

FORM B - BUILDING

AREA	FORM NO.
	NH 270

MASSACHUSETTS HISTORICAL COMMISSION
 80 BOYLSTON STREET
 BOSTON, MA 02116

Newton, Mass. MRA
 Town NEWTON (Newton Highlands)

Address 230 Winchester Street

Historic Name _____

Use: Present residence

Original residence

DESCRIPTION

Date 1873

Source Atlas; City Directory; Tax List

Style Italian Villa

Architect unknown

Exterior Wall Fabric clapboards

Outbuildings carriage barn

Major Alterations (with dates) none

Condition Good.

Moved no Date ---

Acreage 31,016 sq. ft. (less than 1 acre)

Setting Scattered Victorian-era dwellings intermixed with 20th-cent. housing stock

Recorded by Deborah Shea

Organization Newton Historical Comm.

Date May 1981

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

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 19.317910.4686580

USGS QUADRANGLE NEWTON, MA

SCALE 1:25,000

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

As an elaborate and well-preserved example of the Italian villa style of architecture in Newton Highlands, 230 Winchester Street, 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.

This well-preserved residence has the informal massing and irregular silhouette of a country villa, unique to the Highlands and one of very few in the city. The design features a 2-1/2-story corner tower with a decorative slate Mansard roof contrasted by a hipped main block and a hipped gable front. The long narrow tower windows are arched in the Roman style, while a canted gable field window echoes the facade roof shape. The facade window detail is particularly distinctive: a shallow triple oriel is capped by an entablature with a peaked center section, jigsawed detail, ancon supports and protruding "nailhead" moulding, a motif similarly featured on the double second-story window. The entrance features full sidelights (one side) surmounted by a segmental fan and moulded trim. The raking eaves are projected and detailed with scroll sawn brackets, paired on the tower section.

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

Jesse P. Newcomb, employed in the boot business in Boston, was the initial occupant of this Italian villa, a rare style in the Highlands. Situated on a hillside, the villa overlooking a broad expanse of farmland with the Charles River to the southwest. The house lot was part of a larger 24-acre (approx.) parcel of land owned by the Highlands Land Associates. The area was subdivided into house lots, though there was apparently little construction as the property was not convenient to public transportation. The land appears to have been sold off in large tracts. This house stands as a solitary vestige of Victorian era housing amid a 20th-century development.

The house was probably one referred to in the June 1873 Newton Republican, which reported that the Highland Land Associates "are just completing two 2-story mansard roof houses on Winchester Street" (13 June 1873).

BIBLIOGRAPHY and/or REFERENCES

Newton Atlas: 1874, 1886, 1895, 1907.
Newton City Directory, 1877.
Newton Republican 13 June 1873.

**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

- | | | | |
|---------------------------------------|-------------------------------------|----------------------|-----------------------------|
| 61. House at 170 Otis Street | Entered in the
National Register | for Keeper
Attest | <u>Delores Byers 9/4/86</u> |
| 62. House at 173--175 Ward Street | Entered in the
National Register | for Keeper
Attest | <u>Delores Byers 9/4/86</u> |
| 63. House at 203 Islington Road | Entered in the
National Register | for Keeper
Attest | <u>Delores Byers 9/4/86</u> |
| 64. House at 215 Brookline Street | Entered in the
National Register | for Keeper
Attest | <u>Delores Byers 9/4/86</u> |
| 65. House at 2212 Commonwealth Avenue | Entered in the
National Register | for Keeper
Attest | <u>Delores Byers 9/4/86</u> |
| 66. House at 230 Melrose Street | Entered in the
National Register | for Keeper
Attest | <u>Delores Byers 9/4/86</u> |
| 67. House at 230 Winchester Street | Entered in the
National Register | for Keeper
Attest | <u>Delores Byers 9/4/86</u> |
| 68. House at 3 Davis Avenue | Entered in the
National Register | for Keeper
Attest | <u>Delores Byers 9/4/86</u> |
| 69. House at 307 Lexington Street | Entered in the
National Register | for Keeper
Attest | <u>Delores Byers 9/4/86</u> |
| 70. House at 309 Waltham Street | Entered in the
National Register | for Keeper
Attest | <u>Delores Byers 9/4/86</u> |

86001825

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

House at 230 Winchester Street (Newton MRA)
Middlesex County
MASSACHUSETTS

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

Entered in the
National Register

Federal Agency: _____

- 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 Public Acquisition	Status Accessible	Present Use
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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"/> unaltered
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed	<input type="checkbox"/> original site
		<input type="checkbox"/> 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 _____

