

FORM A - AREA

MASSACHUSETTS HISTORICAL COMMISSION
80 Boylston Street, Boston, MA 02116

Form numbers in this area 227,228,229,230, 231,232, 233,234,235,236,237,305,306	Area letter B
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Arlington, MA

of area (if any) Kensington

Historic District (proposed)

al date or period 1896-1920

separate sheet if space here is not sufficient) cating properties within it.
ory forms have been completed.
and indicate north. (Attach a

UTM

A: 19/231250/4697240
B: 19/231020/4697060
C: 19/230920/4697130
D: 19/230980/4697330
E: 19/231130/4697320

Recorded by Betsy Friedberg

Organization Mass. Historical Commission

Date December 1984

(Staple additional sheets here)

MAR 6 1985

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

Kensington Park is a residential enclave situated on the highlands above Pleasant Street. Its dwellings are located along winding roads, atop rocky, heavily wooded terrain. Many of the houses along Brantwood and Kensington Roads overlook Pleasant Street, Spy Pond, and the distant Boston skyline. Architecturally, this neighborhood features a melange of rambling bungalows Shingle Style, Queen Anne, and Colonial Revival-style residences. A number of these structures were designed by C. Herbert McClare, author of various high-style 1880s and 1890s houses on Dana Hill in Cambridge, as well as Kensington Park's principal developer and one of its first residents.

Few areas in Arlington possess a character as distinctive as this neighborhood's. Part of its strong sense of place stems from its discrete boundaries. Elevated siting and exceptional natural beauty are factors that make Kensington Park a unique community.

At 9 Brantwood Road, the C. Herbert McClare-House (ca. 1898, #227) is one of the

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

Kensington Park was developed in the mid 1890s as a neighborhood for affluent residents whose businesses were located in Boston. The extensive landholdings of the Hill, Lewis, and Gray families were subdivided to create this community. Kensington Park's development represents an early stage in Arlington's transition from a rural, agrarian town to a "bedroom" suburb of Boston. The invention of the automobile ensured that this formerly remote region would become accessible to homeowners. Its design has its roots in the mid 19th century writings of landscape architect Andrew Jackson Downing and architect Alexander Jackson Davis.

The forces behind this neighborhood's development were an investment syndicate of Boston and Cambridge businessmen, including architect C. Herbert McClare, the development's manager. These businessmen attracted residents to Kensington Park by extolling the area's "good air, a fine view, and a natural growth of trees on each lot," as well as its modern conveniences, macadamized roadways, water pipes, houses, and proximity to reliable scheduled trolley and train service into Boston. The district includes 44 properties, 38 of which contribute to the district's architectural and historical significance.

CRITERIA FOR EVALUATION

The Kensington Park Historic District is significant as a planned turn-of-the century residential neighborhood in a fine state of preservation. It possesses integrity of location, design, setting, materials, workmanship, and feeling, and meets Criteria A and C of the National Register of Historic Places.

