

FORM A - AREA

MASSACHUSETTS HISTORICAL COMMISSION  
80 BOYLSTON STREET, BOSTON, MA 02116

Area Letter      Form numbers in this Area

|   |                  |
|---|------------------|
| F | (see Data Sheet) |
|---|------------------|

Town      Newton, Mass. MRA  
NEWTON (West Newton)

Name of Area (if any) \_\_\_\_\_

West Newton Hill Historic District

Present Use      Residential

General Date or Period      1860-1910

General Condition      Good

Acreage      35.88 acres

Recorded by      Peter Stott

Organization      Newton Historical Comm.

Date      April 1986

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)

UTM REFERENCE      A 19/316870/4689780  
                            B 19/316780/4690350  
                            C 19/317200/4690420  
                            D 19/317270/4689820  
USGS QUADRANGLE      NEWTON, MA  
SCALE      1:25,000

## **NATIONAL REGISTER CRITERIA STATEMENT (if applicable)**

The West Newton Hill Historic District is a cohesive grouping of predominantly Queen Anne, Shingle Style, and Colonial Revival residences. In its high-style examples of period architecture, the district represents the growth of West Newton as a fashionable place of residence for the families of Boston businessmen, many of whom were prominent both in their line of work and in their social and political positions in Newton. The district thus meets criteria A, B, and C of the National Register of Historic Places.

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

The West Newton Hill Historic District covers a 36-acre residential area on portions of the summit and the north slope of West Newton Hill. The district consists of 73 buildings on 76 parcels of land, in addition to a small bronze fountain erected at the intersection of Chestnut and Highland streets in 1903. Fifteen of the residences are defined as non-contributing, due to their post-1907 construction date. Only six, however, were constructed after 1936, and all but two ranches are compatible with the remainder of the district.

Of the 58 contributing buildings, 74%, nearly three-quarters, were constructed in the two decades between 1880 and 1900. These large, single-family houses, designed primarily in the Queen Anne, Shingle, and Colonial Revival styles and sited on large lots, determine the character of the district.

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

The West Newton Hill Historic District represents the Late Suburban Period in Newton's development, a decade after the Boston & Albany Railroad had improved suburban rail service, and when West Newton had become a fashionable residential suburb. Nevertheless, the core of its street network and its oldest houses date to the decades immediately following the introduction of passenger service by the Boston & Albany predecessor, the Boston & Worcester Railroad, in 1834.

In 1830, West Newton Hill was a wooded prominence without a single road and only the Bullough farm by way of habitation. Soon after the coming of the Railroad to West Newton, two streets were laid out across the hill from the village: Chestnut Street, running in a nearly straight line 2-3/4 miles to Newton Upper Falls; and Highland Street, then called Orange Street, extending up from the village as far as Chestnut Street. Of the two, Orange Street appears to have been the earlier, adopting what was evidently part of a private road to the Bullough farm. By 1849, four houses had been constructed along Chestnut Street, including what was evidently a new house for John A. Lamb (d.1841), located about 200 Chestnut Street. The Lamb/Valentine House, later moved to 12 Valentine Street, is thought to have been built using some timbers from Bullough's farmhouse. Within the district, two houses had been constructed in the 1840s: the

## **BIBLIOGRAPHY and/or REFERENCES**

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, Boston

|                                      |          |
|--------------------------------------|----------|
| Community:                           | Form No: |
| Newton, Mass. MRA                    | AREA F   |
| Property Name: West Newton Hill H.D. |          |

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

## ARCHITECTURAL SIGNIFICANCE, cont.

Despite the predominance of structures from the 1880s and 1890s, earlier styles are also represented. Twelve Valentine Street (c.1840) is the earliest structure in the district. Two stories high with a hipped roof and rear wing, the house was moved a short distance in the 1880s, and many of its original Greek Revival details have been obscured by subsequent Colonial Revival alterations. It is thought that some of the framing timbers may have been taken from John Bullough's farmhouse, the only house on the hill prior to the 1840s.

Italianate and Mansard houses are few in the district. Typical of the more modest Italianate examples closer to the village center is the Henry Lambert House at 128 Chestnut Street (c.1855), with its gable roof, bracketed eaves, and round-headed attic windows. Like its near contemporary, the Galen Merriam House at 102 Highland Street (#3698), the house may originally have faced north, overlooking the village, with its principal entrance in the north gable end. Probably the most significant residence built on the hill prior to 1880 is the house built by developer Willard Sears at 274 Otis Street (c.1850). This boxy, two-story mansion displays flushboarding scored to resemble ashlar and quoins at the corners of the facade. Window surrounds also feature classical ornament. Like most of the early houses in the district, the house has been considerably updated with Colonial Revival details, including an elaborate portico. The house at 301 Otis Street, like 274 Otis Street a mansion still on a large lot, is a well-preserved Italianate residence retaining its original low-hipped roof, bracketed window caps, porches, and paired side bay windows.

