

FORM A - AREA

MASSACHUSETTS HISTORICAL COMMISSION
294 Washington Street, Boston, MA. 02108

Form numbers in this area 1 - 48	Area letter 0
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Photo (3x3" or 3x5")
Staple to left side of form

Photo number _____

Town Brookline MRA

Name of area (if any) Chestnut Hill

Historic District

General date or period 1886-1925

Sketch map. Draw a general map of the area indicating properties within it. Number each property for which individual inventory forms have been completed. Label streets (including route numbers, if any) and indicate north. (Attach a separate sheet if space here is not sufficient)

See attached map

Newton Quadrangle
UTM References:
A; 19/322560/4688410
B: 19/322210/4687910
C: 19/321700/4687540
D; 19/321720/4687920
E: 19/322420/4688620

Acreage: approximately 70

Recorded by Carla Benka

Organization Brookline Historical Com.

Date June, 1983

(Staple additional sheets here)

ARCHITECTURAL SIGNIFICANCE of area. (Describe physical setting, general character, and architecturally significant structures).

Chestnut Hill (as outlined on the map) lies in the northeast section of Brookline and is bordered by the Newton line. It is dominated by single family, detached homes built on lots ranging from one-third to over two acres. Since many of the homes were built during the last decades of the 19th and early decades of the twentieth centuries, it is not surprising to find such architectural styles as Queen Anne, Medieval Revival, Shingle, and Colonial Revival. A number of Queen Anne style homes can be found on Boylston Street (1083, 1109); Alwyngton Road (3), and Crafts Road (40-2, 79), while examples of the Medieval Revival style are seen on Norfolk Road (6, 15, & 55) as well as on Heath Street (464, 471, 476). Of the four styles, the Shingle Style predominates, and examples exist on Circuit, Dunster, and Devon Roads. Colonial Revival houses date mostly from the early 1900's; some are located on Crafts Road (17, 65 & 76) and Middlesex (132-144). The influence of the Arts and Crafts movement is evident in houses built on Middlesex, Spooner, and Reservoir Roads, dating from 1910 to

HISTORICAL SIGNIFICANCE of area. (Explain development of area, what caused it, (cont'd. and how it affected community; be specific).

This neighborhood includes houses and land in both Newton and Brookline. The area under consideration is, for the most part, in Brookline, with a few houses and lots straddling the Brookline/Newton border. The area north of Boylston Street has not been included, roughly west of Reservoir Road and south of the rear lot lines of Crafts Road, because it was developed later, during the late 1930's and 1940's. Before that time it made up part of the Chestnut Hill Club. Historically and architecturally, it is not consistent with the rest of the district. The small piece south of Boylston Street has been included because of the architectural importance of the structures and the visual consistency with those of the other side of the street.

This area is part of a larger one whose first white settlers were Thomas Hammond, Vincent Druce, and John Parker. They came here in 1650 from Hingham where they had arrived from England in 1636. At that time, the Nipmucks of the Massachusetts tribe lived in the region in three known villages, ~~part of one was located in what is now the Eliot Playground.~~ The tribe was visited, taught and eventually converted by John Eliot, an enthusiastic preacher from Roxbury. His "Path to Waban", marked on a 1693 map, was part of an old Indian trail, thought by some to be of the original King Philip's trail, which later became Pierce's Lane and is now called Reservoir Road.

Although the Indians remained in the neighborhood after Druce, Parker

BIBLIOGRAPHY and/or REFERENCES (continued)

Lee, Mary, A History of the Chestnut Hill Chapel, First Church in Chestnut Hill, 1937.

Woods, Harriet, Historical Sketches of Brookline, 1874

Brookline Atlases-1874, 1884, 1888, 1893, 1897, 1900, 1907, 1913, 1919, 1927

Brookline and Boston Directories-1886-1925

Land Ownership in Brookline

Zaitzevsky, Cynthia, "Frederick Law Olmsted in Brookline: A Preliminary Study of his Public Projects; Proceedings of the Brookline Historical Society, 1977

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Brookline	Form No: 0
Property Name: Chestnut Hill	

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

Architectural significance of area(2)

1920.

Clapboard and shingle are used most frequently, with brick and stucco emerging as popular materials for those houses built between 1910 and 1930. Of the 126 houses included in this study (for which 48 survey forms have been completed), over eighty are wood clad. There are few with artificial siding. Of particular note are the apartments on Middlesex Road, part of which are in Brookline; the other part in Newton. They are the only multi-family type buildings in the area, and although aluminum sided, they retain enough of their decorative elements to be of architectural interest.

For the most part, the houses in this neighborhood are consistent in size, scale, and quality of design. One reason for this is the number of architect-designed homes. The most active firm was Chapman and Frazer (or Chapman, Frazer, and Bliss), designing at least 29 of the 127 building inventoried and included in this area. On Heath Street alone, #s 464, 471, 476, and 495-7 were designed by this firm which was founded in 1888, just two years before #471 Heath Street was built. Chapman died in 1895, but Frazer continued to practice under the firm's name, gaining a fine reputation in domestic architecture and designing houses in many other areas of Brookline. (Frazer lived at 471 Heath St.)

