between 1927 and 1929, three more blocks were built on Walnut between the Masonic Hall and the Claflin School. Walek & Yarros were granted a permit to build 9 brick stores at **308-320 Walnut Street** in 1927. The architect for this building was E. J. MacDonald, who also designed the block at 309-321 Walnut Street. Three brick stores were also built in 1927 at **330-334 Walnut Street**. The owner/builder was A. Kaplan and the architects were Silverman & Brown. Dr. P. B. Howard, who lived at 111 Washington Park developed the third property at **336-348 Walnut Street**. Dr. Howard commissioned Newton architect Clifford S. J. White to design seven brick stores, which were built in 1927. By 1934, the commercialization of the block between Newtonville and Madison Avenue became complete with the demolition of **304-306 Walnut Street** by Star Market owner, Stephen Mugar. Mugar's new building was designed by architect/builder L. C. Titus and housed Newton's first Star Market and an F. W. Woolworth's Five and Ten Cents Store.

In 1938 the Newton Co-operative Bank located its offices in a new building at **305 Walnut Street**, next to the Newton Trust. Quincy architect C. F. N. Roberts designed the original building and Newton architects Kreider and Nelson did an addition in 1963. (The Newton Co-operative is now known as Pioneer Financial.) Together, the banks form an important unit, particularly in relationship to the other more modest one story commercial structures. On the same side of Walnut Street as the banks, the Newtonville Branch Library (1938), brackets the

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

Historical Significance (cont.)

commercial area. Built on the site of the old Newton Club, it provided a transitional structure between the commercial and residential areas on Walnut Street.

The Great Atlantic and Pacific Tea Company and the First National served Newtonville, as they did every other Newton village in the early 20th century. In 1927, they were located at 310 and 308 respectively. However, in later years, the development of the "super market" and the building of the new Star Market on near-by Austin Street, began to eliminate all competition. Presently, with the exception of the Star Market, which serves an area far greater than Newtonville, most business on the south side of Newtonville serve a local clientel.

Residential

South and west of the commercial area on the hillside off Highland Avenue is Birch Hill Road, a short cul-de-sac, laid out in the early 1890s by Clara S. Pulsifer. Mrs. Pulsifer, widow of Boston *Herald* owner Royal M. Pulsifer, lived for a time at 8 Birch Hill Road and later at 33 Birch Hill Road. All but two of the houses were built before the turn-of-the-century. Houses at 11 and 36 were built in 1912 and 1914 respectively, number 36 being the house of noted architect Hubert G. Ripley.

Ripley (1869-1942) was born in Melrose and studied architecture at M.I.T., receiving his degree in 1890. He worked first in the offices of Daniel Burnham on the Columbian Exposition and later as a draftsman for Peabody & Stearns before opening his own practice in 1906. In 1917, he formed a partnership with Addison LeBoutillier which lasted until his death. Ripley was known

for his drawings and water colors and his writings on architecture, as well as for his architectural work.

Besides his own house, Ripley also designed houses at 271 Chestnut Street (1914; WN-0116) and 567 Walnut Street, and the Parish House for St. John's Church at 297 Lowell Avenue. Ripley & LeBoutillier were particularly known for their school designs, one of which was the Warren Junior High School, 1600 Washington Street, West Newton (1926-7; WN- 0134).

