

0008

Newton, MA-MRA

FORM A AREA

Area Letter Form numbers in this Area

WN-A	
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MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET, BOSTON, MA 02116

JAN 02 1990

Town Newton (West Newton)

Name of Area (if any) Day Estate
Historic District

Present Use residential

General Date or Period 1929-1930

General Condition good

Acreage 187808 sq. ft. 4.31A

Recorded by Candace Jenkins/Susan Abele

Organization Newton Historical Comm.

Date May/1987; rev. May/1988

see attached map

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).

UTM REFERENCE A 19/316 630 14689640
B 19/316 780 14689440
C 19/316 590 14689470

USGS QUADRANGLE NEWTON
SCALE 1:25000

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

The Day Estate Historic District possesses integrity of location, design, setting, materials, workmanship, feeling and association. It is significant as a small subdivision that illustrates the way in which older estates were broken up to accommodate expansive residential development in the 1920s. In this case it represents the impact of Commonwealth Avenue on previously remote portions of central Newton. It is especially important as a homogeneous collection of estate quality Tudor Revival style houses, most of which were designed by prolific local architect William J. Freethey in 1929-1930. The district meets criteria A & C of the NRHP.

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

The Day Estate Historic District is located in south-central West Newton and occupies the southern and western perimeter of the block bounded by Chestnut St.(E), Commonwealth Avenue (S), Dartmouth St. (W), and Prince St. (N). Six large, estate quality Tudor Revival houses are included, all of which were erected within two year of the subdivision of land. The Henry B. Day House (1898) and 3 modern houses occupy the northeast corner.

Verbal boundary Description and Justification:

The Day Estate Historic District is confined to the six houses which occupy the southern and western perimeter of the block bounded by Chestnut Street (E), Commonwealth Avenue (S), Dartmouth Street (W), and Prince Street (N). Boundaries are the lot lines of these houses. The boundaries follow the lines of the original subdivision and reflect the cohesive qualities of the component buildings. For these reasons the surrounding buildings, including the original Henry B. Day Estate (presently The All Newton Music

HISTORICAL SIGNIFICANCE Explain historical importance of area and how the area relates to the development of other areas of the community. (see continuation sheet)

Banker Henry B. Day acquired the block bounded by Chestnut, Prince, Dartmouth Streets and Commonwealth Avenue around the turn-of-the-century, shortly after the opening of Commonwealth Avenue. He and his wife Julia had lived previously on Prince Street and in 1896 built a large new house at 321 Chestnut Street. Mrs. Day died in 1936, Mr. Day in 1941. Their house was acquired by the All Newton Music School in 1947 and remains as such in 1987.

The Day Estate was one of a number of large estates on West Newton Hill which were subdivided by their owners as the 1920s building boom peaked towards the end of that decade. The six lots in the Day Estate Historic District were developed between 1928 and 1930 by Noble & Nutting and the Cragie Realty Trust, which included the same principals. W. Mark Noble and Merrill C. Nutting were active in a variety of real estate projects in Newton, particularly along Commonwealth Avenue. Vincent Stanley, President of the Gamewell Company on Chestnut Street in Newton Upper Falls was the original
(see continuation sheet)

BIBLIOGRAPHY and/or REFERENCES

Engineering Department Records: D-11, 21716 (1928)
Building Department Records: Dartmouth Street, Commonwealth Avenue
City Directories and Atlases. *Newton War Memorial*

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Newton West Newton)	Form No: WN-A
Property Name: Day Estate Historic District	

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

ARCHITECTURAL SIGNIFICANCE (cont.)

Individual Houses in the Day Estate Historic District are described below:

10 Dartmouth Street is a large brick Tudor Revival house with limestone trim. It rises two stories to a slate hip roof. The asymmetrical facade displays a large facade gable that slopes toward the center where it incorporates a superimposed entry gable, and a large chimney. The entry has a rusticated surround with foliate carving in the arch. The gable above displays a scalloped vergeboard reminiscent of mid-19th century Gothic Revival designs. To the left of the entry and centered on the facade gable, is a two story bay window that incorporates stone rustication and a crenelated top. To the right and above the entry are three windows of increasing size that mark a stair landing. Flanking the chimney are windows with stone mullions and rusticated surrounds.

26 Dartmouth Street, also dating from 1929 is a similar large brick Tudor Revival style house that differs from the one described above by the incorporation of some half-timbering.