Only two Mansard houses are located in the neighborhood. Of these, the largest is 292 Otis Street (c.1860), a boxy, three-bay mansion not unlike its earlier neighbor 274 Otis Street. The Mansard roof is the chief feature distinguishing it from the earlier Italianate structure. Both had Colonial Revival details added at a later date. On 292 Otis, these details included two-story Ionic pilasters and an elaborate two-story semi-circular portico.

Virtually the only houses constructed in the 1870s were three Stick Style examples built on adjacent Fountain Street lots: 25, 33, and 39 Fountain Street. (No. 39 Fountain Street was later moved to its present site at 79 Fountain.) All three are boxy, hipped-roof structures exhibiting the horizontal and vertical facade divisions that characterize the style. Although the earlier 79 Fountain Street shows a symmetrical street facade with a projecting, gabled entrance pavilion, both 25 and 33 Fountain (1877 and 1878, respectively) address the street with off-center polygonal bays and a broad veranda.

The Queen Anne and its relative styles were so common on West Newton Hill that M.F. Sweetser, describing Chestnut Street, could write: "After Chestnut Street has pluckily climbed the heights, it escapes as soon as it can from Queen Anndom [sic], and stretches away to the southwest, through a delightful region of forests" (Sweetser: 186-187). No doubt one of those Sweetser had in mind, one of the earliest and most prominent examples of

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## ARCHITECTURAL SIGNIFICANCE, cont.

the style in the district, was 170 Chestnut Street (1883). Organized around a central hipped roof and half-timbered front gable, the George Frost House has a complex design achieving the characteristically irregular silhouette. Its roofline is punctuated with dormers and the caps of several bay windows; the wall surface is interrupted by shallow projections; and the windows vary in size and shape -- all characteristic of the random arrangement of forms that was a hallmark of the Queen Anne style. In its size, massing, and use of half-timbered overhanging gables, the house is similar to some of the work of Henry Van Brunt (1832-1903), the Boston architect whose own house at 167 Brattle Street, Cambridge was built the same year. Other early Queen Anne houses were built about 1882-83 along Fountain and Otis streets, near where the two streets intersect. Nos. 342 and 334 Otis Street, built in 1882 and 1883 respectively, were probably erected by the same builder and show facades that in some respects are mirror images of each other. Both are two-story hipped-roof residences with gabled pavilions projecting off-center from the street facade. Both pavilions also have small inset balconies overlooking the street.

Like the 170 Chestnut Street, 304 Otis Street (1887) is also organized around a central hipped roof and half-timbered front gable. However, Bertrand Taylor, its architect, expanded on the theme, employing also a round corner turret and additional cross gables. The high-style Queen Anne residence is one of only two buildings in the district for which an architect has been identified. Bertrand Taylor (1855-1909), of the Boston firm of Rand & Taylor, was a resident of Newton Centre.

The house at 273 Otis Street (1902) represents a later development of the Queen Anne style, based closely on English medieval models. Plain, geometric elements, stained wood shingles, and deep overhanging gables comprise its most important features, which, with its symmetrical openings, diamond-paned sash, and steep front gables, recall Tudor manor houses.

The Shingle Style was used for many of the largest houses built in the late 1880s and 1890s. The earliest representative of the style was 240 Highland Street, constructed in 1886. The broad gambrel roof and intersecting cross gable were typical roof forms of the style. Another common feature was the stone first story, below the shingle cladding of the upper wall surfaces.

One of the best collections of Shingle Style residences in Newton appeared along Lenox Street in the late 1880s and early 1890s. The earliest of these houses, and probably the inspiration for those which followed, was built in 1887 at the corner of Lenox and Highland street, 300 Highland Street. It eschews the gambrel roof in favor of a long gable roof, punctuated by cross gables and high eyebrow dormers. In its juxtaposition of rounded bays and gabled pavilions along its principal facade, it takes its inspiration from H.H. Richardson's Stoughton House of 1882 in Cambridge, and has been called one of the finest examples of the Shingle Style in Newton. The first of a substantial group of houses at the southern end of Lenox Street was 82 Lenox Street (1892), designed by the architect Eugene L. Clark for his own home. (The house was illustrated in

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## ARCHITECTURAL SIGNIFICANCE, cont.

the American Architect and Building News of 15 October 1892.) Other substantial Shingle style examples included 32, 62, 83, and 91 Lenox Street, built between 1889 and 1895. At the head of Lenox Street, 100 Valentine Street (1894) can also be grouped in this class. The house at 35 Lenox Street, built about 1870, was moved to its present location in the late 1880s and may have received its shingle cladding after its move to bring it up to date with its fashionable neighbors.