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NEWTONVILLE HISTORIC DISTRICT REVISED - NEWTON, MASS. MRA - 1988

Newton, Mass. Multiple Resource Area
NEWTONVILLE HISTORIC DISTRICT 1986

| Address | S-B-L | Historic Name | Date | Style | C/NC | Inven. # | Area (|
|--------------------|----------|--------------------------|--------|----------------------------|------|----------|--------|
| 4 Blithedale St. | 24-16-1 | | 1936 | Colonial Revival | NC | | 6,112 |
| 3 Briar Lane | 24-11-9 | | 1926 | Colonial Rev. gamb. cot'ge | NC | | 5,893 |
| 4 Briar Lane | 24-11-14 | | 1941 | Colonial Rev. cottage | NC | | 6,180 |
| 5 Briar Lane | 24-11-10 | | 1926 | Craftsman four square | NC | | 5,893 |
| 6 Briar Lane | 24-11-13 | | 1936 | Colonial Rev. cottage | NC | | 6,060 |
| 7 Briar Lane | 24-11-11 | | 1925-6 | Colonial Rev. gambrel | NC | | 7,313 |
| 8 Briar Lane | 24-11-12 | | 1931 | Colonial Rev. cottage | NC | | 6,695 |
| 372 Cabot St. | 22-18-14 | John W. Dickinson House | 1877 | Stick Style | C | 5672 | 13,377 |
| 375 Cabot St. | 22-17-10 | Rev. John Worcester Hse. | 1855 | Italianate | C | 5306 | 9,886 |
| 383 Cabot St. | 22-17-11 | | 1979 | Ranch | NC | | 9,430 |
| 3-5 Claflin Place | 22-17-19 | | 1968 | Colonial Rev. vernacular | NC | | 8,494 |
| 10 Clyde St. | 22-24-3 | | 1900 | Colonial Revival | C | 5657 | 8,073 |
| 14 Clyde St. | 22-24-2 | | 1900 | Colonial Rev. | C | 5656 | 4,700 |
| 20 Clyde St. | 22-24-1 | | 1892 | Queen Anne/Col. Rev. | C | 5655 | 5,963 |
| 28 Clyde St. | 22-24-27 | | 1896 | Colonial Rev. | C | 5654 | 9,211 |
| 31 Clyde St. | 22-19-22 | | 1890 | Queen Anne/Colonial Rev. | C | 5653A | 7,168 |
| 34 Clyde St. | 22-24-26 | | 1896 | Colonial Rev. | C | 5653 | 6,973 |
| 37 Clyde St. | 22-19-21 | | 1889 | Colonial Rev. | C | 5654A | 8,440 |
| 40 Clyde St. | 22-24-25 | | 1892 | Colonial Rev. | C | 5652 | 7,229 |
| 43-45 Clyde St. | 22-19-20 | | 1891 | Queen Anne/Col. Rev. | C | 5655A | 8,070 |
| 46 Clyde St. | 22-24-24 | | 1887 | Queen Anne | C | 5651 | 9,269 |
| 49 Clyde St. | 22-19-19 | | 1891 | Queen Anne/Col. Rev. | C | 5656A | 8,958 |
| 52 Clyde St. | 22-24-23 | | 1888 | Queen Anne | C | 5650 | 6,520 |
| 60 Clyde St. | 22-24-22 | | 1885 | Queen Anne | C | 5648 | 6,912 |
| 66 Clyde St. | 22-24-21 | | 1887 | Queen Anne | C | 5647 | 10,168 |
| 67 Clyde St. | 22-18-8 | | 1889 | Colonial Rev. | C | 5646 | 7,241 |
| Clyde St. | 22-18-7 | V A C A N T L O T | | | NC | | 5,832 |
| 70-72 Clyde St. | 22-24-20 | | 1925 | Colonial Revival | NC | | 8,218 |
| 19 Elmwood Park | 24-7-4 | | 1895 | Queen Anne | C | 5618 | 13,724 |
| 7 Gibson Road | 22-24-34 | | 1908 | Colonial Rev. gambrel | NC | | 10,110 |
| 11 Gibson Road | 22-24-33 | | 1908 | Colonial Rev. four square | NC | | 5,930 |
| 17 Gibson Road | 22-24-32 | | 1890 | Queen Anne | C | 5649 | 9,436 |
| 19 Highland Ave. | 24-9-25 | Swedenborgian Church | 1892 | Gothic Revival | C | 5421 | 31,200 |
| 25-31 Highland Ave | 24-9-26 | | 1892 | Queen Anne | C | 5420 | 13,200 |
| 30 Highland Ave. | 24-11-37 | | 1891 | Queen Anne | C | 5422 | 7,052 |
| 33-35 Highland Ave | 24-9-28 | | c.1872 | Queen Anne | C | 5419 | 8,132 |
| 34 Highland Ave. | 24-11-36 | | 1921 | Colonial Rev. Four Square | NC | | 9,874 |
| 40 Highland Ave. | 24-11-35 | | c.1872 | Mansard | C | 5423 | 21,400 |
| 43 Highland Ave. | 24-9-29 | | 1880s? | Vernacular | C | 5418 | 11,700 |
| 50 Highland Ave. | 24-11-34 | | c.1870 | Italianate | C | 5424 | 22,738 |