Quadrangle name _____

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 _____ Date _____ Phone: _____



Use at Chester St., Newton Highlands ds

Newton, Mass. MRA

230 Winchester St.,

Reg Newton Highlands

Inv. #NH 270



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BY KODAK

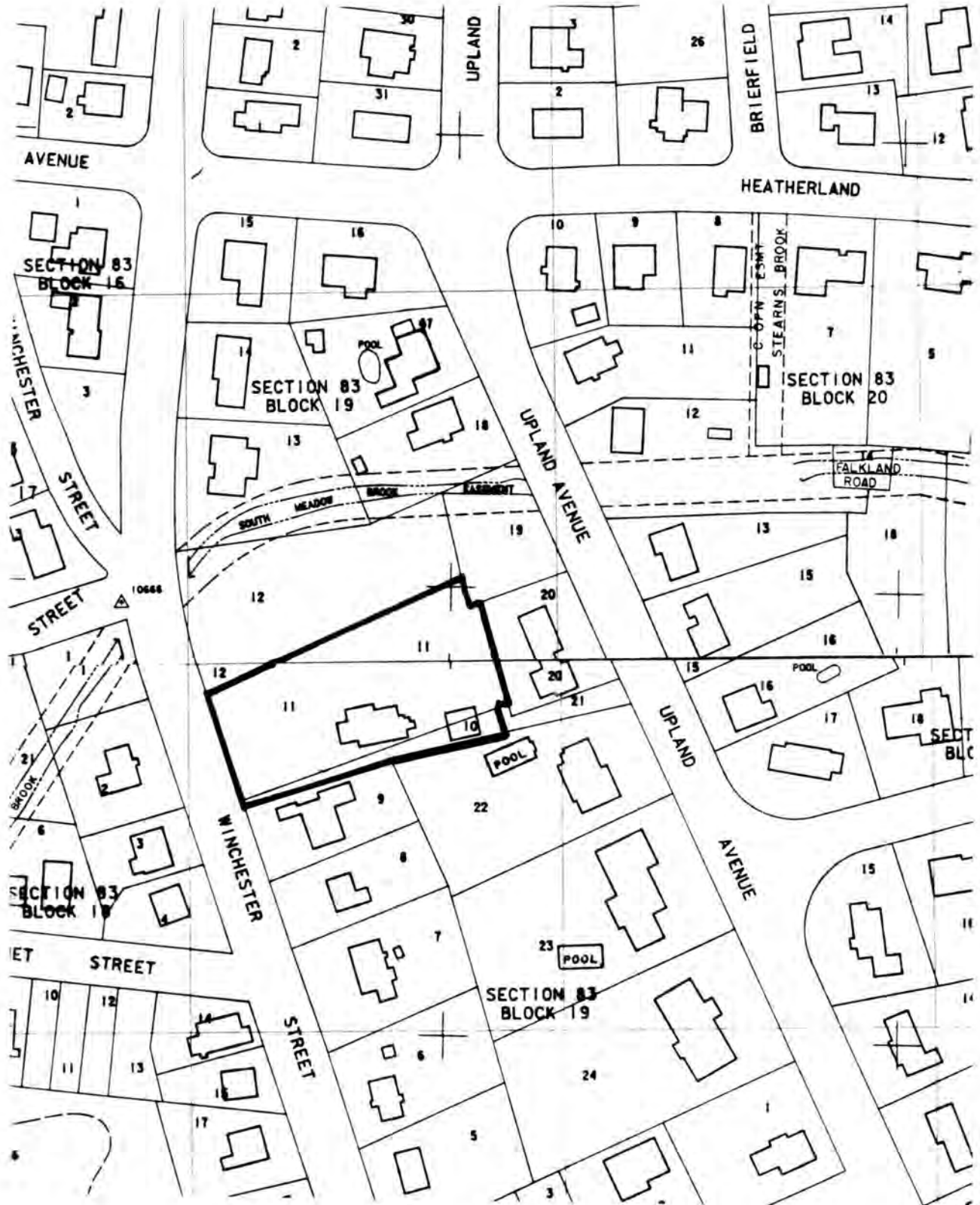
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City of Newton Assessor's Maps. Sheets 128, 137
 Metric Series. 1979
 Scale: UTM grid line interval = 100 meters (328 feet)

Newton, Mass. MRA
 230 Winchester St.,
 Newton Highlands
 83-19-11 & 10