Other architects with well established reputations whose designs can be found in this neighborhood include Andrews, Jaques, and Rantoul who were responsible for #s 15&26 Circuit; 107 Crafts, 50 Dunster, and 175 Middlesex Roads. They worked in a number of styles, including Shingle, Colonial Revival, and Georgian Revival. Herbert Jaques was one of the first to build a home here, buying land from Henry Lee, Jr. A community minded individual, Jaques lived at 50 Dunster Road which is now occupied by the Maryknoll Fathers. His firm also designed a home on Heath Street for William Cox (now the main administration building at Pine Manor College) and the west wings of the State House in Boston. Andrews studied at MIT as did Jaques; they formed a partnership in 1885 and were joined a few years later by Augustus Rantoul.

Putnam and Cox were the architects of at least seven homes, some of which were built of stucco with designs decidedly influenced by the Arts and Crafts movement. William Putnam lived at 91 Spooner Road. Finally, there are examples of the work of Julius Schweinfurth (72 Spooner Road and the major conversion at 215 Middlesex) and Arthur Bowditch (128 Crafts and 190 Middlesex), both of whom lived in Brookline but enjoyed fine reputations in the greater Boston area. Hartwell and Richardson (55 Devon); Rand and Taylor (91 Middlesex); Everett and Mead (37 Circuit); and James Lovell Little (33 Circuit, 285 Reservoir Road) are also represented through their work in this area.

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Architectural Significance of area (3)

The architectural integrity of the area has remained intact over the years, due to numerous factors, including the stability of the neighborhood, conscientious maintenance, and few inappropriate alterations which are visible from the street or public ways.

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HISTORICAL SIGNIFICANCE OF THE AREA (1)

and Hammond came from Hingham, they remained only in prescribed places, title to the land having been passed on to white settlers. The Brookline part of what is now Chestnut Hill was granted to William Hibbins in 1640. Hibbins was a leading merchant in Boston and an honored citizen of the Colony. He was deputy to the General Court between 1641 and 1642 and assistant from 1643 until his death in 1654. He also served as the Colony's agent to England. Hibbins married Ann Moore, said to be a sister of Richard Bellingham, Governor of Massachusetts. He left his land, known as Stamford Farm, to his wife who was hanged in 1656, after being condemned as a witch. Her son by a first marriage was also her executor; he sold the property which then consisted of 350 acres to Isaac Stedman in 1657.

By the end of the 17th century, the land was still in the hands of the Stedman family but had been divided between Stedman's son Thomas and grandson Nathaniel. By 1746 a descendent of the Stedman family still owned eighty of the original acres but these were sold in 1751 to Benjamin White. Benjamin Gardner and Ebenezer Sergeant acquired part of what was known as the "upper farm", and the remaining land was divided into long and narrow woodlots owned by various Brookline families, including John Heath who married a descendent of Vincent Druce. The meadowland of the original Hibbins farm, near Dunster Road, was purchased by Nathaniel and John Hammond of Newton. Eventually this land became part of the holdings of John Lowell and Henry Lee, Jr.

It was Lee's uncle, Joseph Lee of Beverly, who bought a 163 acre farm in 1822 from Henry Hovey, a merchant, who had purchased the land from a descendent of Thomas Hammond, one of the three original white settlers. Joseph Lee, "tired of the ocean and its exacting trade" (Lee, p.12) decided to move inland where he raised cattle, tilled the soil, and planted trees on a farm which, in the Brookline portion, went from Denny Hill on Boylston Street (approximately #1033) to a point half way between Dunster and Hammond Streets and north to the present railroad tracks. It was a countryside "noted for its apples" (Lee, p.13), among other attributes, and the backside of the property was heavily wooded, predominantly with Chestnut trees which stretched unbroken from Dunster Road to Reservoir Land. It was a place on "the outskirts of Brookline and also on the outskirts of Newton and considered very far away and ungetable by both." (Lee, p.13)

In 1845 Lee died and his farm was bequeathed to his three nieces and three nephews: Mary Lee Higginson, Elizabeth Cabot Lee, Harriet Lee, John Cabot Lee of Salem, Henry Lee, Jr. of Brookline, and Francis I. Lee, then of Westport, New York. Nine years later, Francis Lee returned to the Boston area, and John Cabot's daughter married Leverett Saltonstall of Salem. At that time a decision was made that the farm should be subdivided; that Francis Lee would build his home on one of the newly created house lots, as would the newly married Saltonstalls;

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INVENTORY FORM CONTINUATION SHEET

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HISTORICAL SIGNIFICANCE OF THE AREA (3)

and that Francis Lee would superintend the laying out of streets in this new community which he would call Chestnut Hill. Soon Henry Lee Jr. became involved, as did Judge John Lowell, a close friend of the Lee family. While Francis Lee waited for his house to be built, he lived at his father's house at 617 Boylston Street (see form) and worked on the architectural plans with his cousin, John Elliot Cabot.

The original residential development which crossed the Brookline/Newton border consisted of approximately 163 acres; it was planned to be a community of relatives and friends, much like Longwood which was being developed in the eastern part of Brookline during the same period. By 1937, 125 years after Joseph Lee had purchased his farm, the fifth generation of his descendents was living there.

The first wave of settlers in the 17th century converted meadows and bogs into farm land, while the second wave turned farms into a suburban community. The latter step was made possible by a number of factors, not the least of which was accessibility to Boston. Beacon Street, which passes the northern edge of the hill, was extended from what is now Kenmore Square to Newton Centre in 1850-1, thereby connecting Boston to Chestnut Hill. Thus, the old route, via Brookline Village became increasingly obsolete, and it was said that a "good horse" could travel from Charles Street in Boston to Chestnut Hill in 35 to 45 minutes. (Lee, p.65) Secondly, the Woonsocket of the New York and New England Railroad extended a single track from Brookline through Newton Centre to Needham in 1852. There was a railroad stop in Chestnut Hill, not far from the present MBTA station. The first was built in 1854; thirty years later it was replaced by one designed by Henry Hobson Richardson (Now also demolished).

