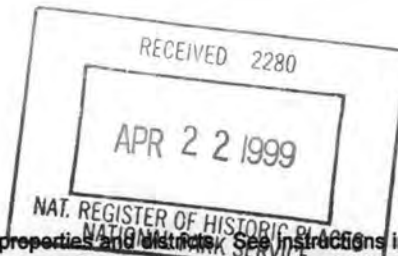


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



593

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Woodbourne Historic District

other names/site number _____

2. Location

street & number Roughly bounded by Walk Hill Street, Goodway and Wachusett Sts. not for publication

city or town Boston (Jamaica Plain) N/A vicinity

state Massachusetts code MA county Suffolk code 025 zip code 02130

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally, statewide, locally. (See continuation sheet for additional comments.)

Judith B. McDonough
Signature of certifying official/Title

4/12/99
Date

State or Federal agency and bureau _____

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional Comments.)

Signature of certifying official/Title _____

Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I, hereby certify that this property is:

- entered in the National Register
 - See continuation sheet.
- determined eligible for the National Register
 - See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other (explain): _____

Signature of the Keeper

Patrick Andrews

Date of Action

6/4/99

Woodbourne Historic District
Name of Property

Suffolk County, Massachusetts
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

(Check only one box)

- private
- public-local
- public-State
- public-Federal
- building(s)
- district
- site
- structure
- object

DOMESTIC/secondary structures

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
332	41	buildings
		sites
46		structures
5		objects
383	41	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

- RELIGION/religious facility; community building
- EDUCATION/schools
- DOMESTIC/single dwellings
- DOMESTIC/multiple dwellings
- DOMESTIC/secondary structures
- SOCIAL/clubhouse

Current Functions

(Enter categories from instructions)

- RELIGION/ community building
- EDUCATION/administrative
- DOMESTIC/single dwellings
- DOMESTIC/multiple dwellings
- DOMESTIC/secondary structures
- SOCIAL/clubhouse

7. Description

Architectural Classification

(Enter categories from instructions)

- LATE VICTORIAN/Queen Anne/Shingle
- LATE VICTORIAN and EARLY 20TH CENTURY
- REVIVAL/ Colonial Revival/Tudor Revival/ Classical
- Revival/Dutch Colonial LATE 19TH and
- 20TH CENTURY MOVEMENTS/Bungalow/
- Craftsman/Arts & Crafts; OTHER/no style

Materials

(Enter categories from instructions)

- foundation STONE/granite; CONCRETE/ BRICK
- walls WOOD/clapboard/shingle; STONE/ fieldstone;
- OTHER
- roof STONE/slate/asbestos shingle
- other STONE/ puddingstone/brick/fieldstone

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets. See attached)

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7. DESCRIPTION

The Woodbourne National Register District is a residential district located in the northeast section of the Jamaica Plain area of the City of Boston. It encompasses Walk Hill Street, Bourne Street, Florian Street, Wachusett Street and Goodway Road. This 30-acre parcel was originally several separate mid-19th-estates; it is now a cohesive and harmonious enclave of buildings primarily from the first four decades of the 20th century. Woodbourne represents several important developments of early-20th-century housing—the transformation of country estates to housing, the culmination of Boston's long experiment with reform/model housing, the rise of streetcar suburbs and the early influence the automobile. This district is an almost intact example of the development of middle-class housing of New England in the first decades of the 20th century. The district was developed in three distinct patterns, but the result is a cohesive neighborhood with a range of housing styles that remains nearly intact from the early 20th century.

The district contains 424 resources, none previously listed on the National Register: 332 contributing buildings; 46 contributing structures, and 5 contributing objects. There are 41 non-contributing buildings, mostly built outside the area of significance. The contributing buildings primarily consist of one-family to multi-family residences from the streetcar suburb and garden city suburb traditions. These buildings represent a range of suburban house forms—the suburban villa, homestead temple/end house, bungalow, four square and cape. Other types include Shingle Style, Queen Anne, Craftsman single-family, two-family houses, Colonial Revival residences in many variations, duplexes and a range of Arts & Crafts model housing. The contributing outbuildings are primarily detached garages located to the sides and rear. They represent the evolution of this building type in early suburbs. Contributing non-residential resources include two schools (one is now a condominium; one is an administration site), walls and sidewalk cobbling.

The overall design of Woodbourne is one of modest single-and multi-family houses with uniform setbacks and a design that follows the topography. The highest elevations are at the top of Bournedale Street where the original 19th century houses were located and a section of Northbourne Road. The southern side of Walk Hill Street faces St. Andrew's Church and the fence along a section of the 1848 picturesque Forest Hills Cemetery. Proceeding down Bourne and Wachusett, the two outermost streets in the district, the land slopes down towards Hyde Park Avenue. Wachusett has small curves at either end, while Bourne Street is curvilinear all the way down. Patten Street also begins on a high slope near Wachusett and rolls down the hill to Bourne. Rodman and Eldridge have a similar profile. Northbourne Street and Bournedale both have higher elevations in the middle of the street and slope down at either end. Many of the houses on the north side of Northbourne are built on the hill with garages at street level, built into the hill. The north side of Southbourne is also on a ridge; the houses are built on a rise above the level of the street. The Florian island and the lower part of Wachusett are on the flats. Because of the topography, the street design is curvilinear and varied. There are no grid patterns; each block has its own unique shape and configuration. Outside the original building design of the BDHC houses, the majority of the house lots are similar, but the placement on the lot is somewhat varied due to the differences in elevation.

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The northern section of the district lies between two older streets, Walk Hill Street and Hyde Park Avenue and what is now Northbourne road. The development took place beginning in 1898 when the open land around the Olney estate was sold and subdivided. Lots were laid out and streets put in by 1905. The streets were primarily curvilinear, following the varying elevations.

The middle or core section's landscape and architectural design are the result of Boston Dwelling House Company's (BDHC) original plans from 1911-1913. This section was originally the Minot family compound that was built as a model housing development. The designer, Robert Anderson Pope, respected the topography and existing landscaping. The Garden City movement and the importance of open space and gardens also influenced him, as reflected in the design of curvilinear street patterns and different shaped blocks and picturesque groupings. He retained as many mature trees as possible. Pope's original design can still be seen in three complexes on Southbourne with the open parks and paths in front, the Florian island cottage complex and the outline of Northbourne (the lozenge-shaped and octagonal dividers were never built). Walls of stone stand behind the houses on Northbourne.

The smaller southern section was laid out by one developer, John Goodway on the parcel that had been the property of the North End Mission. The older 19th century house was destroyed in 1960s and modern residences put in. Goodway built a few houses himself and sold off the rest of the lots. This section is a more grid-like plan, but is less noticeable because of the changes in elevation and residual landscape elements of the 19th century; like the BHDC section, large pines and walls remain scattered on Southbourne and Goodway.

Aspects of the 19th-century estates still remain along Southbourne and Goodway Streets. Large pine trees of the Minot estate and the Mt. Hope Home are scattered throughout this section, as are several large oaks. Large pines are located throughout the brick Boston Dwelling House complexes on Southbourne and between #43 (Map #152) and #51 Southbourne Road (Map #154). They are also visible at #14 (Map #79), #22 (Map #84), and #26 Goodway Road (Map #1). Coupled with stone walls and, outcroppings and rear retaining walls, some of this area conveys the sylvan nature of the original Minot/Olney estates. There is cobbling at the edge of the sidewalk along sections of Bourne Street.

Residential Resources

The majority of the housing resources of the Woodbourne Historic District are representative of modest middle-class suburban development of the early decades of the 20th century. The forms included homestead temple, bungalow and cape as well as the period revivals. The styles include Queen Anne, Shingle Style, Craftsman, Art & Crafts, Colonial Revival and Dutch Colonial. There is also single-family, two-family and multi-family garden city suburban housing.

The earliest contributing house in the district is #71 Walk Hill Street (1896, Colson/Map #225).

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This Queen Anne style house has a two-story pitch roof with paired brackets and bays on the front and side, distinguished by a 2 1/2-story conical roofed corner and a projecting portico with columns. The next group of houses were constructed between 1898 and 1899. They include **#162 Wachusett Street**, (1898, Peters & Rice/Map #167), **#6-8 Rodman Street** (1889, Dodge/Map #125), **#47** (1899, Murray/Map #109) and **#55 Patten Street** (1899, Murray/Map #113). **#162 Wachusett** is a two-and-a-half story suburban Queen Anne style house with a front porch. **#47 Patten** is a 2 and 1/2 story structure with a Palladian window in the front gambrel gable. The projecting front porch has 2 sets of paired half columns. **#55 Patten** is a 2 and 1/2 story house covered in shingles with a projecting entrance portico. The most distinguishing feature is a balustraded recessed curved arch in the gable with a balustrade across it in the gable.

Examples of the suburban Shingle Style are primarily found in the northern section. They include **#15 Bourne Street** (1909, Rantin/Map #5), reminiscent of **#47 Patten**, with its intersecting overhanging gambrel roof and grouped half column porch. It has eyebrow windows in the gables. A later variation of the Shingle Style are the houses at **#186-188 Wachusett Street** (1911, Leonard/Map #181) and at **#16, #28 and #34 Rodman Street** (1905, Thayer/Map #130, #136, 138) with large gambrel secondary mass dormers on the front roof slopes.

A common house type in Woodbourne is Homestead suburban temple house, or end house, that became popular in the 19th century and allowed the development of suburban subdivisions on small rectangular lots. The main body of the house was reoriented and the roof ridge is perpendicular to the front wall showing the narrow gable end to the street. These could vary from modest one-story examples to two story versions. They were clothed in a variety of styles. The internal layout was often the side-hall plan, with an entry in the side bay. This house type reached its apex in the years preceding World War I.

Examples of this form include the one and one-half story gambrel roofed Dutch Colonial style end houses with full length front porches at **#15** (1911, Boyle/Map #129) and **#17 Rodman Street** (1911, Boyle/Map #131); **#35 Southbourne Road** (1914, Russell/Map #150); and **#189** (Map #182), **#193** (1911, Boyle/Map #183), **#197** (1925, McFarlane/Map #185), **#201** (1911, Boyle/Map #187), **#205** (1912, Boyle/Map #189) **Wachusett Street**.

The two-family house with its stacked apartments is another variation on the Homestead temple house. They include hipped roofed Craftsman structures, and gable and gambrel-fronted houses with Queen Anne and Colonial Revival details. Common secondary masses include bay windows and/or porches. Examples of this type are found are the very articulated at **#165 Wachusett Street** (1914/Map #169) to moderately detailed ones at **#177** (1906, Clary/Map #176) and **#181** (1910, Clary/Map #177) **Wachusett Street**. Other examples can be seen at **#55** (1913, Parson/Map #219), **#61** (1931, Brodin/Map #221) and **#63** (1907, Keefe/Map #222) **Walk Hill Street**. Two unusual Brick buildings of this type stand at **#32 and #40 Eldridge** (c. 1925/Map #58 and 60).

Other popular house form was the four square which emerged at the turn-of-the-century. The house is a cube-shaped structure with a hipped or pyramidal roof and dormers. Often, there is a

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one story porch across the front. This form developed as a reaction against the clutter and excesses of the Victorian period. Both the interior and exterior is simple and restrained. Four square examples include **#42** (1925, Weinbaum & Wexler/Map #106) and **#43 Patten Street** (1922, Young/Map #107), the Craftsman style **#87 Walk Hill Street** (1925, Weinbaum/Map #229); **#30 Bourne** (1930, Brodin/Map #12), **#42 Eldridge Street** (1929, Maloney/Map #60) and **#18 Goodway Road** (1927, Boas/Map #82).

By far, the most common style in the Woodbourne district is the Colonial Revival. It appears in a variety of forms and interpretations. The Colonial Revival style coincided with a period of growing self-consciousness and self-awareness of the professional and upper middle class elites and was set against massive changes brought on by urbanization, industrialization and immigration. Professional and upper class Americans sought to bring to life idealized colonial attributes that would reaffirm their traditional role and would help them in their efforts to redirect American society. The elite's goal was to create an "ideal" of a higher community, to create a sense of loyalty to an abstract community ideal above personal greed. The movement was characterized by a dual nature- its adherents were believers in social progress and advance as well as advocates of a nostalgic and sentimental vision of the pre-industrial era.

The Colonial Revival style began in the 1880s and reached its peak in the period between 1890 and WWI. The Centennial in Philadelphia focused the nation's attention on its heritage. As the early decades of the 20-century progressed, the style spread to encompass suburban housing, apartment buildings, and even gas stations and settlement houses. For the client, the colonial revival was the physical representation of the values and lifestyle sought during this period. For the architect, the colonial revival was one answer in the search of a national style and an alternative to the Late Victorian aesthetic of overindulgence. The Colonial Revival style was rooted in the past with traditional values of nationalism, harmony, refinement, restraint. On the practical level, buildings in the colonial revival were cheap and economical to build, strengthening its appeal to a broader, less self-conscious audience.

The Colonial Revival as built at Woodbourne represents the suburban, practical aspect of the style which are also found throughout the Northeast and appear in pattern books and mail order catalogues.

The Colonial Revival and Dutch Colonial appears in Woodbourne in a host of variations which include the center and side-entrance gable block; the center-entrance gambrel block; and the gable-fronted end house and gambrel-fronted end house forms and 4 squares.

The gable block center entrance as seen at **#40 Bourne** (1927, McKinnon/Map #17); **#6** (1923, Mulhall & Holmes/Map #36), **#10** (1923, Hutchinson/Map #37) and **#41 Bournedale Road** (1926, Hutchinson/Map #49); **#29 Goodway Road** (1927/Map #87); **#18** (1922, Woodbury & Stuart/Map #92) **Northbourne**; and **#236** (1941, Martin/Map #196), **#238**(1941, Martin/Map #197); **#251** (1926, unknown/Map #199) **Wachusett Street**. Many have pedimented porticos and sun porches. Gable block houses with off-center façade gables, are located at **#1 Goodway Road** (1926, DeYoung/Map #72). Structures at **#25 Bourne Street** (1925, Hutchinson/Map #9), **#23**

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Bournedale Road (1937, Hutchinson/Map #40), **#30 Northbourne Road** (1937, Casey/Map #94), and **#271** (1926, Hutchinson/Map # 205) and **#285** (1937, Casey/Map #207) **Wachusett Street** are examples of side passage entrance gable block residences. A representative of the gambrel-block central entrance can be found at **#51 Southbourne Road** (1926, Brodin/Map #154); a similar grouping of this variation is lined up at **#32** (1926, Mulhall & Holmes/Map #45), **#27** (1922, Mulhall I, & Holmes/Map #43), **#33** (1924, Chaplin/Map #46), **#36** (1926, Mulhall & Holmes/Map #47) and **#37** (1926, Mulhall & Holmes/Map #48) **Bournedale Road**.

The district's two rare triple-deckers display Colonial Revival ornament and represent two typical Boston types. **#235 Wachusett** (Map #196) moved from Hyde Park Avenue, is a gabled-roofed structure with the characteristic projecting bay and open porch features. There are dentils around the cornice. The other, at **#211 Wachusett** (1923, Bradley/Map #193) has a flat roof with brackets, and a wide entablature. There is also a three-story side-bay and balustraded porch on all three floors

Another two-family solution was the side-by-side house, or duplex. Examples can be found at **#18-20 Northbourne Road** (Map #92), and **#239-241 Wachusett** (Map #198) (both 1939, Martin) and are sheathed in Colonial Revival detailing.

There are two distinctive Tudor Revival house types in Woodbourne. The Tudor Revival was popular during the early decades of the 20th-century, especially in suburban developments. It offered a picturesque, asymmetrical element to the houses and the streetscape.

The Woodbourne example is an unusual house type, described as a gable-fronted saltbox, has the signature roof profile with one slope significantly longer than the other. It originated in the Colonial-era when lean-to additions were made to the rear of gable-block houses. Each has side-passage entries with gabled pediment at the doorway, often with one or two square oriels on the facade and a gable dormer on the side slope. All the examples have Colonial Revival detail. These first appeared during the 2nd phase of BDHC development beginning in 1922, **#14** (1922, Woodbury & Stuart/ Map #38) & **#24** (1923, Woodbury & Stuart/Map #41), **#26** (1923, Hutchinson/Map #42), **#30** (1922 Mulhall & Holmes/Map #44), **#49** (c. 1923, unknown/Map #51) **Bournedale Road**; **#10** (1922, Woodbury & Stuart/Map #140), **#33** (1924, Russell/Map #149) **Southbourne Road**; **#55** (1922, Woodbury & Stuart/Map #21), **#59** (1922, Hutchinson/Map #22), **#60** (1924, Hutchinson/Map #23), **#63** (c. 1923/ Map #24) **Bourne Street**.

Another Tudor Revival house type in Woodbourne was designed by local architect Albin Brodin for private owners. These houses are actually gable block-center or side-hall entrance in form with asymmetrical façade gables and the high pitch roof profile, characteristic of this style. They are located at **#42** (1933, Brodin/Map #18) and **#46 Bourne Street** (1933, Brodin/Map #19); **#50 Northbourne Road** (1931, Brodin/Map #99); **#263 Wachusett Street** (1932, Brodin/Map #202).

The other housing types scattered throughout the district include the bungalow, cottage and cape. The bungalow, similar to the four square house type, was connected with the home economics movement and the efficiency movement. The word, bungalow, is derived from the Hindustani

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word "Bangla" used to describe low houses with a verandah by the British colonists in the 19th century. The American bungalow is a one-story structure with a broad covered porch created by the extension of the roof line and exposed rafter ends. A true bungalow stands at **#259 Wachusett Street** (1924, Dorr, Harlow & Kimball/Map #201) and at **#20 Bourne Street** (1930, Campbell/Map #7). Not many of this type were constructed, but bungalowoid buildings (houses with bungalow features more than a single story) add to the variety in the district. The cape style, a small, three bay, one-story house appeared in New England in the 1600's. It became popular in the early 20th century because of its modest size, ease of caring and simple, efficient plan. Capes are located at **#19 Bournedale Road** (1937, Martin/Map #40; **#43** (1937, Martin/Map #97 and **#47 Northbourne Road** (1934, Couttes/Map #98). This style was very popular in this area, but the majority of those built lie outside the designated district. One-story cottages are found at random. Nestled into the hill amidst the pine trees stands **#22 Goodway** (1923, Russell/Map #85).

