

Area Letter Form numbers in this Area

NH-D	NH-059, NH184, NH185, NH186, NH187
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MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET, BOSTON, MA 02116

Town Newton (Newton Highlands)

Name of Area (if any) Newton Highlands
Historic District extension

Present Use commercial

General Date or Period late 19th century
to mid-20th century

General Condition good

Acreage 115,235 sq. ft. C 2.64A

Recorded by Candace Jenkins/Susan Abele

Organization Newton Historical Comm.

Date 1/1987; rev. 4/1988

Photos (3"x3" or 3"x5" black & white) Indicate on back of each photo street addresses for buildings shown. Staple to left side of form.

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

see attached map

UTM REFERENCE A 19/318130 14687660
B 19/318150 14687630
C 19/318100 14687500
D 19/317910 14687640

USGS QUADRANGLE NEWTON

SCALE 1:25000

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

The Newton Highlands Historic District possesses integrity of location, design, setting, materials, workmanship, feeling and association. It is one of Newton's most intact village commercial centers, and is thus a significant illustration of both the city's rapid 20th century growth and the expanded services offered by the village centers. Importance is also derived from the district's well preserved collection of late 19th and early 20th century commercial blocks which record the change in form of the building type from multi-story to one-story height. The district meets criteria A & C of the NRHP.

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

The Newton Highlands Historic District extension is a turn-of-the-century village center which abuts the existing district (NR:9/4/86) to the east and adds the missing commercial component to that primarily 19th century residential area. A buffer zone of institutional properties, including a church and a school, was part of the original nomination. The village center is a compact, but densely developed, commercial area centered on the intersection of Lincoln and Walnut Streets. It is characterized by a cohesive mix of late 19th and early 20th century commercial blocks, most of which are quite intact. Those dating from the 19th century are generally three story wood-frame or masonry structures, while those from the 20th century are one story brick and/or cast stone faced buildings. The city's most elaborate early 20th century block is **43-53 Lincoln Street**, at the corner of Columbus Street. In addition to the eleven commercial structures on Lincoln and Walnut Streets, the district also encompasses the Newton Highlands Women's Club at **72 Columbus Street**. (see cont. sheet)

HISTORICAL SIGNIFICANCE Explain historical importance of area and how the area relates to the development of other areas of the community.

The Charles River Railroad, laid out in 1852, came through the south side of Newton mainly to serve the industries at Newton Upper Falls. Throughout the 1890s, the line was used to carry fill from Needham to Boston's Back Bay and passenger service was very limited. However, with the completion of the Back Bay project, the present village began to develop around a small station, originally called Oak Hill. More than 60 houses were built between 1871 and 74 and the new residents, dissatisfied with the name Oak Hill, changed it to Newton Highlands. The opening of the Circuit Railroad (over the old Charles River Railroad) in 1886, the extension of the street railway lines to Newton Highlands in the 1890s, and the opening of the "Air Line" Trolley on the Worcester Turnpike in 1903, all stimulated development. In the twentieth century various developments such as the Walnut Hill (1915) and Plymouth Road (1926) subdivisions among others brought increased population to the Newton Highlands area.

The village center of Newton Highlands is fortunate to have retained its nineteenth century railroad station, built in 1886 by H. H. Richardson's successors Sheply, Rutan, and Coolidge (NR: 6/3/76). When the tracks were depressed in 1906, a new roof was built over the platform at the lower level. Although it no longer serves its original purpose, the station building is a bold reminder of the railroad's importance in the nineteenth century.

BIBLIOGRAPHY and/or REFERENCES

(see cont. sheet)

Building Department Records: Columbus Street, Lincoln Street, Walnut Street
City Atlases and Directories, Marguerite Searway, President of Workshop, Inc.
Newton's Nineteenth Century Architecture: Newton Highlands and Waban

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Newton (Newton Highlands)	Form No: NH-D
Property Name: Newton Highlands H.D. extension	

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

ARCHITECTURAL SIGNIFICANCE (cont.)

Individual buildings in the expanded Newton Highlands Historic District are described below:

The Newton Highlands Women's Club, at **72 Columbus Street** is a small scale building similar in massing and detail to the contemporary libraries erected in many of Newton's villages. It is a 1 1/2 story building enclosed by a gable roof with raised parapets. Its symmetrical five bay facade is centered on the entry which is enframed by Classical sidelights and overscale fan rising above the roofline. Superimposed over these elements is a stylized pediment supported on paired Tuscan columns which look almost "Post-Modern". flanking windows contain 6/6 sash and have brick sills. Otherwise the building is stucco clad.