The Newton portion of Chestnut Hill was developed before that section which is in Brookline. An engineering plan of 1856 (L/5/D/8) shows land belonging to John Cabot Lee and Henry Lee bordered by Dunster and Norfolk Roads, Boylston Street, and the railroad tracks. John Lee owned land east of Norfolk; Henry Lee owned an irregular portion even farther east; and Ebenezer Crafts owned land at the eastern end of the hill, bordered by the eastern lot lines of Circuit Road; Reservoir and Middlesex Roads; and the southern lot lines of Crafts Road. By 1884, the eastern holdings of Henry Lee had been sold to George Nichols, and the land was platted, but not yet built upon. Three houses, still standing, were built in 1886-7: 40 and 50 Dunster Road and 52 Norfolk. They belonged to Charles Cobb, Herbert Jaques, and George Ulman, respectively.

According to Cynthia Zaitzevsky, there are indications that in January of 1888 Frederick Law Olmsted and his firm were invited to submit designs

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HISTORICAL SIGNIFICANCE OF THE AREA (4)

for the development of an area bounded by Reservoir Lane, Boylston Street, and the Newton border. Their response was to note that the land was "potentially attractive and desirable for a residential district and should be laid out on the bases of a comprehensive and farsighted plan, whether or not all the work was done at once." (1977 Proceedings of the Brookline Historical Society, p.54)

The Olmsted firm did work on a plan, while their studies were recorded on a topographical map designed by Ernest Bowditch. These studies do not bear resemblance to the present layout. What happened after this stage remains a mystery, according to Dr. Zaitzevsky. "Either the property owners could not agree or they decided that the time was not ripe for development. There are a few drawings for this project dated 1901-2 (and called Reservoir Lane Lands), but, again, these do not progress beyond the study stage and do not show the streets as finally constructed."

By 1890 housing construction began to increase, and the holdings of Lee and Nichols were sold off, with a large portion of Nichols land being sold to Charles Miller, a Boston real estate broker. Early development was seen on Norfolk Road; Crafts between Circuit and Norfolk, Dunster (then Chestnut Hill Road); Alwyngton; and portions of Heath and Boylston Streets. By 1897 additional activity was to be found on Circuit, Devon; and Middlesex, between Dunster and Norfolk. During the first decades of the twentieth century and particularly after 1910, housing construction took place on what had been Crafts family land: the newly platted Spooner and Middlesex Roads and Crafts, east of the jog in Circuit Road. Reservoir Road was one of the last streets in the area under consideration to be developed, with #285 (1910) the first to be built on this part of the street.

Although Lee, Nichols, and Crafts were the three major landowners, they did not build houses here. Charles and Jennie Miller and the Coffin families were two of the most active parties in the construction of homes. The Millers purchased land from Lee and Nichols and built on some of the lots while selling others. Among the houses which they built were 14 and 55 Norfolk Road as well as their own home on Norfolk, #30; 55 Devon Road; and 15 and 33 Circuit Road. Rufis, Sturgis, and William Coffin, probably brothers, built 1101 Boylston Street, 4 Alwyngton Road, and 56 Spooner Road. William Coffin also built his own home, 6 Alwyngton. Sturgis Coffin's real estate partner, Arthur Taber, built 26 Dunster and 37 and 17 Devon; he lived at 17. John and Lucy Chandler built their home, 1117 Boylston Street as well as 3 Alwyngton and 63 Norfolk, while Benjamin Bates built 83 Dunster, 1140 Boylston, and 476 Heath Street, all on land which had belonged to George Thompson, a farmer. By far the largest estate belonged to John Wright who purchased farmland from Thomas Quimby and built a Medieval Revival style mansion on Hammond Street. After its purchase by the Rivers School, the

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HISTORICAL SIGNIFICANCE OF THE AREA (5)

house was converted into classrooms and administrative offices. The Town of Brookline now owns the property and uses the land and carriage house (the mansion burned in 1963) for recreational purposes. The gatehouse is privately owned.

Wright was a wool merchant as was William Coffin, while Benjamin Bates and George Nichols, one of the two large landowners until the late 1880's, were lawyers. Charles Cobb, who built #40 Dunster Road, was a partner in Nichol's law firm. Obviously there were business connections in the development of this area as well as family ones. Other professions represented by the first owners were architecture, manufacturing, banking, and insurance. Among the architects who built their homes here were Herbert Jaques, Horace Frazer, and William Putnam.

Today the area is populated by families of similar professional backgrounds. It is still dominated by single family homes, and although there are two major institutions, the Brimmer and May School and the Mission of the Maryknoll Fathers, both found locations in previously existing houses. On the south side of Boylston Street is ~~property owned by the~~ Town: The Soule Playground and the former Baldwin School, now used by the Brookline Early Education Program.