Many of the Woodbourne houses have single or two-car freestanding garages from the 1920s and 1930s reflecting the shift from streetcar transportation to automobile culture. The first houses built with garages were **#22** (1927, Duffie/Map #55) and **#26 Eldridge** (Kalman, 1928/Map #56). Several houses have attached garage such as **#238 Wachusett** (1941, Martin/Map #198).

The most unique housing of the district are the buildings designed by Kilham & Hopkins and Charles Collens for the BDHC in 1911-1912. These range from one-family, duplex and multi-family dwellings designed together with the plan of the development. Robert Anderson Pope was the designer.

The Boston Dwelling House Company bought the Minot estate in 1911, razed the old houses on Northbourne and reconfigured the landscape for model housing. Fill from excavating the foundation of the apartment buildings (demolished) on Hyde Park Avenue was used. Southbourne, Northbourne, Florian (then Florence), Bournedale (then Westbourne Terrace, and the lower part of Wachusett (then Westbourne Road) were laid out, taking into account the contours of the hills and the existing trees. The houses were constructed to fit into the plan by Pope and to convey a sense of garden city community living. The first phase of construction took place between 1911 and 1914.

Florian Island, a landscaped oval developed with 10 stucco-parged, hollow-tile single-family two-story cottages, is part of the original BDHC construction. This cluster contains six single-family houses facing a central walkway with four houses on the ends, **#288** (Map #207), **#296** (Map #210) & **302** (Map #213) **Wachusett**, **#90** (Map #66), **#94** (Map #72), **#96** (Map #69), **#98** (Map #71) **Florian Street** and **#15** (Map #142) & **#21** (Map #144) **Southbourne (1912, Kilham & Hopkins)**. The pathway down the middle evokes an English village lane. Several houses have jerkin-head roofs with half-timbering. The others have gambrel roofs with dormers and inset porches and attached trellises. All the houses within this pod share the following common features: green slate roofs, copper flashing and dormers on either side or on the front. Each cottage had a living room, dining room and kitchen on the first floor, with four bedrooms upstairs. The rooms' dimensions were a cozy 11 feet by 11 feet; 10 feet by 11 feet; and 13 feet by 15 feet.

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Across the street and up the hill stand the two terraced housing clusters, also part of the original BDHC plan, **#30 to #76 Southbourne** (1912, Kilham & Hopkins/ Map #147, #148, #150, #151, #153, #155, 156, #157, #158, #159, #160). These tapestry brick houses, also of hollow-tile construction, frame a geometric open space. These developments are raised above the sidewalk and nestled in a designed wooded landscape. Each grouping has a pair of single-family houses at the edges, a pair of two-family houses and at the point a U-shaped path, a six-family attached unit facing a U-shaped park-like area with paths. All reflect Arts & Crafts (English vernacular) design and correspond to the snugness and compactness of the Florian island cottages. The single-family houses are similar in form to the Florian Island houses, but are sheathed in brick. The duplexes have pitch roofs with pent roof dormers across the facade and an enclosed porch with a flat arch entrance. Some entrances which have been closed in. The six-family houses are U-shaped in plan. They are one and a half stories with pent roof dormers with jerkinheads and three gables. Each unit has an enclosed porch that opens onto the living room. The saltbox profiles of the end are reminiscent of C.F.A. Voysey's home, the Orchard (1900-1901) and a pair of Voyseysque cottages at Letchworth Garden City (1905) by M.H. Baillie Scott.

While each complex contains three distinct building types, each blends with the others in materials, detail and scale. In the original design the land adjacent to the multi-family buildings was intended for use as playgrounds. These are now used for parking. One side section was sold to James C. Martin, who constructed a residence on the site, **#24 Southbourne** (Map #145).

Adjacent to the Southbourne complexes stands yet another component of the original BDHC development. Similar in plan and scale, the complex at **#78-84 Southbourne** (Map #161, #162 and #163) was designed and developed by Charles Collens of Allen & Collens. Designed in a "U"-shape plan, these are more diminutive than the brick complexes. A pair of stucco single-family cottages stands towards the street with a double stucco-parged house recessed at the center facing a green open space. Each unit has a living room with a fireplace and a kitchen downstairs with two bedrooms and a bath upstairs nestled under a green slate roof.

The **Woodbourne Clubhouse at #84 Bourne Street** (1914, Allen & Collens) was constructed in order to reinforce the concept of communal living and provide recreational amenities (which probably helped put this development out of reach for the intended audience). It was a one-story bungalow lodge with fieldstone foundation and a fieldstone end wall chimney. In 1934, James C. Martin purchased the property and remodeled it, adding a colonial portico. Four hoses were erected over the tennis courts.

The district has gone through minor changes since its period of significance. There have been major alterations to a small number of historic buildings, 14, making them noncontributing; the rest have undergone minor changes such as window or door modifications and porch enclosures. The single-family buildings that were constructed after 1945 are compatible in scale, materials, size and setbacks.

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Boston (Suffolk County), MassachusettsSection number 7 Page 8**Non- Residential Resources**

The contributing community buildings of the Woodbourne district are two schools and a church. In 1899, The City of Boston built the **Francis Parkman School at #25 Walk Hill Street** (1899, Perkins; addition 1904, Perkins/Map # 216.) Located on a rise surrounded by a wall, the original Classical Revival school building was a rectangular red brick edifice with a projecting portico. The most distinctive characteristic is the terra cotta trim on the stringcourse, windows and cornice. The first story windows have flared lintels and the second story ones are round arched. The rectangular addition towards the north is also of red brick with terra cotta trim at the cornice.

The **Edwin P. Seaver School, at #35 Eldridge Road** (1930, Cullen/Map # 58) is a Colonial Revival structure from the 1930s with minimal detailing. The original school was built by 1924 by Blackall, Clapp & Whittemore and was remodeled or rebuilt in 1930. It is an H-shaped building that was cut into the hill. The entrance has a large entablature with dentils and medallion designs. The half columns are fluted. A leaded fanlight in a glass transom highlights the doorway. There are small modillions around the eaves. Although it has been changed into condominiums, it still retains its educational appearance.

Non-Contributing Resources

The oldest house in the district is **#56 Patten Street** (Map #Q), built in the mid -19th century and owned by Richard Olney from 1864 to 1882. The Olney House originally faced Walk Hill Street and its property line extended down to Hyde Park Avenue. It is a non-contributing resource to the district, due to its early date and the major alterations completed in 1921. Due to the 20-century application of stucco and half-timbering, an addition, and a change in orientation and has lost its original integrity. Local resident Harold Peters bought it in 1914.

The most dominant non-contributing resource is the **Upham Memorial Church at #156-158 Wachusett Street** (1899, Hutchinson; additions, 1920 & 1925, Woodbury & Stuart/Map #Y). The Upham Memorial Church was originally a Medieval Revival edifice with a stucco-and half-timbered gable roof and square tower. The tower and the main body each had an entrance ornamented with a hood with vergeboards. It was bought by the Knights of Columbus, Shawmut Chapter, in 1977 and was subsequently stripped of the high tower and covered in blue aluminum siding.

Another non-contributing community structure is the low horizontal St. Andrew's Community Building at **#43 Walk Hill Street** (1923/Map #AB). A portable, prefabricated building by Brooks-Skinner, it stands on a rise surrounded by a wall and a large puddingstone outcropping facing Patten Street. St. Andrews the Apostle Church lies across the street. The parish was created out of the St. Thomas Parish in 1918; the church structure was built in 1921, designed by Richard Shaw and lies right outside the district.

Post-1945 has occurred primarily in the southern section along Goodway Road and the lower section of Bourne Street. The houses are on the same scale and setbacks as the contributing properties.

(end)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- x Property is associated with events that have made a significant contribution to the broad patterns of our history.
_B Property is associated with the lives of persons significant in our past.
x C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
_ Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- _ A owned by religious institution or used for religious purposes.
_B removed from its original location.
_C a birthplace or grave.
_D a cemetery.
_E a reconstructed building, object, or structure.
_F a commemorative property.
_G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- _ preliminary determination of individual listing (36 CFR 67) has been requested
_ previously listed in the National Register
_ previously determined eligible by the National Register
_ designated a National Historic Landmark
_ recorded by Historic American Buildings Survey #
_ recorded by Historic American Engineering Record #

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

SOCIAL HISTORY

COMMUNITY DEVELOPMENT AND PLANNING

Period of Significance

1896-1950

Significant Dates

1911-1940

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

N/A

Architect/Builder

see attached

Primary location of additional data:

- x State Historic Preservation Office
_ Other State agency
_ Federal agency
_ Local government
_ University
_ Other

Name of repository:

Massachusetts Historical Commission

United States Department of the Interior
National Park Service

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8. STATEMENT OF SIGNIFICANCE

Architects:

Kilham & Hopkins,
Mulhall & Holmes
James G. Hutchinson
Albin F. Brodin
Woodbury & Stuart
Neal DeYoung
James C. Martin
Allen & Collens
Frederick H. Gowing
Weinbaum & Wexler
Harold R. Duffie
Fred. M. Russell
Murdock Boyle
Peters & Rice
C.H. Wetmore
Dow, Harlow & Kimball
William Campbell
Joseph Selwyn
John Gately

Landscape Architect:

Robert Anderson Pope

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8. STATEMENT OF SIGNIFICANCE

The Woodbourne Historic District in the Jamaica Plain section of Boston, Massachusetts is a residential development that contains early 20th century suburban architecture and planning. This section developed from 19th century summer estates into a streetcar and model suburban enclave during its period of significance 1898-1945. It contains examples of representative New England suburban architecture and design by local architects and builders, including Woodbury & Stuart, Frederick H. Gowing, Mulhall & Holmes, and Murdock Boyle. It also contains an unusual garden city model housing development by the Boston Dwelling House Company designed by prominent Boston architects, Kilham & Hopkins and Charles Collens and laid out by Robert Anderson Pope in 1911-1912. Woodbourne represents a universal pattern of development in history and style of suburban areas and represents a unique area of architect-designed model housing and garden-city landscape design.

The nominated district retains integrity of location, design, settings, materials, workmanship, feeling and association and fulfills criteria A and C of the National Register of Historic Places at the local and regional level.

DEVELOPMENT

The 30-acre parcel of the National Register district consists of three historical parcels, each with their own history. Located within the Jamaica Plain area, Woodbourne was once part of the original 1630 Roxbury land grant. The Town of Roxbury was divided with the legal separation of West Roxbury (including Jamaica Plain, Roslindale and Forest Hills) in 1851, which was in turn annexed to Boston in 1874. The evolution and development of Woodbourne represent several important phases of late -19th to 20th-century housing developments in the United States, including examples reflecting civic and housing reform of the 1910's and the suburban development from W.W. I to post W.W.II. This area encompasses the variety of styles and development patterns common to the outer edges of urban Boston which transformed agricultural and estate properties into moderate income residential enclaves.

In 1845, this section of Jamaica Plain, a charming wooded area of rolling hills and the meandering Stony Brook, attracted many Bostonians. Bourne Street had been a public way for over 20 years; it connected Walk Hill Street, a century old public road, to Canterbury Street. Walk Hill began at the Toll Gate- the first gate from Roxbury on the private Norfolk and Bristol Turnpike (incorporated in 1803) which ran from Boston to Providence, R.I. Named the Dedham Turnpike, this road went from present day Dudley Square to the Dedham Courthouse along Washington Street. The site where carts and wagons were weighed and charged was the Toll Gate at South and Washington Streets. This locus was renamed Forest Hills after the establishment of Forest Hills Cemetery in 1848. The impetus for development of the area was the opening of the Boston & Providence Railroad in June 1834 with a station at Toll Gate, now the Forest Hills Station. The

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turnpike fell on hard times and became a public road in 1857. Florence Street was also laid out in 1848 to go between Bourne Street and the Boston & Providence Railroad station. In 1874, this was renamed Washington Street. By 1874 Walk Hill Street, Hyde Park Avenue and Florence Street (part of now Florian and Southbourne Streets) had been put in.

Part of the top or north section of Woodbourne bounded by Walk Hill belonged to the Andrew J. Peters family. The Peters family was a local Jamaica Plain family that had many politicians and legislators. Peters, a Jamaica Plain native, was a wealthy merchant with an estate on South Street. His son, Andrew J. Peters, was the mayor of Boston from 1918-1921 during the violent and controversial Boston Police Strike of 1919.

The adjacent parcel extending from Walk Hill Street to Hyde Park Avenue belonged to Richard Olney. In 1864, Olney bought 10 acres of land with a house and a stable along Walk Hill Street, abutting the Minot estate. Olney's House is the oldest in this area, at 56 Patten Street. He reputedly had one of the first tennis courts in Boston. The neighboring families of the Minots and Guilds would often play here.

Richard Olney served as Attorney General (1893-95) and as Secretary of State (1857-97) in the administration of Grover Cleveland. A corporation lawyer, Richard Olney was born in Oxford, Massachusetts in 1835, to a wealthy cotton manufacturer. He graduated from Brown University in 1856 and from Harvard Law School in 1858. Olney worked as a lawyer, specializing in wills and trusts and worked most of his professional life at 23 Court Street. He married Agnes Thomas, daughter of Judge Benjamin F. Thomas. Olney was a leading authority on railroad law and at the age of 40 reorganized and saved the Eastern Railroad Company. This became his specialty thereafter devoting his professional career to the regulation consolidation of railroads. He joined the Board of Directors of the Boston & Maine Railroad in 1884 and served as its general counsel. Olney was recommended to Grover Cleveland in his second term and was appointed U. S. Attorney General. As Attorney General, he negotiated the end of the Pullman Palace Car Company workers strike in 1894. He also argued successfully in favor of the unconstitutionality of the Income Tax Law before the Supreme Court in 1884 (it was later enacted under President Woodrow Wilson).

In 1882, Olney sold both his house and property on Walk Hill Street to his old partner Andrew J. Peters. He moved his family to Boston's Back Bay next door to George Richards Minot's home on Marlborough Street. In October 1890, Richard Olney's daughter, Agnes, married George Richards Minot III at the Olney summer house in Falmouth. Richard Olney retired from government at the end of Cleveland's term in 1897 and returned to his Boston Law practice.

In 1899, two of the community buildings were erected, **the Francis Parkman School, 25 Walk Hill Street** (Map #216) and the **Upham Memorial Church, 156-158 Wachusett Street** (Map #Y). In 1896, the City of Boston took an acre of land from Andrew J. Peters estate for the Francis Parkman School, designed by Charles B. Perkins in several stages between 1899 and 1904. The school was named after the historian whose summer house overlooked Jamaica Pond. It now serves as a counseling center for the Boston School system. The Forest Hills Methodist Society

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began to build their church at the corner of Wachusett and Patten Streets, on land donated by Peters. The Forest Hills Methodist Society had been holding services in a rented hall in October 1893 in the Forest Hills area. The new church, designed by James G. Hutchinson in 1899, was in a Tudor Revival style with a corner tower and half-timbering. It was finished in 1901. A later addition was added in 1925. The Knights of Columbus purchased the building in 1977. Aluminum siding currently conceals all evidence of its architectural details.

The electrification of the streetcar system by the West End Railway Company by 1890 and the opening of the first subway route in 1897 improved speed and accessibility to more outlying areas, setting the stage for the Woodbourne developments. Several lots were slowly sold off and by 1898, modest construction had begun.

A later purchase in 1901 of the remaining Peters/Olney estates by Hosford and Williams signaled a new phase of development for this country retreat. The developers subdivided it and laid out Rodman, Patten, and Eldridge Streets. They advertised lots, stressing the proximity to Forest Hills Station. By 1904, Rodman and Eldridge Streets were open and Wachusett was extended to Eldridge Road. While full-scale subdivision did not begin until 1901, several houses were erected on Walk Hill Street and Wachusett Street and Rodman Road beginning in 1898. Construction continued until 1916 stopped by W.W.I and resuming in 1922.

Woodbourne's core or middle section belonged to the Minot family who initially used this as their summer estate. William Minot purchased the original parcel of land in November 1845 from Ebenezer Weld, a successful local farmer. Minot, like many other elite Bostonians such as Thomas Handasyd Perkins, Benjamin Faneuil, Joshua Loring, William Fletcher Weld, John Lowell Gardner, and Francis Parkman, purchased this property outlying property as a summer home to escape Boston's summer heat and seasonal cholera outbreaks. He was later joined by his children, William, Jr., Mary and Julia, who bought and built house in close proximity. It soon became a compound of the extended family, with the father summering and the rest of the family living here all year round.

William was the son of George Richards Minot, an historian, lawyer and judge (1758-1802). His accomplishments included being the Orator of Boston and being a judge of the Probate Court and Chief Justice of the Court of Common Pleas as well as the Municipal Court Judge of Boston in 1800. He was also one of the original incorporators of the Massachusetts Historical Society. His son, William, was born in 1783 in the family house on Spring Street in Boston. Married in 1809, William, Sr., moved to a town house, reputedly designed by Peter Banner at 61 Beacon Street opposite the Common in 1817. He made this his primary residence; the property at Woodbourne was his summer estate. He managed the Benjamin Franklin Trust for the City of Boston. He died on June 2, 1873 leaving the Woodbourne property to his five children: George Richards Minot II, William Minot, Jr., Julia Minot, and Mary Minot.

The Minot houses were built in the 1840's; William Sr.'s was constructed in 1847. The houses were located atop the hills with scenic views to the Blue Hill. The estate was named Woodbourne

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by Julia Minot, the invalid daughter of William, Sr. It was named after the home of Guy Mannering in the novel Guy Mannering by Sir Walter Scott in 1829. Not only did it match the description of the woods along Bourne Street, the description of the house must have reminded Julia of her own home.

Woodbourne was a large comfortable mansion snugly situated beneath a hill covered with wood, which shrouded the house upon the north and east; the front looked upon a little lawn bordered by a grove of tall trees; beyond were some arable fields, extending down to the river, which was seen from the windows of the house. (Guy Mannering, Vol. I, Chapter XIX, 1895 edition).

In 1855, some land was sold to Charles Eliot Guild for a summer retreat. It later became the house of Massachusetts Governor Curtis Guild.

The Minot compound contained several households, including children, servants and often guests. The terrain had a large grove of pine trees on the north side; the southern and western areas contained a landscaped area of garden, trees, and shrubs. Both father and son loved landscape gardening and made Woodbourne into a showplace. In 1850, William Minot, Jr. wrote about the estate:

Our roses are just out. Our honeysuckles too. The new mown hay, almost half a ton, lies spread on the garden lot. The pears are shaping themselves. Strawberries ripening. Raspberries well formed. The laurels are opening new leaves. All is green, growing, gracious.