NEWTONVILLE HISTORIC DISTRICT REVISED - NEWTON, MASS. MRA - 1988

Newton, Mass. MRA

1986

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| Address | S-B-L | Historic Name | Date | Style | C/NC | Inven. # | Area (|
|--------------------|-----------|-----------------------------|--------|--------------------------|------|-------------|--------|
| 55 Highland Ave. | 24-9-33 | | c.1853 | Italianate | C | 5414 | 5,985 |
| 58-60 Highland Ave | 24-11-33 | | c.1877 | Carpenter Gothic | C | 5425 | 21,865 |
| 59-61 Highland Ave | 24-9-40 | | 1893 | Colonial Rev. | C | 5407 | 6,008 |
| 63 Highland Ave. | 24-9-41 | | c.1869 | Italianate | C | 5406 | 16,128 |
| 66 Highland Ave. | 24-11-32 | | c.1878 | Italianate | C | 5426 | 22,239 |
| 69 Highland Ave. | 24-9-42 | | 1890 | Queen Anne/Col. Rev. | C | 5405 | 16,810 |
| 76-78 Highland Ave | 24-11-31 | | c.1870 | Mansard | C | 5427 | 22,905 |
| 77 Highland Ave. | 24-9-1 | | c.1874 | Mansard cottage | C | 5404 | 18,494 |
| 80 Highland Ave. | 24-11-30 | | 1884 | Queen Anne | C | 5428 | 6,912 |
| 90 Highland Ave. | 24-12-5 | | c.1872 | Italianate | C | 5582 | 10,269 |
| 95 Highland Ave. | 24-7-5 | | 1885 | Queen Anne | C | 5583 | 11,777 |
| 101 Highland Ave. | 24-7-6 | | 1895 | Shingle Style | C | 5584 | 10,938 |
| 104 Highland Ave. | 24-12-4 | | 1869 | Mansard | C | 5586 | 24,801 |
| 109 Highland Ave. | 24-7-7 | Wm. C. Richardson House | 1887 | Shingle Style | C | 5585 | 14,685 |
| 9 Highland Park | 24-9-34 | | 1901 | Queen Anne | C | 5413 | 2,440 |
| 10 Highland Park | 24-9-39 | | 1900 | vernacular | C | 5408 | 2,680 |
| 11-15 Highland Pk. | 24-9-35 | | 1892 | vernacular | C | 5412 | 2,963 |
| 14 Highland Park | 24-9-38 | | 1892 | Queen Anne | C | 5409 | 2,963 |
| 16 Highland Park | 24-9-37 | | 1892 | Colonial Rev. | C | 5410 | 3,369 |
| 17 Highland Park | 24-9-36 | | 1892 | Colonial Rev. | C | 5411 | 3,086 |
| 2 Highland Terrace | 24-9-32 | | 1897 | Colonial Rev. | C | 5415 | 5,300 |
| 11 Kimball Terrace | 24-16-5 | | 1887 | Queen Anne | C | 5565 | 7,260 |
| 12 Kimball Terrace | 24-17-14 | | 1912 | Colonial Rev. vernacular | NC | | 5,664 |
| 15 Kimball Terrace | 24-16-6 | | 1887 | Queen Anne | C | 5566 | 7,260 |
| 16 Kimball Terrace | 24-17-13 | | 1926 | Colonial Rev. vernacular | NC | | 5,454 |
| 21 Kimball Terrace | 24-16-7 | | 1893 | Colonial Rev. | C | 5567 | 7,260 |
| 25 Kimball Terrace | 24-16-8 | | 1889 | Queen Anne | C | 5568 | 7,516 |
| 8 Kirkstall Road | 22-21-49 | | 1950 | Colonial Rev. cottage | NC | | 10,640 |
| 218-222 Lowell Ave | 24-9-2 | | 1905 | Colonial Rev. | C | 5403 | 10,469 |
| 256 Lowell Ave. | 24-11-29 | | 1884 | Queen Anne | C | 5429 | 4,941 |
| 258 Lowell Ave. | 24-11-28 | | 1891 | Queen Anne | C | 5430 | 4,275 |
| 264 Lowell Ave. | 24-11-24 | | 1877 | Italianate | C | 5431 | 6,632 |
| 270 Lowell Ave. | 24-11-25 | | c.1875 | vernacular | C | 5432 | 8,543 |
| 297 Lowell Ave. | 24-14-1 | St. John's Episcopal Church | 1902 | Gothic Revival | C | 5621 ,NV-22 | 46,998 |
| Lowell Ave. | 24-8-1 | E L M W O O D P A R K | | | C | | 27,712 |
| 288 Mill St. | 24-38-4 | | 1830s? | Greek Revival | C | 5682,NC-458 | 19,099 |
| 299 Mill St. | 22-25-7 A | | 1967 | Ranch | NC | | 18,500 |
| 15 Otis Park | 24-17-19 | | 1887 | Queen Anne cottage | C | 5448 | 7,868 |
| 11 Otis Place | 24-11-20 | | 1950 | Colonial Rev. cottage | NC | | 6,380 |
| 15 Otis Place | 24-11-22 | | c.1870 | Gothic Revival | C | 5437 | 8,173 |
| 23 Otis Place | 24-11-23 | | c.1870 | Gothic Revival | C | 5438 | 9,002 |