The stability of the neighborhood is reflected in the consistency in use of the structures as well as the high quality of maintenance and upkeep. Like Fisher Hill, Chestnut Hill represents the type of suburban development which took place in Brookline at the end of the 19th century and the beginning of the 20th. Topographically, Chestnut Hill lacks the elevation of Fisher Hill and therefore the dramatic views of Brookline and Boston. ~~This area's street~~ patterns are more regular and its building materials, at least those used in the older homes, more limited to clapboard and shingle, as opposed to the wide use of brick found on Fisher Hill. On the other hand, no other Brookline neighborhood contains so many examples and variations of the Shingle Style, nor so many homes designed by the firm of Chapman and Frazer. Shared characteristics between the two neighborhoods include the use of established architects for the design of the houses, gradual development of the areas (approximately forty years), size and scale of houses, and attractively landscaped streets.

The Chestnut Hill District meets NR criteria A,B,C, and D, being a fine example of an upper class neighborhood developed during the suburbanization period in Brookline. Developers included members of some of Boston's most prestigious families, including the Lees, Saltonstalls, and Lowells. Among the well known architects whose works can be seen here are: Chapman and Frazer Putnam and Cox; Andrews, Jaques, and Rantoul, Hartwell and Richardson, and James Lovell Little. Within the borders is Reservoir Road and Lane, part of John Eliot's Path to Waban, an old Indian trail.

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CHESTNUT HILL DISTRICT - AREA O

<u>MAP#</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ARCHITECT</u>	<u>ORIGINAL OWNER</u>	<u>STATUS*</u>
0-15	3 Alwyngton Rd.	1895	Chapman and Frazer	Chandler	C
0-16	4 Alwyngton Rd.	1890	Unknown	Coffin	C
0-17	6 Alwyngton Rd.	1888	Unknown	Coffin	C
0-13	1083 Boylston St.	1894	Chapman and Frazer	Cordingly	C
0-12	1101 Boylston St.	1888	Unknown	Coffin	C
0-10	1106 Boylston St.	1890	Horace Frazer	Wilkinson	C
	1109 Boylston St.	1889	Unknown	Moore	NC
0-11	1117 Boylston St.	1889	Unknown	Chandler	C
0-5	1140 Boylston St.	1889	Chapman, Frazer & Bliss	Bates	C
	1148 Boylston St.	1918	John Brauneis	Johnson	C
	4 Circuit Rd.	1895	Unknown	Cook	C
	5 Circuit Rd.	1912	Hale	Hale	C
	10 Circuit Rd.	1896	Unknown	Merriman	C
0-32	15 Circuit Rd.	1898	Andrews, Jaques & Rantoul	Miller	C
	16 Circuit Rd.	1905	Unknown	Foster	C
	20 Circuit Rd.	1896	Unknown	Rollins	C
0-34	26 Circuit Rd.	1899	Andrews, Jaques & Rantoul	Dodge	C
0-31	33 Circuit Rd.	1905	James L. Little	Miller	C
0-30	37 Circuit Rd.	1903	Everett & Mead	Stearns	C
	43 Circuit Rd.	1896	Unknown	Goodhue	C
	44 Circuit Rd.	1896	Unknown	Merriman	C
	62 Circuit Rd.	1892	E.J. Lewis	Fairbanks	C
	70 Circuit Rd.	1892	Chapman and Frazer	Burrage	C
	17 Crafts Rd.	1979	Acorn Structures	Sakamoto	NC
	24 Crafts Rd.	1901	Hodgdon	Hayward	C
	27 Crafts Rd.	1937	Alexander Law	Dewey	C
	32 Crafts Rd.	1889-90	Unknown	Cabot	C
	35 Crafts Rd.	1892-3	Darrow	Howe	C
	40-2 Crafts Rd.	1903	Chapman and Frazer	dix	C
0-48	41 Crafts Rd.	1906	Putnam and Cox	Guerrier	C
	46 Crafts Rd.	1922	Robert Coit	Tripp	C
0-47	47 Crafts Rd.	1892	Loring and Phipps	Eliot	C
	65 Crafts Rd.	1904	Purdon and Little	Farnham	C
	76 Crafts Rd.	1903	Chapman and Frazer	Baker	C
	79 Crafts Rd.	1906	Chapman and Frazer	Goodhue	C
	96 Crafts Rd.	1905	Chapman and Frazer	Baldwin	NC
	99 Crafts Rd.	1913	Somes and Parsons	Resor	C
	106 Crafts Rd.	1911	F.C. Brown	Kittredge	C
0-46	107 Crafts Rd.	1910	Andrews, Jaques & Rantoul	Sagendorph	C
	119 Crafts Rd.	1919	Unknown	Sawyer Cons.	C
	127 Crafts Rd.	1911	Hurd and Gore	Newbitt	C
0-45	128 Crafts Rd.	1903	Bowditch and Stratton	Whitcomb	C
	135 Crafts Rd.	1919	Brook	Ware	C
	142 Crafts Rd.	1905	Chapman and Frazer	Hopkins	C
	153 Crafts Rd.	1935	Raymond Stowell	Brown	C
0-22	17 Devon Rd.	1893-4	Chapman and Frazer	Taber	C
0-23	27 Devon Rd.	1898	F.P. Smith	Phinney	C
	37 Devon Rd.	1893	Chapman and Frazer	Taber	C
	38 Devon Rd.	1898	Chapman and Frazer	Edmands	C
	45 Devon Rd.	1900	Chapman and Frazer	Ayling	C
	48 Devon Rd.	1895	Chapman and Frazer	McKissock	C
	55 Devon Rd.	1892	Hartwell & Richardson	Miller	C