In 1850, Minot and his two sons, William, Jr. and George Richard bought a large parcel on the east side of Bourne Street (originally part of Ebenezer Weld's land), enlarging their holdings. In 1864, William Jr., who resided in his father's house year round, purchased another parcel which included three house (site of #114 and #124 Bourne) at the corner of Eastland Street. George Richards Minot bought the western parcel in 1856.

George Richards Minot, the eldest son of William, built a summer residence in 1846 near his father's house. After attending private school he became a merchant like many of his Minot and Weld relatives. He began working for the firm of Chandler & Howard on Commercial Wharf as an apprentice in 1829 at the age of 16. He sailed on East Indian ships for the next ten years before opening his own Indian trading company, Minot & Hooper of Marblehead in 1839, sending ships to India and China. After a financial collapse in 1857, his firm became agents for Southern cotton mills. After the Kingston Street firm's headquarters was destroyed in Boston's 1872 fire, his son George Richards Minot II, rebuilt for his father who was in Europe at the time. George II lived with his wife on Pinckney Street on Beacon Hill and summered at Woodbourne; he and his family relocated to Jamaica Plain in 1849. He had vegetable gardens, pigs, horses and cows. His animals used the Stony Brook for water. George died at Woodbourne in December 1883 of a heart attack. He had been looking at the house Cabot & Chandler were designing for him at 254 Marlborough Street in Boston. He wife and children moved back to Boston after his death.

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William Minot, Jr. felt most at home at Woodbourne. He was born (1817) and raised in Boston, first on Charles Street and later at 61 Beacon Street. After graduating from Harvard in 1836, he joined the family law firm. In 1842, he married Katherine Maria Sedgwick (1820-1880), the niece of Maria, the well-known novelist. They lived on Beacon Street until moving out to Woodbourne in 1847. His first child was named after this estate, Alice Woodbourne, born that same year. William Jr. was an accomplished gardener and spent much of his time improving the grounds.

William Sr. died in 1873; sister Julia died in 1875 in her Woodbourne house; Katherine died in 1880 and his other brother in 1883. Alice also died in 1883, leaving William, Jr. the lone survivor. He moved back to Boston in 1884, into a town house at 22 Marlborough Street. The estate reverted back to a summer residence. The Minot houses were torn down when the estate was sold in 1911. The family is buried across Walk Hill Street in the Forest Hills Cemetery. Those who died earlier were reinterred from the Old Granary Burying Ground in Boston to Forest Hills.

In 1895, another momentous change came to this area. The Boston & Providence line of the NY, NH & Hartford Railroad was elevated. A viaduct designed by Shepley, Rutan & Coolidge was designed and constructed in 1898 that rerouted the Arborway under the new 4-track design. This massive elevated structure was demolished between 1981 and 1984 for the Southwest corridor project. In 1909, the Boston Elevated Railway built the new station at Forest Hills designed by Alexander W. Longfellow.

Early in 1911, Robert Winsor, investment banker with the firm Kidder, Peabody & Company, and one of the directors of the Boston Elevated Railway, raised the possibility of building a model residential enclave near the carbarns of the elevated railway system at Forest Hills for its conductors and motormen. Its location was "within fifteen minutes of the business center of Boston on a five-cent fare." He began discussing the idea of creating a "scientific, "model residential enclave for its conductors and motormen as an alternative to the ills of urban housing and congestion" with an additional goal to be an "object lesson which will lead others to make similar investments." He also sent agents to study developments in Europe. Among developments investigated were the projects built by the London County Council as well as a large private development in London. The agents also went to Liverpool, Birmingham and Germany.

Debates over congestion and substandard housing were abounding in Boston at this time. "Boston-1915", founded in March 1909, by Edward Filene (retailer) and other civic, educational, business leaders hoped to provide a blueprint for coordinated response every department in Boston. It aimed to increase efficiency and cure many of Boston's problems.

This concern about housing workers had evolved in New England during the 19th century-from mill girl boardinghouse system of industrial textile centers; company-owned family tenements in factory villages; and widespread speculative building in and around large cities. A few industrialists adopted "model" housing and developed communities with an eye to sanitary, aesthetic and landscape concerns. Manufacturers willing to develop factory communities according to the ideals of the professional architects and landscape architects provided the first

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testing ground for the new multiple-family housing designs and garden-suburb planning. The garden-city solution was the ideas of Ebenezer Howard: new towns on less expensive, cooperatively owned land developed either to support a local industry or connected to urban centers by rail. In America, the ideal garden city became a small garden suburb at the edge of the urban core linked by transportation. Such residential developments tended to be guided by traditional American ideas of philanthropic investment: the housing was expected to earn a modest profit. Model towns based on cooperative schemes similar to those in Britain met with resistance. However, in both countries, the high cost of model housing meant that it could compete with speculative building only through "collective" purchase, design, and development of a large site.

The efforts at inexpensive home ownership in a planned natural environment required architects to define what a home should be. The home must look like a house, whether for one or two families. It must be domestic in scale and sited to provide open space for fresh air, light, privacy and recreation.

In the debate of affordable housing and lack of home ownership, Winsor envisioned his plan for housing as a "solution to some of the most serious problems of city life, the ills of urban housing and congestion." Not only would it provide decent housing, the model community would be "an object lesson which would lead others to make similar investments." It was during a period of concern for affordable housing and the lack of home ownership.

On November 30, 1911, the Boston Dwelling House Company was formally organized with a Declaration of Trust to develop a 30-acre site near the carbarns. Henry Howard was named the president and Robert Winsor, Jr., treasurer. The Trust was formed "with the object of providing desirable, attractive, and sanitary homes at a moderate cost or rental for persons, desiring the same and for the purpose of acquiring the real estate hereinbefore described..." The directors were many prominent social, civic and religious leaders including: Robert Woods, leader in the settlement house movement; William Cardinal O'Connell; Frank A. Day; John Wells Farley; Frederick P. Fish; Mrs. Bertha Hazard; Charles H. Jones; James Prendergast, (a Catholic stock broker who encouraged Cardinal O'Connell to join); James L. Richards; Mrs. Richard M. Saltonstall; Frederic E. Snow; and Carl Dreyfus. Two trustees were directors of Filene's "Boston-1915" which had planning and housing reform as goals.

Henry Howard, vice-president of a chemical company, was a member of the Massachusetts Commission on workmen's compensation, later the Mass. Employees Insurance Association, and a member of the Chamber of Commerce. He was also a classmate of Water Kilham at M.I.T. The Minot estate was bought in 1911. The family had contemplated selling the property off in lots, like Hosford & Williams. The estate was sold to Harriet A. Connors of Ashland on January 11, 1911. Later in the year, The Boston Dwelling House Company purchased the land from her. (The entire BDHC purchase encompassed more than is in the district, another section of Woodbourne Road, Eastland Road and Wayburn Road.)

Stock prospectus and newspaper articles appeared soon after. The trustees announced that they

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had a shared "modern viewpoint of philanthropy, and it justifies itself when placed on a sound economic basis." The houses would not be subsidized, but would earn an economic return. The architects identified with the project were Kilham & Hopkins, Parker, Thomas & Rice as well as Grosvenor Atterbury of New York and correspondence with Coolidge & Carlson.

With the information from recent garden cities in England and on the Continent, Winsor and similar-minded Bostonians turned to the Olmsted Brothers, landscape architects and planners, which in turned worked with three other architectural firms including Kilham & Hopkins, to demonstrate the advantages of laying out the tract as a whole and building the houses on the old Minot estate purchased in December 1911, a half-mile beyond the new Forest Hills terminal of the Boston Elevated Railway. Its location was "within fifteen minutes of the business center of Boston on a five-cent fare." Winsor envisioned the site as a garden suburb for the carmen and solicited other stockholders for financial support. The Olmsteds' plans and drawings were similar to their 1909-10 plans for the Long Island development of Forest Hills Gardens, financed by the Russell Sage Foundation; Grosvenor Atterbury, architect. The plans demonstrate a design relationship between the two projects that went beyond a similarity in names and proximity to commuter railways. Five of the winding streets in the Woodbourne plan met in a large circle which held a circular pool surrounded by larger public buildings, very much like parts of Forest Hills Gardens in New York. The cottage designs of Kilham & Hopkins and by Thomas, Parker & Rice show the influence of Atterbury and Frederick Law Olmsted, Jr. in the New York project. The initial Olmsted plan included curvilinear street pattern that was naturalistic and romantic.

The cottages and community would have been completed by the next year if there had not been a conflict between Henry Howard and the landscape planner, Frederick Law Olmsted, Jr. The Olmsted firm had been hired to plan the development, but heard nothing for several months. They presented their first plan in April 1911. It was reminiscent of their Riverside, Illinois, and Forest Hills, New York plans particularly with curvilinear streets off an axis. There were many multi-family houses with gabled central bays and an open gateway leading to a playground, while, two attached towers flank an arched gate. There were apartment buildings along Hyde Park Avenue. It contained many curvilinear streets and picturesque islands with multifamily and double cottages.

Howard felt that the Olmsted plan was too expensive and had circulated an alternative plan prepared by another designer, Robert Anderson Pope of New York. This breach of contract and trust caused Olmsted to withdraw from the project on February 8, 1912. In a letter to Winsor, Olmsted stated that he was "unable to understand Howard's action (and certain other indications of his attitude toward my firm that have come to my attention) upon any other ground than a lack a frankness and of ordinary business decency on his part..." Pope was able to reduce the cost of the design, an expertise he was later known for. In his report to the BDHC, Pope thought the need was to minimize development cost by economizing in use of land and by fitting as close to possible the roads to existing topography. He based his design on the assumption that the natural beauty not be sacrificed for the purpose of getting fill to raise the low property. He wrote that the low areas could be filled with the excavation from the Hyde Park Avenue apartments and some roads; he also advised using a greater amount of the existing vegetation. He redesigned

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the plan for the knoll-18 house sites at the same elevation, grouping the houses to make possible a "picturesque result", saving the important pines on the slopes and using existing old roads.

Pope was a self-proclaimed specialist in design of model communities. He was a more radical thinker than Olmsted and was influenced by Ebenezer Howard and Piton Kropotkin. Pope adopted Kropotkin's belief in decentralization, cooperation, and "mutual aid" as forces in racial evolution. (Kropotkin was a Russian anarchist who believed that preindustrial craft villages could be recreated in modern decentralized "industrial villages" communes. He believed that communal spaces and interchanges were also important.) Like many of his generation, Pope believed that the physical environment could affect man's morality and development. He stressed that planned communities should be designed to relieve urban congestion and ameliorate the struggle between capital and labor. Pope also was an enthusiast of the Garden City movement. He felt that good planning could feed physical and spiritual needs.

The emphasis on Garden City tenets and the belief in communal arrangements were designed into the Boston Dwelling House development. There was not only the grouping of multi-family houses, but there were also community gardens and spaces. Pope modified the Olmsted plan by adding a roadway that had octagonal and lozenge-shaped dividers (not extant). He was able to redesign the streets based on traffic projections: those to be used solely for residential use were made narrower than these for through traffic. A large oval island (similar to the Olmsted plan) to the south was designed with small cottages by Kilham & Hopkins. The communal playgrounds and open spaces are surrounded by two groups of brick multifamily units. These were built on a slight rise and placed so as to "preserve the wonderful old trees that occupied the land before." This gave each house a view of parklike space and an unbuilt area across the street. At the end of these complexes stood a group of one-and two-family cottages designed by Allen & Collens for the smaller family or newlywed couple. Pope's plan called for gardens behind the apartment buildings. The land between Stony Brook and Westbourne Terrace (now Bournedale) held double or multifamily units with two circular turnarounds.

The housing project of Woodbourne was designed by the firm of Kilham & Hopkins. Formed in 1901, the firm specialized in public schools, urban apartment houses, and Arts and Crafts and colonial revival homes for the middle class. By 1912, on the eve of the designing of Woodbourne, Herbert Croly described the firm as "fairly typical of the better contemporary architectural practice" with a region-wide reputation for holding a high level of excellence.

Forest Hills Cottages--quickly renamed Woodbourne-- had four separate areas each with a distinctive character. Along Hyde Park Avenue, screening the cottages behind from traffic stood 6 large apartment buildings designed by Kilham & Hopkins, no longer extant, were said to be the creation of Henry Howard, these were to be "a new type of low-priced apartment house that surpassed the triple-decker in cost, convenience and appearance." Enclosed loggias, with flower boxes, on the front and rear facades created an open wall, extended the living space and [provided fresh air while preserving privacy. The roofs were built for use of all the occupants, giving each family and opportunity to develop roof gardens (an idea that had appeared earlier on the Phipps House tenement in New York, designed by Grosvenor Atterbury. These apartments were demolished in 1970's.

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Single-family cottages were constructed on the oval island between Wachusett and Florian Streets. Designed for the smaller family, these hollow-tile dwellings were parged with stucco; some were further embellished with half-timbering. They were built facing each other with a communal path through the middle. These stand at **#288** (Map #207), **#296** (Map #210) and **#302** (Map #213) **Wachusett**, #90 (Map #66), **#94** (Map #768), **#96** (Map #69), **#98** (Map #71) **Florian Street** and **#15** (Map #142) and **#21** (Map #144) **Southbourne** (1912, Kilham & Hopkins).

The next area contained two clusters of brick housing along Southbourne Road, **#30 to #84 Southbourne** (1912, Kilham & Hopkins/ Map #147, #148, #150, #151, #153, #155, 156, #157, #158, #159, #160). Jordan Marsh and Co. furnished #48 in 1913. Each group had two single-family houses (similar in plan to the ones on Florian), at the ends, two brick duplexes and a U-shaped six-family house at the center facing open park space with paths. They resembled the buildings constructed at Forest Hills on Long Island. This section also had playgrounds and communal park areas, an important ingredient in Pope's belief and design system. The Boston Herald reported in July 1912 that the development "was located on a high knoll, with long vistas under tall pines."

Sitting right next to these up the hill was a cluster designed by Allen Collens at **#78** (Map #161), **#80-82** (Map #162), and **#84 Southbourne Road** (Map #163). A small stucco one-family house frames either end with a duplex set back in the center. In 1914, Charles Collens designed the Clubhouse at **#84 Bourne Street** (Map #28). The Clubhouses was a comfortable lodge with an exterior chimney and two tennis courts of crushed stone. This club was used in the promotional material to emphasize the sense of community, and was said to "stimulate social life."

After construction began at Woodbourne, Kilham embarked on a trip the England in autumn 1911. He visited Lever Brothers' Port Sunlight near Liverpool and then Cadbury Cocoa Village of Bourneville, near Birmingham, which he felt was "architecturally charming, but fearfully paternalistic as only the English can be." He also reviewed Hampstead Garden Suburb where he met Raymond Unwin who showed him plans for the new town. Kilham thought Hampstead more practical, but it was still a white collar place which did not solve any social problems. He also compared the English buildings with those in Boston, stating that the "Letchworth house without cellar, closets, bathroom, electricity or furnace" cost the equivalent of 15 cents per cubic foot, while his own Boston houses, also built of brick with slated roof, containing all these amenities, cost no more and were better."

The development was meant to provide housing for the moderate income worker. The cottages especially were intended to foster home ownership. This project was meant not in "the spirit of charity, but in the spirit of good citizenship." The financial success of this development never fully materialized and the project was financially successful only because the Company sold off unused land for new single-family house lots in the 1920's, erasing the original plan by Pope.

Woodbourne, like the Filene Cooperative Homes project in Franklin Heights, Roxbury, several years before and many others of this period, never fully lived up to the goals of the creators.

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Kilham, commenting on the Woodbourne project in later years describes what he thought went wrong with this and other similar projects for low-income workers. Although they start off with providing "simple habitation for working people," architects tended to incorporate too many amenities such as "fireplaces, furnaces, and piazzas." These extras pushed the rental and sales prices beyond what working people could afford. At Woodbourne, stated Kilham, "the apartments were immediately seized upon by teachers, dentists, and so on, and the houses similarly." The Boston Elevated "mechanics and street-car workers never got their houses." About a decade later this area was predominantly upper-middle class. Kilham & later partner, William Roger Greeley, blamed the failure of reform housing (as did many others) on land and building costs for new construction. Critic Lewis Mumford adopted a similar position, although coming to a different conclusion, during the early years of the Depression. Rejecting the ideas of those who envisioned factory-made prefabricated housing as a panacea, he stated that to "Modernize the dwelling house and create adequate quarters for our badly housed population," the government must be involved. (Lewis Mumford, "Mass-Production and the Modern House," *Architectural Record* 67, no. 7 (February 1930): 116.)

Florence Street, renamed Southbourne, bisected the lower or southernmost parcel from the Minot property. George H. Williams and Charles F. Curtis bought the site in 1871 for \$25,000. The land then included a house and some outbuildings, a stream and a pond. Thomas Weld who left it to Elizabeth Bradstreet, possibly his daughter had originally owned it. In May 1873, the Boston North End Mission became the new owner of the property. The estate was bought to provide a summer residence for children and a year-round house the women in need.

The Boston North End Mission was established in June 1865 as the Hanover Street Home Mission Society to service the poor immigrants of Boston's North End. In 1870 it was reincorporated as the Boston North End Mission. They purchased a former dance hall at 201 North Street and renovated it as a school and shelter (an airshaft for the Callahan Tunnel sits on the old site today). The Mission was a Protestant religious society, with most of its missionaries from Baptist and Methodist sects. Its purpose was to be a temporary refuge for fallen women (as stated in the Annual Reports), providing them with a room, education and training until employment could be found. One of the leaders of the Mission was Eben Tourje, the founder and Director of the New England Conservatory of Music. He became the Superintendent of the Sunday School in 1867, and served as President for a term. The North Street building held an industrial school, which taught young women and girls to sew and to make their own clothes in preparation for being a seamstress. It also held religious services even times a week, which tried to include the sailors from the docks. Temperance meetings were held every Saturday.

The Trustees of the Mission bought the land at Woodbourne for the same reasons as the Minots-- to escape the crowded city for open land. The Curtis/Williams Estate was bought as a summer home for inner-city children and as a year-round home for some of the women to remove them from the temptation of their former lives. The trustees named it the Mt. Hope Home. It was a substantial brick structure built before the Civil War. The property originally had a large pond at the corner, but it was filled in by 1914, perhaps in response the 1909 cholera epidemic.