4 to 8 Hartford Street is the late 19th century, wood-frame, mansard roofed Lincoln Plaza.

1 to 7 Lincoln Street is the three story, brick, Queen Anne style Stevens building of 1888. It was previously surveyed as NH185.

4 to 14 Lincoln Street is a two story mansard roofed house now covered with stucco, which is scored to resemble masonry, with display windows added. It was constructed in 1870-74, and was previously surveyed as NH184.

16 to 20 Lincoln Street is another older, three story structure covered with stucco, scored to resemble masonry. Storefronts have been added to either side of the center entry leading to the upper floors. It dates from 1880-86, and was previously surveyed as NH186.

22 to 32 Lincoln Street is a yellow brick apartment house with copper oriels and cornice as well as wood-frame storefronts. It is the Patterson Block of 1893 and was previously surveyed as NH187.

23 to 33 Lincoln Street was constructed in 1938 with the Great Atlantic & Pacific Tea Co. as its original tenant. It is a one story yellow brick block with cast stone trim reflecting the currently popular Modern style.

35 to 41 Lincoln Street is a one story block dating from c1930. It has recently undergone a total rehabilitation.

43 to 53 Lincoln Street is an exceptionally fine early 20th century block designed in 1916 by F. A. Norcross. The one story structure boasts an elaborate cast stone parapet displaying various elements of the Beaux-Arts style. Although its storefronts have recently been

Staple to Inventory form at bottom

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Newton (Newton Highlands)	Form No: NH-D
Property Name: Newton Highlands H.D. extension	

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

modernized and the storefront at the east end totally refaced by the Mutual Bank, it remains the finest example of its type in the city.

55 to 65 Lincoln Street is a one story brick block with cast stone trim designed by Wineberg & Wexler in 1924. In 1950, the village Post Office became a tenant.

1151 Walnut Street is the Walnut Street Garage of 1928, the Highland's only surviving early 20th century auto related structure. It is a one story brick structure, now painted white, with a stepped parapet. Two of its three service bays have been bricked up.

1153 to 1159 Walnut Street is a two story, wood frame, mansard roof house dating from c1870, with a one story storefront attached to the facade. It was previously surveyed as NH264.

Verbal Boundary Description and Justification:

The Newton Highlands Historic District extension abuts the existing district to the east and includes eleven commercial properties fronting on Lincoln and Walnut Streets, as well as one institutional property on Columbus Street. Boundaries are the lot lines of these twelve properties as shown on the attached Engineering Map. The boundaries include the core of the village commercial center where the buildings are best preserved. Excluded are heavily altered or later commercial blocks on Walnut Street, as well as residences on Columbus Avenue.

HISTORICAL SIGNIFICANCE (cont.)

On Lincoln Street, the present day Lincoln Plaza, Patterson's Block and adjacent buildings, and the Stevens Block across the street at the corner of Lincoln and Walnut Street form a nucleus of late nineteenth century commercial structures. These buildings, together with the Congregational Church (1907, NR: 1986) and the Hyde School (1895, 1907) anchor and define the village of Newton Highlands. (The old Hyde School, which was seriously damaged by fire several years ago, has recently been carefully renovated and converted to housing.) Twentieth century additions include a series of one story blocks built on the north side of Lincoln Street and on Walnut Street towards Center Street, as well as the Workshop of the Newton Highlands Woman's Club, just off Lincoln Street at 72 Columbus Street.

72 Columbus Street: Women's Clubs were active in every village in Newton and two, Newton Centre and Newton Highlands, were able to build individual club houses. The Newton Highlands Woman's Club, which combined a series of small study clubs, was formed in 1916. The group's purpose was charitable, social and intellectual and they were heavily involved in war work in the first few years of their existence. In 1920 they started a building fund and several years later, through the generosity of Seward W. Jones, President of the Newton Trust and father of

INVENTORY FORM CONTINUATION SHEETMASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Newton (Newton Highlands)	Form No: NH-D
Property Name: Newton Highlands H.D. extension	

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

Mrs. McKay one of the club founders, acquired a lot of land on Columbus Street near the village center. Plans were drawn by architect Edward B. Stratton, who was responsible for a variety of commercial and residential structures in Newton, and permits for the Workshop, as it was called, were granted in 1927. The Workshop, Inc. is still run by the incorporators and a board of directors, all of whom are members of the Newton Highlands Woman's Club.