Newton, Mass. MRA

1986

page 3 of 4

| Address | S-B-L | Historic Name | Date | Style | C/NC | Inven. # | Area (|
|------------------|----------|---------------------------|-------------|--------------------------|------|----------|--------|
| 17 Otis St. | 24-11-5 | | 1889 | Queen Anne | C | 5551 | 7,418 |
| 23 Otis St. | 24-11-6 | | 1889 | Queen Anne | C | 5550 | 7,486 |
| 27 Otis St. | 24-11-7 | | late 1860s | Mansard | C | 5449 | 17,765 |
| 28 Otis St. | 24-17-1 | | 1886 | Queen Anne | C | 5447 | 7,272 |
| 34 Otis St. | 24-17-18 | | 1887 | Queen Anne | C | 5446 | 6,304 |
| 35 Otis St. | 24-11-8 | | 1926 | Colonial Revival | NG C | | 8,300 |
| 38 Otis St. | 24-17-17 | | 1887 | Queen Anne | C | 5445 | 7,385 |
| Otis St. | 24-17-16 | V A C A N T L O T | | | NC | | 6,265 |
| 43 Otis St. | 24-11-15 | Charles Curtis House | late 1850s | Italianate | C | 5444 | 13,184 |
| 44-46 Otis St. | 24-17-15 | George F. Kimball House | c.1872 | Italianate | C | 5443 | 7,321 |
| 51 Otis St. | 24-11-16 | | c.1860 | Italianate | C | 5443A | 30,888 |
| 54 Otis St. | 24-16-4 | | 1886 | Queen Anne | C | 5442 | 5,906 |
| 59 Otis St. | 24-11-17 | | c.1870 | Italianate | C | 5440 | 13,201 |
| 60 Otis St. | 24-16-3 | | 1886 | Queen Anne | C | 5441 | 6,163 |
| 62 Otis St. | 24-16-2 | | 1937 | Colonial Rev. cottage | NC | | 5,843 |
| 63 Otis St. | 24-11-18 | | c.1884 | Queen Anne | C | 5439 | 18,440 |
| 69 Otis St. | 24-11-19 | | 1914 | Colonial Revival | NG C | | 10,130 |
| 76 Otis St. | 24-15-3 | Daniel W. Russell House | 1860s | Mansard | C | 5436 | 12,769 |
| 77 Otis St. | 24-11-26 | | early 1870s | Italianate | C | 5435 | 13,127 |
| 82 Otis St. | 24-15-2 | | 1926 | Tudor | NG C | | 9,672 |
| 85 Otis St. | 24-11-27 | | early 1870s | Italianate | C | 5433 | 9,715 |
| 88 Otis St. | 24-15-1 | | 1853 | Greek Revival/Italianate | C | 5434 | 16,800 |
| 11 Russell Court | 24-17-5 | | 1885 | Stick Style (orig.) | C | 5563 | 3,840 |
| 23 Russell Court | 24-17-6 | | c.1875 | Italianate [?] | C | 5564 | 10,290 |
| 22 Walnut Place | 24-11-42 | | 1876 | Italianate | C | 5556 | 8,809 |
| 25 Walnut Place | 24-10-4 | | c.1876 | Queen Anne | C | 5557 | 6,210 |
| 26 Walnut Place | 24-11-41 | | c.1888 | Queen Anne | C | 5558 | 4,298 |
| 28 Walnut Place | 24-11-40 | | c.1888 | Queen Anne | C | 5559 | 4,856 |
| 32 Walnut Place | 24-11-39 | | c.1877 | Italianate | C | 5560 | 11,776 |
| 38 Walnut Place | 24-11-38 | | c.1877 | Italianate | C | 5561 | 9,773 |
| 355 Walnut St. | 24-11-1 | James M. Cook House | c.1847 | Italianate | C | 5555 | 7,481 |
| 363 Walnut St. | 24-11-2 | barn of 355 Walnut St. | mid 19th c. | vernacular | C | 5554 | 10,240 |
| 369 Walnut St. | 24-11-3 | Albert Phipps House | c.1851 | Greek Revival | C | 5553 | 9,000 |
| 377 Walnut St. | 24-11-4 | | 1904 | Colonial Rev. | C | 5552 | 24,100 |
| 378 Walnut St. | 22-17-12 | | c.1890 | Queen Anne | C | 5333 | 10,625 |
| 391 Walnut St. | 24-17-3 | Christian Science Church | 1924-25 | Neo-classical | NG | NY-CBS | 40,592 |
| 398 Walnut St. | 22-18-13 | Charles T. Pulsifer House | c.1874 | Mansard | C | 5673 | 14,870 |
| 403 Walnut St. | 24-17-4 | | c.1852 | Greek Revival | C | 5562 | 6,792 |
| 406 Walnut St. | 22-18-12 | | 1894 | Colonial Rev. | C | 5674 | 14,407 |
| 414 Walnut St. | 22-18-2 | Henry Ross House | 1882 | Queen Anne | C | 5675 | 33,045 |
| 424 Walnut St. | 22-18-11 | Charles S. Pulsifer Hse. | c.1848 | Greek Revival | C | 5676 | 15,000 |

1986

Newton, Mass. MRA

| Address | S-B-L | Historic Name | Date | Style | C/NC | Inven. # | Area (|
|-------------------------|----------|------------------------------------|-----------|--------------------------|------|----------|--------|
| 430 Walnut St. | 22-18-10 | School offices | 1912 | Colonial Revival | | | |
| | | United Methodist Church | 1981 | modern church addition | NC | | 30,716 |
| 442 Walnut St. | 22-18-9 | | 1889 | Queen Anne/Col. Rev. | C | 5645 | 12,169 |
| 454 Walnut St. | 22-24-19 | James B. Trowbridge Hse. | 1881 | Queen Anne | C | 5644 | 12,064 |
| 462 Walnut St. | 22-24-18 | | 1884 | Queen Anne | C | 5643 | 17,496 |
| 472 Walnut St. | 22-21-52 | | 1892 | Colonial Rev. | C | 5637 | 11,330 |
| 479 Walnut St. | 24-18-2 | | 1895 | Colonial Rev. | C | 5572 | 13,017 |
| 480 Walnut St. | 22-21-51 | Priscilla Frothingham Hse. | c.1848 | Greek Revival | C | 5636 | 24,342 |
| 486 Walnut St. | 22-21-50 | | 1951 | Ranch | NC | | 10,890 |
| 489 Walnut St. | 24-18-3 | | 1898 | Colonial Rev. | C | 5573 | 12,949 |
| 495 Walnut St. | 24-18-4 | | 1927 | Tudor | NC | 5574 | 8,780 |
| 503 Walnut St. | 24-18-5 | | 1899 | Colonial Rev. | C | 5575 | 33,129 |
| 508 Walnut St. | 22-25-8 | | 1951 | Ranch | NC | | 16,553 |
| 515 Walnut St. | 24-31-6 | | 1887 | Colonial Rev. | C | 5630 | 16,758 |
| 518 Walnut St. | 22-25-7 | | 1889 | Colonial Rev. | C | 5678 | 23,121 |
| 525 Walnut St. | 24-31-7 | | 1904 | Colonial Rev. | C | 5629 | 36,138 |
| 536 Walnut St. | 24-38-3 | | 1895 | Colonial Rev. | C | 5680 | 17,180 |
| 542-544 Walnut St. | 24-38-2 | | 1900 | Colonial Rev. | C | 5681 | 16,612 |
| 543 Walnut St. | 24-31-8 | carriage barn for 525 Walnut | c.1904 | Queen Anne/Colonial Rev. | C | | 17,200 |
| 553 Walnut St. | 24-31-1 | | 1894 | Queen Anne/Shingle | C | 5628 | 15,550 |
| 110-112 Washington Park | | Clafin Grammar School (NR-8/16/84) | | | | | |
| | 22-17-20 | | 1891 | Rich. Romanesque | C | 5340 | 36,000 |
| 105 Washington Pk | 22-6-23 | | mid 1880s | Queen Anne | C | 5341 | 10,300 |