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By 1874, 86 women lived at this estate, rotating through every six months. The mission encouraged daily church services and scripture readings. A laundry was established next to the house where girls and women took in washing and ironing from the surrounding area; the laundry generated a small income. The seamstress school also continued here in the summer. It cost \$4,765 to operate the home. Due to financial strain, in 1877, the Mt. Hope home was closed for women and remained open only as a summer camp for children. This camp was described in the 1876 Annual Report: "The pale little faces seen in such numbers in the neighborhood of the Mission-often peering in at its doors- have long appealed to the sympathies of those who labor here." Friends of the Mission conceived of the plan of opening a summer home, to give the children of the poor a glimpse of God's beautiful world, a respite from noise and strife, and a few weeks of pure air, good food, and tender treatment. A large and well ventilated building on the Mount Hope Home estate with a cottage attached, was fitted up for them, with 59 roughly made bedsteads in two large chambers. As many as 104 children a season spent their summers there, staying for two weeks.

In August 1923, John Goodway bought the Mt. Hope Home property and subdivided the property into house lots with a road through the middle, named Goodway. He retained the original building for himself and an acre of land (now #59 (Map # V, #65 (Map #W, #79-81 (Map #X) Southbourne Road and #30 (Map #J), #34 (Map #K) #38 (Map #L) Goodway Road). He built a number of houses as well as selling off lots. He built # 35 Southbourne Road (Map #150) as a Boarding House for Infants, probably for the continuation of the North End Mission's work. Goodway's house and land were sold to John Gately in 1963. The old house either burned or was razed for five single-family houses and one duplex on the site in 1963-4 by Gately.

World War I brought a halt to any residential building in the entire Woodbourne district. There were some houses built in 1916 and a few garages before 1922. Both the BDHC and individual developer began anew in 1922. Kilham & Hopkins were no longer involved with the BDHC and it appears that this project went the way of most others in New England--reform housing was no longer a big priority. The BDHC became strictly a real estate developer. They constructed 7 houses in 1922, 9 houses in 1923, 4 in 1924, 6 in 1925 and one in the years 1926, 1927 and 1937. The architects they used were Mulhall & Holmes, Woodbury & Stuart and James G. Hutchinson. By 1929, the Company sold off large blocks to two developers-Martin J. Herbert and James C. Martin. Herbert put in a street and named it after himself. He bought land not included in the NR district as well as a parcel on Herbertson Road and Eldridge Road. It appears that Herbert built the first houses in this area with built-in garages. Albion Brodin, a local architect moved to 30 Bourne by 1931 from 10 Hadwin Place in Roslindale. Goodway resided at 15 Southbourne. The northern parcel continued to be developed by property owners and small developers.

James C. Martin, an architect from the office of Kilham & Hopkins, bought many of the 77 lots taken from the BDHC by the City of Boston in back taxes in 1934. Martin began by converting the clubhouse on Bourne for his own uses to a one-family and built three more houses by 1937. He designed and constructed 12 more houses on Northbourne and Wachussetts by 1942, with an

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additional one in 1955. (The lots also included land on Eastland, Wayburn, and Woodbourne Road, not included in the NR District.) He also purchased a bit of land designed by Pope as part of the common green or the Southbourne houses. He altered the property lines and built a house on the service drive at #24 Southbourne Road (Map #145) in 1937.

Over the years, Southbourne, Bournedale, Northbourne and Bourne have been widened. The Stony Brook was culverted in 1934. The City of Boston took land from the BDHC and an individual between Eldridge and Northbourne for the **Edwin P. Seaver School at #35 Eldridge** (map #58) in 1929-30. The City leveled the parcel and built a huge concrete retaining wall in the rear. The present Colonial/Georgian Revival building was designed by John F. Cullen in 1930, the side wings added in 1931. Seaver had been the headmaster at English High School in 1874 before becoming Superintendent of Schools in Boston from 1880 to 1904. This building was sold by the City and turned into condominiums in 1983 by the Finch/Abbey Group.

While there have been a few additions and intrusions since 1945, the Woodbourne area with its model houses and design along with the harmonious residences built remains a testimony to the housing styles, trends and development practices of the early 20th century. Much of the early picturesque curvilinear designs of Pope remain, respecting the topography and landscape. Many of the trees of the 19th century grace the streets and front lawns. The core of the area contains the brick housing set back and on the rise, the stucco cottages on the oval island are surrounded by compatible houses which match the scale, detail, set back and feel of this early period. Many of the properties now have garages, added or built on, reflecting the shift from streetcar suburb to automobile suburb. They represent the ways suburbanization was developed in Boston.

Designers

Walter Harrington Kilham (1868-1948) was born in Beverly, Massachusetts, the son a banker. He graduated in 1889 from the pioneer architectural course at the Massachusetts Institute of Technology. After working for several prominent firms in Boston, he won the Rotch traveling scholarship which allowed him to study independently through Europe from 1893-1895. He returned to the U.S. and began work for Winslow & Wetherell and in 1898, struck out on his own with fellow designer James Cleveland Hopkins. The firm was established in 1901, with the first large apartment project, Technology Chambers in Boston.

James Cleveland Hopkins (1873-1938) was the son a Boston leather merchant. He grew up in Jamaica Plain near Center Street and the Jamaica Pond. After graduating from the Massachusetts Institute of Technology in 1896, he went to work at the firm of Winslow & Wetherell. He rose to the status of supervisor before forming the partnership with Kilham. He married a socialite in 1908 and moved to the pastoral town of Dover. Hopkins was not as involved in the public arena as Kilham (or later partner William Roger Greeley), but he did visit England every year, influencing his taste for half-timbered residences and keeping him abreast of the garden-city movement.

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Kilham lived in suburban Brookline and served on the committee that in 1914 became the local Planning Board under the leadership of Frederick Law Olmsted, Jr. He was also a member of Robert S. Peabody's circle which met often to discuss improvement schemes for the City of Boston. In 1906, these ideas were collected for publication by the Boston Society of Architects as the *Report ... on Municipal Improvements*, and Kilham joined Peabody's "flying column of members" which promoted these ideas through lectures and lantern slide talks to the city's clubs and societies. Kilham was the author of *Boston After Bulfinch*. Among Kilham's special concern was the "three-decker evil which has ruined so many suburbs of Boston." He championed the Massachusetts zoning law which permitted local governments to outlaw this building type. (His Brookline adopted this statute). He designed brick two-family houses on Highland Road in Brookline to show an alternative to the wooden triple decker.

By 1911, the firm of Kilham & Hopkins began to define their own ideas about affordable housing which would serve the users and community aesthetics. They compiled a scrapbook of published housing projects at the same time they began to design Forest Hills Cottage, later known as Woodbourne; their first self-contained suburban housing development built on garden-city principles.

Kilham & Hopkins went on to design many other model developments as well as single-family houses, schools, and town halls. They designed, with Philip Horton Smith, a group of low-rent brick cottages in Salem after a fire in 1914. The Salem Rebuilding Trust had bought land to erect some "low cost cottages for workmen with the idea of getting them to see the advantages of living away from congested sections." They next designed housing and a community building for the Mt. Hope Finishing Company in North Dighton, Mass. The Massachusetts Housing Commission (MHC) sponsored the next major housing project, a state agency established to "assist mechanics, laborers, and others to acquire homesteads or small houses and plots of ground in suburbs." MHC hired Kilham & Hopkins to design houses for a plan drawn up by Arthur Comey. Lowell, Mass. was chosen as the site for this experiment. Although 50 houses had been planned, only 12 were built starting in 1917. The MHC lasted only six years before being absorbed into the state's planning agency. World War I provided the last opportunity for large-scale housing project. The federal government, in order to maintain the necessary armaments for war, needed to build communities to house war workers. One agency responsible for the shipyard workers was the Emergency Fleet Corporation. It hired Kilham & Hopkins to construct the community at Atlantic Heights, Portsmouth, Maine. The firm's experience at Woodbourne and subsequent jobs stood them in good stead as speed was the essence in this period.

Herbert Croly observed that Kilham & Hopkins were not innovators, but added to the region's stock of well-built traditional buildings also applies to their reform housing. They did, however, make a substantial response to the housing and planning issues of the early twentieth-century. Their synthesis of the New England village tradition and the picturesque suburban movement with the garden-city philosophy contributed to the larger efforts of the emerging regional planning movement.

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Charles Collens (c. 1873-1956) designed the small stucco single-family houses and duplex at the edge of the development as well as the Clubhouse at 84 Bourne Street. Charles Collens apprenticed with Peabody & Stearns before establishing the firm of Allen & Collens in 1904 at 6 Beacon Street. Francis R. Allen (1865-1931) in Boston. The firm was established in 1904 with Francis R. Allen the other principle. The firm is best known for their institutional projects. Its commissions included the Women's Hospital NYC (1904); Williams College Infirmary (1912); Second Church, Newton, Mass (1917); Union Theological Seminary, NYC (1909); City Hall, Newton, Mass. (1933); Riverside Church, NYC, (1930); the Cloisters of the Metropolitan Museum, NYC (1934-38); and buildings on the campuses of Middlebury, Vt.; Andover Theological Seminary and Vassar College, NY. The complex at Woodbourne is a rare and early domestic design for Charles Collens.

Peters & Rice, architect of #162 Wachusett consisted of William York Peters (1858-1938) and Arthur Wallace Rice. Peters was related to Andrew J. Peters and designed his and his wife's headstone at Forest Hills Cemetery. Peters graduated from Harvard College in 1881, apprentice at Strugis & Brigham in Boston before going to Paris in 1883. In Paris, he studied at the atelier of Julien Gaudet, never attending the Ecole des Beaux Arts. Peters returned to Boston and opened his own practice before joining with Rice in 1898. Peters withdrew from active practice in 1903 due to ill health.

James C. Martin was a draftsman and design in the Kilham & Hopkins firm in the early 20th century. He retained an active interest in this area and bought land and designed over fifteen houses from 1935-1941. He converted the old clubhouses into his private residence in 1934.

Frederick H. Gowing was a local architect who lived at 74 Monmouth Street in Brookline, Massachusetts in 1899. His office was located on Tremont Street in Boston. He began as a builder and began to design houses by 1913. He published a pattern book with his designs in 1920, entitled Building Plans for Modern Houses. His houses appear in a number of surrounding towns and cities near Boston.

Albin F. Brodin was listed as a draftsman in 1925, living in Roslindale, Massachusetts. By 1931, he resided at #31 Bourne and designed many houses in the area. Mulhall & Holmes had an office at Copley Square in Boston. The firm, J. Edward Holmes and William J. Mulhall designed the Hugh O'Brian School in Boston as well as the Dorchester District Court on Washington Street, Dorchester, Massachusetts.

Daniel Howard Woodbury and George B. Stuart established their firm in 1916; the partnership lasted until 1936. By 1926, they labeled themselves as church architects. The firm designed the Methodist Church in Clinton, Mass. in 1926-27. Each had a practice before their partnership. Woodbury designed a house for the Harriman Brothers in Annisquam, Mass in 1896; the Town Hall in Wrentham, Mass. And the Fiske Memorial Library, both c. 1896; a three-family brick house at 151 Highland, Roxbury, Mass in 1900 and Valencia Chambers, 164 Strathmore Road, Brighton in 1913. Stuart lived at 677 Wachusett for a time. Murdock Boyle designed several apartment blocks on Beacon street in Brookline as well as a house at 53 Bay State Road in

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Boston (Suffolk Co.), MA

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Boston for Frederick Johnson. The firm of Dow, Harlow & Kimball lasted from 1921-1929 with partners Albert H. Dow, Hamilton Harlow and Kenneth C. Kimball. Joseph Selwyn was also a local architect/builder who also designed houses on Cushing Road and Somerset Road in Brookline in 1941 and 1942.

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(end)

Woodbourne Historic District
Name of Property

Suffolk County, Massachusetts
County and State

10. Geographical Data

Acreage of c.30

UTM References

(Place additional UTM references on a continuation sheet)

1. 19 Zone	325460 Easting	468449 Northing	3. 19 Zone	325680 Easting	468382 Northing
2. 19 Zone	325700 Easting	468424 Northing	4. 19 Zone	325460 Easting	468376 Northing

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Greer Hardwicke, Preservation Consultant, and Betsy Friedberg, NR director, MHC

organization Massachusetts Historical Commission date April 1999

street & number 220 Morrissey Boulevard telephone (617) 727-8470

city or town Boston state MA zip code 02125

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name multiple

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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Boston (Suffolk Co.), MASection number 10 Page 1**10. GEOGRAPHICAL DATA**

UTM References

5.	19	325360	4683780
6.	19	325380	4684260

Boundary Description

The boundaries for the Woodbourne National Register District extend from the property line of the Francis Parkman School at 25 Walk Hill Street along Walk Hill Street across to #4 Bourne turning southerly down the rear property lines to #98-100 Bourne Street, turning westerly along the rear property lines from #95-97 Bourne Street to #1 Goodway Road, southerly to the rear line of the Goodway Road homes, including the rear of #99 Florian Street across going west to include the rear lot lines of #309 Wachusett Street, continuing north to #11 Southbourne Road and along the rear lot lines northerly of Wachusett Street to #7-15 Patten Street across to the lot line of Parkman School.

Boundary Justification

The Woodbourne NR District encompasses a cohesive neighborhood that was developed as a middle-class subdivision, beginning in the late 1890s. It includes the 19th century estates of Richard Olney, Andrew J. Peters, the Minot family and the North End Mission's Mt. Hope Home. The center section, the old Minot compound, was developed for model working class housing along the Garden City tenet in 1911-12. The Boston Dwelling House Company owned a larger parcel from Bourne Street to Walk Hill Street, but these are from a later period of development and are not as architecturally cohesive as the NR district. The boundaries encompass a harmonious and coherent representation of the New England variant of streetcar and garden suburb in the first decades of the 20th century. It encompasses the unique Garden City housing and design as well as a picturesque streetcar and early automobile suburb that has remained remarkably intact and retains a high degree of architectural integrity.

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PHOTOGRAPHS

Photos 1-13 are 8 x 10", #14-19 are 4 x 6"

Photographs taken by Greer Hardwicke, negatives is possession of photographer.

1. #70-60 Patten Street, from corner of Eldredge St. 1998
2. Wachusett Street from Woodbourne St. n.d.
3. Patten Street, #63-59 on right; #60-70 on left, n.d.
4. Wachusett and Florian Streets, 1998
5. #35-21 Bourne Street, 1997
6. #37-27 Northbourne Street, 1997
7. #32, 36 Bourne Street, 1997
8. Bournedale Street, 1998
9. #285-293 Wachusett Street, 1997
10. Southbourne Street, 1998
11. Francis Parkman School, 25 Walk Hill Street, 1998
12. #40-46 Bourne Street, 1997
13. #55-43 Patten Street, 1997

14. "Live in a Park-Like Environs," promotion advertisement for Boston Dwelling House Co.

15. #22-28 Eldridge Street, 1998
16. #84 Bourne Street, 1998
17. #35 Eldridge Street, Seaver School, 1997
18. #6, 10 Goodway Street, 1998
19. #31-35 Northbourne Street, 1998

(end)

Woodbourne Historic District

1

Map #	Parcel #	Add	ress	Historic Name	Date	Style	St.	T	No.	Form	Architect	Original Owner/Dev.
1	19-4542000		4 Bourne St.	Epstein, Morris, House	1926	Dutch Colonial	C	B	1	gambrel block	Maurice Levi	Morris Epstein
			garage		1927	No style	C	B	1		Maurice Levi	Maurice Levi
2	19-4799000		9 Bourne St.	Ludovic, Hiram, House	1909	Colonial Revival	C	B	1	end house	Samuel Rantin	Hiram Ludovic
			garage		1921	No style	C	B	1		Charles Sylvester	
3	19-4800000		11 Bourne St.	Plante, Pierre, House	1924	Craftsman	C	B	1	end house	Pierre O. Plante	Pierre O. Plante
4	19-4587000		12 Bourne St.		1931	Dutch Colonial	C	B	1	gambrel block	Albin F. Brodin	Henry Cogell
			garage		1931	No style	C	B	1		Albin F. Brodin	Henry Cogell
5	19-4801000		15 Bourne St.	Morrison, John W. House	1911	Shingle	C	B	1		Robt J. McDonnell	John W. Morrison
			garage		by 1930	No style	C	B	1			
6	19-4586000	16-18	Bourne St.		1925	Colonial Revival	C	B	1	hip block	Jas. G. Hutchinson	BDHC
			garage		1926	No style	C	B	1		Jas. G. Hutchinson	BDHC
7	19-4517000		20 Bourne St.		1930	Craftsman	C	B	1	bungalow	Wm. Campbell	R.G. Connolly
			garage		by 1945		C	B	1			
8	19-4919000		21 Bourne St.	Cronin, Nellie, House	1929	Colonial Revival	C	B	1	gable block	Albin F. Brodin	Nellie Cronin
9	19-4920000		25 Bourne St.		1925	Colonial Revival	C	B	1	gable block	Jas. G. Hutchinson	BDHC
			garage		1926	No style	C	B	1			Edgar Capell
10	19-4535000		26 Bourne St.		1923	Colonial Revival	C	B	1	gable block	Mulhall & Holmes	BDHC
			garage		1927	No style	C	B	1			John Keefe
11	19-4921000		29 Bourne St.	Herbert, Martin J., House	1931	Dutch Colonial	C	B	1	gambrel block	Wm. Campbell	Martin J. Herbert
12	19-4534000		30 Bourne St.		1930	Craftsman	C	B	1	4 square	Albin F. Brodin	Henry Cogell
			garage		1931	No style	C	B	1		Albin F. Brodin	Henry Cogell
13	19-4533000		32 Bourne St.		1923	Dutch Colonial	C	B	1	gambrel block	Mulhall & Holmes	BDHC
			wall				C	S	1			
14	19-4922000		35 Bourne St.		1923	Colonial Revival	C	B	1	gable block	Mulhall & Holmes	BDHC
			garage		1935	No style	C	B	1		N/A	A.V. Cullen
			wall				C	S	1			
515	19-4532000		36 Bourne St.	Brady, Margaret, House	1929	Dutch Colonial	C	B	1	gambrel block	Vincent B. Brady	Margaret Brady
			garage		1929	No style	C	B	1		Vincent B. Brady	Margaret Brady
166	19-4909000		39 Bourne St.	Murphy, James P., House	1926	Dutch Colonial	C	B	1	gambrel block	James Murphy	James J. P. Murphy
17	19-4531000		40 Bourne St.		1924	Colonial Revival	C	B	1	gable block	Jos. F. McKinnon	Peter Cataldo
			garage		1931	No style	C	B	1		Joseph Caddigan	Joseph Caddigan
18	19-4531000		42 Bourne St.		1933	Tudor Revival	C	B	1	gable block	Albin F. Brodin	J. Oliva Auclair
			garage		1932	No style	C	B	1		Albin F. Brodin	J. Oliva Auclair
19	19-4529000		46 Bourne St.		1933	Tudor Revival	C	B	1	gable block	Albin F. Brodin	J. Oliva Auclair
			garage		1934	No Style	C	B	1		Albin F. Brodin	J. Oliva Auclair
20	19-4528000		50 Bourne St.		1926	Craftsman	C	B	1	end house	Albin F. Brodin	Peter Cataldo
21	19-4995000		55 Bourne St.		1922	Tudor Revival	C	B	1	gable-fronted saltbox	Woodbury & Stuart	BDHC
22	19-4996000		59 Bourne St.		1922	Tudor Revival	C	B	1	gable-fronted saltbox	James G. Hutchinson	BDHC
23	19-4531000		60 Bourne St.		1924	Tudor Revival	C	B	1	gable-fronted saltbox	James G. Hutchinson	BDHC

