

JAN 02 1990

0009

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET, BOSTON, MA 02116

Area Letter Form numbers in this Area

A-D

Town Newton (Auburndale)Name of Area (if any) Brae-Burn HistoricDistrictPresent Use residentialGeneral Date or Period 1910s -1930sGeneral Condition goodAcreage 309,915/ c7.11 acresRecorded by Candace Jenkins/Susan AbeleOrganization Newton Historical Comm.Date 6/1987; 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

UTM REFERENCE

A19/315 360 14690080
B19/315 480 14690240
C19/315 620 14690140
D19/315 500 14689990

USGS QUADRANGLE

NEWTON

SCALE

1:25000

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

The Brae-Burn Historic District possesses integrity of location, design, setting, materials, workmanship, feeling and association. Laid out in 1911, it is significant as a small, early subdivision in the westernmost village of Auburndale. Perhaps because of its remote position, and the density of its 19th century development, Auburndale did not experience the rapid pace of 20th century suburbanization found in other Newton villages. Most importantly, Brae-Burn includes one of the finest collections of moderate scale Craftsman style houses in the city, many designed by the well-known firm of Gay and Proctor. It meets criteria A & C of the NRHP.

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

Brae-Burn is a small subdivision located in east central Auburndale. It is roughly bounded by Arapahoe Road (E), Commonwealth Avenue (S & W), and Greenough Street (N). The subdivision included Brae Burn Road and Windermere Road which combine to form a U. Brae-Burn was laid out in 1911 and about half of its moderate sized lots were built upon by the end of the decade. The remainder were developed in the 1920s and 1930s. The area contains one of the finest collections of Craftsman style houses in the city with many unusual and well detailed designs. They are interspersed with more standard Colonial Revival style houses. Twenty-six houses are included in the area.

(see continuation sheet)

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

Development in Newton during the first decade of the twentieth century was slow, particularly around 1907, which was a period of depression. However, in the second decade, the financial climate improved and development was up considerably in the years immediately preceding World War I, with at least a dozen houses being built in the Brae-Burn Historic District before the War. The Brae-Burn Plat, located near the intersection of Commonwealth Avenue and Washington Street in the vicinity of the Brae-Burn Country Club, was begun in 1911. A copy of the original plan shows the layout on Brae-Burn Road and Trapelo Road. Trapelo Road, which was originally mapped in 1910, was renamed Windermere Road in 1914, making it an extension of Windermere Road on the southwest side of Commonwealth Avenue. Although building permits are not generally available for the time period, some do exist for houses in this subdivision. All of the houses built between 1911 and 1916, for which there are permits, were built for Robert F. Sanderson of Boston and marketed by the Boston firm of Atwood, Pattee and Potter. (John A. Potter was a Newton resident and lived at 414 Waltham Street in nearby

(see continuation sheet)

BIBLIOGRAPHY and/or REFERENCES

see continuation

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Newton (Auburndale)	Form No: A-D
Property Name: Brae-Burn Historic District	

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

Architectural Significance (cont.)

One of the many fine Craftsman style house in the area is **35 Brae Burn Road** (1913). This rectangular plan house with a slightly asymmetrical facade is sheathed with banded shingles and enclosed by a gable roof with exposed rafter ends. An especially nice feature is the curved roofline over second story windows. At the first story, the entry is recessed behind a segmental arched opening and is flanked by paired and tripled multi-light windows. Paired second story windows project from the plane of the wall. A balustraded sunporch is located on one side and a detached garage is behind the house. Another well detailed house is **48 Windermere Road** (1915). It is sheathed with banded shingles and enclosed by a gambrel roof with a three window shed dormer on the front slope. The center entry is framed by sidelights and protected by an extension of the roof which is supported on carved brackets. It is flanked by squared windows, also on carved brackets. Once again, a detached garage stands behind the house.

The house at **24 Windermere Road** (1913) represents a transition between the Craftsman and Colonial Revival styles. Its gambrel roof form with full shed dormer and attached sunporch presages the Dutch Colonial. The detail including a pergola porch over the center entry and flanking squared window bays is taken from the Craftsman style. A pure example of the Colonial Revival style is provided by **7 Windermere Road** (1933). It is a typical two story, five bay brick house enclosed by a gable roof. The center entry is framed by a pedimented surround and is flanked by two windows with 6/6 sash on each side. Five windows are aligned at the second story.

