

0015

FORM A AREA

JAN 02 1990

Area Letter Form numbers in this Area

W-I	
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MASSACHUSETTS HISTORICAL COMMISSION  
80 BOYLSTON STREET, BOSTON, MA 02116

Town Newton (Waban)

Name of Area (if any) Pine Ridge Road/  
Plainfield Street Historic District

Present Use residential

General Date or Period 1890s-1930s

General Condition good

Acreage 711,174 sq. ft. C 16.32A

Recorded by Candace Jenkins/Susan Abele

Organization Newton Historical Comm.

Date 6/1987; rev. 5/1988

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/19/316 520 /4688 200  
B/19/316 540 /4688 460  
C/19/316 940 /4688 310  
D/19/316 800 /4688 130

USGS QUADRANGLE NEWTON

SCALE 1:25000

## NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

The Pine Ridge Road/Plainfield Street Historic District possesses integrity of location, design, setting, materials, workmanship, feeling and association. It is significant for its connections with the establishment of Waban Village in the 1880s, and as a representation of Newton's turn-of-the-century development which resulted in the subdivision of large farms and estates to accommodate a rapidly growing population. Also important is the cohesive collection of well-detailed Queen Anne, Shingle, Colonial Revival, Craftsman and Tudor Revival style houses. The Pine Ridge Road/Plainfield Street Historic 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 Pine Ridge Road/Plainfield Street Historic District is located in eastern Waban and is roughly bounded by Avalon Street (N), Upland Road (E), Plainfield Street (S) and Chestnut Street (W). It includes a total of 44 houses on the above mentioned streets. The area was laid out at the end of the 19th century and today includes a variety of Queen Anne and Shingle Style house from that period, pleasantly mixed with early 20th century examples of the Colonial Revival, Craftsman and Tudor Revival styles. Many of the houses are quite large and well-designed but are not among the most elaborate in the city. Topographically, the area ascends a gentle rise toward the crest of Upland Road on the east.

(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 opening of the Circuit Railroad in May 1886 essentially established the village of Waban and opened the area for development. In the same year William Strong began to layout the Windsor Road Historic District (W-L) and developers Charles J. Page and Frederick Henshaw purchased the 42 acre Hyde Farm and laid out a subdivision with 87 lot which includes the Pine Ridge Road/Plainfield Street Historic District. In the early 1890s, the adjacent Upland Road was laid out when Edwin P. Seaver subdivided his twenty-five acre estate fronting on Woodward Street. The earliest houses in the Page and Henshaw subdivision are clustered on Pine Ridge and Plainfield Road west of Chestnut Street, with a few on Chestnut and Woodward Streets. By the late 90s development had begun to spread east of Chestnut Street toward Upland Road along Pine Ridge Road and Plainfield Street. Development was brisk in this area during the first two decades of the twentieth century even before the explosive era of the twenties.

(see cont. sheet)

## BIBLIOGRAPHY and/or REFERENCES

See p. 4

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

### ARCHITECTURAL SIGNIFICANCE (cont.)

Individual dwellings in the Pine Ridge Road/Plainfield Street Historic District are described below:

Several of the older houses in the district are designed in the Queen Anne style, often with Colonial Revival or Shingle Style overtones. One of the most exuberant examples is the **Georgia C. Stetson House, 91 Pine Ridge Road** (1897) which is a large 2 3/4 story house whose most prominent feature is its gable roof. The roof is punctuated by an assortment of gabled, Palladian and eyebrow dormers, extended on heavy brackets and partially overshot to form a glazed sunporch adjacent to the recessed entry. Another example is the hip roof **W. H. Mansfield House, 69 Pine Ridge Road** (1897) with its eccentrically massive half-round porch. The district contains an exceptionally fine collection of Shingle Style houses, among which are the **Thomas M. James House, 80 Pine Ridge Road** (1903) and the **Ida E. Davidson House, 24 Plainfield Street** (1897). Both are characterized by shingled wall surfaces, gambrel roofs, and general lack of historicizing detail. The James House, which is particularly fine, may have been designed by its architect-occupant. An early example of the academic Colonial Revival style is the **Belle M. Wardwell House, 42 Plainfield Street** (1898), which rises 2 1/2 stories to a hip roof with pedimented dormers and bracketed cornice. Its symmetrical five bay facade is framed by elliptical bays and centered on a Tuscan porch and second story Palladian window.