One of the most unusual buildings in the district, and the only example of stone construction, is the former carriage barn of the Travelli estate, which stood at 200 Chestnut Street. The three-story granite mansion known as "Irwinton," built in 1890-91 in the Richardsonian Romanesque style, was one of the grandest estates in Newton. The house burned in a February blizzard in 1898, but the surviving carriage barn, at 22 Burnham Road, was altered into a residence c.1915-16. Before its conversion the eclectic stone structure was distinguished by its turreted tower (still extant), massive stone arch with inset entrance under a low gable roof, and its asymmetrical massing.

In the late 1880s and early 1890s Colonial Revival details began to appear on traditional Queen Anne house forms. Many of the houses in the district show pedimented gable ends, a Palladian window, or a modillion cornice. Probably the district's best collection of Colonial Revival residences is the set of four houses constructed on the north side of Otis Street in 1894-95: 333, 343, 351, and 359 Otis Street. As the entire parcel was developed by Edward Leland (who built 333 Otis for himself), all may have been the work of a single builder. All are 2-1/2-story residences with steep hipped roofs. Nos. 333, 343, and 359 each have center entrances, flanked by projecting bays (polygonal on 343 and 359; round on 333 Otis). Single or double round-arched windows are placed above the entry, beneath a central dormer.

The Colonial Revival idiom remained the architectural style of choice until after the Second World War. Those houses built in the district after 1907, like their predecessors, were generally substantial and well-detailed versions of the style, increasingly faithful to their perceived 18th-century models. Gable roofs replaced the earlier hipped roofs, and in some instances, brick added a grander Georgian flavor to the style.

The district also includes the Lambert Fountain in the triangle opposite 170 Chestnut Street. The bronze fountain, known as "a child playing in calla lillies," was erected in 1903 as a memorial to Catherine Porter Lambert (1817-1900), wife of Henry Lambert (1812-1899). (Their house, 128 Chestnut Street, is one of the earliest in the district.) The sculptress was Anne Whitney (1821-1915), of Watertown. The fountain's plaster original, created in 1887, was exhibited at the World's Columbian Exposition in Chicago in 1893. Anne Whitney was well known around Boston and responsible for the statue of Leif Ericsson on Commonwealth Avenue.

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**HISTORICAL SIGNIFICANCE, cont.**

Sears/Withington House at 274 Otis Street (c.1848; described below), and the Parsons/Wood House, at what is today 65 Lenox Street (demolished after 1907).

Although the arrival of the railroad was in itself an important event, it was the introduction of regular passenger service in 1843 that was key to West Newton's suburban growth. The railroad allowed easy access to and from the the city, a fact quickly recognized by real-estate developers, who began buying up land near the tracks and dividing it into houselots. The land closest to the railroad was developed first. The 60-acre subdivision known as Webster Place (see Area E) was laid out in 1844. Five years later, its surveyor, Alexander Wadsworth (1806-1898) was engaged to lay out eighty acres close to the summit of West Newton Hill. The developers called the property "Sylvan Heights," and Wadsworth's plan of the subdivision shows the place still heavily wooded, with Forest Street passing through the most wooded portion. The plan, dated July 1849, also shows Otis and Highland streets in place, with "Spring Street" (now Lenox Street) connecting them (Plan 791-D4-Bk2, City Engineer's Office).

The developers of Sylvan Heights were Willard Sears, Gardner Colby, John Coe, "and others." Of the group, Willard Sears (1803-1890) was the only one with a house on the property, today 274 Otis Street. Born in Brewster on Cape Cod, where the Sears name was numerous, Sears's early experience was in repairing saltworks and helping in his father's carpentry trade. At the age of 19, Sears came to Boston and soon formed a partnership with his brother as a contractor and builder. In nearly seventy years in the building trade, Willard Sears built "innumerable edifices, both public and private, including some thirty churches in Boston and vicinity, and most of the depots, stations, and freight houses on the Worcester, Old Colony, Fitchburg, and Eastern railroads as originally constructed" (obit., Newton Journal 6/27/1890). He moved to West Newton in the 1840s, constructing his own house on West Newton Hill. (After less than ten years on the hill, in the 1850s he sold the house to I.S. Withington and built a large estate on the banks of the Charles in Watertown. Displaced by the U.S. Arsenal, Sears moved to Newtonville, and finally to Newton Corner, where he died.) Another member of the Sylvan Heights group was Gardner Colby (1810-1879), a Boston businessman who was one of the first railroad commuters to move to Newton Centre, about 1845. His support to the Newton Theological Institution was memorialized in the naming of Colby Hall (NR-1/30/78). William Claffin (1818-1905), Newtonville developer and state governor was named by Sears's obituary as one of those involved in laying out Otis Street, though the future governor didn't move to Newtonville until 1855.