Boundary Justification: The boundaries of the Brae-Burn Historic District have been drawn to conform to those of the small sub-division laid out in 1911. This has been done for visual as well as historic reasons. Consisting of Brae Burn and Windermere Roads, the area contains one of the finest collections of moderately scaled Craftsman style houses in the city. The houses on Greenough Road to the north are mixed in date (19th and 20th centuries), condition and style. Arapahoe Road to the east is developed with later Tudor and Colonial Revival style houses. The corridor of Commonwealth Avenue, wrapping around the south and west sides, is also generally later in date and somewhat more elaborate in scale and execution. Thus, these surrounding areas are excluded.

$$p \in \cup_{i=1}^n \mathcal{C}_i$$

~~CONFIDENTIAL~~ MA-MRA

Community: Newton
(Auburndale)

Form No:
A-D

Property Name: Brae-Burn
Historic District

Historical Significance (cont.)

The earliest residents of the Brae-Burn Historic District were Mr. and Mrs. Clarence Foss at 32 Brae-Burn Road, Mr. Myron Josien at 47 Windermere Road and Mr. and Mrs. Chester Robbins at 4 Windermere Road. According to the Directory, Mr. Foss worked in an electrotype foundry, Mr. Joslyn was connected with the Eastern Drug Company of Boston, and Chester Robbins was a printing salesman. Edwin Alexander, who lived at 12 Windermere Road was a paymaster for the Saco-Lowell Shops and sold insurance on the side. Several other residents were also either insurance salesman or brokers, or sold clothing, leather or cars.

Engineering Department Records: D-28, 12980 (1911) "Brae-Burn Plat"
Building Department Records: Brae Burn Road, Windermere Road
City Directories and Atlases, *Directory of Boston Architects* MassCOPAR

Staple to Inventory form at bottom

NEWTON, MASS. MULTIPLE RESOURCE AMENDMENT - 1988 - BRAE-BURN ROAD HISTORIC DISTRICT

<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>
5 Brae-Burn Rd.	43-4-11	9677	house outbuilding		1915	Craftsman	c no
11 Brae-Burn Rd.	43-4-12	9664	house garage		1914	Craftsman	c c
16 Brae-Burn Rd.	43-5-6	6480	house pool		1933	CR	c no
19 Brae-Burn Rd.	43-4-13	10840	house		1940	CR	no
22 Brae-Burn Rd.	43-5-5	10000	house garage		1913	Craftsman	c no
29 Brae-Burn Rd.	43-4-14	28575	house garage		1912	Craftsman	c c
32 Brae-Burn Rd.	43-5-4	13250	house garage		1911	CR	c c
35 Brae-Burn Rd.	43-4-15	11525	house garage		1913	Craftsman	c c
38 Brae-Burn Rd.	43-5-3	8500	house		1932	CR	c
42 Brae-Burn Rd.	43-5-2	9095	house outbuilding		1932	CR	no no
45 Brae-Burn Rd.	43-4-1	14837	house garage shed		1932	CR	c c no
1817 Commonwealth Ave.	43-5-1	10955	house garden gate		1932	CR	c c
4 Windermere Rd.	43-6-23	6897	Vacant Lot				
7 Windermere Rd.	43-6-1	9810	house garage		1911	Craftsman	c c
12 Windermere Rd.	43-5-7	6450	house outbuilding		1933	CR	c no
12 Windermere Rd.	43-6-2	9350	house		1912	Craftsman	c