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Map #	Parcel #	Add	ress	Historic Name	Date	Style	St.	T	No.	Form	Architect	Original Owner/Dev.
	24	19-4997000	63	Bourne St.	c.1922	Tudor Revival	C	B	1	gable-fronted saltbox	N/A	N/A
	25	19-4485000	66	Bourne St.	1936	Garrison Colonial	C	B	1	gable block	James C. Martin	James C. Martin
	26	19-4529000	69	Bourne St.	1926	No style	C	B	1	gable block	Neal DeYoung	Thomas Driscoll
			garage		1937	No style	C	B	1		unknown	Thomas Driscoll
			wall				C	S	1			
A		19-4477000	73	Bourne St.	1957	No style	NC	B	1	cape	private	Isabel Martin
			garage		1930	No style	NC	B	1		unknown	unknown
			wall				C	S	1			
	27	19-4506000	76	Bourne St.	1935	Colonial Revival	C	B	1	cape	James C. Martin	James C. Martin
B		19-4995000	77	Bourne St.	1957	No style	NC	B	1	cape	private	Isabel Martin
	28	19-4509000	84	Bourne St.	1914	Colonial Revival	C	B	1	clubhouse	Allen & Collins	BDHC
			convert		1934						J.C. Martin	J.C. Martin
	29	19-4462000	87-89	Bourne St.	1927	Craftsman	C	B	1	two-family	Weinbaum & Wexler	Matthew McLoed
			garage		1927	No style	C	B	1		unknown	John Goodway
	30	19-4504000	90	Bourne St.	1924	No style	C	B	1		James G. Hutchinson	BDHC
			garage		1924	No style	C	B	1		unknown	unknown
	31	19-4463000	91-93	Bourne St.	1928	No style	C	B	1		Weinbaum & Wexler	McKinnon & McIsaacs
			garage		1927	No style	C	B	1		Brooke Skinner	William Barrett
	32	19-4503000	92	Bourne St.	1925	Dutch Colonial	C	B	1	gambrel block	James G. Hutchinson	BDHC
			garage		1938	No style	C	B	1		unknown	unknown
			wall				C	S	1			
C		19-4502000	94	Bourne St.	1925	Colonial Revival	NC	B	1	4 square	James G. Hutchinson	BDHC
			garage		1951	No style	NC	B	1		Brooks Skinner	unknown
			wall				C	S	1			
	33	19-4464000	95-97	Bourne St.	1926	No style	C	B	1	4 square	Weinbaum & Wexler	Matthew McIsaacs
			garage		1927	No style	C	B	1		unknown	William Burlett
	34	19-4501000	98-100	Bourne St.	1927	Colonial Revival	C	B	1	4 square	James G. Hutchinson	Stanley & Reid
			garage		1938	No style	C	B	1		unknown	Stanley & Reid
		cobbling	even #'s			Southbourne St. to end	C	O	1			
			even #'s			Woodbourne to Southbourne	C	O	1			
			odd #'s			Northbourne to Patten	C	O	1			
	35	19-4985000	5	Bournedale Rd.	1937	Garrison Colonial	C	B	1	gable block	Joseph Selwyn	unknown
			outcropping				C	O	1		unknown	unknown
			wall				C	S	1			
	36	19-4962000	6	Bournedale Rd.	1923	Colonial Revival	C	B	1	gable block	Mulhall & Holmes	BDHC
			wall				C	S	1			
	37	19-4982000	10	Bournedale Rd.	1923	Colonial Revival	C	B	1	gable block	James G. Hutchinson	BDHC
	38	19-4981000	14	Bournedale Rd.	1922	Tudor Revival	C	B	1	gable-fronted saltbox	Woodbury & Stuart	BDHC

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Map #	Parcel #	Add	ress	Historic Name	Date	Style	St.	T	No.	Form	Architect	Original Owner/Dev.	
D	19-4986000	15	Bournedale Rd.	Gordon, J.B., House	1922	Tudor Revival	NC	B	1		Woodbury & Stuart	J.B. Gordon	
			garage		N/A	No style	NC	B	1		unknown	unknown	
			wall				C	S	1				
39	19-4987000	19	Bournedale Rd.		1937	Colonial Revival	C	B	1	cape	James C. Martin	James C. Martin	
40	19-4988000	23	Bournedale Rd.		1937	Colonial Revival	C	B	1	gable block	James G. Hutchinson	BDHC	
41	19-4980000	24	Bournedale Rd.		1923	Tudor Revival	C	B	1		Woodbury & Stuart	BDHC	
			garage		1930's	No style	C	B	1		Mulhall & Holmes		
42	19-4979000	26	Bournedale Rd.		1923	Tudor Revival	C	B	1		James G. Hutchinson	BDHC	
43	19-4989000	27	Bournedale Rd.		1922	Dutch Colonial	C	B	1	gambrel block	Mulhall & Holmes	BDHC	
			garage		1923	No style	C	B	1		Mulhall & Holmes	BDHC	
44	19-4978000	30	Bournedale Rd.		1922	Tudor Revival	C	B	1	gable-fronted saltbox	Mulhall & Holmes	BDHC	
45	19-4977000	32	Bournedale Rd.		1926	Dutch Colonial	C	B	1	gambrel block	Mulhall & Holmes	Paul Ammis	
46	19-4990000	33	Bournedale Rd.	Laughton House	1924	Dutch Colonial	C	B	1	gambrel block	Norman Chaplin	Adele & Eliz. Laughton	
E	19-4976000	34	Bournedale Rd.		1923	Dutch Colonial	NC	B	1	gambrel block	Mulhall & Holmes	BDHC	
			garage		1920's	No style	C	B	1		unknown	unknown	
47	19-4975000	36	Bournedale Rd.		1926	Dutch Colonial	C	B	1	gambrel block	Mulhall & Holmes	Paul Ammis	
48	19-4991000	37	Bournedale Rd.		1926	Colonial Revival	C	B	1	gambrel block	Mulhall & Holmes	Paul Ammis	
F	19-4974000	40	Bournedale Rd.		1923	Colonial Revival	NC	B	1	gable block	Mulhall & Holmes	BDHC	
			garage		1920's	No style	C	B	1		unknown	unknown	
49	19-4992000	41	Bournedale Rd.		1926	Colonial Revival	C	B	1	gable block	James G. Hutchinson	Clarence Trimble	
50	19-4973000	44	Bournedale Rd.		1925	Colonial Revival	C	B	1	gable block	James G. Hutchinson	BDHC	
51	19-4994000	49	Bournedale Rd.		c.1922	Tudor Revival	C	B	1	gable-fronted saltbox	N/A	prob. BDHC	
52	19-4942000	5	Eldridge	Blake, Margaret, House	1910	Colonial Revival	C	B	1		J. Crossman	Margaret Blake	
53	19-4943000	#7-9	Eldridge	Savio, Salvatore, House	1928	Colonial Revival	C	B	1		Paul Sciaba	Salvatore Savio	
54	19-4913000	19-21	Eldridge		1927	Colonial Revival	C	B	1		Harold R. Duffie	Denis O'Connell	
55	19-4908000	22-24	Eldridge		1927	Craftsman	C	B	1	two-family	Harold R. Duffie	Denis O'Connell	
56	19-4979000	26-28	Eldridge		1928	Craftsman	C	B	1	two-family	Max Kalman	Morris Posner	
57	19-4906000	32	Eldridge		by1930	Queen Anne	C	B	1	two-family	unknown	unknown	
			garage			No style	C	B	1		unknown	unknown	
58	19-4914000	35	Eldridge	Edwin P. Seaver School	1930	Colonial Revival	C	B	1	school	John F. Cullen	City of Boston	
			wings			1931	Colonial Revival					John F. Cullen	City of Boston
			condo conversion			1980's							
			wall				C	S	1				
59	19-4904000	40	Eldridge		c. 1925	Colonial Revival	C	B	1		N/A	unknown	
60	19-4903000	42	Eldridge		1929	No style	C	B	1	4 square	S. J. Maloney	Gidea Tedesco	
			garage		1929	No style	C	B	1		unknown	unknown	
61	19-4902000	44	Eldridge	Fahey, Thomas, House	1928	Craftsman	C	B	1	end house	none listed	Thos. Fahey	
62	19-4901000	46	Eldridge	Sullivan, Stuart, House	1927	Craftsman	C	B	1	end house	Miller & Levi	Tim. F. Sullivan	

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Map #	Parcel #	Add	ress	Historic Name	Date	Style	St.	T	No.	Form	Architect	Original Owner/Dev.
63	19-4900000	50	Eldridge		mid 1920	Colonial Revival	C	B	1		unknown	unknown
			garage		mid 1920	No style	C	B	1		unknown	unknown
64	19-4898000	58-60	Eldridge		1928	No style	C	B	1		Harold R. Duffie	Denis O'Connell
			wall				C	S	1			
G	19-4915000	61	Eldridge		1964	No style	NC	B	1		Albert C. Rugo	Pauline Manfra
H	19-1916000	65	Eldridge		1964	No style	NC	B	1		Albert C. Rugo	Pauline Manfra
65	19-4449000	87	Florlan St.	Coffey, Frank , House	1928	No style	C	B	1		Randolph Portable Bldg.	Frank Coffey
			wall				C	S	1			
66	19-5036000	90	Florlan St.		1912	Arts & Crafts	C	B	1	cottage	Kilham & Hopkins	BDHC
67	19-4450000	93	Florlan St.		1928	No style	C	B	1		John N. Heller	Stuart Homelan
			garage		1930's	No style	C	B	1		unknown	unknown
			wall			No style	C	S	1			
68	19-5035000	94	Florlan St.		1912	Arts & Crafts	C	B	1	cottage	Kilham & Hopkins	BDHC
69	19-5034000	96	Florlan St.		1912	Arts & Crafts	C	B	1	cottage	Kilham & Hopkins	BDHC
70	19-446400	95-97	Florlan St.		1928	Colonial Revival	C	B	1		John Heller	Stuart Homelan
			garage		1928	No style	C	B	1			
71	19-4468000	98	Florlan St.		1912	Arts & Crafts	C	B	1	cottage	Kilham & Hopkins	BDHC
72	19-4468000	99	Florlan St.		1923	Arts & Crafts	C	B	1	gambrel block	Fred. M. Russell	John Goodway
			garage		1920's	Arts & Crafts	C	B	1		unknown	unknown
73	19-4451000	1	Goodway Rd.		1926	Colonial Revival	C	B	1	gable block	Neal DeYoung	John Goodway
74	19-4452000	#3-5	Goodway Rd.	Savage, Frank, House	1927	No style	C	B	1	gable block	Albin F. Brodin	Frank Savage
			garage		1929	No style	C	B	1		unknown	unknown
75	19-4484000	6	Goodway Rd.	Boyle, Joe, House	1927	Dutch Colonial	C	B	1	gambrel block	Neal DeYoung	Joe Boyle
76	19-445-3000	#7-9	Goodway Rd.	Cleary, Frank, House	1926	No style	C	B	1		Neal DeYoung	Neal DeYoung
77	19-4483000	10	Goodway Rd.		1925	Craftsman	C	B	1	gambrel block	Myron Platt	Thomas Long
			garage		1927	No style	C	B	1			
			wall				C	S	1			
78	19-4454000	11-11a	Goodway Rd.		1927	No style	C	B	1		Frank Casey	Frank Casey
79	19-4482000	14	Goodway Rd.		1926	Shingle	C	B	1		Neal DeYoung	Neal De Young
			garage		1955	No style	NC	B	1		unknown	unknown
			wall				C	S	1			
80	19-4455000	15	Goodway Rd.		1927	No style	C	B	1		Frank Casey	Frank Casey
			garage		1930's	No style	C	B	1		unknown	unknown
81	19-4456000	17	Goodway Rd.		1926	No style	C	B	1		Neal DeYoung	Neal De Young
82	19-4481000	18	Goodway Rd.	Regan, Catherine House	1927	No style	C	B	1	4 square	B. Boas	Catherine Regan
			wall				C	S	1			

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Map #	Parcel #	Add	ress	Historic Name	Date	Style	St.	T	No.	Form	Architect	Original Owner/Dev.
83	19-4458000	19	Goodway Rd. garage	Phinney, Ella, House	1925	No style	C	B	1		Neal De Young	Ella Phinney
					1927	No style	C	B	1		D. W. Ryan	Ella Phinney
84	19-4480000	22	Goodway Rd. garage wall		1923	No style	C	B	1	cape	Fred. N. Russell	John Goodway
					1923	No style	C	B	1		unknown	unknown
							C	S	1			
85	19-4459000	23	Goodway Rd. garage wall	Coffey, J.F., House	1927	Tudor Revival	C	B	1		Charles Olsen	J. F. Coffey
					1920's	No style	C	B	1		unknown	unknown
							C	S	1			
J	19-4479003	26	Goodway Rd. garage wall		1963	Craftsman	NC	B	1	end house	N/A	John Gately
						No style	C	B	1		unknown	unknown
							C	S	1			
86	19-4461000	27	Goodway Rd. wall	Holmes, David, House	1927	Colonial Revival	C	B	1	end house	Charles Whalen	David Holmes
							C	S	1			
87	19-4461001	29	Goodway Rd.		1927	Colonial Revival	C	B	1	gable block	unknown	unknown
K	19-4479002	30	Goodway Rd. wall		1964	Garrison Colonial	NC	B	1		unknown	John Gately
							C	S	1			
L	19-4479000	38	Goodway Rd. garage	Truposa, Joseph, House	1952	No style	NC	B	1	cape	James A. Noonan	Jos. A. Truposa
						No style	NC	B	1			
88	19-4926000	#7-9	Herbertson Rd.	Boyle, Martin, House	1929	No style	C	B	1		Martin Boyle	Martin Herbertson
89	19-4927000	11-11a	Herbertson Rd. wall		1929	No style	C	B	1		Devine	Martin Herbertson
							C	S	1			
90	19-4912000	12	Herbertson Rd. wall		1931	Colonial Revival	C	B	1		Wm. Campbell	Martin Herbertson
							C	S	1			
91	19-4928000	15	Herbertson Rd.		1930	Colonial Revival	C	B	1	gambrel block	Devine	Martin Herbertson
92	19-4950000	18-20	Northbourne Rd.		1939	Garrison Colonial	C	B	2	duplex	James C. Martin	James C. Martin
93	19-4963000	27	Northbourne Rd. wall		1941	Dutch Colonial	C	B	1	gambrel block	James C. Martin	James C. Martin
							C	S	1			
94	19-4929000	30	Northbourne Rd.		1937	Colonial Revival	C	B	1	gable block	James Casey	Roland Stowe
95	19-4964000	31	Northbourne Rd. wall		1941	Colonial Revival	C	B	1	gable block	James C. Martin	James C. Martin
							C	S	1			
96	19-4965000	35	Northbourne Rd. garage wall outcropping		1929	Craftsman	C	B	1	bungalow	Neal DeYoung	Henry Cogell
							C	B	1			
							C	S	1			
							C	O	1			
M	19-4967000	39	Northbourne Rd. garage		1955	No style	NC	B	1	cape	James C. Martin	James C. Martin
							NC	B	1			

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97	19-4967000	43	Northbourne Rd.		1937	No style	C	B	1	cape	James C. Martin	Josephine Rockwood
			garage		1930's	No style	C	B	1			
			wall				C	S	1			
98	19-4968000	47	Northbourne Rd.		1934	No style	C	B	1	cape	George Couttes	Josephine Rockwood
			garage				NC	B	1			
99	19-4911000	50	Northbourne Rd.		1932	Tudor Revival	C	B	1	gable block	Albin F. Brodin	Oliva Auclair
100	19-4969000	51	Northbourne Rd.		1938	Colonial Revival	C	B	1	gambrel block	James C. Martin	Philip Regan
			garage		1940's	no style	C	B	1			
N	19-4970000	55	Northbourne Rd.		1929	Colonial Revival	NC	B	1	gambrel block	Neal DeYoung	Henry Cogell
			wall				C	S	1			
101	19-4971000	59	Northbourne Rd.	Creedon, Charles, House	1929	Colonial Revival	C	B	1		Albin F. Brodin	Charles Creedon
			wall				C	S	1			
O	19-4972000	63	Northbourne Rd.		1931	Colonial Revival	NC	B	1	gambrel block	Albin F. Brodin	Henry Cogell
P	19-4910000	64	Northbourne Rd.		1931	No style	NC	B	1		Albin F. Brodin	Fred T. Roth
102	19-4860000	7	Patten St.	Smith, Ida B., House	1904	Colonial Revival	C	B	1	end house	A.P. McLeod	Ida B. Smith
			garage		1927	No style	C	B	1		unknown	unknown
103	19-4861000	11	Patten St.		1925	Colonial Revival	C	B	1	two-family	Daniel Cormier	Jacob Kirsis
104	19-4862000	15	Patten St.		1925	Colonial Revival	C	B	1	two-family	Daniel Cormier	Jacob Kirsis
			wall				C	S	1			
105	19-4816000	35	Patten St.		1907	Shingle	C	B	1		J.F. Lowe	N/A
196	19-4814000	42	Patten St.	Aptikar, Vahan, House	1925	Colonial Revival	C	B	1	4 square	Weinbaum & Wexler	Vahan Aptikar
			wall				C	S	1			
107	19-4818000	43	Patten St.	Petrini, Anne, House	1922	Colonial Revival	C	B	1	4 square	Horatio Young	Anne Petrini
			garage		1930's	No style	C	B	1			
108	19-4813000	46	Patten St.	Durgin, Mary, House	1915	Colonial Revival	C	B	1	gable block	Harold Duffie	Mary E. Durgin
109	19-4819000	47	Patten St.		1899	Shingle	C	B	1		James Murray	James Murray
110	19-4812000	48-50	Patten St.	Walsh, James G., House	1926	Colonial Revival	C	B	1		James Murray	Jas. G. Walsh
111	19-4822000	51-53	Patten St.	Kilduf, Eliz., House	1922	No style	C	B	1	two-family	Wm. Fennessey	Eliz. Kilduff
112	19-4811000	52	Patten St.	Gardner, George, House	1913	Colonial Revival	C	B	1		Nathan Douglas	Geo. Gardner
			garage		1922	No style	C	B	1		James Murray	unknown
113	19-4821000	55	Patten St.		1899	Queen Anne	C	B	1	two-family	James Murray	Jas. Murray
Q	19-4810000	56	Patten St.	Richard Olney House	c. 1864	unknown	NC	B	1	gable block	unknown	Richard Olney
			alter		1921	No style						Harold Peters
			garage		1960's	No style	NC	B	1			
114	19-4822000	59	Patten St.		by 1914	Queen Anne	C	B	1		unknown	unknown
115	19-4829000	60	Patten St.	Peters, Harold, House	1915	Colonial Revival	C	B	1		Alex. Boyle	Harold Peters
116	19-4808000	62	Patten St.	Nevins, Margaret, House	1925	Colonial Revival	C	B	1		W.M. Harris	Margaret Nevins
117	19-4823000	63	Patten St.	Fraser, Alex, House	1902	QA	C	B	1	end house	Alex. Fraser	Alex. Fraser