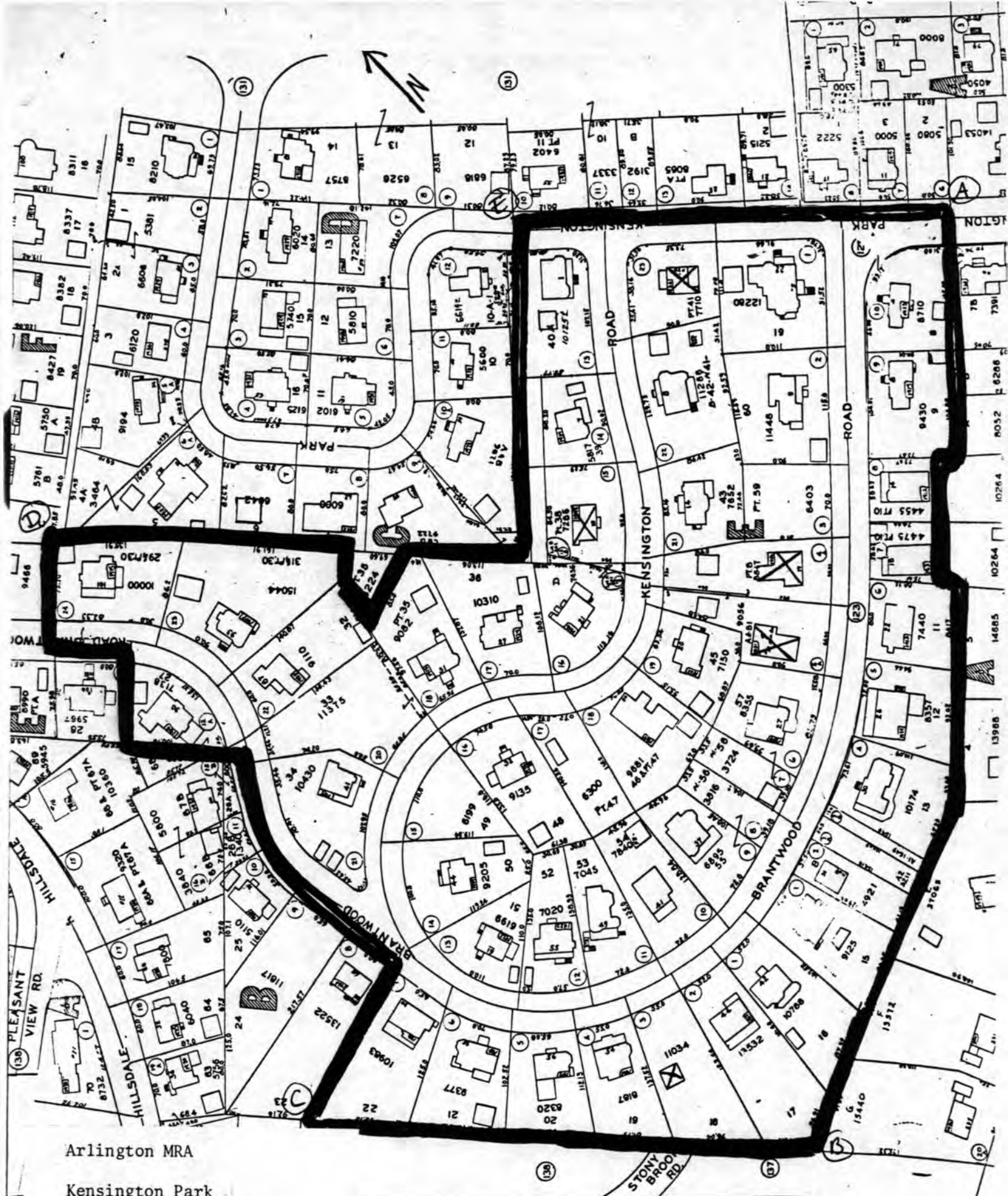
BIBLIOGRAPHY and/or REFERENCES

1875 Beers & Co. Atlas
1884 Bird's Eye View of Arlington, Arlington Advocate
1898 Stadley & Co. Atlas
1923 Sanborn Map Co. Atlas
Arlington Directories of 1869/70, 1883, 1890, 1898, 1923.

finest Queen Anne/Shingle Style residences in Arlington, and is a fine expression of this hybrid form. The work of Kensington Park designer C. Herbert McClare, this house retains much of its original form and fabric, including an oriel window with leaded glass transom on the first floor, a distinctive recessed pointed arch on its third-floor gable, and a tall, corbelled-brick chimney with egg-and-dart terracotta molding. The house overlooks Spy Pond and the distant Boston skyline.

The C.H. Carroll House, 101 Brantwood Road (ca. 1900, #237), is one of Kensington Park's sophisticated examples of the Bungalow form. Particularly noteworthy are the lines of its expansive, low-slung ridge roof and the rough textures of its rubblestone porch piers and wooden shingles.

Also on Brantwood Road, #93, the S.F. Frost House (ca. 1905, #236) displays aspects of both Bungalow and the Shingle Style. Its sweeping roofline and imposing height are characteristic of the Shingle Style, while its pointed gable and eyebrow dormers reflect the bungalow styling. Like many of its neighbors, the house is situated on a pedestal-like ridge, and complements the natural beauty of its surroundings. A sheathing of rough, dark brown shingles unifies the exterior. A rubblestone retaining wall surrounds the property.



Arlington MRA

Kensington Park
Historic District

⊗ indicates intrusion

MAR 6 1985

DISTRICT DATA SHEET

20.

Arlington MRA/Kensington Park Historic District

Area B

Criteria A,C

n/a= not applicable

NC=noncontributing

<u>MHC#</u>	<u>HISTORIC NAME</u>	<u>STREET ADDRESS</u>	<u>DATE OF CONSTRUCTION</u>	<u>STYLE</u>
n/a		3 Brantwood Road/ 22 Kensington Park	ca. 1900	Queen Anne
n/a		4 Brantwood Road	ca. 1935	Colonial Revival
n/a		8 Brantwood Road	ca. 1910	Craftsman
227	C. Herbert McClare House	9 Brantwood Road	ca. 1898	Queen Anne/Shingle Style
		14 Brantwood Road	ca. 1900	Shingle Style
n/a		17 Brantwood Road	mid 20th century	NC
n/a		18 Brantwood Road	ca. 1900 (with mid 20th c. alterations)	Bungalow
n/a		22 Brantwood Road	ca. 1900	Craftsman
n/a		26 Brantwood Road	ca. 1898	Craftsman
n/a		27 Brantwood Road	ca. 1905	Craftsman/Tudor Revival
n/a		30 Brantwood Road	ca. 1900	Tudor Revival
n/a		34 Brantwood Road	ca. 1898	Craftsman
228	F. J. Jaques House	37 Brantwood Road	ca. 1900	Shingle Style