The following commercial buildings were constructed between 1912 and 1938.

Between 1912 and 1916 three one story commercial blocks were built along Lincoln Street as far as Columbus Avenue. However, the blocks at **23-33** and **35-41 Lincoln Street** appear to have been rebuilt or replaced; 23-33 in 1938 and 35-41 some time after 1929. The 1938 block at 23-33 was designed by Herman L. Feer and built for Benjamin B. Kaplan of Chelsea. There is no building permit for the other block. The last block, **43-53 Lincoln Street**, located at the corner of Columbus Street, is one of the finest small commercial blocks in the city. It was designed by architect F. A. Norcross and built in 1916 for P. B. Long.

In 1924, six brick stores were built on the opposite corner at **55-65 Lincoln Street**. The owner and builder of this block was J. Lewenberg; the firm of Wineberg & Wexler of Boston were the original architects. In 1950, owner/builder Samuel Poorvu altered the building to make the present Post Office. The architects for this alteration were Greymont & Sziklas of Newton. Windows and counter area of the Post Office were changed again in 1974.

Garages and gas stations were established at the corner of Walnut & Centre Streets, the corner of Floral & Walnut Streets, and at **1151 Walnut Street** in the late twenties and thirties. The brick Walnut Street Garage, **1151 Walnut Street**, next to the former Texaco station, is the only recognizable early garage structure left. It was originally a much larger structure. A permit granted in 1928 indicates that the building was cut back 46' in order to put a boiler room in the basement. The facade treatment by architect Clifford White appears to date from this alteration.

While there have been occasional facade changes to these buildings, as well as to the earlier nineteenth century commercial structures, there has not been any further new construction in this area. The last few years have brought a series of new stores and businesses to the village, however, and rising rents have forced out some long-term tenants, while "upscale" businesses have changed the character of goods and services available in Newton Highlands. On the whole, the economic revitalization has been positive and this combined with a particularly active and well organized surrounding residential community, has made Newton Highlands one of Newton's most desirable villages.

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INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: <i>Newton</i>	Form No: <i>NH-D</i>
Property Name:	

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

NEWTON, MASS. MULTIPLE RESOURCE AMENDMENT 1988 NEWTON HIGHLANDS HISTORIC DISTRICT (Exp'D)

<u>Street Address</u>	<u>SBL</u>	<u>Area(sf)</u>	<u>Historic Name</u>	<u>Form#</u>	<u>Date</u>	<u>Style</u>	<u>Statu</u>
	52-40-11	16546	Vacant Lot/City Parking				
72 Columbus St.	52-8-2	8000	Newton Highlands Woman's Club	NH-059	1927	Eclectic	c
4 -8 Hartford St.	52-40-13	7725	Commercial Block	Area 92	c1870s	Mansard	c
1 -7 Lincoln St.	52-8-16	10024	Stevens Building	NH-185	1888	QA	c
4 -14 Lincoln St.	52-40-15A	3342	Commercial Block	NH-184	c1870s	Mansard	c
16 -20 Lincoln St.	52-40-15	4106	Commercial Block	NH-186	1880-86	Commercial	c
22 -32 Lincoln St.	52-40-14	9284	Patterson Block	NH-187	1893	Vernacular	c
23 -33 Lincoln St.	52-8-17	15040	Great Atlantic & Pacific Tea Co.		1938	Moderne	c
35 -41 Lincoln St.	52-8-18	15000	Commercial Block		c1930	Renovated	c
43 -53 Lincoln St.	52-8-1	6968	Commercial Block		1916	Beaux-Arts	c
55 -65 Lincoln St.	52-7-7	10030	Commercial Block/Post Office		1924	Commercial	c
1151 Walnut St.	52-8-14	7050	Walnut Street Garage		1928	Commercial	c
1153 -59 Walnut St.	52-8-15	2120	House/Commercial	NH-264	c1870	Mansard	c

Number of buildings	12	Sum of square feet in field "area"	
Number of contributing buildings	12	(Streets not included)	115235
Number of non-contributing buildings	0		
Number of structures	0	Number of vacant lots	(1)
Number of contributing structures	0		
Number of non-contributing structures	0		
Number of contributing objects	0		

NB: The contributing/non-contributing status of post-1907 buildings within the existing NR district has been revised. Please see the attached and corrected District Data Sheet.