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118	19-4807000		64 Patten St.	Powers, Margaret, House	1925	No style	C	B	1	4 square	Wm. Harris	Margaret Powers
119	19-4824000	65-67	Patten St.	Monahan, Margaret, House	1928	Colonial Revival	C	B	1		Albin F. Brodin	Margaret Monahan
			garage		1929	No style	C	B	1		Winebaum & Wexler	unknown
120	19-4806000		66 Patten St.		1901		C	B	1	two-family	Alan Fraser	Chas. McDonald
121	19-4805000		70 Patten St.		1901	Colonial Revival	C	B	1	two-family	Alan Fraser	Chas. McDonald
122	19-4804000		74 Patten St.	Brown, William, House	1924	Craftsman	C	B	1	4 square	John McLoed	Wm. Brown
123	19-4803000		76 Patten St.		1925	Craftsman	C	B	1	4 square	John Marshall	Thos. O'Brien
124	19-4802000		80 Patten St.		1907	Colonial Revival	C	B	1		Daniel H. Woodbury	A.R. Martin
			garage		by 1910	No style	NC	B	1		unknown	unknown
R	19-491-7000		81 Patten St.		1954	Nop style	NC	B	1		Albert Rugo	Pauline Manfra
S	19-4918000		85 Patten St.		1964	No style	NC	B	1		Albert Rugo	Pauline Manfra
125	19-4834000	#6-8	Rodman St.	Dodge, Ernest, House	1898	Queen Anne	C	B	1		H.W. Rogers	Ernest Dodge
			garage		1923	No style	C	B	1		Horace Young	George Pike
			wall				C	S	1			
126	19-4833000		10 Rodman St.		by 1914	No style	C	B	1		unknown	unknown
			garage		1922	No style	C	B	1		Brooks-Skinner	Sarah Moore
			wall				C	S	1			
127	19-4887000		11 Rodman St.	McLoed, John, House	1923	No style	C	B	1	4 square	Harold R. Duffie	John D. McLoed
128	19-4832000	#12-14	Rodman St.		1905	Colonial Revival	C	B	1	gambrel end	Murdock Boyle	Jos. T. Lyons
			garage		1922	No style	C	B	1		Brooks-Skinner	unknown
			wall				C	S	1			
129	19-4888000		15 Rodman St.		1911	No style	C	B	1	gambrel end	Murdock Boyle	Jos. T. Lyons
			garage		1922	No style	C	B	1		John McLoed	unknown
130	19-4832000		16 Rodman St.	Adams, J. Francis, House	1905	Shingle	C	B	1		O.A. Thayer	J. Francis Adams
			garage		1926	No style	NC	B	1		unknown	unknown
131	19-4889000		17 Rodman St.		1911	Colonial Revival	C	B	1	gambrel end house	Murdock Boyle	Jos. T. Lyons
			garage			No style	C	B	1		unknown	unknown
T	19-4890000	19-21	Rodman St.		1911	No style	NC	B	1		Murdock Boyle	Jos. T. Lyons
			garage		1919	No style	C	B	1		unknown	unknown
132	19-4833000		22 Rodman St.		1927	Craftsman	C	B	1	two-family	Alex. S. Boyle	T.G. Brennan
			garage		1930's	No style	C	B	1		Alex. S. Boyle	unknown
133	19-4892000		23 Rodman		1922	No style	C	B	1		unknown	unknown
134	19-4893000		25 Rodman St.		1931		C	B	1		Winebaum & Wexler	Angelo Solozzo
			garage		1930's	No style	C	B	1		unknown	unknown
			wall				C	S	1			
134	19-4894000	#27-29	Rodman St.		1927	Dutch Colonial	C	B	1	gambrel block	W.R. Whiting, Jr.	Arthur Brady
136	19-4828000		28 Rodman St.		1905	Shingle	C	B	1		O.A. Thayer	J. Francis Adams
			garage		1922	No style	C	B	1		Brooks Skinner	unknown

Woodbourne Historic District

Map #	Parcel #	Add	ress	Historic Name	Date	Style	St.	T	No.	Form	Architect	OriginalOwner/Dev.
	137	19-4895000	31	Rodman St.	1913	No style	C	B	1		Woodbury & Stuart	Geo. P. Stuart
	138	19-4826000	34	Rodman St.	c. 1905	Shingle	C	B	1		O.A. Thayer	Jos. Cummings
	139	19-4896000	35	Rodman St.	c. 1910	No style	C	B	1		unknown	unknown
	140	19-4961000	10	Southbourne Rd.	1922	Tudor Revival	C	B	1	gable-fronted saltbox	Woodbury & Stuart	BDHC
	141	19-5042000	11	Southbourne Rd.	1937	No style	C	B	1		Harold R. Duffie	Andrew Farrell
				garage	1919	No style	C	B	1		unknown	unknown
	142	19-5040000	15	Southbourne Rd.	1912	Arts & Crafts	C	B	1	cottage	Kilham & Hopkins	BDHC
	143	19-4983000	18	Southbourne Rd.	1922	Colonial Revival	C	B	1	gable block	Woodbury & Stuart	Hartwell Silby
	144	19-5031000	21	Southbourne Rd.	1912	Arts & Crafts	C	B	1	cottage	Kilham & Hopkins	BDHC
	145	19-5030000	24	Southbourne Rd.	1937	No style	C	B	1	gable block	James C. Martin	Jas. C. Martin
	146	19-5032000	25	Southbourne Rd.	1912	Arts & Crafts	C	B	1	cottage	Kilham & Hopkins	BDHC
	147	19-5029000	30	Southbourne Rd.	1912	Arts & Crafts	C	B	1	cottage	Kilham & Hopkins	BDHC
	148	19-5028000/7000	32-34	Southbourne Rd.	1912	Arts & Crafts	C	B	2	duplex	Kilham & Hopkins	BDHC
	149	19-4469000	33	Southbourne Rd.	1924	Tudor Revival	C	B	1	gable-fronted saltbox	Fred. Russell	John S. Goodway
				garage			C	B	1			
	150	19-4470000	35	Southbourne Rd.	1924	Colonial Revival	C	B	1	end house	Fred. M. Russell	John S. Goodway
				garage		No style	NC	B	1			
				wall			C	S	1			
	151	10-5020000-5000	36-46	Southbourne Rd.	1911	Arts & Crafts	C	B	6	terraced housing	Kilham & Hopkins	BDHC
U	19-4471000		39	Southbourne Rd.	1926	No style	NC	B	1	gable block	Neal DeYoung	Neal DeYoung
				wall			C	S	1			
	152	19-4472000	43	Southbourne Rd.	1923	Dutch Colonial	C	B	1	gambrel block	Fred. M. Russell	John S. Goodway
	153	19-5018000-9000	48-50	Southbourne Rd.	1912	Arts & Crafts	C	B	2	duplex	Kilham & Hopkins	BDHC
	154	19-4473000	51	Southbourne Rd.	1926	Dutch Colonial	C	B	1	gambrel bock	Albin F. Brodin	Peter Meyers
				wall			C	S	1			
	155	19-5017000	52	Southbourne Rd.	1912	Arts & Crafts	C	B	1	cottage	Kilham & Hopkins	BDHC
	156	19-5015000	54	Southbourne Rd.	1912	Arts & Crafts	C	B	1	cottage	Kilham & Hopkins	BDHC
	157	19-5013000-4000	56-58	Southbourne Rd.	1912	Arts & Crafts	C	B	2	duplex	Kilham & Hopkins	BDHC
U	19-4474000		59	Southbourne Rd.	1953	No style	NC	B	1		unknown	unknown
				wall			C	S	1			
	158	19-5010000-1000	60-70	Southbourne Rd.	1912	Bungalow/Craftsman	C	B	6	terraced housing	Kilham & Hopkins	BDHC
		19-5006000-9000										
W	19-4474001		65	Southbourne Rd.	1965	No style	NC	B	1		unknown	John Gately
	159	19-5004000-5000	72-74	Southbourne Rd.	1912	Arts & Crafts	C	B	2	duplex	Kilham & Hopkins	BDHC
	160	19-5001000	76	Southbourne Rd.	1912	Arts & Crafts	C	B	1	cottage	Kilham & Hopkins	BDHC
	161	19-4474000	78	Southbourne Rd.	1912	Arts & Crafts	C	B	1	cottage	Allen & Collins	Charles Collens
X	19-4474002		79-81	Southbourne Rd.	1963	No style	NC	B	1		John Gately	John Gately

Woodbourne Historic District

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Map #	Parcel #	Add	ress	Historic Name	Date	Style	St.	T	No.	Form	Architect	Original Owner/Dev.
162	19-4990000 & 19-500000	80-82	Southbourne Rd.		1913	Arts & Crafts	C	B	2	duplex	Allen & Collens	Charles Collens
163	19-4998000	84	Southbourne Rd.		1912	Arts & Crafts	C	B	1	cottage	Allen & Collins	Charles Collens
164	19-4475000	85	Southbourne Rd.		1926	Craftsman	C	B	1	gable block	Neal DeYoung	Neal DeYoung
			garage			No style	C	B	1		unknown	unknown
			wall				C	S	1			
165	19-4863000	157-159	Wachusett St.		1925	Craftsman	C	B	1	two-family	Winebaum & Wexler	Michael Topjian
			wall				C	S	1			
Y	19-4815000-01	156-158	Wachusett St.	Upham Memorial Church	1899	No style	NC	B	1	church	James G Hutchinson	Upham Mem. Church
			addition		1920						Woodbury & Stuart	Upham Mem. Church
			addition		1925						Woodbury & Stuart	Upham Mem. Church
			wall				C	S	1			
166	19-4864000	161	Wachusett St.		by 1914	Colonial Revival	C	B	1		unknown	unknown
			garage		1929	No style	C	B	1		unknown	unknown
167	19-4837000	162	Wachusett St.		1898	Queen Anne	C	B	1		Peters & Rice	Andrew J. Peters
			wall				C	S	1			
168	19-4865000	163	Wachusett St.	Williams, W.A., House	1924	No style	C	B	1	4 square	Giles Powell	W.A. Williams
			garage			No style	C	B	1		unknown	unknown
169	19-4866000	165	Wachusett St.		by 1920	Colonial Revival	C	B	1	two-family	unknown	unknown
170	19-4836000	166	Wachusett St.		1915	No style	C	B	1	4 square	Alex. D. Boyle	Harold Peters
			garage		1922	No style	C	B	1		unknown	unknown
171	19-4867000	167	Wachusett St.	Ryan, Thomas, T., House	1912	Colonial Revival	C	B	1		Warren Hill	Thomas T. Ryan
			garage			No style	C	B	1		unknown	unknown
172	19-4868000	169	Wachusett St.		1915	No style	C	B	1		Alexander Boyle	Harold Peters
			garage			No style	C	B	1		unknown	unknown
			wall				C	S	1			
173	19-4835000	170	Wachusett St.		1927	Craftsman	C	B	1	two-family	Harold R. Dufie	Denis O'Connell
			wall		1928	No style	C	B	1		unknown	unknown
174	19-4869000	171	Wachusett St.		by 1925	No style	C	B	1		unknown	unknown
175	19-4870000	175	Wachusett St.	Wetmore, J.L., House	1906	Shingle	C	B	1		C. H. Wetmore	J.L. Wetmore
			garage		1929	Colonial Revival	C	B	1		unknown	unknown
176	19-4871000	177	Wachusett St.	Blake, Peter, House	1906	Colonial Revival	C	B	1	two-family	M.J. Clary	Peter Blake
177	19-4872000	181	Wachusett St.	Olsen, Lewis, House	1910	Colonial Revival	C	B	1	two-family	Melvin H. Clary	Lewis Olsen
178	19-4886000	182	Wachusett St.	King, Eliz. & John, House	1925	No style	C	B	1		Gus Larson	Eliz. & John King
			wall				C	S	1			
179	19-4885000	184	Wachusett St.		by 1914		C	B	1		unknown	unknown
			garage			No style	C	B	1		unknown	unknown
	19-4873000		wall				C	B	1			

Woodbourne Historic District

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Map #	Parcel #	Add	ress	Historic Name	Date	Style	St.	T	No.	Form	Architect	Original Owner/Dev.
180	19-4873000	185	Wachusett St.	McLeod, John D., House	1924	Craftsman	C	B	1	two-family	John D. McLeod	John D. McLeod
181	19-4884000	186-188	Wachusett St.	Lawrence, E. A., House	1911	Shingle	C	B	1		M.S. Leonard	E.A. Lawrence
182	19-4874000	189	Wachusett St. garage		1911	Colonial Revival No style	C	B	1	gambrel end house	Murdock Boyle unknown	unknown
183	19-4875000	193	Wachusett St.		1911	Colonial Revival	C	B	1	gambrel end house	Murdock Boyle	
184	19-4883000	196-198	Wachusett St. garage		1926	No style	C	B	1		Harold R. Duffie unknown	Denis O'Connell unknown
185	19-4876000	197	Wachusett St. garage		1925	Colonial Revival	C	B	1	gambrel end house	John H. McFarlane unknown	unknown
186	19-4882000	200-202	Wachusett St. garage	Crowley, Daniel, House	1926	Craftsman	C	B	1	4 square	Harold R. Duffie Harold R. Duffie	Daniel Crowley unknown
187	19-4877000	201	Wachusett St. garage		1911	Colonial Revival No style	C	B	1	gambrel end house	Murdock Boyle C B 1	Jos. T. Lyons
188	19-4881000	204-206	Wachusett St.		1926	Craftsman	C	B	1	4 square	Harold R. Duffie	Denis O'Connell
189	19-4878000	205	Wachusett St. garage		1912	Colonial Revival No style	C	B	1	gambrel end house	Murdock Boyle unknown	Jos. T. Lyons unknown
190	19-4880000	208-210	Wachusett St. garage		1926	No style	C	B	1	4 square	Harold Duffie	Denis O'Connell
191	19-4879000	209	Wachusett St.	Ryan, Thomas J., House	1911	Shingle	C	B	1		Warren C. Hill	Thos. J. Ryan
192	19-4944000-06	211	Wachusett St.		1923	Craftsman	C	B	1	3 decker	Henry Bradley	
193	19-4935000	218	Wachusett St. garage	Campana, Frank, House	1916	No style	C	B	1	two-family	J. Shwarz unknown	Frank Campana unknown
194	19-4934000	222	Wachusett St.	Campbell, W.D. House	1928	No style	C	B	1		Meyer Louis	W.D. Campbell
Z	19-4933000	226	Wachusett St.	Jones, Arch., House	1930	No style	NC	B	1		Meyer Louis	Arch. Jones
AA	19-4932000	230-232	Wachusett St.		1939	No style	C	B	2	duplex	James C. Martin	Jas. C. Martin
195	19-4948000	235	Wachusett St.	moved 135 Hyde Park Ave.	by 1914	Colonial Revival	C	B	1	3 decker	James C. Martin	N/A
196	19-4931000	236	Wachusett St.		1941	Colonial Revival	C	B	1	gable block	James C. Martin	Jas. C. Martin
197	19-4930000	238	Wachusett St.		1941	Colonial Revival	C	B	1	gable block	James C. Martin	Jas. C. Martin
198	19-4949000	239-241	Wachusett St.		1939	Garrison Colonial	C	B	2	duplex	James C. Martin	Jas. C. Martin
199	19-4955000	251	Wachusett St. garage	Bagley, Susan, House	1926	Colonial Revival No style	C	B	1	gable block	none listed	Susan Bagley
200	19-4956000	255	Wachusett St. garage		1924	No style	C	B	1		Jas. G. Hutchinson unknown	BDHC unknown
201	19-4957000	259	Wachusett St.		1924	Craftsman	C	B	1	bungalow	Dorr, Harlow & Kimball	BDHC
202	19-4958000	263	Wachusett St. garage		1932	Tudor Revival No style	C	B	2	gable block	Albin F. Brodin unknown	James Peters unknown
203	19-4984000	264-266	Wachusett St. garage		1939	Colonial Revival No style	C	B	2	duplex	James C. Martin James C. Martin	James C. Martin James C. Martin

