

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION  
80 BOYLSTON STREET  
BOSTON, MA 02116

AREA	FORM NO.
	1173

Town Newton, Mass. MRA  
Newton (Newton Corner)

Address 33-35 Waban Street

Historic Name John Buckingham House

Photo (3"x3" or 3"x5", black and white) Indicate address of property on back of photo. Staple to left side of form.

Use: Present dwelling

Original dwelling

DESCRIPTION

Date ca. 1864

Source stylistic analysis

Style Mansard

Architect unknown

Exterior Wall Fabric clapboard

Outbuildings carriage house

Major Alterations (with dates) none

Condition Very good

Moved no Date \_\_\_\_\_

Acreage 10,001 sq. ft. *less than one acre*

Setting suburban residential

Recorded by K. Hatch

Organization Newton Historical Comm.

Date 2/77; rev. by H. White 3/86

Sketch Map: Draw map showing property's location in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection(s).  
Indicate north

(SEE ATTACHED MAP)

UTM REFERENCE 19.319560.4691570

USGS QUADRANGLE NEWTON, MASS.

SCALE 1:25,000

## NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

The John Buckingham residence is an exceptionally well-preserved sidehall Mansard house and is representative of the wood frame suburban houses built by Boston commuters in Newton Corner during the period following the Civil War; it therefore meets Criteria A and C of the National Register of Historic Places.

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

The Buckingham residence occupied a substantial lot located at a curve on Waban Street. A portion of the original property has been subdivided for townhouses. The property is bounded by an arcaded iron fence cast at a Waltham foundry. The house, designed with a long rear ell, has remained exceptionally well-preserved. The bellcast Mansard roof retains its early fish scale patterned slate, ornate segmental dormers and denticular cornice. The two single -story polygonal bay windows are a feature which originated during the Italianate period and continued in use. Elaborate porches are located at the main entrance and rear entrance in the ell. An ornate carriage house with a Mansard roof and ventilator stands to the rear of the lot.

**HISTORICAL SIGNIFICANCE** Explain the role owners played in local or state history and how the building relates to the development of the community.

John Buckingham, pastor of the Unitarian Church in Chestnut Hill, moved to this house in 1866. Owned by Georgianna, his wife, and later by their granddaughters, the house remained under the ownership of the Buckingham family until 1973.

The establishment of regular commuter rail service in 1844 triggered a period of growth in Newton Corner, which resulted in substantial suburban residential development. The noted landscape architect, Alexander Wadsworth designed several residential subdivisions around small parks in Newton, including nearby Waban Park. The Buckingham House is representative of the wood frame suburban houses built by Boston commuters and the newly-rich upper middle class.

## BIBLIOGRAPHY and/or REFERENCES

Atlases: 1907, 1895, 1886, 1874.

City Directories: 1868

O.H. Bailey. View of Newton, Massachusetts (1878).

M.F. Sweetser. King's Handbook of Newton (1889), p. 315.

The Newton Times (April 2, 1975), p.3.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only  
received 7/23/86  
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

31. Buckingham, John, House

Entered in the  
National Register for Keeper

Delores Byers 9/4/86

Attest

32. Building at 1--6 Walnut  
Terrace

Entered in the  
National Register for Keeper

Delores Byers 9/4/86

Attest

33. Central Congregational  
Church

Entered in the  
National Register for Keeper

Delores Byers 9/4/86

Attest

34. Chestnut Hill, The

Entered in the  
National Register for Keeper

Delores Byers 9/4/86

Attest

35. Claflin, Adams, Estate

Entered in the  
National Register for Keeper

Delores Byers 9/4/86

Attest

36. Clark House

Entered in the  
National Register for Keeper

Delores Byers 9/4/86

Attest

37. Collins, Frederick,  
House

Entered in the  
National Register for Keeper

Delores Byers 9/4/86

Attest

38. Curtis, Allan Crocker,  
House--Pillar House

Entered in the  
National Register for Keeper

Delores Byers 9/4/86

Attest

39. Curtis, William, House

Entered in the  
National Register for Keeper

Delores Byers 9/4/86

Attest

40. Davis, Seth, House

Entered in the  
National Register for Keeper

Delores Byers 9/4/86

Attest

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Buckingham, John, House (Newton MRA)  
Middlesex County  
MASSACHUSETTS

Working No. JUL 23 1986  
Fed. Reg. Date: 2/3/87  
Date Due: 8/21/86 - 9/6/86  
Action:  ACCEPT 9-4-86  
 RETURN  
 REJECT  
Federal Agency: \_\_\_\_\_

Entered in the  
National Register

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review:  sample  request  appeal  NR decision

Reviewer's comments:

Recom./Criteria \_\_\_\_\_  
Reviewer \_\_\_\_\_  
Discipline \_\_\_\_\_  
Date \_\_\_\_\_  
\_\_\_\_\_ see continuation sheet

Nomination returned for: \_\_\_\_\_ technical corrections cited below  
\_\_\_\_\_ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible?  yes  no

7. Description

Condition	Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed	
	<input type="checkbox"/> unaltered	
	<input type="checkbox"/> altered	

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

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**8. 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

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**9. Major Bibliographical References**

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**10. Geographical Data**

Acreage of nominated property \_\_\_\_\_

Quadrangle name \_\_\_\_\_

UTM References \_\_\_\_\_

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Verbal boundary description and justification

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**11. Form Prepared By**

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**12. State Historic Preservation Officer Certification**

The evaluated significance of this property within the state is:

\_\_\_\_ national      \_\_\_\_ state      \_\_\_\_ local

State Historic Preservation Officer signature

title                      date

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**13. Other**

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_ Phone: \_\_\_\_\_



Beckingham, John, House

Newton, Mass. MRA

33-35 Waban St, Newton Corner  
-77-A-10 (15)



Buckingham, John, House

Newton, Mass MRA

- 33-35 Waban St, Newton Corner -  
77-A-9 (11)



City of Newton Assessor's Maps. Sheet 19  
 Metric Series. 1979  
 Scale: UTM grid line interval = 100 meters (328 feet)

Newton, Mass. M.R.A.  
 33-35 Waban Street, Newton Corner  
 12-7-18