143 Properties with an area of 1,720,689 square feet (39.5 acres).

- 140 Buildings
- 2 Vacant lots
- 1 Elmwood Park

NEWTON, MASS. MULTIPLE RESOURCE AMENDMENT – 1988 – NEWTONVILLE HISTORIC DISTRICT (Exp'D)

M. 1 of 2

| <u>Street Address</u> | | <u>SBL</u> | <u>Area(sf)</u> | <u>Historic Name</u> | <u>Form #</u> | <u>Date</u> | <u>Style</u> | <u>Status</u> |
|-----------------------|------------------|------------|-----------------|------------------------------------------------------------------|---------------|-------------|----------------|---------------|
| | | 22-6-22 | 10080 | Vacant Lot | | | | |
| 5 | Birch Hill Rd. | 24-12-23 | 15000 | house garage | Area 24 | 1895 | CR | c c |
| 8 | Birch Hill Rd. | 24-12-3 | 22635 | house | Area 24 | 1891 | CR | c |
| 11 | Birch Hill Rd. | 24-12-24 | 15400 | house garage | | 1912 | AC/Tudor | c c |
| 19 | Birch Hill Rd. | 24-12-25 | 15400 | house garage | Area 24 | 1895 | Shingle | c c |
| 20 | Birch Hill Rd. | 24-12-2 | 30972 | house outbuilding | Area 24 | 1898 | CR | c nc |
| 30 | Birch Hill Rd. | 24-12-1 | 11550 | house garage | Area 24 | 1896 | CR | c nc |
| 33 | Birch Hill Rd. | 24-12-26 | 11145 | house shed | Area 24 | 1895 | CR | c nc |
| 36 | Birch Hill Rd. | 24-12-13 | 18584 | Hubert G. Ripley House | NV-075 | 1914 | Eclectic | c |
| 269 -271 | Lowell Avenue | 24-11-25 | 8543 | house | 5581 | c1835 | Italianate/CR | c |
| 275 -277 | Lowell Avenue | 24-12-8 | 12894 | 2 family house garage | | 1922 | Craftsman | c c |
| 281 -283 | Lowell Avenue | 24-12-9 | 9509 | house garage | | 1922 | Craftsman | nc nc |
| 456 -460 | Newtonville Ave. | 22-5-32 | 11718 | Masonic Hall | DOE | 1896 | Romanesque | c |
| 91 | Otis Street | 24-12-10 | 3392 | house | | c1880 | Shingle | nc |
| 95 | Otis Street | 24-12-11 | 5947 | house garage | | c1880 | Shingle/CR | c c |
| 103 | Otis Street | 24-12-12 | 8216 | house (w/attached garage) garage (orig. to 36 Birch Hill Rd.) | | 1941 | CR | nc c |
| 259 | Walnut Street | 24-10-1 | 25909 | Newtonville Branch Library | NV-081 | 1938 | Classical Rev. | c |
| 288 | Walnut Street | 22-4-15 | 25088 | Newtonville Methodist Church | NV-082 | 1922 | Gothic Revival | c |
| 303 | Walnut Street | 24-9-17 | 5135 | Newton Trust Co. | | 1919 | Classical Rev. | c |
| 304 -06 | Walnut Street | 22-5-33 | 7042 | Commercial Block | | 1936-38 | Commercial | nc |