Woodbourne Historic District

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Map #	Parcel #	Add	ress	Historic Name	Date	Style	St.	T	No.	Form	Architect	Original Owner/Dev.
204	19-4959000	267	Wachusett St.		1927	Shingle	C	B	1		Jas. G. Hutchinson	BDHC
205	19-4960000	271	Wachusett St.		1926	Colonial Revival	C	B	1	gable block	Jas. G. Hutchinson	BDHC
206	19-5042001	285	Wachusett St.	Cookson, W.O. & G.V., House	1937	Colonial Revival	C	B	1	gable block	James J. Casey	W.O. & G.V. Cookson
			garage		1954	No style	NC	B	1	gable block		
207	19-5039000	288	Wachusett St.		1912	Arts & Crafts	C	B	1	cottage	Kilham & Hopkins	BDHC
208	19-5043000	289-291	Wachusett St.	Carlton, Earl, House	1926	Dutch Colonial	C	B	1	gambrel block	Victor Sampson	Earl Carlton
			garage			No style	C	B	1		unkncwn	unknown
209	19-5044000	293	Wachusett St.	Lawson, Ruth, House	1926	Colonial Revival	C	B	1	gable block	Robt. Stevenson	Ruth Lawson
210	19-5038000	296	Wachusett St.		1913	Arts & Crafts	C	B	1	cottage	Kilham & Hopkins	BDHC
211	19-5045000	297	Wachusett St.	Robinson, Fred., House	1937	Garrison Colonial	C	B	1	gable block	James J. Casey	Fred. Robinson
212	19-5046000	301	Wachusett St.	Casey, James J., House	1940	No style	C	B	1		James J. Casey	Frederick Robinson
213	19-5037000	302	Wachusett St.		1912	Tudor Revival	C	B	1		Kilham & Hopkins	BDHC
214	19-5047000	305	Wachusett St.	Green, Bridson, House	1938	No style	C	B	1	gable block	James J. Casey	Bridson Green
215	19-5048000	309	Wachusett St.	Lawson, William, House	1927	No style	C	B	1	gable block	Wm. Lawson	William Lawson
216		25	Walk Hill Street	Francis Parkman School	1899	Classical Revival	C	B	1	school	Chas. B. Perkins	City of Boston
			addition		1904	Classical Revival					Chas. B. Perkins	
			addition		1950							
			wall				C	S	1			
AB		43	Walk Hill Street	St. Andrew's Comm. Bldg.	1923	No style	NC	B	1	comm. bldg.	Brooks & Skinner	St. Andrew's
			wall				C	S	1			
			enlarged		1931							
AC	19-4782000	47	Walk Hill Street	Hinderlang, M.V., House	1905	Colonial Revival	NC	B	1	two-family	Hunt & Church	M.V. Hinderlang
			garage		1924	No style	C	B	1		unknown	unknown
217	19-4783000	49	Walk Hill Street	McCormack, Delia, House	1910	Colonial Revival	C	B	1	two-family	Hunt & Church	Delia McCormack
			garage		1924	No style	C	B	1		Albin F. Brodin	unknown
218	19-4785000	51-53	Walk Hill Street	Lawlor, Thomas, House	1929	Craftsman	C	B	1	two-family	Albin F. Brodin	Thomas Lawlor
219	19-4786000	55	Walk Hill Street	Hinderlang, Francis, House	1913	Queen Anne	C	B	1	two-family	George E. Parsons	Francis Hinderlang
220	19-4787000	59	Walk Hill Street		1906	Queen Anne	C	B	1		Wm. J. Keefe	John Cunningham
			garage		c. 1925	No style	C	B	1		unknown	unknown
221	19-4788000-06	61	Walk Hill Street	Horan, Francis	1931	Craftsman	C	B	1	two-family	Albin F. Brodin	Francis Horan
222	19-4789000	63	Walk Hill Street	Hanly, Patrick, House	1907	Queen Anne	C	B	1	two-family	Wm. J. Keefe	Patrick Hanly
223	19-4790000	65	Walk Hill Street	Leahy, Anastasia, House	1902	Colonial Revival	C	B	1		Jas. G. Hutchinson	Anastasia Leahy
224	19-4791000	67-69	Walk Hill Street	Hardy, Horatio, House	1916	Craftsman	C	B	1	two-family	Herbert Hardy	Horatio Hardy
225	19-4792000	71	Walk Hill Street	DeRoches, Charles, House	1896	Queen Anne	C	B	1		P. Colson	Charles DeRoches
226	19-4793000	75-77	Walk Hill Street		1929	Craftsman	C	B	1	two-family	Fred. H. Gowing	John H. Holland
			garage		c. 1955	No style	NC	B	1			
227	19-4794000	79-81	Walk Hill Street		1929	Craftsman	C	B	1	two-family	Fred. H. Gowing	John H. Holland

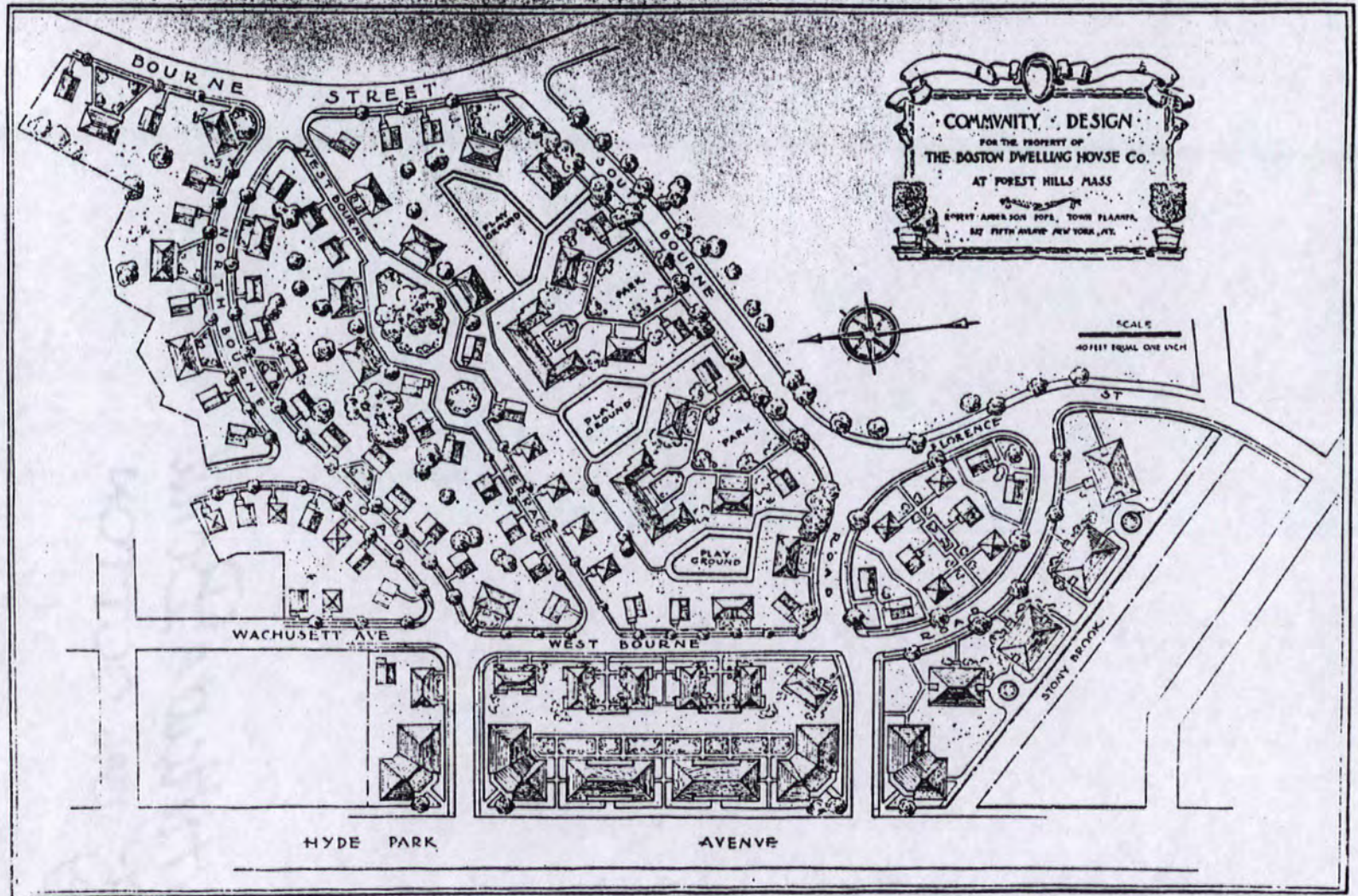
Woodbourne Historic District

Map #	Parcel #	Address	Historic Name	Date	Style	St.	T	No.	Form	Architect	Original Owner/Dev.	
228	19-4795000	83-85	Walk Hill Street	Buckley, Mrs. Charles, House	1929	Craftsman	C	B	1	two-family	Fred. H. Gowing	Mrs. Stevens Buckley
229	19-4796000	87	Walk Hill Street	Davis, Fred P., House	1925	No style	C	B	1	4 square	Arthur Weinbaum	Fred P. Davis
			garage		1926	No style	C	B	1		unknown	unknown
230	19-4797000	89	Walk Hill Street		by 1914	Colonial Revival	C	B	1	two-family	Jas. G. Hutchinson	Home Const. Company
Abbreviations												
status												
type												
number												
No.												

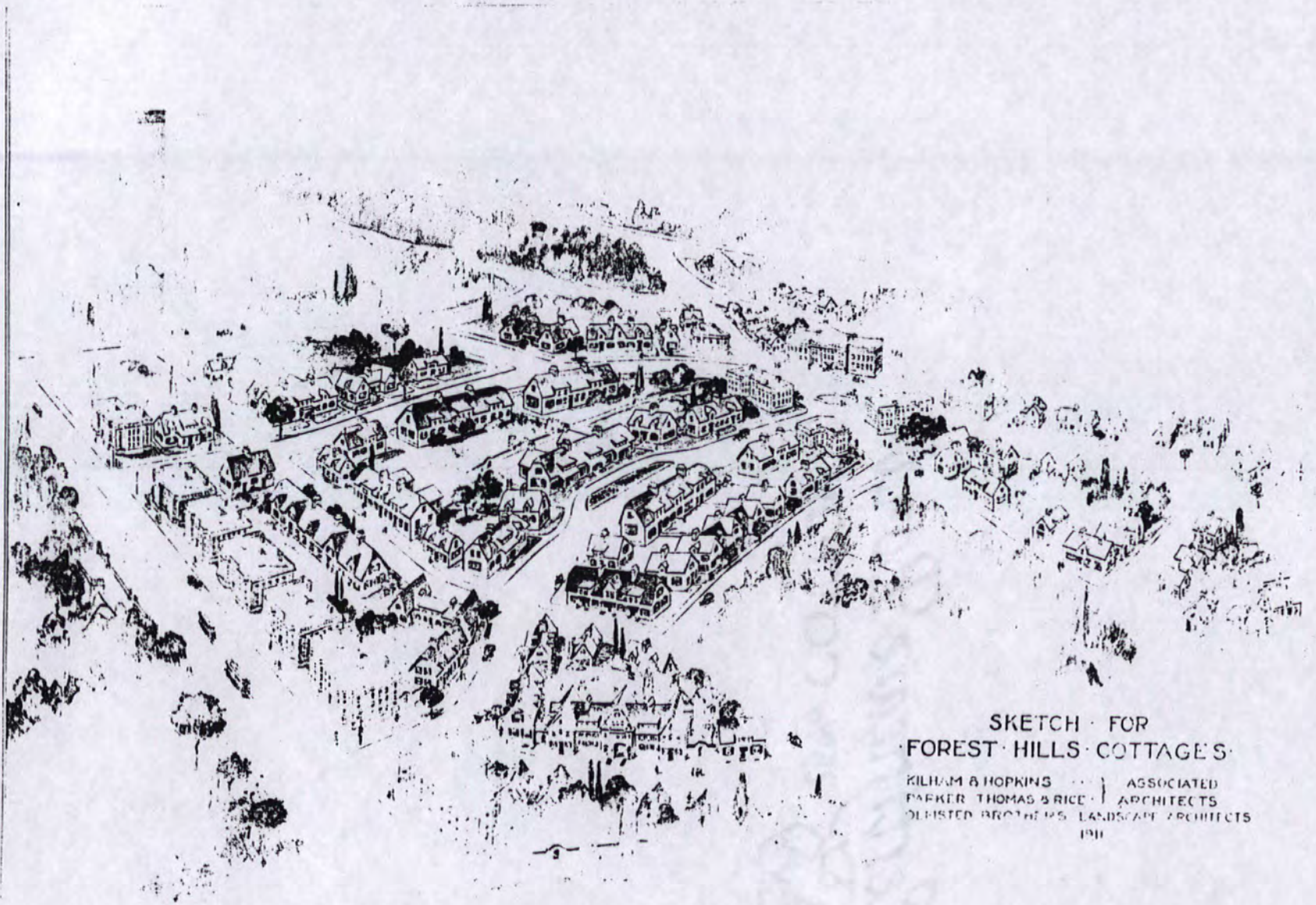
*Copy to E-mail
2009-09-01 10:10 AM*

The Boston enterprise is a commercial undertaking,

The outside walls of some of the houses are built



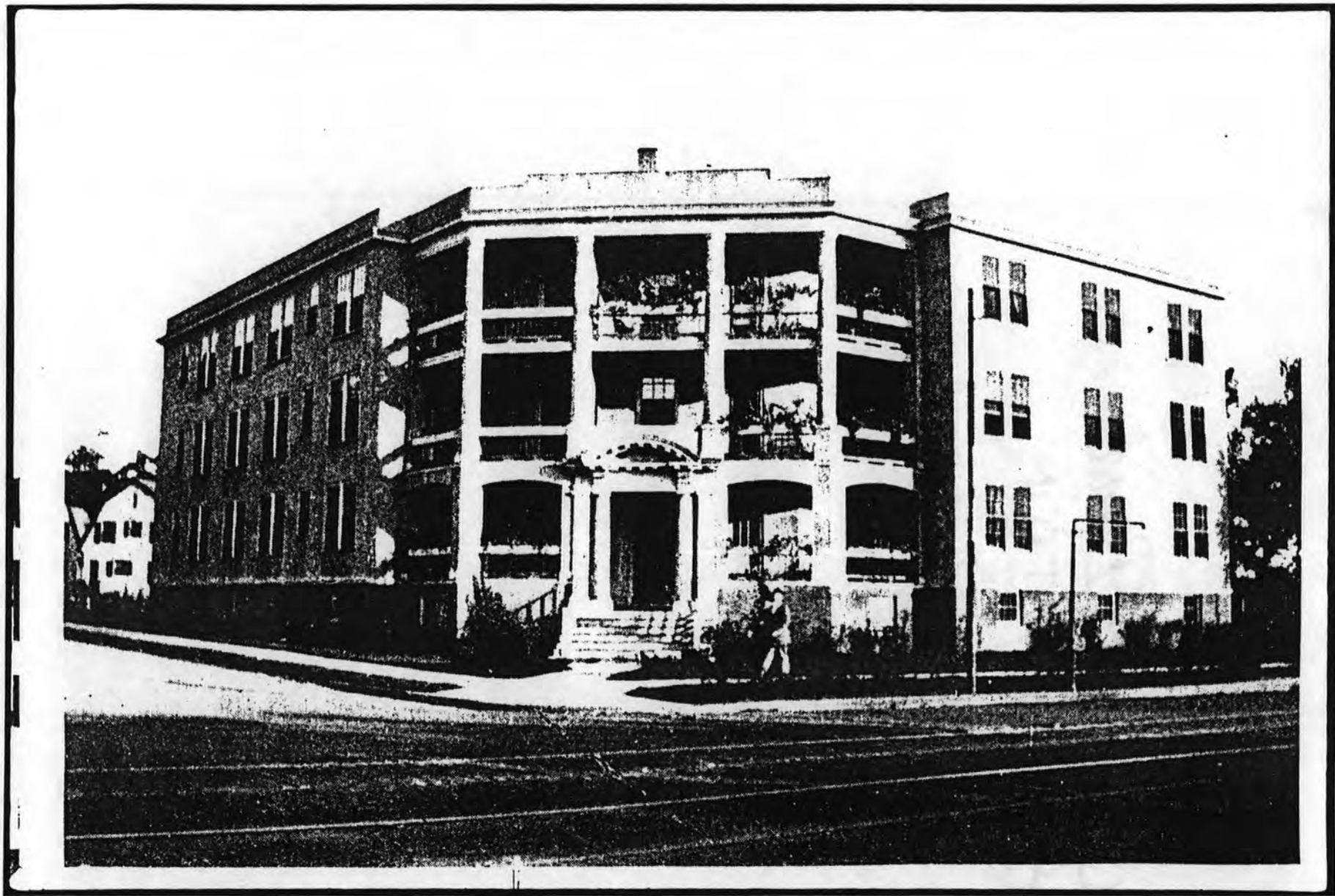
WOODBOURNE - ROBERT ANDERSON POPE PLAN, 1911