One of the finest Craftsman style houses in the area is **46 Pine Ridge Road** (1916) designed by F. A. Norcross. It is a two story clapboard clad house enclosed by a hip roof with exposed rafter ends. Its symmetrical five bay facade is centered on an entry framed by heavy, fluted Doric columns carrying a pent roof. A paired window is located above the entry and a gentle curve of the roof emphasizes this central bay. The entry is flanked by two windows on each side, all of which contain 6/6 sash. A similar example is **131 Avalon Road** (1910). This house is shingle clad and has only three bays but is otherwise almost identical in form. Differences in detail include the insertion of sidelights at the entry and the use of a three part window at the second story. A more typical example of the style is the combination shingle and stucco house at **62 Pine Ridge Road** (1911).

Colonial Revival style houses appear in both 1 1/2 story Dutch Colonial cottage forms and full two story forms. Most of the 1 1/2 story Dutch Colonial types are concentrated on Plainfield Road. They display the characteristic gambrel roofs with full shed dormers, and typically, the earliest examples are the most unusual. The cottage at **51 Pine Ridge**

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, Boston

p. 2 of 4		NEWTON HISTORICAL
Community: Newton (Waban)	Form No: W-I	
Property Name: Pine Ridge Road/ Plainfield Street Hist. Dist.		

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

**Architectural Significance (cont.)**

**Road** (1910) displays atypical stucco wall surfaces and an overshot porch supported on paired Tuscan columns. Also stucco clad is the exceptionally large cottage at **72 Plainfield Road** (1915). More standard materials are employed at **17 Plainfield Road** (1922) and **63 Plainfield Road** (1922) which are both clapboard clad. The cottage at **51 Plainfield Road** (1921) is sheathed with a combination of brick at the first story and shiplap in the dormer.

One of the finest two story Colonials in the area is **88 Pine Ridge Road** (1915) which was probably designed by Edwin J. Lewis who is responsible for the house next door as well as alterations in 1919 to 88 Pine Ridge. It is a large two story, five bay house enclosed by a slate hip roof. The house is constructed of brick laid up in Flemish bond and is trimmed with a beltcourse between the stories and a modillion cornice. Its symmetrical facade is centered on an entry framed by pilasters carrying a pulvinated frieze and a triangular pediment. End chimneys and a sunporch complete the design. A similar example is **115 Upland Road** (1897) which is also a two story brick house enclosed by a slate hip roof (in this case flared) with two pedimented dormers. The facade is centered on an entry trimmed with a round arched fan and a pedimented surround, and flanked by triple windows set in segmental surrounds. The asymmetrical second story features a long stair window to the right of the entry. A final example is **86 Upland Road** (1916) which is another two story brick house, in the case laid up in English bond. Its exceptionally well detailed center entry is framed by engaged Tuscan columns carrying a frieze detailed with triglyphs and a segmental pediment.

Several good representations of the Tudor Revivals style are found in the area, although not in as great numbers as the Craftsman or Colonial Revivals styles. The most unusual is **45 Plainfield Street** (1913) which presents a broad clipped gable end to the street. The first story of the symmetrical facade is stuccoed and the second story is entirely half-timbered. The center entry is framed by side lights and headed by a half-timbered gable. It is flanked by paired windows containing 6/6 sash. Triple windows occupy the outer bays beneath the slope of the clipped gable ends. Three paired windows are aligned above the central bays. This broad clipped gable form is occasionally employed for Craftsman style houses with great success. This is the only incidence of its use for Tudor Revival houses identified to date. A very early use of Tudor Revival style details in the district appears at **25 Pine Ridge Road** (1905). This house is entirely half-timbered, enclosed by a red tile hip roof, and accompanied by a matching garage. Very typical examples of the style are **33 Plainfield Road** (1930) and **61 Plainfield Road** (1928)

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, Boston

Community: Newton (Waban)	Form No: W-I
Property Name: Pine Ridge Road/ Plainfield Street Hist. Dist.	

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

**Architectural Significance (cont.)**

which display the popular combination of brick at the first story and half-timbering at the second story.

**Verbal Boundary Description and Justification:** The Pine Ridge Road/Plainfield Street Historic District is roughly bounded by Avalon Street (N), Upland road (E), Plainfield Street (S) and Chestnut Street (W). specifically, the boundaries follow the lot lines of the 44 houses on the above mentioned roads as shown on the attached Engineering Map. The boundaries recognize the cohesive turn-of-the-century architectural character of the area. Surrounding residential areas are excluded due to their generally later date and some what less distinguished architectural character.