* C-contributing property
 NC-non-contributing property

CHESTNUT HILL DISTRICT - AREA O

MAP#	ADDRESS	DATE	ARCHITECT	ORIGINAL OWNER	STATUS
0-21	22 Dunster Rd.	1896	Summers	Summers	C
0-20	26 Dunster Rd.	1905	Purdon and Little	Taber	C
0-19	40 Dunster Rd.	1886-7	Unknown	Cobb	C
0-18	50 Dunster Rd.	1887	Jaques	Jaques	C
0-6	83 Dunster Rd.	1899	Chapman, Frazer & Bliss	Bates	C
0-1	no number (Hammond)	1897	Chapman, Frazer & Bliss	Wright	C
0-2	648 Hammond St	1908	Chapman, Frazer & Bliss	Wright	C
0-8	464 Heath St.	1896	Chapman and Frazer	Parker	C
0-9	471 Heath St.	1890	Horace Frazer	Frazer	C
0-7	476 Heath St.	1899	Chapman and Frazer	Bates	C
0-3	484 Heath St.	1927	Kilham, Hopkins & Greeley	Town of Brookline	C
0-4	495-7 Heath St.	1900	Chapman and Frazer	Cox	C
0-24	69 Middlesex Rd.	1915	Putnam and Cox	Munsell	C
0-25	73 Middlesex Rd.	1894	Chapman and Frazer	Nash	C
	81 Middlesex Rd.	1895-6	Unknown	Beach	C
0-26	91 Middlesex Rd.	1895	Kelley	Baldwin	C
	125 Middlesex Rd.	1894	Rand and Taylor	Cook	C
0-33	132-44 Middlesex Rd.	1907; 13	Unknown	McKenney & Foss	C
	137 Middlesex Rd.	1899	Dyer	Boland	C
	145 Middlesex Rd.	1900	Neal	Hyndman	C
	151 Middlesex Rd.	1929	Housing Co.	Ellery	C
0-35	157 Middlesex Rd.	1914	Johnson	Eaton	C
	162 Middlesex Rd.	1910(?)	Unknown	Edmunds	C
	170 Middlesex Rd.	1955	Albert Rugo	Halper Homes, Inc.	NC
	174 Middlesex Rd.	1955	Albert Rugo	Halper Homes, Inc.	NC
0-36	175 Middlesex Rd.	1913	Andrews, Jaques & Rantoul	Dane	C
	180 Middlesex Rd.	1955	Albert Rugo	Halper Homes, Inc.	NC
	190 Middlesex Rd.	1925	Arthur Bowditch	Breed	C
	195 Middlesex Rd.	1922	Putnam and Cox	Rowley	C
	206 Middlesex Rd.	1919	Hitchings & Hitchings	Henry	C
	209 Middlesex Rd.	1914	Somes and Parsons	Manning	C
	210 Middlesex Rd.	1919	Bonelli Adams	Holmes	C
0-39	215 Middlesex Rd.	1916	Unknown	Frost	C
	218 Middlesex Rd.	1923	Cahill	Fisher Hill Co.	C
	230 Middlesex Rd.	1928	Flaherty	Flaherty	C
	233 Middlesex Rd.	1923	Cahill	Fisher Hill Co.	C
	234 Middlesex Rd.	1928	Flaherty	Flaherty	NC
0-41	240 Middlesex Rd	1923	Cahill	Fisher Hill Co.	C
0-28	6 Norfolk Rd.	1898-9	Rogers	Butler	C
	14 Norfolk Rd	1896	Chapman and Frazer	Miller	C
0-27	15 Norfolk Rd.	1896	Chapman and Frazer	Nash	C
	30 Norfolk Rd.	1887-8	Unknown	Miller	C
0-29	40 Norfolk Rd.	1897-8	Unknown	Foster	C
	47 Norfolk Rd.	1897	Chapman and Frazer (?)	Rogers	C
	52 Norfolk Rd.	1886-7	Unknown	Ulman	C
	55 Norfolk Rd.	1898	Chapman and Frazer	Miller	C
0-14	63 Norfolk Rd.	1895	Chapman and Frazer	Chandler	C
	66 Norfolk Rd.	1959	A.J. Comeau Const.	Dowd	NC
0-42	57 Reservoir Lane	1891	Unknown	McGrady	C
	280 Reservoir Rd.	1951	Hooper	Yarchin	C
0-43	*285 Reservoir Rd.	1910	Little	Vallandigham	C
	*295 Reservoir Rd.	1926	Carey	Carey	C
	307 Reservoir Rd.	1936	Stratton	Merritt	C
	315 Reservoir Rd.	1963	Stock Plans	Donovan	NC

FO-43A Reservoir Road and Lane (no number) 1846-8 UNKNOWN City of Boston C
 (Cochituate Waste Weir)

