

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION  
80 BOYLSTON STREET  
BOSTON, MA 02116

AREA	FORM NO.
156	CH-28

Town Newton/Chestnut Hill

Address 219 Commonwealth Ave

Historic Name "The Chestnut Hill"

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

Use: Present apartment building

Original possibly intended as hotel

DESCRIPTION

Date 1899

Source Water Records

Style Tudor Revival

Architect Francis Chandler

Exterior Wall Fabric fieldstone, and

Outbuildings none stucco & Plaster

Major Alterations (with dates) none

Condition very good

Moved no Date

Acreage 10,347 sq. ft. *less than one acre*

Setting suburban, adjacent to

Waban Hill Reservoir, along major

thoroughfare

Recorded by Arch. Pres. Assocs.

Organization Newton Hist. Comm.

Date 5/15/83, rev. 3/86

Sketch Map: Draw map showing property's location in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection(s). Indicate north

SEE ATTACHED MAP

UTM REFERENCE 19.320800.4689350

USGS QUADRANGLE Newton, Mass.

SCALE 1:25,000

#### **NATIONAL REGISTER CRITERIA STATEMENT (if applicable)**

"The Chestnut Hill" meets Criterion C as one of the city's few apartment buildings erected before World War I. This well-designed example is the work of Francis Chandler a partner in the firm of Cabot & Chandler.

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

The design of this 3-story Tudor Revival style apartment block near Waban Hill is symmetrically arranged around a steeply pitched gabled center entrance. The lower story is of dressed random fieldstone with upper stories of elaborately patterned half-timbering. The boxlike form of the building is flanked by steep, half-timbered gabled end pavilions. The attic story projects at the end walls, and rests on curvilinear consoles. At the second story elaborate foliated mastic ornament embellishes the wall surfaces.

Francis Chandler (1844-1925) began the practice of architecture in Boston during the 1870s along with Edward Cabot. In 1888 he joined the faculty of M.I.T. as a professor of architecture, and eventually headed that department.

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

"The Chestnut Hill" was financed by Dana Estes, a major figure in the Newton Boulevard Syndicate, which was responsible for extending Commonwealth Avenue westward through the city to Auburndale. Estes owned considerable property along the path of Commonwealth Ave (then called the Newton Boulevard) and was able to direct the construction of the road to benefit his real estate investments. A second apartment building built by Estes stands at 41 Commonwealth Ave.

#### **BIBLIOGRAPHY and/or REFERENCES**

Atlas: 1907 Dana Estes  
1895 Land of Dana Estes  
1874 Land of Amos Lawrence  
Directories: 1907 The Chestnut Hill Apts.  
Withey, H. Biog. Dict. of Amer. Archits., 1970, p.117.

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

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

For NPS use only  
received 7/23/86  
date entered

Continuation sheet

Item number

Page

Multiple Resource Area  
Thematic Group

Name Newton MRA  
State Middlesex County, MA

Nomination/Type of Review		Date/Signature
31. Buckingham, John, House	Entered in the National Register	for Keeper <u>Melrose Byers</u> 9/4/86 Attest _____
32. Building at 1--6 Walnut Terrace	Entered in the National Register	for Keeper <u>Melrose Byers</u> 9/4/86 Attest _____
33. Central Congregational Church	Entered in the National Register	for Keeper <u>Melrose Byers</u> 9/4/86 Attest _____
34. Chestnut Hill, The	Entered in the National Register	for Keeper <u>Melrose Byers</u> 9/4/86 Attest _____
35. Claflin, Adams, Estate	Entered in the National Register	for Keeper <u>Melrose Byers</u> 9/4/86 Attest _____
36. Clark House	Entered in the National Register	for Keeper <u>Melrose Byers</u> 9/4/86 Attest _____
37. Collins, Frederick, House	Entered in the National Register	for Keeper <u>Melrose Byers</u> 9/4/86 Attest _____
38. Curtis, Allan Crocker, House--Pillar House	Entered in the National Register	for Keeper <u>Melrose Byers</u> 9/4/86 Attest _____
39. Curtis, William, House	Entered in the National Register	for Keeper <u>Melrose Byers</u> 9/4/86 Attest _____
40. Davis, Seth, House	Entered in the National Register	for Keeper <u>Melrose Byers</u> 9/4/86 Attest _____

06001782

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Chestnut Hill, The (Newton MRA)  
Middlesex County  
MASSACHUSETTS

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

Entered in the  
National Register

- 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	Status	Present Use
	Public Acquisition	Accessible	