Alexander Wadsworth's name frequently appears as a surveyor of mid-century subdivisions in the Boston area. Examples of his work can be found in Boston, Cambridge, and Somerville, in addition to Newton. In Newton Corner, Wadsworth was responsible for laying out subdivisions around Waban, Walnut, and Kenrick parks. But probably his most significant contribution to landscape design was as the surveyor of Mount Auburn Cemetery in 1831, although Boston's Jacob Bigelow is credited with the concept of this, the first rural cemetery in the United States. Its

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## HISTORICAL SIGNIFICANCE, cont.

distinctive feature, rapidly adopted by other large urban cemeteries and later by the parks movement as a whole, was the achievement of continuously varied, picturesque vistas by allowing roadways and footpaths to follow the natural contours of the ground, winding around hills and ponds as the terrain dictated. However, despite Wadsworth's familiarity with this advanced theory of landscape design, his later residential subdivisions were modest. Like his contemporaries, though he occasionally experimented with a small park as a landscape focus, his plans utilized a right-angle grid of intersecting streets and rectangular lots.

As a real-estate development, Sylvan Heights got off to a slow start. By 1879, only ten more houses had been constructed, predominantly along Otis Street. Smaller parcels, closer to the village center, were favored over those of Sylvan Heights, despite the picturesque setting. One of these was built by Henry Lambert (1812-1899), the English-born minister of East Cambridge's Third Congregational Church. About 1849 he retired from the ministry, took up mercantile pursuits, and built a house at 128 Chestnut Street (c.1850). At his death in 1899, he and his wife had probably lived on the hill longer than any other resident then living. His widow was memorialized in the bronze fountain set up in 1903 at the intersection of Chestnut and Highland streets.

Valentine Street takes its present course as far as Wauwinet Road by following the northern edge of Wadsworth's property line for Sylvan Heights. Laid out about 1869, it takes its name from the prominent varnish manufacturer, Lawson Valentine (1827?-1891). Born in Cambridgeport, Valentine founded the company that bore his name about 1862 to manufacture high-grade coach varnish, a product that until then was best produced in England. He appears to have moved to West Newton Hill soon after, acquiring the old Lamb house and a large estate on both sides of today's Valentine Street.

Another newcomer to West Newton Hill in the 1860s was J. Franklin Fuller (1831-1933). As a civil engineer, Fuller was employed in the filling of the Back Bay under his father who was chairman of the commission in charge of the project. Later he was engaged in the development of hydroelectric plants at Niagara Falls. Most of his work, however, kept him closer to home. He moved to West Newton Hill in 1864, constructing a house at 235 Highland Street (demolished after his death and replaced by the present structure). As a surveyor, Fuller's name appears frequently on Newton subdivision plans and street layouts in the last quarter of the century. Nearly 102 years of age at his death in 1933, Fuller was Newton's oldest resident (obit., Newton Graphic 5/26/1933).

Fuller owned some of the land on the west side of Fountain Street and may have been connected with the laying out of that right-of-way in the 1870s. The street was accepted by the city in 1876. The three houses built along Fountain Street, nos. 25, 33, and today's no. 79 (built at 39 Fountain), were the only residences constructed in that decade.

By contrast with the 1870s, in the two decades between 1880 and 1900, 43 houses were constructed. Of this number, 31 were built in the ten-year period 1886-1895, primarily the result of three separate building

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**HISTORICAL SIGNIFICANCE, cont.**

campaigns. Of these, the first was the laying out of Hawthorn Street (soon renamed Regent Street), in which Albert H. Roffe (1844-1916) played a major part. The Newton Centre owner of a feed and grain store, Roffe bought up property along Regent and Highland streets, dividing it into small parcels which sold quickly. The smallest Sylvan Heights lots had generally been nearly an acre (43,560 square feet) in size. By the early 1880s, most new house lots on the hill were between 12,000 and 20,000 square feet. Roffe's parcels ranged between 4,000 and 9,000 square feet. Five houses quickly were built along Regent Street, and two more were moved here in the same decade.