CHESTNUT HILL DISTRICT - AREA O

<u>MAP #</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ARCHITECT</u>	<u>ORIGINAL OWNER</u>	<u>STATUS</u>
	3 Spooner Rd.	1906	Bond	Allen	C
	10 Spooner Rd.	1926	Chapman&Frazer	Harvey	C
	18 Spooner Rd,	1912	Martin	Barney	CC
	24 Spooner Rd.	1912	Martin	Turner	CC
0-37	34 Spooner Rd.	1911	Putnam&Cox	Rogers	C
	35 Spooner Rd.	1911	Putnam&Cox	Bufford	C
	41 Spooner Rd.	1923	Coit	Tripp	C
	50 Spooner Rd.	1910	Brown	Young	C
	51 Spooner Rd.	1923	Coit	Tripp	C
0-38	56 Spooner Rd.	1909	Putnam &Cox	Coffin	C
	61 Spooner Rd.	1913	Chapman&Frazer	Sherman	C
	64 Spooner Rd.	1912	Stewart	Swenson	C
0-40	72 Spooner Rd.	1913	Schweinfurth	Frost	C
	81 Spooner Rd.	1910	Putnam&Cox	Ewer	C
	84 Spooner Rd.	1915	Derby & Robinson	Lillie	C
0-44	91 Spooner Rd.	1909	Putnam&Cox	Putnam	C
	92 Spooner Rd.	1925	Walker	Walker	C
	98 Spooner Rd.	1922	McCollum	Ramsay	C
	106 Spooner Rd.	1925	Avery	Bitner	C

INVENTORY FORM CONTINUATION SHEET

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Office of the Secretary, Boston

Community:
Brookline

Form No:
AREA 0

Property Name: Chestnut Hill District

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

PROPERTIES IN CHESTNUT HILL DISTRICT WHICH LIE PARTIALLY IN NEWTON (Middlesex County)

- 69 Middlesex Road
- 73 Middlesex Road
- 81 Middlesex Road
- 96 Middlesex Road
- 110 Middlesex Road
- 120 Middlesex Road
- 128 Middlesex Road
- 132-142 Middlesex Road
- 162 Middlesex Road
- 170 Middlesex Road
- 174 Middlesex Road
- 180 Middlesex Road
- 190 Middlesex Road
- 206 Middlesex Road
- 210 Middlesex Road
- 218 Middlesex Road

Staple to Inventory form at bottom

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received 9/4/85
date entered

Continuation sheet

Item number

Page

Multiple Resource Area
Thematic Group

Name Brookline MRA
State MASSACHUSETTS

Nomination/Type of Review

Date/Signature

11. Cabot, Lewis, Estate

Entered in the
National Register

for Keeper

Delores Byers 10/17/85

Attest

12. Candler Cottage

Entered in the
National Register

for Keeper

Delores Byers 10/17/85

Attest

13. Chestnut Hill Historic
District

Entered in the
National Register

for Keeper

Delores Byers 10/17/85

Attest

14. Child, Isaac, House

Entered in the
National Register

for Keeper

Delores Byers 10/17/85

Attest

15. Corey, Timothy, House #1

Entered in the
National Register

for Keeper

Delores Byers 10/17/85

Attest

16. Corey, Timothy, House #2

Entered in the
National Register

for Keeper

Delores Byers 10/17/85

Attest

17. Cypress-Emerson Historic
District

Entered in the
National Register

for Keeper

Delores Byers 10/17/85

Attest

18. Davis, Robert S., House

Entered in the
National Register

for Keeper

Delores Byers 10/17/85

Attest

19. Davis, Thomas Aspinwell,
House

Entered in the
National Register

for Keeper

Delores Byers 10/17/85

Attest

20. Douglass, Alfred, House

Entered in the
National Register

for Keeper

Delores Byers 10/17/85

Attest

85 003253

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Chestnut Hill Historic District (Brookline MRA)
Norfolk County
MASSACHUSETTS

Working No. SEP / 4 1985
Fed. Reg. Date: 2/3/87
Date Due: 10/3/85 - 10/19/85
Action: ACCEPT 10-17-85
 RETURN
 REJECT
Entered in the _____
National Register
Federal Agency: _____

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

Substantive Review: sample request appeal NR decision

Reviewer's comments:

Recom./Criteria _____
Reviewer _____
Discipline _____
Date _____
_____ see continuation sheet

Nomination returned for: _____ technical corrections cited below
_____ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership Public Acquisition	Status Accessible	Present Use

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? yes no

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

8. Significance

Period _____ Areas of Significance—Check and justify below

Specific dates _____ Builder/Architect _____

Statement of Significance (*in one paragraph*)

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature

title _____ date _____

13. Other

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____



Chestnut Hill
6/85
Spencer Rd

Brookline (MA) MRA



Circuit, looking towards
Norfolk

Chestnut Hill HD

Brookline MRA

Brookline MA





Chestnut Hill HD
Brookline MRA
Brookline MA



Gratts Rd
Cape



Chestnut Hill (26 Circuit)
6/85

Brookline (MA) NRA



142 Crafts Rd
Chestnut Hill
6/85

Brookline (MA) NRA



Chestnut Hill - 52 Norfolk
6/85

Brookline (MA) MRA



Chestnut Hill

6/85

streetscape

Brookline (MA) MRA



Chestnut Hill - ³⁰~~19~~ Norfolk
6/25

Brookline (MA) MRA)



