

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET
BOSTON, MA 02116

AREA	FORM NO.
	1003

Newton, Mass. MRA
Town Newton (Newton Corner)

Address 65-71 Walnut Park

Historic Name Potter Estate

Use: Present Convent

Original Dwelling

DESCRIPTION

Date late 1860s

Source Surveyor

Style Mansard

Architect unknown

Exterior Wall Fabric clapboard

Outbuildings gardners cottage,

shed

Major Alterations (with dates) _____

Trim removed, porch 20th century

Condition Very good

Moved no Date _____

Acreage over ^{531,429} one acre (12.2 acres)

Setting facing oval residential park
and set on expansive grounds.

Recorded by K. Hatch

Organization Newton Historical Commissi

Date 12/76; rev. H. White 4/86

UTM REFERENCE 19.319320.4691420

USGS QUADRANGLE NEWTON, MASS.

SCALE 1:25,000

(SEE ATTACHED MAP)

7/27/86

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

The Potter Estate is a high style Mansard mansion of sophisticated design and exhibits a high level of workmanship and materials; it therefore meets Criterion 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 flamboyant design of this elaborate Mansard style mansion contrasts with the restrained, symmetrical styling of most Newton Corner area houses of the Civil War period. The Potter house has an irregular plan and exaggerated roof profile, emphasized by Mansard pavilions and large brackets. The main entrance of the house is located on the east elevation, and was originally set within a porch with a deck which extended to the Walnut Park side. This porch was redesigned as a Colonial Revival style veranda while the house was under the ownership of Joseph Flanagan.

Landscaped grounds and several outbuildings were among the original features of the Potter estate. The carriage house, cast iron fencing and a small, jerkin-roofed gardener's cottage remain.

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

John C. Potter, Jr. apparently built this large estate shortly after the Civil War. Like his father, Potter was a shoe and leather industry entrepreneur and worked in Boston. Joseph Flanagan, a banker, acquired the property circa 1894.

The establishment of regular commuter service in 1844 triggered a period of growth which, particularly after the Civil War, contributed to the substantial suburban residential expansion of Newton Corner. Development took the form of construction by individuals as well as the creation of residential subdivisions, three of which were designed around small parks designed by the noted landscape architect Alexander Wadsworth. Walnut Park was one of these.

BIBLIOGRAPHY and/or REFERENCES

Atlases: 1907, 1895, 1886, 1874.
O.H. Bailey. View of Newton, Mass. (1878)
City Directories: 1895-1889, 1885, 1875, 1868.
Newton Graphic Publishing Co. Beautiful Newton (ca. 1917), p. 234.
M.F. Sweetser. King's Handbook of Newton (1889), pp. 55, 59.

86001864

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Potter Estate (Newton MRA)
Middlesex County
MASSACHUSETTS

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

Substantive Review: ☐ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

Working No. JUL 23 1986
Fed. Reg. Date: _____
Date Due: 8/21/86 - 9/6/86
Action: ☐ ACCEPT ☒ RETURN 9-4-86
☐ REJECT

Federal Agency: _____

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

- ☐ excellent ☐ deteriorated
☐ good ☐ ruins
☐ fair ☐ unexposed

Check one

- ☐ unaltered
☐ altered

Check one

- ☐ original site
☐ moved date _____

Describe the present and original (if known) physical appearance

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

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

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____ *Nominated property over 10 acres, please*
Quadrangle name _____ *provide 3 or more UTM Reference Points.*
UTM References _____

Verbal boundary description and justification _____

11. Form Prepared By

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 _____

13. Other

- ☐ Maps
- ☐ Photographs
- ☐ Other

Questions concerning this nomination may be directed to _____

Signed *J. Byers* Date *9/4/86* Phone: _____

CODING PROBLEM SHEET

State Name MA County Name Middlesex Resource Name Potter Estate
 Reference No. 86001864 Multiple Name _____
 Certification Date _____

Problem Field:

☐ Owner	☐ Applicable Criteria	☐ Cultural Affiliation
☐ Resource Type	☐ Criteria Considerations	☐ Architectural Style
☐ No. Contrib./Non-Contrib. Resources	☐ Area of Significance	☐ Construction Materials
☐ Historic Function/Historic Sub-function	☐ Period of Significance	☐ Acreage
☐ Current Function/Current Sub-function	☐ Architect/Builder/Engineer	☒ UTM Coordinates
☐ Level of Significance	☐ FR Level Information	☐ Other

Solution:

Coding Problem Team: _____ Date: _____ NR Staff: _____ Date: _____

Data Collector's Explanation of Problem:

Property is 12.2 acres — only 1 UTM provided

Data Collector: MW Today's Date 24 Aug D.R. Corrected _____ Date _____

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET
BOSTON, MA 02116

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	1003

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UTM REFERENCE A 19/319/270/4691/720
B 19/319/190/4691/750
C 19 319/110/4691/510
D 19/319/140/4691/320
E 19/319/400/4691/340
USGS QUADRANGLE NEWTON, MASS.
SCALE 1:25,000

Recorded by K. Hatch
Organization Newton Historical Commission
Date 12/76; rev. H. White 4/86

Valeri A Talmage
shpo 12/8/86

DEC 12

12/23/86

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United States Department of the Interior
National Park ServiceNational 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 GroupName Newton MRA
State Middlesex County, MA

Nomination/Type of Review

Date/Signature

91. Needham Street Bridge

Entered in the
National Register

for Keeper

Melvyn Byers 9/4/86

Attest

92. Newton Street Railway
CarbarnEntered in the
National Register

for Keeper

Melvyn Byers 9/4/86

Attest

93. Nichols House

Entered in the
National Register

for Keeper

Melvyn Byers 9/4/86

Attest

94. Old Shepard Farm

Entered in the
National Register

for Keeper

Melvyn Byers 9/4/86

Attest

95. Page, H.P., House

Entered in the
National Register

for Keeper

Melvyn Byers 9/4/86

Attest

96. Parsons, Edward, House

Entered in the
National Register

for Keeper

Melvyn Byers 9/4/86

Attest

97. Peabody--Williams House

Entered in the
National Register

for Keeper

Melvyn Byers 9/4/86

Attest

98. Potter Estate

Entered in the
National Register

Keeper

Melvyn Byers 12/23/86

Attest

99. Prescott Estate

Entered in the
National Register

for Keeper

Melvyn Byers 9/4/86

Attest

100. Railroad Hotel

Entered in the
National Register

for Keeper

Melvyn Byers 9/4/86

Attest

86001364

WASO Form - 177
("R" June 1984)UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICENATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEETPotter Estate (Newton MRA)
Middlesex County
MASSACHUSETTSWorking No. 7/23/86Fed. Reg. Date: 2/2/88Date Due: 1/26/87Action: ACCEPT 12-23-86RETURNREJECT

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

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_____ national _____ state _____ local

State Historic Preservation Officer signature

title

date

13. Other

- ☐ Maps
- ☐ Photographs
- ☐ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____



Newton, Mass. MRA

65-71 Walnut Park
- Newton Corner 77-A-32 (7A) -



APR 1964

13

Newton, Mass. MRA

- 65-71 Walnut Park, N. Corner
- 77-A-32 (6A) gardener's cottage -

Potter Estate
65-71 Walnut Park
Newton, MA
Newton MRA
Scale 1:25,000
Quad: Newton, MA

A 19/319/270/469/720
B 19/319/190/4691/760
C 19/319/110/4691/610
D 19/319/140/4691/320
E 19/319/400/469/340

ALTH OF MASSACHUSETTS
MENT OF PUBLIC WORKS