NEWTON HIGHLANDS HISTORIC DISTRICT REVISED - NEWTON, MASS. MRA 1988

Newton, Mass. Multiple Resource Area

NEWTON HIGHLANDS HISTORIC DISTRICT 1986

Address	S-B-L	Historic Name	Date	Style	C/NC	Inven. #	Area (SF)
87 Bowdoin St.	52-42-10		c.1874	Italianate	C		10,560
93 Bowdoin St.	52-42-11		c.1874	mansard	C	NH 24	10,820
99 Bowdoin St.	52-42-12		1889	Queen Anne/Col. Revival	C		7,698
Boylston St.	52-40-1	V A C A N T L O T			NC		5,020
22 Erie Ave.	52-43-41	Copeland House	1896	Colonial Rev.	C	NH 80	4,550
28-30 Erie Ave.	52-43-40		c.1874	vernacular	C		7,326
34-36 Erie Ave.	52-43-39		1893	Shingle/Colonial Revival	C	NH 81	12,314
44 Erie Ave.	52-43-38		c.1874	Italianate	C	NH 82	13,073
48 Erie Ave.	52-43-37		1893	Shingle	C	NH 83	6,418
52 Erie Ave.	52-43-36		1893	Shingle	C	NH 84	6,398
20 Hartford St.	52-40-10	Louis K. Brigham House/ N.H. Public Library	1886	Queen Anne	C	NH 130	12,076
26 Hartford St.	52-40-9		1882	Queen Anne	C	NH 131	15,077
34 Hartford St.	52-40-8		1890	Queen Anne	C		10,542
40 Hartford St.	52-40-7		1885	Queen Anne	C		10,531
44 Hartford St.	52-40-6		1892	Queen Anne/Col. Rev.	C		10,522
50 Hartford St.	52-40-5	Amsden House	1886	Queen Anne	C	NH 132	11,371
51 Hartford St.	52-43-1	M.E. Church	1893	Shingle Style	C	NH 133	10,889
56 Hartford St.	52-40-4		1892	Colonial Revival	C	NH 134	11,957
59 Hartford St.	52-43-3	M.E. Parsonage	1884	Stick Style	C	NH 135	5,375
Hartford St.	52-43-2	V A C A N T L O T (includes Worcester Turnpike milestone, c.1810)			C		1,632
62 Hartford St.	52-40-3	Nelson House	1886	vernacular	C	NH 136	12,150
68 Hartford St.	52-40-2	Greenwood House	1876	Victorian Gothic	C	NH 137	7,414
54 Lincoln St.	52-41-3	N.H. Cong. Church	1906	Gothic Rev.	C	NH 188	38,716
68 Lincoln St.	52-41-2	Hyde School	1895	Romanesque	NE-C	NH 189	91,084
75 Lincoln St.	52-7-1	Henry Hodson House	1886-88	Queen Anne	C	NH 191	9,720
76 Lincoln St.	52-41-2	Hyde School Addition	1907	Neo-Classical	C	NH 190	
Lincoln St.	52-41-1	H Y D E S C H O O L P L A Y G R O U N D			C		45,492
87 Lincoln St.	52-3-13		1890	Colonial Revival	C	NH 192	17,520
Lincoln St.	52-3-1	V A C A N T L O T			NC		12,720
95 Lincoln St.	52-3-14		1896	Eclectic	C	NH 193	9,750
111 Lincoln St.	52-2-20		1886-88	Queen Anne	C	NH 194	16,920
119 Lincoln St.	52-2-21		1906	Colonial Rev.	C		14,550
122 Lincoln St.	52-42-9	George Stevens House	1871-73	Italianate	C	NH 195	13,800
125 Lincoln St.	52-2-22		1927	Colonial Revival	NE-C		11,250
126 Lincoln St.	52-42-8		1910	Colonial Revival	NE-C		6,900
130 Lincoln St.	52-42-7		1911	Colonial Revival	NE-C		6,900
135 Lincoln St.	52-2-1		1887	Shingle Style	C	NH 196	14,220