The Lenox Street "campaign" was the result of the breakup of two of the oldest estates on West Newton Hill, both pre-dating the Wadsworth plan of 1849. Increase Sumner Withington (1799-1867) had acquired the old Willard Sears House and estate (274 Otis Street) in the 1850s. His widow lived here for some time after his death, but in the 1880s she sold the property, which then extended the entire Lenox Street block between Otis and Highland streets, to the Rev. John W. Lindsay. Lindsay began selling off portions of the property in the late 1880s, and most of the houses along the east side of Lenox Street date to this period.

In 1890, Lenox Street stopped at Highland Street. To the south was the old Parsons estate (the house would today stand at the site of 65 Lenox Street). About 1880 the property had been acquired by the paint manufacturer Martial F.H. Wood (1850-1895) as a summer home for him and his family. Wood was the son of Henry Wood, founder of the Henry Woods Sons paint company, with an office in Boston and a factory in Wellesley. (The company was known for production of an unusually bright green.) Wood may have succumbed to lead poisoning, one of the hazards of his trade. His obituary reported that he died in November 1895 at the age of 45 after a long illness. Watching subdivisions appear on all sides of them, Martial Wood and his wife must have felt the trend unavoidable. In December 1891 they laid out an extension of Lenox Street through their own property, subdividing the land for houselots. The first to be built was 82 Lenox Street (1892), a large Shingle Style built on the largest of the lots for the architect Eugene L. Clark, who was also responsible for its design. The ample size of the Wood lots suggests the Woods' concern for maintaining the area's character of large estates -- as opposed to the smaller cheek-by-jowl houses along Regent Street recently constructed. Professional advice might have come from Clark, who may also have been connected with the designs of the neighboring Shingle Style houses, built between 1893 and 1895.

In the meantime, Lawson Valentine had started a new varnish company in New York and had moved there in the mid 1880s, building a large farm in Orange County. His large estate was subdivided in 1889 by the prominent Boston landscape surveyor and landscape architect, Ernest W. Bowditch, who laid out a meandering system of streets (including "Valentine Park") south of Valentine street. Fountain Street (originally to be named Lawson Street) was extended south to Valentine Street in a broad semicircle. For the most part, much of Bowditch's grand scheme lay unbuilt until after

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## HISTORICAL SIGNIFICANCE, cont.

1907. One of the first to build, however, was Charles Irwin Travelli (1859-1920), the Pittsburg-born steel manufacturer and philanthropist. In 1888 he married Emma Robinson, daughter of Charles Robinson, who owned a large estate at 173 Chestnut Street. Travelli purchased seven of the Valentine lots in the triangle between Chestnut, Valentine, and Hampshire streets, and in May 1890 laid the cornerstone for "Irwinton." Completed the following year, the three-story Romanesque granite mansion at 200 Chestnut Street was a major architectural monument of Newton. The house burned in a February blizzard in 1898, and only the carriage barn survives, at 22 Burnham Road, altered into a residence a few years later. The Travelli estate was broken into smaller pieces, and was developed in the early 20th century along with the remainder of the Valentine estate.

The last major undeveloped piece of property in the West Newton Hill District was the former Houghton estate on the north side of Otis Street, owned by the Houghtons since the 1850s. In the early 1890s Edward E. Leland purchased the property between Hillside Avenue and Chestnut Street, subdividing it into six parcels: 333, 343, 351, 359, and 367 Otis Street, plus 97 Hillside Avenue (outside the district). By 1895, all five parcels had been purchased and new homes constructed. For himself, Leland built 333 Otis Street in 1895, though he stayed on Otis Street only a few years before moving to New York about 1903.

The completion of Commonwealth Avenue in 1896 brought increased traffic to Chestnut and Walnut streets. West Newton's population doubled between 1905 and 1940, and some of these new residents built homes to the east and south of the district. To the west, large estates, like the Robinson's at 173 Chestnut, were broken up for smaller parcels. Most of the land in the West Newton Hill Historic District, however, had been completely built up. Between 1900 and 1907, only three houses were constructed; another five had been constructed by 1925. Today the district remains a tree-lined enclave of predominantly late 19th-century residential estates.