1445 Commonwealth Avenue, dating from 1930, is also a large brick Tudor Revival style house which displays half-timbering and a conical entry tower of French derivation. It is enclosed by a slate gable roof. A matching detached garage is also located on the property.

1429 Commonwealth Avenue, dating from 1929, is a large brick Tudor Revival style house distinguished by limestone trim, a facade chimney, casement windows and a slate hip roof.

1395 Commonwealth Avenue, dating from 1930, displays features of French derivation and is similar to 24 Lockwood Road. It is a cubic brick structure rising two stories to a slate hip roof of steep pitch. Its three bay facade is centered on a projecting central pavilion with rusticated stone at the corners and directly around the entry and the window above. The entry is otherwise detailed with a simple segmental arch. All windows contain casement sash and those at the second story break through the roofline with segmental arches.

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Newton (West Newton)	Form No: WN-A
Property Name: Day Estate Historic District	

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

HISTORICAL SIGNIFICANCE (cont.)

owner of the house at **1395 Commonwealth Avenue**, which was designed by William J. Freethy. Freethy, who worked extensively for the Bonelli-Adams Company, also designed the houses at **1429 and 1445 Commonwealth Avenue** and **10 and 26 Dartmouth Street**. The house at **1415 Commonwealth Avenue** was designed by Newton architect Hawley W. Morton, who was also responsible for the Noble house at 122 Monadnock Road (1927), located in the Monadnock Road Historic District (CH-Fa). Vincent Stanley was representative of the well-to-do business men who found homes for their families in this area.

Staple to Inventory form at bottom

NEWTON, MASS. MULTIPLE RESOURCE AMENDMENT - 1988 - DAY ESTATE 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>
		32-33-5	17660	Vacant lot pool				
1395	Commonwealth Ave.	32-33-6	28860	house w/att garage		1930	French	C
1415	Commonwealth Ave.	32-34-5	29890	house w/att garage		1929	Tudor	C
1429	Commonwealth Ave.	32-33-8	28100	house w/att garage		1929	Tudor	C
1445	Commonwealth Ave.	32-33-9	23893	house w/att garage		1930	Tudor	C
10	Dartmouth St.	32-33-12	34779	house w/att garage		1929	Tudor	C
26	Dartmouth St.	32-33-11	24625	house w/att garage		1929	Tudor	C

Number of buildings	6		
Number of contributing buildings	6	Sum of square feet in field "area"	
Number of non-contributing buildings	0	(Streets not included)	187807
Number of structures	1	Number of vacant lots	(1)
Number of contributing structures	0		
Number of non-contributing structures	1		
Number of contributing objects	0		

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received 7/22/86
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

121. Whittemore's Tavern--
Bourne House

Entered in the
National Register

for Keeper

Melrose Byers 9/4/86

Attest

122. Working Boys Home

Entered in the
National Register

for Keeper

Melrose Byers 9/4/86

Attest

123. Brae-Burn Historic District

Entered in the
National Register

for Keeper

Melrose Byers 2/16/90

Attest

124. Commonwealth Avenue Historic District

Entered in the
National Register

for Keeper

Melrose Byers 2/16/90

Attest

125. Day Estate Historic District

Entered in the
National Register

for Keeper

Melrose Byers 2/16/90

Attest

126. Gray Cliff Historic District
(Boundary Increase)

Entered in the
National Register

for Keeper

Melrose Byers 2/16/90

Attest

127. Monadnock Road Historic District

Entered in the
National Register

for Keeper

Melrose Byers 2/16/90

Attest

128. Morton Road Historic District

Entered in the
National Register

for Keeper

Melrose Byers 2/16/90

Attest

* 129. Newton Highlands Historic District
(Boundary Increase)

for Keeper

Bobby L. Savage 02/16/90

Attest

* 130. Newtonville Historic District
(Boundary Increase)

~~Entered in the
National Register~~

for Keeper

Bobby L. Savage 2/16/90

Attest

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Day Estate Historic District

MULTIPLE NAME: Newton MRA

STATE & COUNTY: MASSACHUSETTS, Middlesex

DATE RECEIVED: 1/02/90 DATE OF PENDING LIST: 1/18/90
DATE OF 16TH DAY: 2/02/90 DATE OF 45TH DAY: 2/16/90
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 90000008

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 2/14/90 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