Address	S-B-L	Historic Name	Date	Style	C/NC	Inven. #	Area (SF)
138 Lincoln St.	52-42-6	Spaulding House	1874	Italianate	C	NH 197	13,800
143 Lincoln St.	52-1-18		c.1874	vernacular	C		12,000
146 Lincoln St.	52-42-5	Hutchinson House	1892	Free Classic	C	NH 198	13,800
151-3 Lincoln St.	52-1-19	Whittemore House	1887	Queen Anne	C	NH 199	19,392
154 Lincoln St.	52-42-4	Wm. E.B. Ryder House	c.1874	mansard	C		12,296
157 Lincoln St.	52-1-20		1887	Queen Anne	C	NH 200	20,595
160 Lincoln St.	52-42-3		1898	Shingle Style	C	NH 201	16,715
163 Lincoln St.	52-1-21		1872	Queen Anne	C	NH 202	24,270
166 Lincoln St.	52-42-2		1896	Shingle Style	C	NH 203	7,079
170 Lincoln St.	52-42-1		1896	Colonial Rev.	C	NH 204	9,331
173 Lincoln St.	52-1-22		1876	Stick Style	C	NH 205	19,920
41 Woodward St.	52-42-24		1898	Shingle Style	C	NH 276	3,611
47 Woodward St.	52-42-25		1948	Col. Rev. Cape	NC		7,058

50 Properties with an area of 693,121 square feet (15.91 acres).

46 Buildings

- 1 Hyde School Playground
- 3 vacant lots

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

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

For NPS use only
received 7/22/86
date entered

Continuation sheet

Item number

Page

Multiple Resource Area
Thematic Group

Name Newton MRA
State Middlesex County, MA

Nomination/Type of Review

Date/Signature

121. Whittemore's Tavern--
Bourne House

Entered in the
National Register

for Keeper

Melrose Byers 9/4/86

Attest

122. Working Boys Home

Entered in the
National Register

for Keeper

Melrose Byers 9/4/86

Attest

123. Brae-Burn Historic District

Entered in the
National Register

for Keeper

Melrose Byers 2/16/90

Attest

124. Commonwealth Avenue Historic District

Entered in the
National Register

for Keeper

Melrose Byers 2/16/90

Attest

125. Day Estate Historic District

Entered in the
National Register

for Keeper

Melrose Byers 2/16/90

Attest

126. Gray Cliff Historic District
(Boundary Increase)

Entered in the
National Register

for Keeper

Melrose Byers 2/16/90

Attest

127. Monadnock Road Historic District

Entered in the
National Register

for Keeper

Melrose Byers 2/16/90

Attest

128. Morton Road Historic District

Entered in the
National Register

for Keeper

Melrose Byers 2/16/90

Attest

* 129. Newton Highlands Historic District
(Boundary Increase)

for Keeper

Bobby L. Savage 02/16/90

Attest

* 130. Newtonville Historic District
(Boundary Increase)

Administrative Review

for Keeper

Bobby L. Savage 2/16/90

Attest

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: ~~NOMINATION~~ *BI.*

PROPERTY NAME: Newton Highlands Historic District (Boundary Increase)

MULTIPLE NAME: Newton MRA

STATE & COUNTY: MASSACHUSETTS, Middlesex

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

REFERENCE NUMBER: 90000013

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 2/16/90 DATE

ABSTRACT/SUMMARY COMMENTS:

The properties of the boundary increase constitute the commercial service area adjacent to the previously listed primarily 19th-century residential neighborhood.

Very weak photo documentation.

RECOM./CRITERIA Accept a+c
REVIEWER Javan
DISCIPLINE Architectural History
DATE 02-16-90

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

CLASSIFICATION

count resource type

STATE/FEDERAL AGENCY CERTIFICATION

FUNCTION

historic current

DESCRIPTION

architectural classification
 materials
 descriptive text

SIGNIFICANCE

Period Areas of Significance--Check and justify below

Specific dates Builder/Architect
Statement of Significance (in one paragraph)