Chestnut Hill - 24 Specimens
6/85

Brookline (MA) MRA



Chestnut Hill - 175 Middlesex Rd
6/85

Brookline (MA) MIRA



Chestnut Hill - 6 Norfolk
6/85

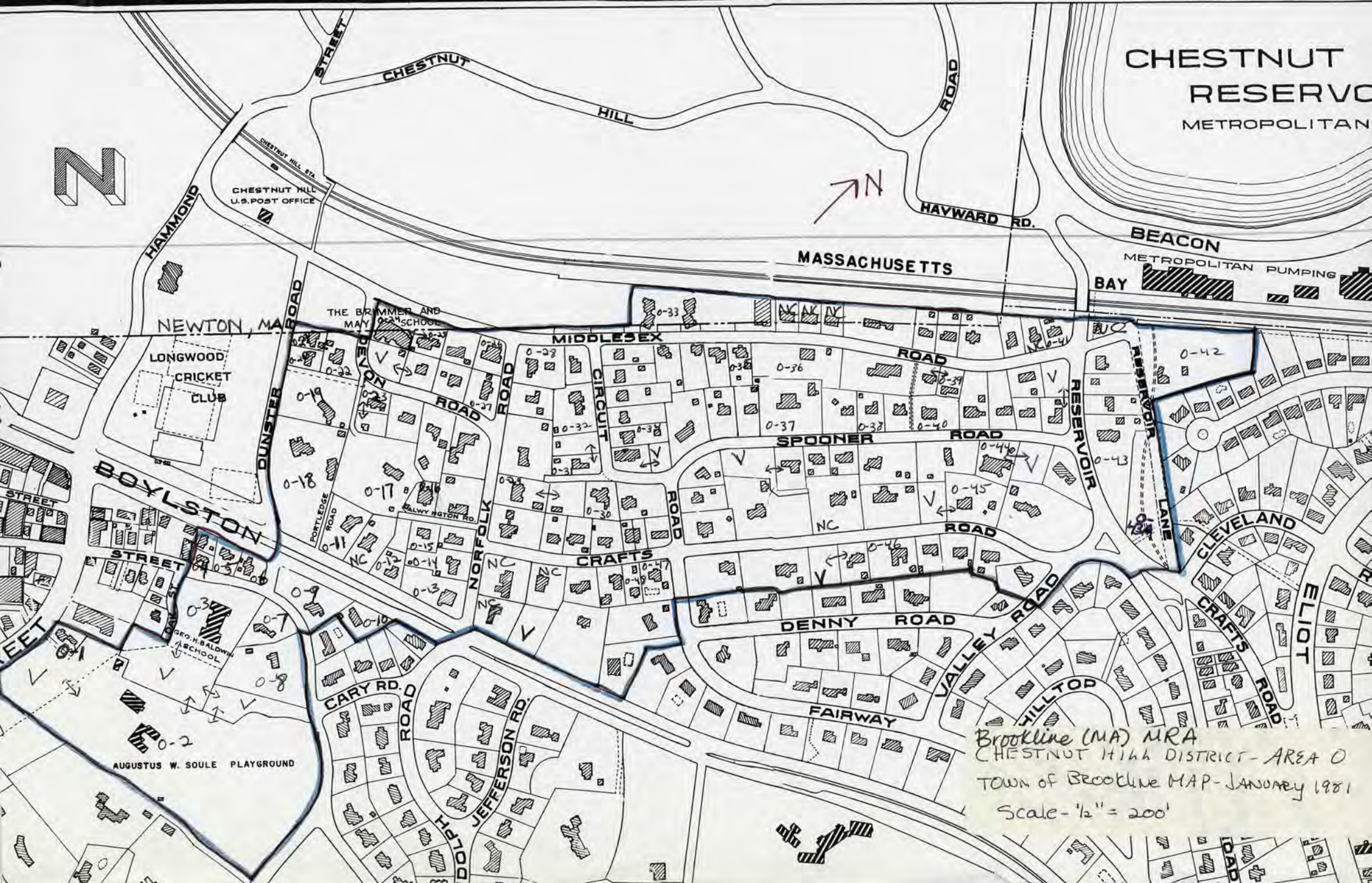
Brookline (MA) MRA



Chestnut Hill - #91 Middlesex Rd
6185

Brookline (MA) MRA

V - VACANT lot
NC - NON CONTRIBUTING
PROPERTY



Brookline (MA) MRA
CHESTNUT HILL DISTRICT - AREA 0
TOWN OF BROOKLINE MAP - JANUARY 1981
Scale - 1/2" = 200'

Chestnut Hill HD

SZ
KRA

PHILIP W. BIANCHI

62 CIRCUIT ROAD • CHESTNUT HILL, MASSACHUSETTS 02167

June 4, 1985

RECEIVED

JUN - 5 1985

MASS. HIST. COMM.

Valerie A. Talmage
Executive Director
State Historic Preservation Officer
Commonwealth of Massachusetts
Massachusetts Historical Commission
80 Boylston Street
Boston, MA 02116

Dear Ms. Talmage:

I am the sole owner of the private property located at 62 Circuit Road, Brookline Massachusetts (Chestnut Hill Post Office).

I object to the listing of this property in the National Register of Historic Places and ask that you do not propose it for such listing.

Thank you.

Sincerely,

Philip W. Bianchi
Philip W. Bianchi

Muriel K. Wellington
NOTARY PUBLIC

Chestnut Hill MA 52
BF

MRS. GEORGE P. BUELL

56 SPOONER ROAD, CHESTNUT HILL, MASSACHUSETTS 02167

June 6, 1985

Valerie A. Jalmoge
State Historic Preservation Officer
Massachusetts Historical Commission
80 Boylston Street
Boston
Massachusetts 02116

Dear Miss Jalmoge,

In your letter of May 16, 1985
I find that an owner of private
property has a right to object to
being listed in the National Register.

As sole owner of my home at
56 Spooner Road, Chestnut Hill
Brookline, I do not wish my name
or property to be listed.