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"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed	
	<input type="checkbox"/> unaltered	
	<input type="checkbox"/> altered	

Describe the present and original (if known) physical appearance

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

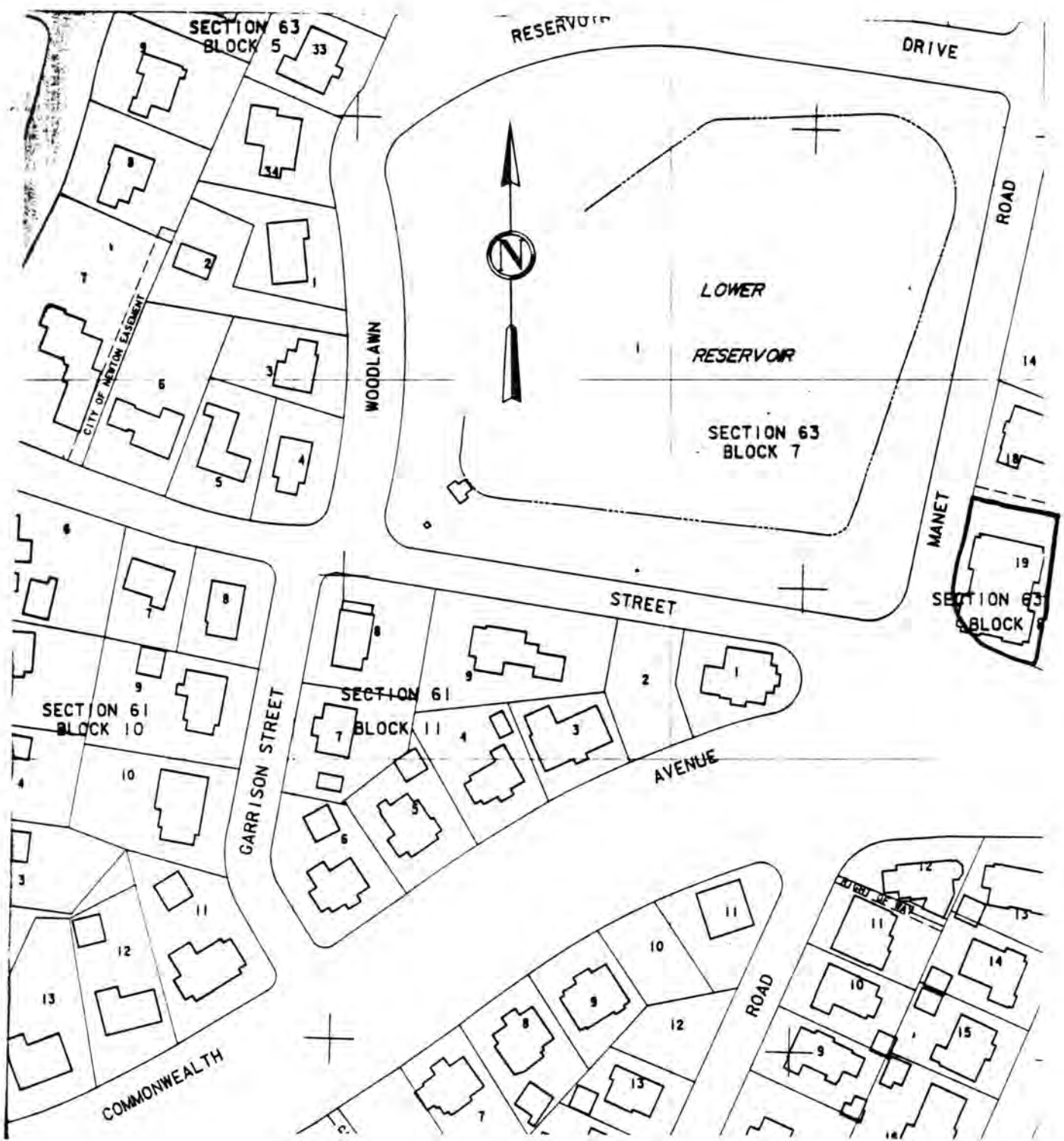




Chestnut Hill, The

Newton, Mass: MRA

219 Commonwealth Av, Chestnut  
Hill  
J-19 (24)



City of Newton Assessor's Maps. Sheet 76  
 Metric Series. 1979  
 Scale: UTM grid line interval = 100 meters (328 feet)

Newton, Mass. M.R.A.  
 219 Commonwealth Ave.,  
 Chestnut Hill  
 "The Chestnut Hill"  
 63-8-19