Day Estate H.D. -

1395 Commonwealth Ave.

Newton, MA

Widdowson &

C. Jenkins

1/87

req. @ Jackson Homestead

87-2-23



Day Estate H.D. -

Newton, MA-MRA

1445 Commonwealth Ave.
Newton, MA

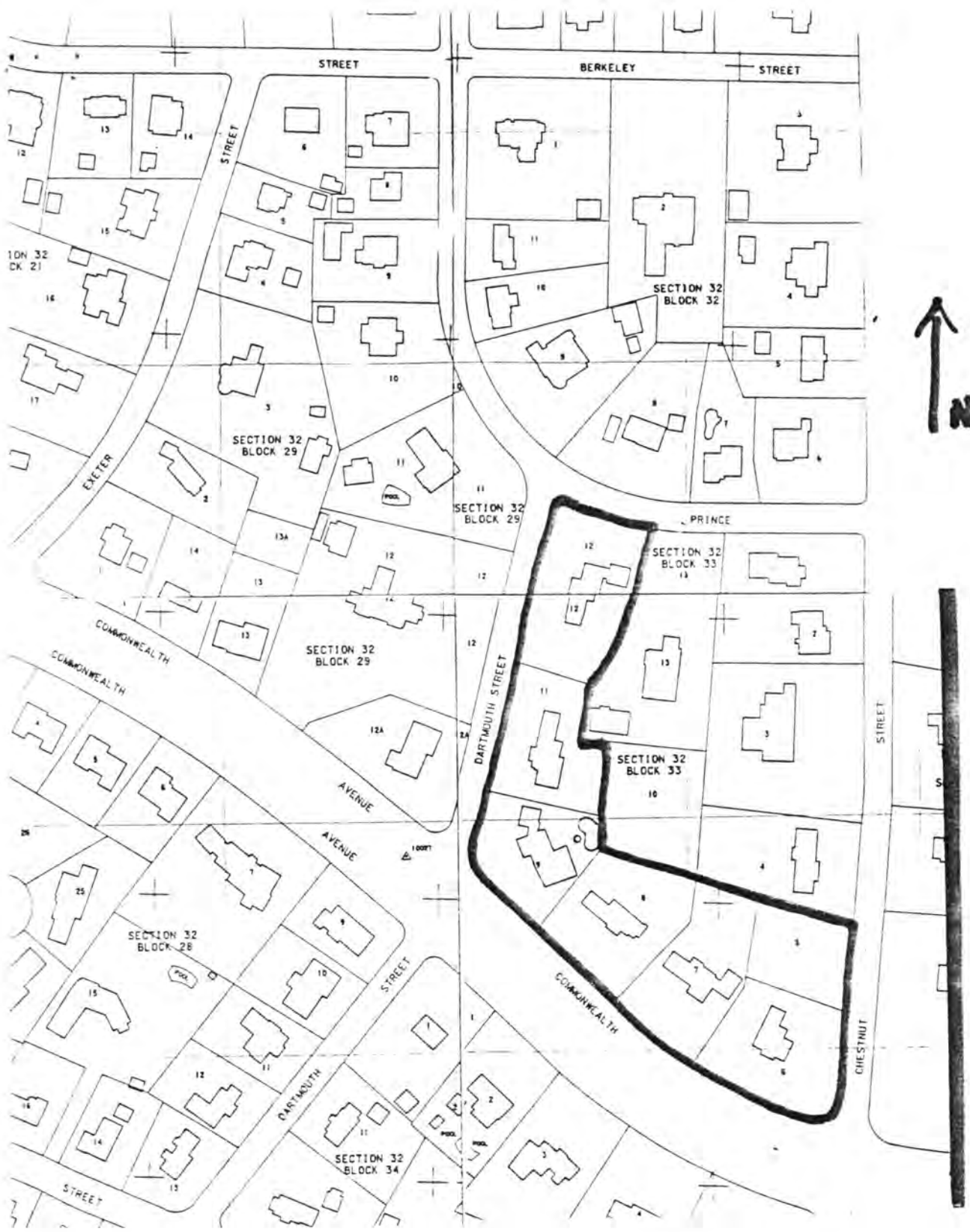
Middlebury Ct

C. Jenkins

1/87

neg. @ Jackson Homestead

87-2-24



Newton, MA-MRA

Day Estate Historic District
 Engineering Map - 1979

Scale: 1"=1000' Reduced 64%

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