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

BIBLIOGRAPHY

GEOGRAPHICAL DATA

acreage verbal boundary description
 UTM's boundary justification

ACCOMPANYING DOCUMENTATION/PRESENTATION

sketch maps USGS maps photographs presentation

OTHER COMMENTS

Questions concerning this nomination may be directed to

_____ Phone _____

Signed _____

Date _____

Missing Core Documentation

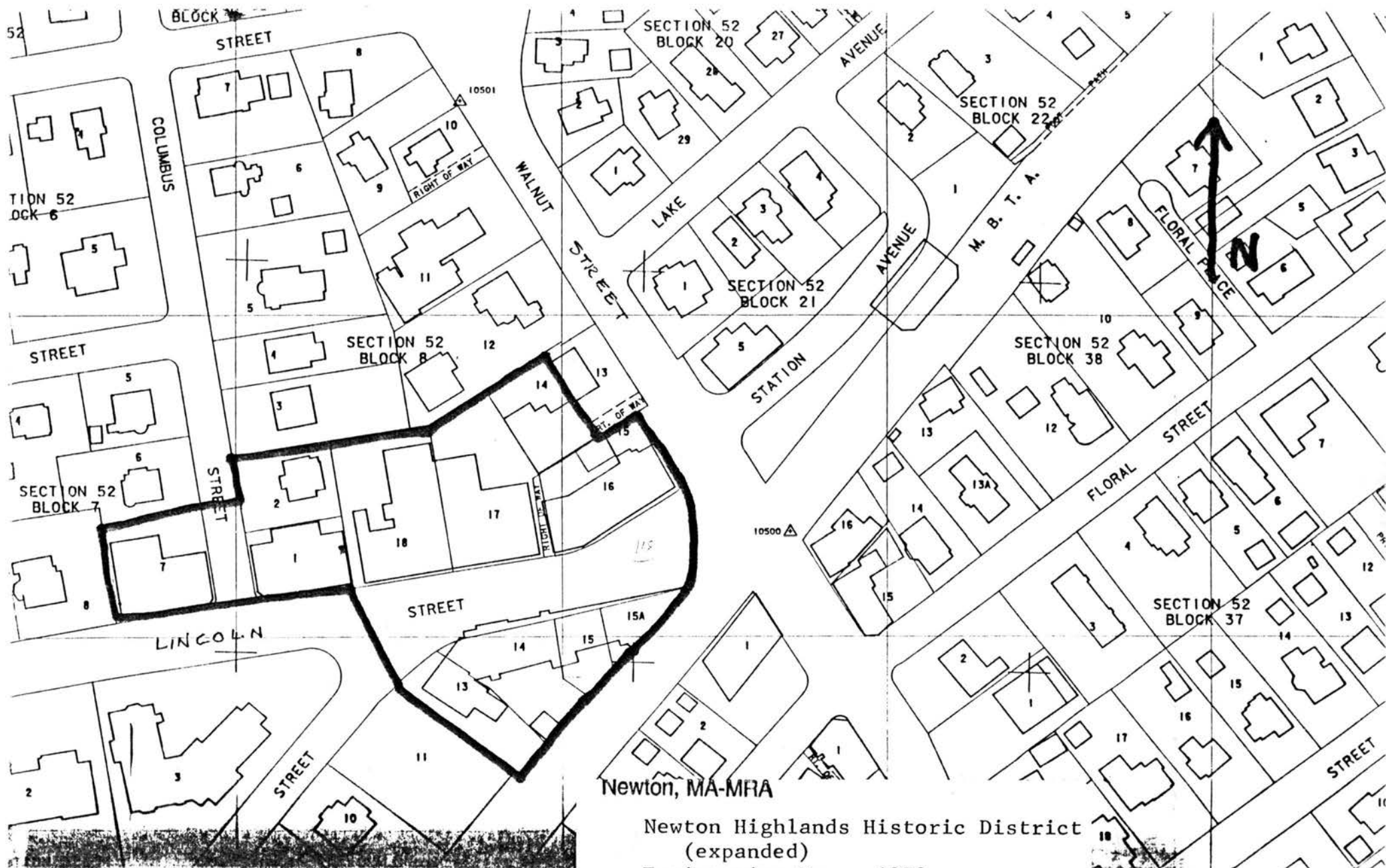
Property Name County, State	Multiple Property Name	Reference Number
Newton Highlands Historic District (Boundary Increase)	Newton MRA	90000013

The following Core Documentation is missing from this entry:

Nomination Form

Photographs

USGS Map



Newton, MA-MFA

Newton Highlands Historic District
(expanded)

Engineering Map - 1979

Scale: 1"=1000" Reduced 74 %

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