NEWTON, MASS. MULTIPLE RESOURCE AMENDMENT - 1988 - NEWTONVILLE HISTORIC DISTRICT (Exp'd)

| | | | | | | | |
|---------|---------------|---------|-------|--------------------------|--------|-------------|---|
| 305 | Walnut Street | 24-9-18 | 3273 | Newton Cooperative Bank | 1938 | Neo-Federal | c |
| 308 -20 | Walnut Street | 22-5-34 | 11658 | Commercial Block | 1927 | CR | c |
| 309 -21 | Walnut Street | 24-9-19 | 8126 | Commercial Block | 1925 | CR | c |
| 323 -25 | Walnut Street | 24-9-20 | 15855 | Commercial Block | 1922 | CR | c |
| 324 | Walnut Street | 22-6-19 | 9000 | Altered House/Commercial | c1920s | Commercial | n |
| 330 -34 | Walnut Street | 22-6-20 | 11310 | Commercial Block | 1927 | CR | c |
| 336 -48 | Walnut Street | 22-6-21 | 7460 | Commercial Block | 1927 | Moderne | c |

| | | |
|---------------------------------------|----|------------------------------------|
| Number of buildings | 25 | |
| Number of contributing buildings | 21 | Sum of square feet in field "area" |
| Number of non-contributing buildings | 5 | (Streets not included) 340341 |
| Number of structures | 10 | Number of vacant lots (1) |
| Number of contributing structures | 6 | |
| Number of non-contributing structures | 4 | |
| Number of contributing objects | 0 | |

NB: The contributing/non-contributing status of post-1907 buildings within the existing NR district has been revised. Please refer to the attached and corrected District Data Sheets

NEWTON, MASS. - MRA : PHOTOGRAPH FROM BEAUTIFUL NEWTON, NEWTON
GRAPHIC PUBLISHING CO., NEWTON, MASS., n.d.



RESIDENCE OF HUBERT G. RIPLEY, BIRCH HILL ROAD, NEWTONVILLE

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received 1/23/86
date entered

Continuation sheet

Item number

Page

Multiple Resource Area
Thematic Group

Name Newton MRA
State Middlesex County, MA

Nomination/Type of Review

Date/Signature

121. Whittemore's Tavern--
Bourne House

Entered in the
National Register

for Keeper

Melrose Byers 9/4/86

Attest

122. Working Boys Home

Entered in the
National Register

for Keeper

Melrose Byers 9/4/86

Attest

123.

123. Brae-Burn Historic District

Entered in the
National Register

for Keeper

Melrose Byers 2/16/90

Attest

124. Commonwealth Avenue Historic District

Entered in the
National Register

for Keeper

Melrose Byers 2/16/90

Attest

125. Day Estate Historic District

Entered in the
National Register

for Keeper

Melrose Byers 2/16/90

Attest

126. Gray Cliff Historic District
(Boundary Increase)

Entered in the
National Register

for Keeper

Melrose Byers 2/16/90

Attest

127. Monadnock Road Historic District

Entered in the
National Register

for Keeper

Melrose Byers 2/16/90

Attest

128. Morton Road Historic District

Entered in the
National Register

for Keeper

Melrose Byers 2/16/90

Attest

* 129. Newton Highlands Historic District
(Boundary Increase)

for Keeper

Betty L. Savage 02/16/90

Attest

* 130. Newtonville Historic District
(Boundary Increase)

~~Entered in the~~
National Register

for Keeper

Betty L. Savage 2/16/90

Attest

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION *BI*

PROPERTY NAME: Newtonville Historic District (Boundary Increase)

MULTIPLE NAME: Newton MRA

STATE & COUNTY: MASSACHUSETTS, Middlesex

DATE RECEIVED: 1/02/90 DATE OF PENDING LIST: 1/16/90
DATE OF 16TH DAY: 2/02/90 DATE OF 45TH DAY: 2/16/90
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 90000014

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: Y SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 2/16/90 DATE

ABSTRACT/SUMMARY COMMENTS:

One of Newton's most intact village commercial centers the area of the boundary increase reflects the post 1907 survey work that identified additional eligible properties which illustrate the continuum of this residential area's historic growth and its integration with civic, commercial and institutional functions of the center.

RECOM./CRITERIA Accept A+C
REVIEWER Savage
DISCIPLINE Architectural History
DATE 02-16-90

DOCUMENTATION see attached comments Y/N (N) see attached SLR Y/N (N)

CLASSIFICATION

___ count ___ resource type

STATE/FEDERAL AGENCY CERTIFICATION

FUNCTION

___ historic ___ current

DESCRIPTION

___ architectural classification
___ materials
___ descriptive text

SIGNIFICANCE

Period Areas of Significance--Check and justify below

Specific dates Builder/Architect
Statement of Significance (in one paragraph)

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

BIBLIOGRAPHY

GEOGRAPHICAL DATA

___ acreage ___ verbal boundary description
___ UTMs ___ boundary justification

ACCOMPANYING DOCUMENTATION/PRESENTATION

___ sketch maps ___ USGS maps ___ photographs ___ presentation

OTHER COMMENTS

Questions concerning this nomination may be directed to

Phone _____

Signed _____

Date _____



Newtonville H.S. (expanded)

Newton, MA-MRA

36 Birch Hill Rd.

Newton, MA

C. Jenkins

4/87

neg - @ Jackson Homestead

view - south

NV-075

87/9-36A



AT

Money is here!