Sincerely yours
Barbara F. Buell
(Mrs. George P. Buell)

VIRGINIA C. TROJAK
Notary Public
MY COMMISSION EXPIRES
FEBRUARY 15, 1991

Trojak
Boston Mass 6/11/85

Chestnut Hill HD SZ
file w/MRA

Mr. Schuyler Hollingsworth
151 Middlesex Road
Chestnut Hill, Ma. 02167

RECEIVED

June 26, 1985

JUL -1 1985

MASS. HIST. COMM.

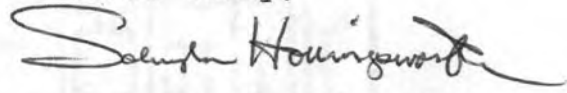
Miss Valerie A. Talmage
Executive Director
State Historic Preservation Officer
Massachusetts Historical Commission
80 Boylston Street
Boston, Massachusetts 02116

Dear Miss Talmage:

In response to your letter to my wife and me dated May 16, 1985, we as owners of the house and land at 151 Middlesex Road, Chestnut Hill, Massachusetts 02167 object to listing this property in accord with the National Historic Preservation Act Amendments of 1980 and Federal Regulation 36 CFR Part 60.

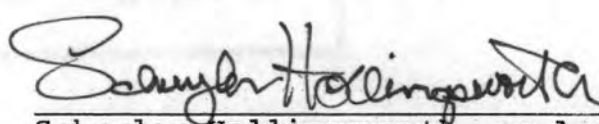
My wife has authorized me to sign on her behalf and I have done so. If my wife's failure to sign in person, rather than by me as her agent, fails to qualify this objection as being made by "a majority of the owners", please let me know promptly and I will obtain my wife's personal signature.

Yours truly,



Schuyler Hollingsworth

SH:kh

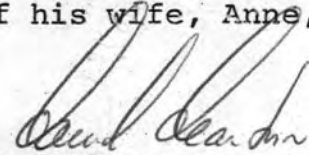


Schuyler Hollingsworth, as Agent
for his wife, Anne, Hollingsworth

Date June 26, 1985

Commonwealth of Massachusetts }
County of Middlesex } SS

Then personally appeared before me the above named Schuyler Hollingsworth, personally known to me, who stated that the foregoing was his free act and deed and that of his wife, Anne, who had authorized him to sign on her behalf.



Notary

My commission expires Sept. 22, 1989

file w/NRA 52
Chestnut Hill HD

HALE, SANDERSON, BYRNES & MORTON

ATTORNEYS AT LAW
ONE CENTER PLAZA
BOSTON, MASS. 02108

RECEIVED

JUL 10 1985

AREA CODE 617
TELEPHONE 227-2070
CABLE HALESAN

- EDWARD R. HALE (1926-1963)
- BENNETT SANDERSON (RETIRED)
- CLIFFORD H. BYRNES (1927-1974)
- MARCUS MORTON (RETIRED)
- THOMAS H. DOWD, JR.
- FRANCIS J. ULMAN
- JOHN J. WALSH, JR.
- THOMAS E. GOODE
- MARJORIE W. BURKE, P.C.
- EDWARD J. LEE
- RICHARD E. BACHMAN
- ROBERT C. SILVER
- ROBERT FREEDMAN, P.C.
- CHARLES E. CHASE
- WILLIAM G. ROGERSON
- MARIA J. WOODFORD
- J. WALTER FREIBERG, III
- HERBERT F. TRAVERS, III

MASS. HIST. COMM.

OF COUNSEL
FRANK KOPELMAN

July 8, 1985

Valerie A. Talmage,
Executive Director
State Historic Preservation Officer
Massachusetts Historical Commission
80 Boylston Street
Boston, MA 02116

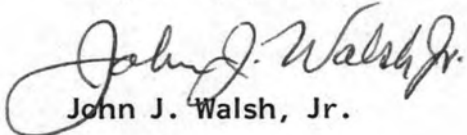
RE: CATHOLIC FOREIGN MISSION SOCIETY
OF AMERICA, INC.
50 DUNSTER ROAD - BROOKLINE
[POST OFFICE - CHESTNUT HILL, MA 02167]

Dear Madam:

Enclosed is the notarized statement of the Catholic Foreign Mission Society of America, Inc. objecting to the listing of its above-described property in the National Register of Historic Places.

This objection is submitted in accordance with the provisions of your letter dated May 16, 1985.

Very truly yours,


John J. Walsh, Jr.

JJW, JR/cac

Enclosure

CERTIFIED MAIL --- RETURN RECEIPT REQUESTED

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, ss.

JULY 8, 1985

OBJECTION

1. The Catholic Foreign Mission Society of America, Inc., a Massachusetts Corporation, certifies that it is the sale owner of the real estate located at 50 Dunster Road, Brookline, Massachusetts, (Post Office - Chestnut Hill, Massachusetts 02167).

2. The Catholic Foreign Mission Society of America, Inc. hereby objects to the listing of its above-described property in the National Register of Historic Places. It also objects to the district nomination.

CATHOLIC FOREIGN MISSION
SOCIETY OF AMERICA, INC.

By:


JOHN J. WALSH, JR.

ITS ATTORNEY HEREUNTO DULY
AUTHORIZED

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, ss.

JULY 8, 1985

Then personally appeared the above-named John J. Walsh, Jr., Attorney as aforesaid, and acknowledged the foregoing to be the free act and deed of the Catholic Foreign Mission Society of America, Inc., before me,


NOTARY PUBLIC

MY COMMISSION EXPIRES: November 9, 1990