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Newton, Mass. Multiple Resource Area  
WEST NEWTON HILL HISTORIC DISTRICT

| Address               | S-B-L    | Historic Name           | Date       | Style                    | C/NC | Inven. #    | Area (SF) |
|-----------------------|----------|-------------------------|------------|--------------------------|------|-------------|-----------|
| 10 Burnham Road       | 32-43-2  |                         | 1910       | Elizabethan Revival      | NC   |             | 17,889    |
| 22 Burnham Road       | 32-43-1  | Travelli Stable         | 1890-91    | Richardsonian Romanesque | C    | WNH 19      | 37,132    |
| 128 Chestnut St.      | 32-3-18  | Henry Lambert House     | c.1855     | Italianate/Col. Rev.     | C    | 3710        | 38,288    |
| 152 Chestnut St.      | 32-45-1  |                         | 1880       | Mansard                  | C    | 3692,WNH 28 | 31,616    |
| 160 Chestnut St.      | 32-45-15 |                         | 1886       | Queen Anne               | C    | 3691        | 25,760    |
| 164 Chestnut St.      | 32-45-14 | barn for 160 Chestnut   | 1906       | Queen Anne               | C    |             | 15,085    |
| 166 Chestnut St.      | 32-45-12 | barn for 170 Chestnut   | 1895?      | Queen Anne               | C    |             | 18,628    |
| 170 Chestnut St.      | 32-45-13 | George A. Frost House   | 1883       | Queen Anne               | C    | 3690,WNH28A | 19,675    |
| opp. 170 Chestnut St. |          | Lambert Fountain        | 1903       | (bronze fountain)        | C    |             | ---       |
| 15 Fountain St.       | 32-45-6  | Hammond/Baker House     | 1884       | Queen Anne/Stick         | C    | WNH 56      | 22,510    |
| 16 Fountain St.       | 32-46-10 |                         | 1850s;1902 | Italianate/Col. Rev.     | C    | WNH 57      | 22,922    |
| 24 Fountain St.       | 32-46-9  | Thomas E. Stutson House | 1894       | Colonial Revival         | C    | WNH 58      | 10,743    |
| 25 Fountain St.       | 32-45-7  |                         | 1877       | Stick Style              | C    | WNH 59      | 22,912    |
| 33 Fountain St.       | 32-45-8  |                         | 1878       | Stick Style              | C    | WNH 60      | 15,400    |
| 40 Fountain St.       | 32-47-12 |                         | 1888       | Queen Anne               | C    | WNH 110     | 8,100     |
| 66 Fountain St.       | 32-48-10 |                         | 1915       | Colonial Revival         | NC   |             | 12,935    |
| 74 Fountain St.       | 32-48-9  |                         | 1922       | Colonial Revival         | NC   |             | 12,900    |
| 79 Fountain St.       | 32-44-4  |                         | c.1870     | Stick Style              | C    | WNH 62      | 12,936    |
| 95 Fountain St.       | 32-44-5  |                         | 1891       | Queen Anne/Shingle       | C    | WNH 63      | 11,352    |
| Fountain St.          | 32-48-7  | V A C A N T L O T       |            |                          | NC   |             | 9,000     |
| Fountain St. rear     | 32-48-8  | V A C A N T L O T       |            |                          | NC   |             | 10,750    |
| 200 Highland St.      | 32-45-11 |                         | 1955       | Ranch                    | NC   |             | 25,000    |
| 216 Highland St.      | 32-45-10 |                         | 1883       | Queen Anne               | C    | WNH 77      | 28,741    |
| 235 Highland St.      | 32-44-2  |                         | 1934       | Georgian Revival         | NC   |             | 43,560    |
| 240 Highland St.      | 32-45-9  |                         | 1886       | Shingle Style            | C    | WNH 78      | 44,120    |
| 249 Highland St.      | 32-44-3  |                         | 1925       | Elizabethan Revival      | NC   |             | 22,662    |
| 256 Highland St.      | 32-47-11 |                         | 1894       | Shingle Style            | C    | WNH 79      | 37,630    |
| 269 Highland St.      | 32-48-11 |                         | 1889       | Colonial Revival         | C    | WNH 80      | 12,768    |
| 276 Highland St.      | 32-47-10 |                         | 1891       | Colonial Revival         | C    | WNH 81      | 27,375    |
| 300 Highland St.      | 32-50-1  |                         | 1887       | Shingle Style            | C    | WNH 82      | 19,852    |
| Highland St.          | 32-47-9  | V A C A N T L O T       |            |                          | NC   |             | 9,576     |
| 21 Lenox St.          | 32-46-5  |                         | 1934       | Colonial Revival         | NC   |             | 10,210    |
| 22 Lenox St.          | 32-50-5  |                         | 1889       | Queen Anne/Col. Rev.     | C    | WNH 106     | 9,353     |
| 28 Lenox St.          | 32-50-4  |                         | 1889       | Queen Anne               | C    | WNH 107     | 9,750     |
| 32 Lenox St.          | 32-50-3  |                         | 1889       | Shingle Style            | C    | WNH 108     | 11,250    |