Flower Power

Flower Power

Flower Power

Flower Power

Newtonville Historic District (expanded) Newton, MA-MRA

305 and 303 Walnut St -
Newton, MA

@ Jenkins

1/87

req. @ Jackson Homestead

ND-G

87/5-6



Newtonville H.D. (expanded)

Newton, MA-MRA

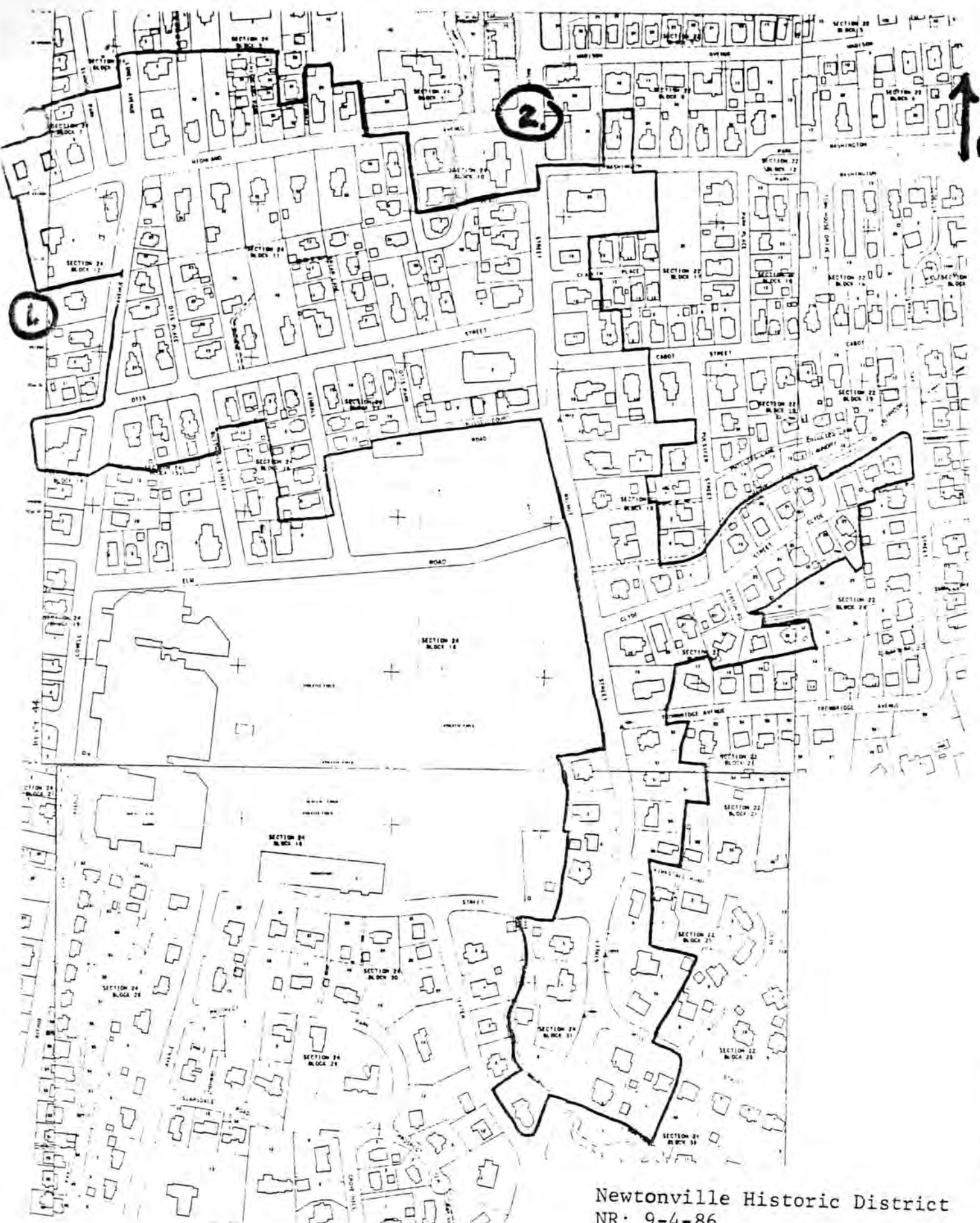
259 Walnut St.
Newton, MA

C. Jenkins

4/87

neg. @ Jackson Homestead
view - west

87-7-3A

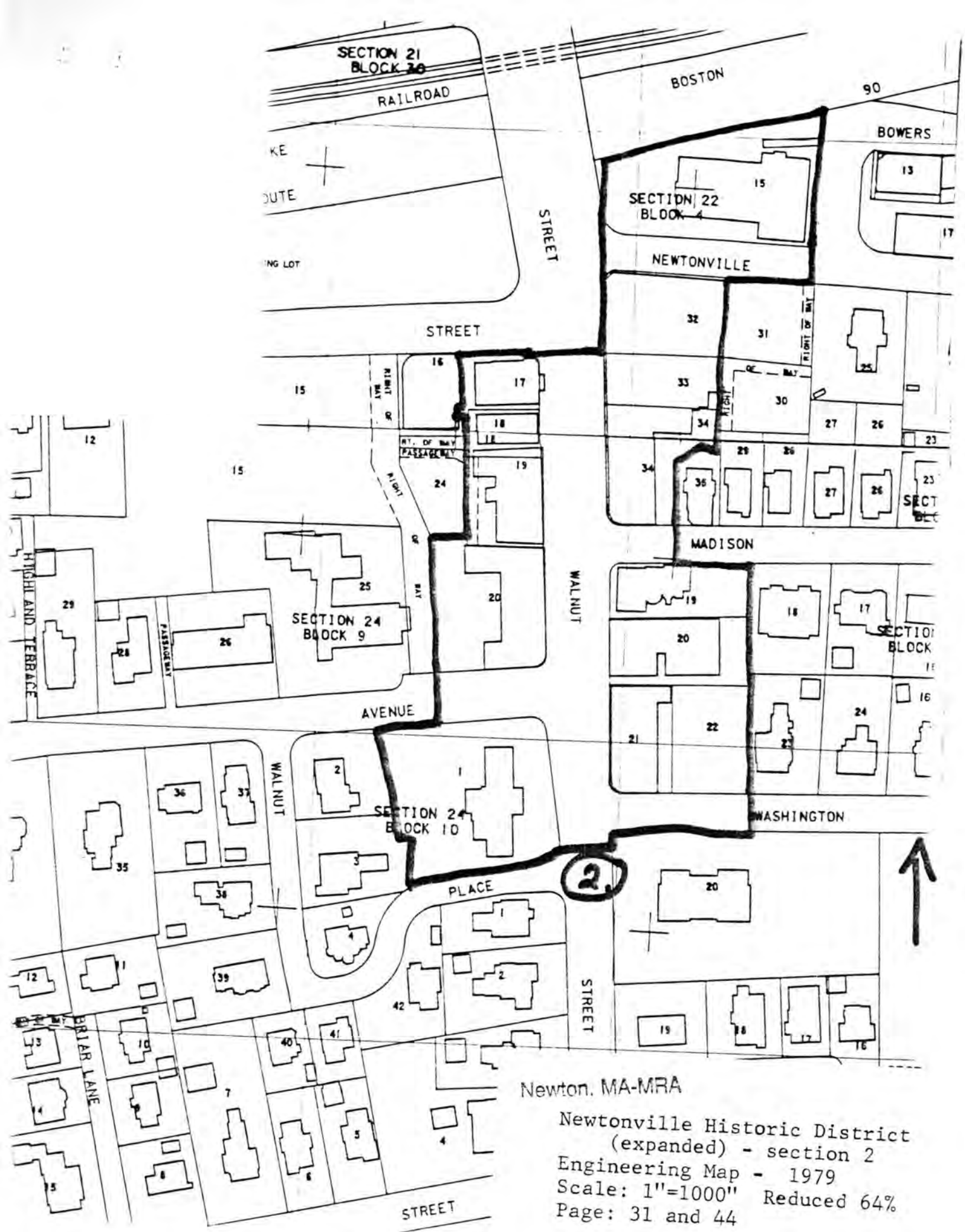


Newtonville Historic District
NR: 9-4-86

Showing extensions 1 and 2
Newton, MA - MRA 1988



Newton, MA-MRA
 Newtonville Historic District
 (expanded) - section 1
 Engineering Map - 1979
 Scale: 1"=1000" Reduced 64%
 Page: 43 and 44



Newton, MA-MRA

Newtonville Historic District
 (expanded) - section 2
 Engineering Map - 1979
 Scale: 1"=1000" Reduced 64%
 Page: 31 and 44

Newton Masonic Associates, Inc.
P.O. Box 856
Westboro, MA 01581

March 3, 1989

Valerie Talmage, Executive Director
State Historic Preservation Office
Massachusetts Historical Commission
80 Boylston Street