**HISTORICAL SIGNIFICANCE (cont.)**

Newton's youngest village developed rapidly as the once isolated farm area became a vigorous suburban community. H. H. Richardson set the tone with a small but elegant railroad station (1886, demolished 1958). An Improvement Association, established in 1888, met regularly to discuss and facilitate village development. Waban Hall (1890) and the Strong Block (1896, NR:9-4-86) provided a nucleus for commercial development and the Church of the Good Shepherd (1896) a place for religious worship. Construction of the Union Church (1911-12), the Waban Neighborhood Club (1917), a Fire Station at 2044 Beacon Street (1917), and the Angier School (1919-21) are all indicative of the vitality of the Waban community in the first two decades of the 20th century as areas like the Pine Ridge Road/Plainfield Street Historic District were built up. New stores were added to the Strong Block in 1924, St. Philip Neri Church was built in 1928, and the Waban Branch Library, which was fully funded by community subscription and donated to the city, was built in 1929-30. In 1936 an addition the Angier School relieved overcrowded conditions brought on by the explosive development of the 20s and 30s.

Albert Edgar Angier, the young man for whom the Angier School was named, was killed in France in 1918. He was the son of George M. Angier, one of Waban's best known residents, who built a home at **25 Pine Ridge Road** in 1906. Angier was president of the Angier Chemical Company of Allston and associated with several allied companies, as well as a director of the Newton Trust Company and a trustee of the Newton Centre Savings Bank. He was also active in many philanthropic organizations, particularly the Red Cross. He served as a member of the board of aldermen for four years and as a member of the school committee for five years, acting as its chairman for two years. Not

INVENTORY FORM CONTINUATION SHEET

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Community: Newton (Waban)	Form No: W-I
Property Name: Pine Ridge Road/ Plainfield Street Hist. Dist.	

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

Historical Significance (cont.)

all the residents in the Pine Ridge Road/Plainfield Street Historic District were as prosperous as Mr. Angier. They were however, generally business or professional men and their families, who were drawn to the area by good transportation, a convenient village center, and the attractive neighborhood.

Several well known 20th century architects appear to have lived in the area during this early period of development. Thomas M. James, who lived at **80 Pine Ridge Road**, specialized in bank design. Locally he was responsible for the West Newton Savings Bank (1915; W-J) and the Newton Trust Company in Newtonville (1919; NV-G) as well as the Waban Neighborhood Club and probably his own house. Gifford LeClear of the firm Densmore, LeClear and Robbins lived at **86 Upland Road** and was also probably responsible for the design of that house. Densmore, LeClear and Robbins designed the Waban Library (1929), the South Wing of the Newton Hospital (1927-9), the First Church of Christ Scientist in Newtonville (1924-27), and the Oak Hill School (1936-7) to name just a few local projects. One of LeClear's partners, Henry C. Robbins lived nearby at 89 Dorset Road.

As there are few building permits available for houses built before 1915, many of the architects in the Pine Ridge Road/Plainfield Street Historic District are unknown. Permits were available for the following houses in this area: **39 Pine Ridge Road** (1910) - Benjamin Proctor, **40 Pine Ridge Road** (1914) - W. W. Dinsmore, **46 Pine Ridge Road** (1916) - F. A. Norcross, **56 Pine Ridge Road** (1911) Alfred C. Turner, **62 Pine Ridge Road** (1911) - Dimock & Patten, **88 Pine Ridge Road** (c. 1915) - possibly Edwin J. Lewis Jr., **100 Pine Ridge Road** (1933) - Harry Morton Ramsay, **17 Plainfield Road** (1922) - Thomas Byrd Epps, **33 Plainfield Road** (1930), **61 Plainfield Road** (1928) - C. C. Crowell, **86 Upland Road** (1916) - possibly Gifford LeClear of Densmore & LeClear.