NEWTON, MASS. MULTIPLE RESOURCE AMENDMENT - 1988 - BRAE-BURN ROAD HISTORIC DISTRICT

				garage				
20	Windermere Rd.	43-6-3	9625	house	1925	CR		
				garage				
24	Windermere Rd.	43-6-4	12058	house	1913	DC/Crafts.		
				garage				
32	Windermere Rd.	43-6-22	9801	house	1914	CR		
				garage				
33	Windermere Rd.	43-5-8	12636	house	1916	Craftsman		
				garage				
41	Windermere Rd.	43-5-9	11250	house	1913	Craftsman		
				garage				
42	Windermere Rd.	43-6-21A	8886	house	1956	Modern		
47	Windermere Rd.	43-5-10	15000	house	1911	Sp.Col.		
				garage				
48	Windermere Rd.	43-6-21	12830	house	1912	Craftsman		
				garage				
				pool				
54	Windermere Rd.	43-6-20	14148	house	1916	Craftsman		
				garage				
57	Windermere Rd.	43-5-11	15000	house	1914	Dutch		
				garage				
62	Windermere Rd.	43-6-19	12776	house	1926	CR		
Number of buildings				26				
Number of contributing buildings				23	Sum of square feet in field "area"			
Number of non-contributing buildings				3	(Streets not included)			
					309915			
Number of structures				23	Number of vacant lots			
Number of contributing structures				16				
Number of non-contributing structures				8				
Number of contributing objects				1				

Brae-Born H.D.

BRAE-BURN PLAT

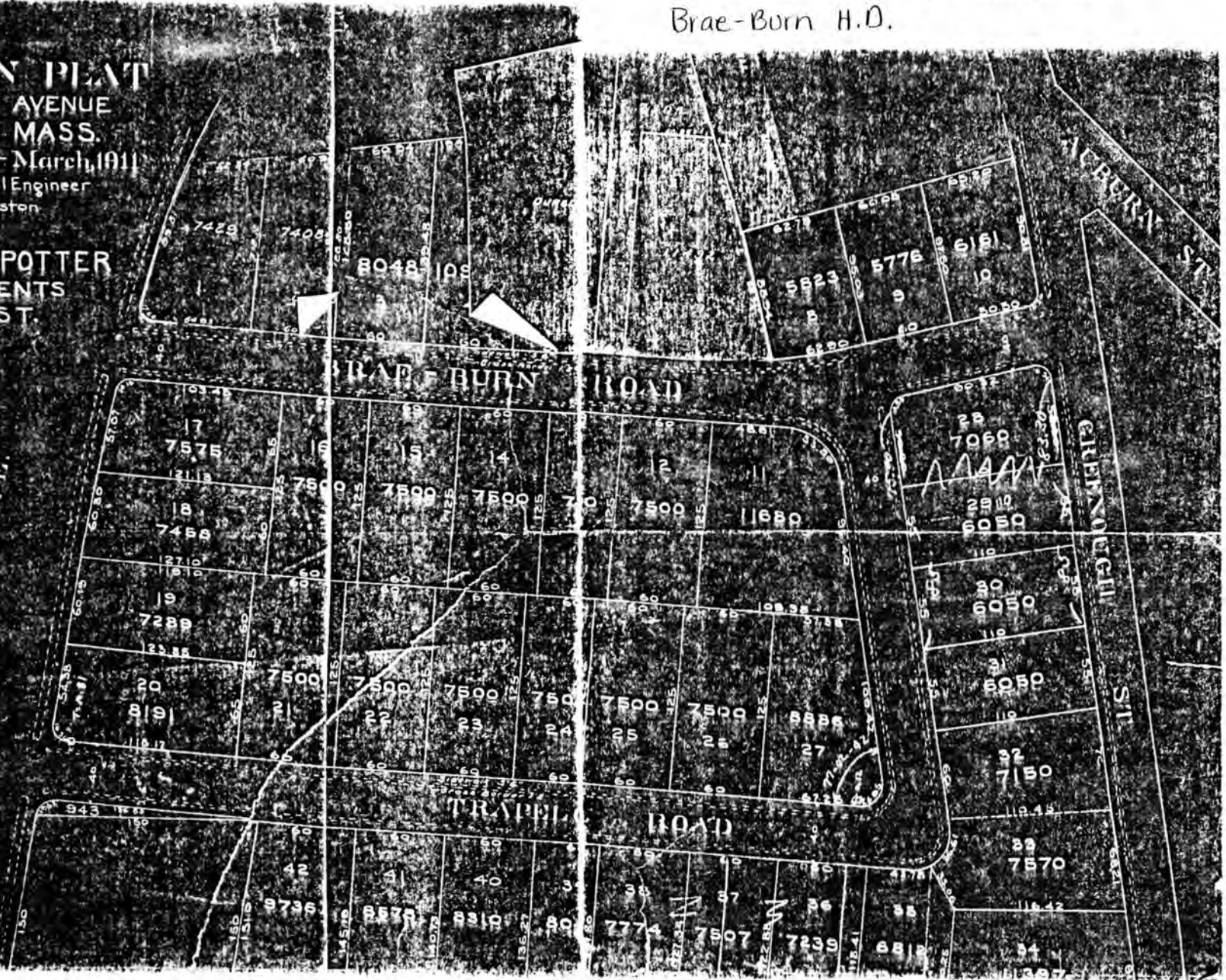
COMMONWEALTH AVENUE
AUBURNDALE MASS.