| Address       | S-B-L   | Historic Name             | Date        | Style                    | C/NC | Inven. #    | Area (SF) |
|---------------|---------|---------------------------|-------------|--------------------------|------|-------------|-----------|
| 35 Lenox St.  | 32-47-6 | Charles E. Cram House     | 1870;1886   | Queen Anne/Shingle Style | C    | WNH 109     | 10,000    |
| 40 Lenox St.  | 32-50-2 |                           | 1890        | Queen Anne               | C    | WNH 110     | 15,000    |
| 41 Lenox St.  | 32-47-7 |                           | 1937        | Colonial Revival         | NC   |             | 11,250    |
| 49 Lenox St.  | 32-47-8 |                           | 1941        | Colonial Revival         | NC   |             | 9,707     |
| 62 Lenox St.  | 32-49-9 |                           | 1895        | Shingle Style            | C    | WNH 111     | 28,163    |
| 65 Lenox St.  | 32-48-1 |                           | 1917        | Colonial Revival         | NC   |             | 63,795    |
| 82 Lenox St.  | 32-49-8 | Eugene L. Clark House     | 1892        | Shingle Style            | C    | WNH 112     | 32,725    |
| 83 Lenox St.  | 32-48-2 |                           | 1894        | Shingle Style            | C    | WNH 113     | 17,917    |
| 91 Lenox St.  | 32-48-3 |                           | 1894        | Shingle Style            | C    | WNH 80      | 19,236    |
| 96 Lenox St.  | 32-49-7 |                           | 1893        | Colonial Revival         | C    | WNH 115     | 19,071    |
| 102 Lenox St. | 32-49-6 |                           | 1894        | Colonial Revival         | C    | WNH 116     | 24,647    |
| 273 Otis St.  | 32-2-21 |                           | 1902        | English Queen Anne       | C    | 3752        | 20,459    |
| 274 Otis St.  | 32-50-6 | Sears/Withington House    | c.1848      | Italianate               | C    | 3765,WNH118 | 43,895    |
| 281 Otis St.  | 32-2-22 |                           | mid 19th c. | Colonial Revival         | C    | 3753        | 34,522    |
| 291 Otis St.  | 32-2-23 |                           | 1896        | Colonial Revival         | C    | 3754        | 20,629    |
| 292 Otis St.  | 32-46-4 | John P. Eager House       | c.1860      | Mansard/Col. Rev.        | C    | 3764,WNH119 | 34,590    |
| 301 Otis St.  | 32-2-5  |                           | 1860s       | Italianate               | C    | 3755        | 87,369    |
| 304 Otis St.  | 32-46-3 |                           | 1887        | Queen Anne               | C    | 3763,WNH120 | 32,040    |
| 314 Otis St.  | 32-46-2 | Luke Davis House          | 1860s       | Italianate               | C    | 3762,WNH121 | 15,470    |
| 320 Otis St.  | 32-46-1 | Levi Warren House         | 1880        | Italianate               | C    | 3761,WNH122 | 15,210    |
| 333 Otis St.  | 32-3-13 | Edward Leland House       | 1895        | Colonial Revival         | C    | 3756        | 24,500    |
| 334 Otis St.  | 32-45-5 |                           | 1883        | Queen Anne               | C    | 3694,WNH123 | 13,416    |
| 342 Otis St.  | 32-45-4 |                           | 1882        | Queen Anne               | C    | 3693,WNH124 | 13,272    |
| 343 Otis St.  | 32-3-14 |                           | 1894        | Colonial Revival         | C    | 3757        | 22,260    |
| 346 Otis St.  | 32-45-3 |                           | 1939        | Colonial Revival         | NC   |             | 12,400    |
| 351 Otis St.  | 32-3-15 |                           | 1894        | Colonial Revival         | C    | 3758        | 18,667    |
| 354 Otis St.  | 32-45-2 |                           | 1940        | Colonial Revival         | NC   |             | 12,020    |
| 359 Otis St.  | 32-3-16 |                           | 1894        | Colonial Revival         | C    | 3759        | 12,421    |
| 367 Otis St.  | 32-3-17 |                           | 1895        | Shingle Style            | C    | 3760        | 15,489    |
| 9 Regent St.  | 32-46-6 |                           | 1935        | Colonial Revival         | NC   |             | 10,000    |
| 10 Regent St. | 32-47-5 | Henry L. Whittlesey House | 1886        | Shingle Style            | C    | WNH 154     | 6,600     |
| 16 Regent St. | 32-47-4 | Caleb Eddy House          | 1880        | Queen Anne               | C    | WNH 155     | 8,150     |
| 19 Regent St. | 32-46-7 |                           | 1955        | Ranch                    | NC   |             | 15,300    |
| 22 Regent St. | 32-47-3 | Alfred Richards House     | 1886        | Queen Anne               | C    | WNH 156     | 7,500     |
| 27 Regent St. | 32-46-8 | Thomas Stutson House      | c.1880      | Queen Anne               | C    | WNH 157     | 4,875     |
| 28 Regent St. | 32-47-2 |                           | 1895        | Rational Revival         | C    | WNH 158     | 5,000     |