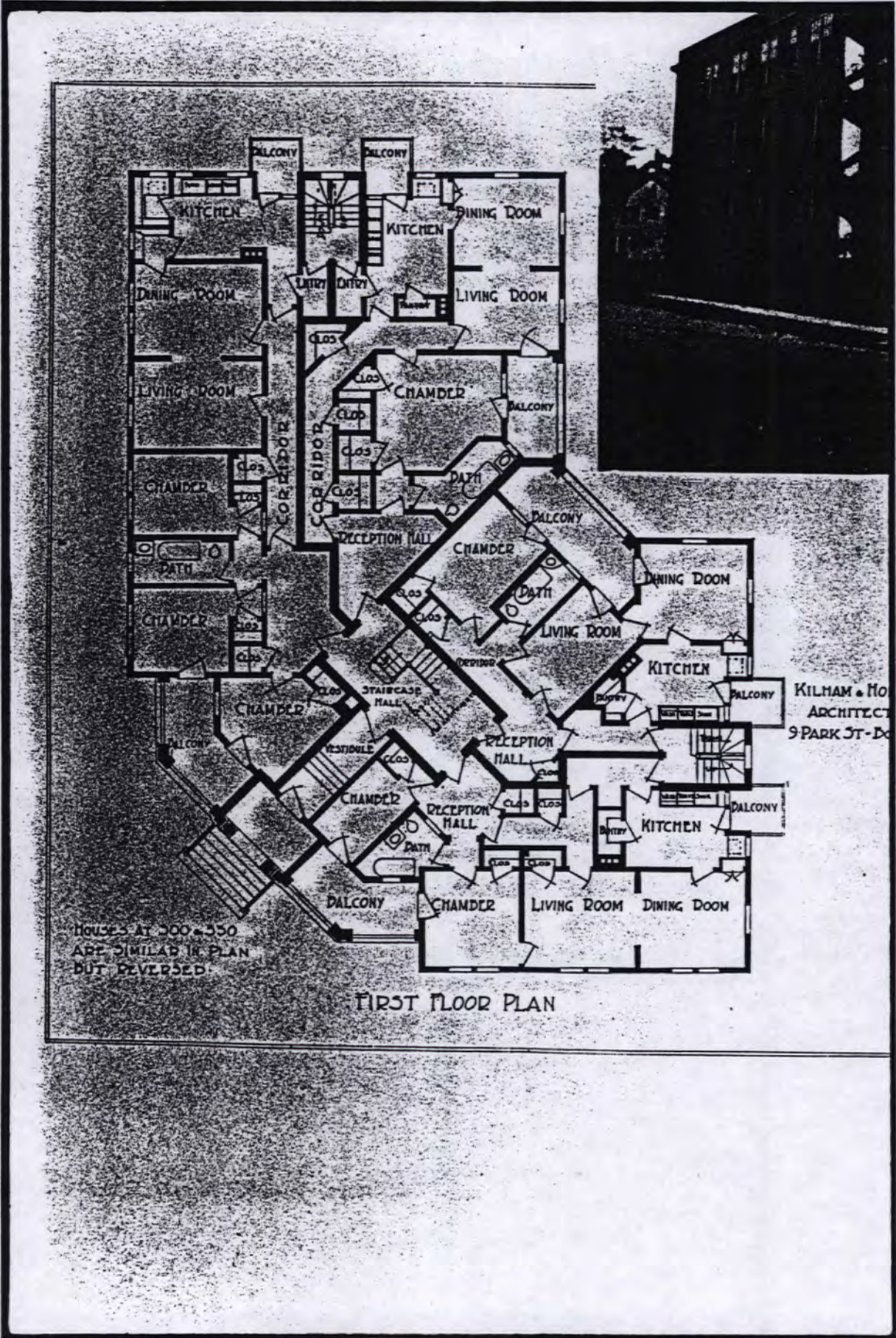
SKETCH FOR
FOREST HILLS COTTAGES

KILHAM & HOPKINS ASSOCIATED
PARKER THOMAS & RICE ARCHITECTS
OLPSTED BROTHERS LANDSCAPE ARCHITECTS
1911

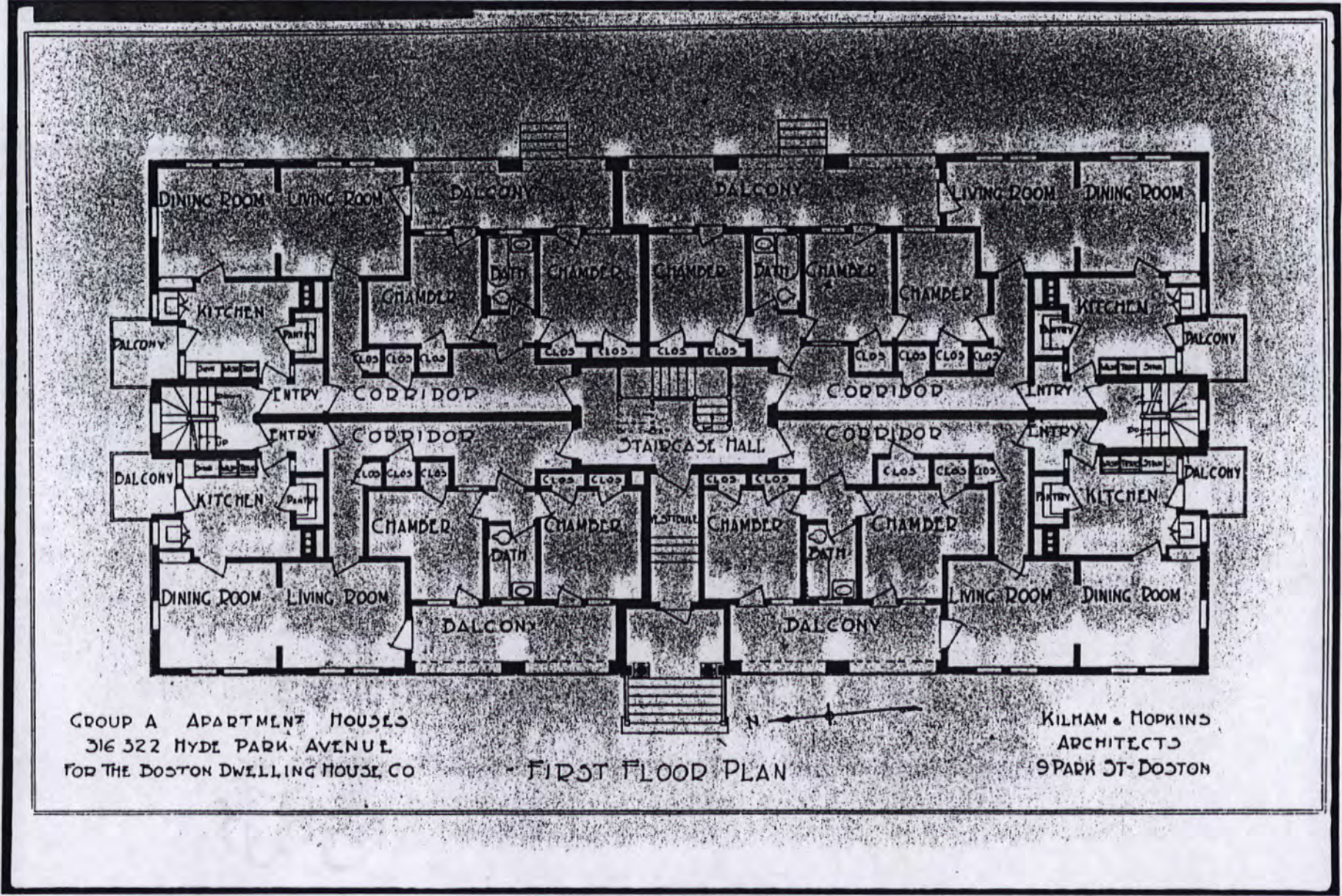
WOODBOURNE, OLPSTED BROTHERS PLAN, 1911 (NOT BUILT)



WOODBORNE - APARTMENT HOUSE, HYDE PARK AVE, 1911, KILTRUS & STOKINS, PAZED



WIDENING ARCHITECTS KILHAM & MO ARCHITECTS 9 PARK ST - DO (DATED)



WINDBOURNE - APARTMENT HOUSE, HYDE PARK AVE, 1911, K&M (PAVED)

CONSTRUCTION DETAILS



WOODBOURNE - FIDELITY ISLAND HOUSES, 1911-12, K&K.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Woodbourne Historic District

MULTIPLE NAME:

STATE & COUNTY: MASSACHUSETTS, Suffolk

DATE RECEIVED: 4/22/99 DATE OF PENDING LIST: 5/03/99
DATE OF 16TH DAY: 5/19/99 DATE OF 45TH DAY: 6/06/99
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 99000593

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: Y NATIONAL: N

COMMENT WAIVER: N

 ACCEPT RETURN REJECT DATE

ABSTRACT/SUMMARY COMMENTS:

Historically & architecturally significant early 20th century residential district

RECOM./CRITERIA accept A&C

REVIEWER Patrick Anderson

DISCIPLINE Historian

TELEPHONE

DATE 6/4/99

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

Recommendation: SLR Return

Action: SLR Return None

DOCUMENTATION ISSUES—DISCUSSION SHEET

STATE NAME: MA COUNTY NAME Suffolk RESOURCE NAME Woodbourne #D
REFERENCE NO. 99-598 MULTIPLE NAME _____

Solution: Nothing has to be rather than 7 digits

PROBLEM: Patrick, the ^{USGS} map is a copy. The property on the map is incorrectly coded, plus there are not UTM50N on the map. There is an additional property marked on ~~the~~ map. The first 4 utms are incorrectly coded. alexis 5/10/99

RESOLUTION: _____

SLR: Yes No

DATABASE CHANGE: _____



PHOTO 1

LOOKING UP TOWARDS PATTEN AT ELDRIDGE
#70, 66, 64, 62, 60 PATTEN

1998



PHOTO 2
WATUKETT
K100B0UENE, BOSTON



PHOTO 3

PATERN ST.

#63, #59, #59 ON RIGHT

#60, #62, #64, #66, #70



PHOTO 4

MAZHUSETT AND FRIEDMAN

WOODBOURNE, BOSTON 1998



PHOTO 5

#35, #21, #25, #21 BOURKÉ

FAM 1117



PHOTO 6
#31, #33, #27 Northbourne
FRI 1997



PHOTO 7

#32; 36 BOURNE

FALL 1997



PHOTO 8

BOURNEDALE
WOODBOURNE, BOSTON 1990



PHOTO 9

#285, #291, #293 Wachuseit
Fsu 1997



PHOTO 10

WOODBOURNE, BOSTON.

SOUTHBOURNE

1998



PHOTO 11

25 WALK HUI, FRANCIS PATERSON SCHOOL

APRIL 1998



PHOTO 12

#40, #42, #46

BOURNE

FALL 1997



#55, #51, #47, #43 PATTERN ST.

FALL 1997

PHOTO 13

"Live in a Park-Like Environ."

MODEL DWELLINGS and APARTMENTS

Unlike Any Others in this City
THE AMERICAN IDEAL HOME AT LAST

Not only your own house, but a whole district carefully restricted and beautifully planned.
YOU can own one of these beautiful homes on special easy terms of payment, which are **SCIENTIFICALLY** arranged.



Actual view of arrangement of parks, playgrounds, houses and surroundings of our property on the Minot estate near Forest Hills.

**Why Not
Own One
of These
Houses
With the
Rent You
Are Paying
to Others?**

BOSTON DWELLING

The Boston Dwelling House Company is an association of influential men who have erected a number of houses on the Minot estate, near Forest Hills. These houses are offered for sale practically at cost. Prices \$4300 to \$5400. Only 10% cash required. Price includes every expense. This is YOUR opportunity. An office of the company is maintained at 308 Hyde Park Avenue, right on the property, with an agent in charge. Printed matter giving full information, will be mailed on request. Personal inspection cordially welcomed.

BOSTON DWELLING HOUSE COMPANY, 308 HYDE PARK AVENUE.

ADVANTAGES:

HIGH LAND
BEAUTIFUL VIEW
GOOD AIR
GOOD NEIGHBORS
RESTRICTIONS
LATEST IMPROVEMENTS
GRANOLITHIC WALKS

5c FARE

Only 5 minutes from Forest Hills "L" station or 25 minutes to Mink St. All houses brand new; best construction.

TELEPHONE
331 JAMAICA

PHOTO 14



Eldridge

22-24

|| 26-28

PHOTO 15

April 1998



84 BOURNE, WOODBOURNE

PHOTO 16

APRIL 1998



PHOTO 12

#35 Eldridge

Fall 1997




PHOTO 18

#6 & #10 Goodway, Woodbourne

April 1998





#31 & #35 Northbourne, Woodbourne

PHOTO 19

APRIL 1998



Woodbourne Historic District
Boston Assessor Map

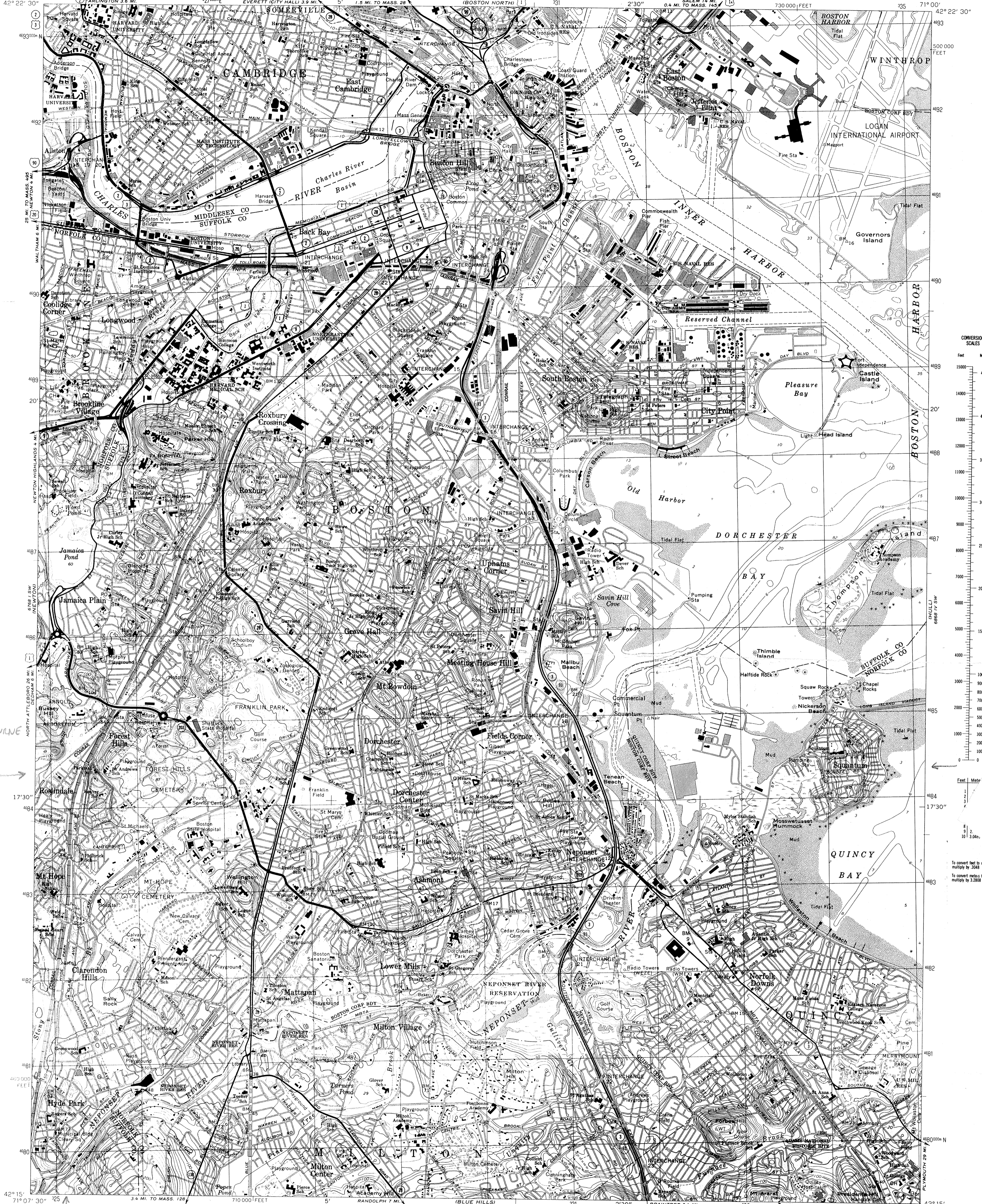
Development Authority
 Control based on U.S.C. & G.S. and the Mass. Geodetic Survey
 Mapped by Lockwood, Kessler & Bartlett, Inc.
 Photography by Lockwood, Kessler & Bartlett, Inc., Dec. 1964, Apr. 1965
 North American Datum 1927, Vertical Datum Based on Boston City Base
 Property Data derived from City of Boston Assessors Plans.



WOODSOLVNE RD
BOSTON (SUFFOLK) MA

WOODSOLVNE RD
BOSTON

WOODSOLVNE RD
BOSTON





Richard & Kathleen R. Kimball
 302 Wachusett Street
 Boston, MA 02130-4275
 (617) 522-2683 voice mail and fax



nk file
JM- BF
PB pls ack.

RECEIVED

January 29, 1999

FEB 02 1999

Judith B. McDonough, Executive Director
 Massachusetts Historical Commission
 220 Morrissey Blvd.
 Boston, MA 02125

Re: Proposed Woodbourne Historic District

Dear Ms. McDonough:

I am the owner, in fee simple title before the Land Court, of the property at 302 Wachusett St. in the proposed District. I object to the inclusion of my property in the proposed Woodbourne Historic District, also termed the Woodbourne National Register Historic District, as proposed in your form letter dated January 5, 1999. I have lived in an Historic District before and do not wish to risk doing so again.

Let me explain why. Back sometime in the mid-to-late 1970's an elderly widow arranged to have a contractor replace the old deteriorated windows of the Beacon St. townhouse she had inherited. The combined might of the MHC, the City of Boston, the Beacon Hill Civic Association, and probably more that I can no longer recall, descended upon this old woman. I think this whole commotion even made the front page of one of the weekly newspapers.

It was decided—by whatever functionaries decide such things—that since she had not sought prior approval of the powers that be, she was a “willful violator” of the restrictions placed on all properties in the Beacon Hill Historic District. She was thus forced to re-replace all of her windows at what I understand was a fearful expense. It was, and I'm sure still is, a local cliché on Beacon Hill that, “You can't paint your front door without permission from the historic preservation people.”

Quite simply, I do not desire to live like that, with bureaucrats and largely self-appointed “neighborhood activists” having profound control of what I can and cannot do with my home and having the power to cost me a great deal of money should I transgress the boundaries of their *very* tender egos. That may not have been the intention in setting up the Beacon Hill Historic District, but that was undeniably one of the results. I refuse to have it happen to me again. *Power corrupts*, as has been amply demonstrated by the Beacon Hill Civic Association. You're historians; don't you know that history repeats itself?

I object even more strenuously to your self-serving rule that individual homeowner objections to a proposed historic district will be ignored unless the objector can convince a majority of others in the district to agree in writing. The MHC has drawn this proposed district so large that just contacting all of its homeowners becomes impractical for an individual. This rule is arrogant, autocratic, and offensive.

and notarized!

Signed,

Richard Kimball

Richard Kimball

Very apprehensive homeowner

cc: Arthur L. Johnson, Esq.
 Neighbors

Experience should teach us to be most on our guard to protect liberty when the government's purposes are beneficent.

—Justice Louis D. Brandeis



The Commonwealth of Massachusetts

William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

April 15, 1999

Ms. Carol Shull
National Register of Historic Places
Department of the Interior
National Park Service
Mail Stop 2280, Suite 400
1849 C Street, N.W.
Washington, DC 20240

Dear Ms. Shull:

Enclosed please find the following nomination for:

Woodbourne Historic District, Boston (Jamaica Plain)(Suffolk Co.), Massachusetts

The nomination has been voted eligible by the State Review Board and has been signed by the State Historic Preservation Officer. The owners of property in the Certified Local Government community of Boston were notified of pending State Review Board consideration 60-120 days before the meeting. One letter of objection has been received.

Sincerely,

A handwritten signature in cursive script that reads "Betsy Friedberg".

Betsy Friedberg, National Register Director
Massachusetts Historical Commission

cc: John C. Bowman, Chair, Boston Landmarks Commission
Greer Hardwicke, Preservation Consultant
Hon. Thomas M. Menino, Mayor, City of Boston
Maura Fitzpatrick Sklarz, Boston Landmarks Commission