Scale 1 inch = 40 feet - March, 1911

Ernest W. Branch, Civil Engineer
73 Tremont St. Boston

ATWOOD, PATTEE & POTTER
EXCLUSIVE AGENTS
27 SCHOOL ST.
BOSTON

COMMONWEALTH
AVE.



United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

For NPS use only

received 1/22/86

date entered

Continuation sheet

Item number

Page

Multiple Resource Area
Thematic GroupName Newton MRA
State Middlesex County, MA

Nomination/Type of Review

Date/Signature

121. Whittemore's Tavern--
Bourne HouseEntered in the
National Register

for Keeper

Attest

Melanie Byers 9/4/86

122. Working Boys Home

Entered in the
National Register

for Keeper

Attest

Melanie Byers 9/4/86

123. Brae-Burn Historic District

Entered in the
National Register

for Keeper

Attest

Melanie Byers 2/16/90

124. Commonwealth Avenue Historic District

Entered in the
National Register

for Keeper

Attest

Melanie Byers 2/16/90

125. Day Estate Historic District

Entered in the
National Register

for Keeper

Attest

Melanie Byers 2/16/90126. Gray Cliff Historic District
(Boundary Increase)Entered in the
National Register

for Keeper

Attest

Melanie Byers 2/16/90

127. Monadnock Road Historic District

Entered in the
National Register

for Keeper

Attest

Melanie Byers 2/16/90

128. Morton Road Historic District

Entered in the
National Register

for Keeper

Attest

Melanie Byers 2/16/90* 129. Newton Highlands Historic District
(Boundary Increase)

for Keeper

Attest

Bella L. Savage 02/16/90* 130. Newtonville Historic District
(Boundary Increase)Entered in the
National Register

for Keeper

Attest

Bella L. Savage 2/16/90

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Brae-Burn Historic District
NAME:

MULTIPLE Newton MRA
NAME:

STATE & COUNTY: MASSACHUSETTS, Middlesex

DATE RECEIVED: 1/02/90 DATE OF PENDING LIST: 1/17/90
DATE OF 16TH DAY: 2/01/90 DATE OF 45TH DAY: 2/16/90
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 90000009

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: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 2/16/90 DATE

Entered in the
National Register

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA _____
REVIEWER _____
DISCIPLINE _____
DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/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
☐ UTM's ☐ boundary justification

ACCOMPANYING DOCUMENTATION/PRESENTATION

☐ sketch maps ☐ USGS maps ☐ photographs ☐ presentation

OTHER COMMENTS

Questions concerning this nomination may be directed to

Phone _____

Signed _____ Date _____



Newton, MA-MRA

Brae-Burn H.D.

35 Brae Burn Rd.

Newton, MA

Medallion Co

C. Jenkins

6/87

Key. & Jackson Homestead

87/17 - 4A



Brae Burn H.D.

Newton, MA-MRA

24 Windemere Rd.

Newton, MA

quiddling CMA

C. Jenkins

6/87

Reg. @ Jackson Homestead

87/17 - 6A



Brae Burn H.D.

Newton, MA-MRA

11 Brae Burn Rd.

Newton, MA

~~unreadable~~ cmt

C. Jenkins

6/87

neg. @ Jackson Homestead

87/17-3A



Brae Burn H.D.

Newton, MA-MRA

48 Windmere Rd.

Newton, MA

Midway Co MA

C. Jenkins

6/87

req. @ Jackson Homestead

87/17 - 7A