**BIBLIOGRAPHY/REFERENCES**

Engineering Department Records: Page & Henshaw Subdivision (1886)  
 Building Department Records: Pine Ridge Road, Plainfield Road  
 City Directories and Atlases, Jackson Homestead Map Collection and VF,  
*Discover Historic Waban* (Walking Tour), *Waban Early Days*,  
*Newton's 19th Century Architecture: Newton Highlands and Waban*  
*Newton War Memorial*

NEWTON, MASS. MULTIPLE RESOURCE AMENDMENT - 1988 - PINE RIDGE ROAD HISTORIC DISTRICT

<u>Street Address</u>		<u>SBL</u>	<u>Area(sf)</u>	<u>Historic Name</u>	<u>Form#</u>	<u>Date</u>	<u>Style</u>	<u>Status</u>
128	Avalon Rd.	53-19-1	14159	house	W-2	1904	QA/Eclectic	o
131	Avalon Rd.	53-14-22	11082	house garage		1910	Craftsman	o o
646	Chestnut St.	53-20-1	14980	house garage		1912	QA	o o
652	Chestnut St.	53-20-20	11995	house garage		1908	Craftsman	o o
658	Chestnut St.	53-20-21	14963	house garage	w-26	1889	QA	o o
672	Chestnut St.	53-24-1	19839	house garage		1915	CR	o o
	Pine Ridge Rd.	53-19-19	9550	Vacant Lot				
25	Pine Ridge Rd.	53-18-1	38507	house garage	W-61	1905	Tudor	o no
39	Pine Ridge Rd.	53-19-15	11869	house garage pool		1911	4 Sq.	o o no
40	Pine Ridge Rd.	53-20-11	10469	house garage		1914	CR	o o
45	Pine Ridge Rd.	53-19-16	11140	house w/att garage		1947	CR	no
46	Pine Ridge Rd.	53-20-10	10500	house garage		1916	Crafts.	o o
51	Pine Ridge Rd.	53-19-17	11250	house garage		1910	Dutch	o o
56	Pine Ridge Rd.	53-20-9	19600	house garage		1911	4 Sq.	o o
59	Pine Ridge Rd.	53-19-18	20966	house garage	W-62	1897	QA	o o
69	Pine Ridge Rd.	53-19-20	18970	house	W-63	1897	QA	o

NEWTON, MASS. MULTIPLE RESOURCE AMENDMENT - 1988 - PINE RIDGE ROAD HISTORIC DISTRICT

				garage					
71	Pine Ridge Rd.	53-20-8	8400	house garage		1911	Crafts.		
72	Pine Ridge Rd.	53-20-7	18648	house garage	W-64	1902	Crafts.		
80	Pine Ridge Rd.	53-20-6	10996	house garage	W-65	1903	Shingle		
85	Pine Ridge Rd.	53-18-21	26677	house garage		1897	late QA		
88	Pine Ridge Rd.	53-20-4	18947	house garage		1915	CR		
91	Pine Ridge Rd.	53-19-22	12750	house garage	W-66	1897	QA		
99	Pine Ridge Rd.	53-19-23	12000	house w/att garage	W-67	1897	QA		
100	Pine Ridge Rd.	53-20-3	14000	house w/att garage		1933	CR		
105	Pine Ridge Rd.	53-19-24	13560	house w/att garage		1951	Ranch		
108	Pine Ridge Rd.	53-20-2	14000	house w/att garage		1950	CR		
115	Pine Ridge Rd.	53-19-25	14342	house pool	W-68	1907	Craftsman(alt.)		
	Plainfield St.	53-24-3	13481	vacant lot					
17	Plainfield St.	53-24-2	11568	house		1922	Dutch		
24	Plainfield St.	53-20-20	23800	house		1897	Shingle		
30	Plainfield St.	53-20-19	12169	house garage	W-76	1898	Shingle		
33	Plainfield St.	53-24-4	9873	house		1930	Tudor		
36	Plainfield St.	53-20-18	12268	house garage	W-77	1899	QA		
42	Plainfield St.	53-20-17	13523	house garage	W-78	1898	CR		
45	Plainfield St.	53-23-19	12250	house w/att garage		1913	Tudor		
50	Plainfield St.	53-20-16A	12764	house		1922?	Altered		

**NEWTON, MASS. MULTIPLE RESOURCE AMENDMENT - 1988 - PINE RIDGE ROAD HISTORIC DISTRICT**

51	Plainfield St.	53-23-20	13251	house		1921	Dutch	o
58	Plainfield St.	53-20-16	12600	house garage	W-79	1897	QA	o o n
61	Plainfield St.	53-23-21	14300	house		1928	Tudor	o
64	Plainfield St.	53-20-15	12600	house garage		1922	Dutch	o o
72	Plainfield St.	53-20-14	10500	house garage		1915	Dutch	o o
78	Plainfield St.	53-20-12	10469	house garage		1916	Shingle	o n
62	Upland Rd.	53-18-2	33486	house		1945	Tudor	n
86	Upland Rd.	53-21-2	17729	house w/att garage		1916	Tudor	o
100	Upland Rd.	53-21-1	29624	house		1901	Eclectic	C
115	Upland Rd.	53-23-1	20760	house garage	W-69	1897	CR	o o