| Address           | S-B-L   | Historic Name        | Date   | Style              | C/NC | Inven. # | Area (SF) |
|-------------------|---------|----------------------|--------|--------------------|------|----------|-----------|
| 36 Regent St.     | 32-47-1 |                      | 1882   | Queen Anne         | C    | WNH 159  | 9,850     |
| 12 Valentine St.  | 32-44-1 | Lamb/Valentine House | c.1840 | Gk. Rev./Col. Rev. | C    | WNH 185  | 14,617    |
| 56 Valentine St.  | 32-48-6 |                      | 1901   | Colonial Revival   | C    | WNH 186  | 19,495    |
| 70 Valentine St.  | 32-48-5 |                      | 1898   | Shingle Style      | C    | WNH 187  | 25,243    |
| 84 Valentine St.  | 32-48-4 |                      | 1909   | Craftsman          | NC   |          | 26,261    |
| 100 Valentine St. | 32-54-1 |                      | 1894   | Shingle Style      | C    | WNH 187A | 21,531    |

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76 properties with an area of 1,562,942 square feet (35.88 acres).

73 Buildings

3 vacant lots

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

21. West Newton Hill  
Historic District

Substantive Review

Keeper

Patrick Anders 9/4/86

Attest

Beth L. Savage 9/4/86

22. Adams, Amos, House

Substantive Review

Keeper

Patrick Anders 9/4/86

Attest

Beth L. Savage 9/4/86

23. Adams, Seth, House

Entered in the  
National Register

Keeper

Delores Byers 9/4/86

Attest

24. Auburndale Congregational  
Church

Entered in the  
National Register

Keeper

Delores Byers 9/4/86

Attest

25. Bartlett--Hawkes Farm

Entered in the  
National Register

Keeper

Delores Byers 9/4/86

Attest

26. Bayley House

Entered in the  
National Register

Keeper

Delores Byers 9/4/86

Attest

27. Bemis Mill

Entered in the  
National Register

Keeper

Delores Byers 9/4/86

Attest

28. Bigelow, Henry, House

Entered in the  
National Register

Keeper

Delores Byers 9/4/86

Attest

29. Blodgett, William,  
House

Entered in the  
National Register

Keeper

Delores Byers 9/4/86

Attest

30. Brackett House

Entered in the  
National Register

Keeper

Delores Byers 9/4/86

Attest

86001766

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

West Newton Hill Historic District (Newton  
MRA)  
Middlesex County  
MASSACHUSETTS

JUL 23 1986

Substantive Review

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

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

Substantive Review:  sample  request  appeal  NR decision

Reviewer's comments:

*Irresponsible suburban district containing  
 cohesive grouping of predominantly  
 Queen Anne, Shingle Style + Colonial  
 Revival high style residences which  
 represent late Suburban Period of  
 Community development in West Newton.*

Recom./Criteria: Accept A+C  
 Reviewer: Savase  
 Discipline: Architectural History  
 Date: 7/2/86  
 \_\_\_\_\_ 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
- good
- fair
- deteriorated
- ruins
- 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

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**9. Major Bibliographical References**

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**10. Geographical Data**

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

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

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

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: \_\_\_\_\_



Newton, Mass. MRA

West Newton Hill H.D.

Lenox St. looking North from Valentine St.



Newton, Mass. MRA

West Newton Hill H.O.

Intersection of Chestnut & Otis Streets looking northeast.

Left foreground: 367 Otis St.



Newton, Mass. MRA

West Newton Hill H.D.

Intersection of Chestnut & Highland sts looking north along  
Chestnut st.

Lambert Fountain in foreground.



Newton, Mass. MRA

West Newton Hill H.D.

Regent Street looking west from its intersection with Lenox St.  
toward its intersection with Fountain st.



City of Newton Assessor's Maps. Sheets 42, 55, 56  
 Metric Series. 1979  
 Scale: UTM grid line interval = 100 meters (328 feet)

Newton, Mass. MRA  
 AREA F  
 WEST NEWTON HILL HISTORIC DISTRICT