Boston, MA 02116

RECEIVED

MAR 6 1989

MASS. HIST. COMM.

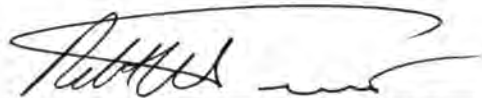
RE: Nomination to National Register of Historic Places

Dear Ms. Talmage:

Pursuant to your letter of January 30, 1989, please be advised that the Board of Directors of the Newton Masonic Associates, Inc. unanimously objects to the nomination of its property located at 460 Newtonville Avenue, Newton, Massachusetts, for listing with the National Register of Historic Places. Please see that our objection is properly noted.

Thank you for your assistance in this matter.

Very truly yours,



Robert W. Tennant, Vice President
Newton Masonic Associates, Inc.

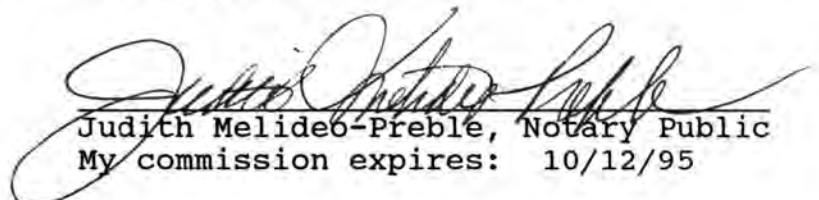
COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS

March 3, 1989

Then personally appeared the above-named ROBERT W. TENNANT and made oath that the foregoing statement was his free act and deed.

Before me, this 3rd day of March, 1989.



Judith Melideo-Preble, Notary Public
My commission expires: 10/12/95

l:talmage.ltr