Number of buildings	44		
Number of contributing buildings	38	Sum of square feet in field "area"	
Number of non-contributing buildings	6	(Streets not included)	711174 16,32A
Number of structures	29	Number of vacant lots	2
Number of contributing structures	20		
Number of non-contributing structures	9		
Number of contributing objects	0		

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number \_\_\_\_\_ Page \_\_\_\_\_

Multiple Resource Area  
Thematic Group

Name Newton MRA  
State Middlesex County, MA

- | Nomination/Type of Review   | Date/Signature                                       |
|---|--|
| 131. Old Chestnut Hill Historic District<br>(Boundary Increase)                                     | Keeper <u>Beth J. Swage</u> 02-16-92<br>Attest _____ |
| 132. Pine Ridge Road--Plainfield Street<br>Historic District<br>Entered in the<br>National Register | Keeper <u>Aelores Byers</u> 2/16/90<br>Attest _____  |
| 133. Saco-Lowell Shupe Housing Historic<br>District<br>Entered in the<br>National Register          | Keeper <u>Aelores Byers</u> 2/16/90<br>Attest _____  |
| 134. West Newton Village Center Historic<br>District<br>Entered in the<br>National Register         | Keeper <u>Aelores Byers</u> 2/16/90<br>Attest _____  |
| 135. Windsor Road Historic District<br>Entered in the<br>National Register                          | Keeper <u>Aelores Byers</u> 2/16/90<br>Attest _____  |
| 136. Agudas Achim Anshei Sfard Synagogue<br>Entered in the<br>National Register                     | Keeper <u>Aelores Byers</u> 2/16/90<br>Attest _____  |
| 137. Boston Edison Power Station<br>Entered in the<br>National Register                             | Keeper <u>Aelores Byers</u> 2/16/90<br>Attest _____  |
| 138. Bruner Mayall, House<br>Entered in the<br>National Register                                    | Keeper <u>Aelores Byers</u> 2/16/90<br>Attest _____  |
| 139. Childs, Mayor Edwin O., House<br>Entered in the<br>National Register                           | Keeper <u>Aelores Byers</u> 2/16/90<br>Attest _____  |
| 140. City Stable and Garage<br>Entered in the<br>National Register                                  | Keeper <u>Aelores Byers</u> 2/16/90<br>Attest _____  |

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Pine Ridge Road--Plainfield Street Historic District

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: 90000015

NOMINATOR: STATE

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT     RETURN     REJECT    2/16/90 DATE

Entered in the  
National Register

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA \_\_\_\_\_  
REVIEWER \_\_\_\_\_  
DISCIPLINE \_\_\_\_\_  
DATE \_\_\_\_\_

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

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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

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BIBLIOGRAPHY

---

GEOGRAPHICAL DATA

acreage       verbal boundary description  
 UTM's       boundary justification

---

ACCOMPANYING DOCUMENTATION/PRESENTATION

sketch maps     USGS maps     photographs     presentation

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OTHER COMMENTS

Questions concerning this nomination may be directed to

\_\_\_\_\_ Phone \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_



Pine Ridge Rd. H.D.

Newton, MA-MRA

88 Pine Ridge Rd - Plainfield St. H.D.  
Newton, MA

C. Jenkins

4/87

req. @ Jackson Homestead

87-19-12



Pine Ridge Rd. H.D.  
46 Pine Ridge Rd.  
Newton, MA

Newton, MA-MRA

Pleasantfield ST. H.D.

C. Jenkins

4/87

neg. @ Jackson Homestead

87-19-11



Pine Ridge Rd. H.D.

Newton, MA-MRA

131 Avalon Rd. Plumfield St. H.D.

Newton, MA

C. Jenkins

4/87

neg. @ Jackson Homestead

87-19-13



Newton, MA-MRA  
Pine Ridge Road Historic District  
Engineering Map - 1979  
Scale: 1"=1000" Reduced 64%  
Page: 85,86,101,102