DISTRICT DATA SHEET

21.

Arlington MRA/Kensington Park Historic District, continued

<u>MHC#</u>	<u>HISTORIC NAME</u>	<u>STREET ADDRESS</u>	<u>DATE OF CONSTRUCTION</u>	<u>STYLE</u>
229	E. N. Whitmore House	38 Brantwood Road	ca. 1900	Colonial Revival
230		41 Brantwood Road	ca. 1898	Shingle Style
231	E. N. Whitman House	42 Brantwood Road	ca. 1898	Shingle Style
232	A. H. Chester House	44 Brantwood Road	ca. 1897	Queen Anne/Shingle Style
n/a		48 Brantwood Road	mid 20th century	NC
233	Richard F. Barns House	49 Brantwood Road	ca. 1898	Shingle Style
234	L. Frederick Howard House	54 Brantwood Road	ca. 1903-1904	Shingle Style
n/a		55 Brantwood Road	ca. 1905	Craftsman/Colonial Revival
n/a		56 Brantwood Road	ca. 1920	Craftsman/Colonial Revival
n/a		58 Brantwood Road	ca. 1900	Craftsman
n/a		61 Brantwood Road	ca. 1920	Colonial Revival
n/a		64 Brantwood Road	ca. 1915	Colonial Revival
n/a		87 Brantwood Road	ca. 1910	Shingle Style/ Craftsman
235	Frank C. Adams House	90 Brantwood Road	ca. 1914	Colonial Revival

DISTRICT DATA SHEET

22.

Arlington MRA/Kensington Park Historic District, continued

<u>MHC#</u>	<u>HISTORIC NAME</u>	<u>STREET ADDRESS</u>	<u>DATE OF CONSTRUCTION</u>	<u>STYLE</u>
236	S. F. Frost House	93 Brantwood Road	ca. 1905	Shingle Style
237	C. H. Carroll House	101 Brantwood Road	ca. 1900	Bungalow
n/a		26 Kensington Park	ca. 1930	NC
n/a		1 Kensington Road	ca. 1905	Shingle Style/ Craftsman
n/a		7 Kensington Road	ca. 1920 (with extensive alterations ca. 1980)	NC
n/a		8 Kensington Road	ca. 1925	Craftsman
305	Walter M. Campbell House	14 Kensington Road	ca. 1898	Shingle Style
n/a		15 Kensington Road	ca. 1940	NC
n/a		18 Kensington Road	ca. 1960	NC
n/a		20 Kensington Road	ca. 1910	Colonial Revival
n/a		21 Kensington Road	ca. 1930	Colonial Revival
306	Herbert H. Dyer House	24 Kensington Road	1910	Shingle Style
n/a		27 Kensington Road	ca. 1920	Colonial Revival
n/a		31 Kensington Road	ca. 1910	Craftsman/Colonial Revival
n/a		32 Kensington Road	ca. 1910	Colonial Revival
n/a		41 Kensington Road	ca. 1898	Shingle Style
n/a		44 Kensington Road	ca. 1905	Colonial Revival/ Shingle Style

MAR 6 1985

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Kensington Park Historic District (Arlington
MRA)
Middlesex County
MASSACHUSETTS

Working No. MAR 6 1985

Fed. Reg. Date:

Date Due: 4/4/85 - 4/20/85

Action: ACCEPT
RETURN 4-18-85
REJECT

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	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

- ☐ excellent ☐ deteriorated
☐ good ☐ ruins
☐ fair ☐ unexposed

Check one

- ☐ unaltered
☐ altered

Check one

- ☐ original site
☐ moved date _____

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

X 10. Geographical Data

X Acreage of nominated property _____

Please provide acreage

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 _____

4/18/85

Phone: _____

FORM A - AREA

MASSACHUSETTS HISTORICAL COMMISSION
80 Boylston Street, Boston, MA 02116

Form numbers in this area	Area letter
227,228,229,230, 231,232, 233,234,235,236,237,305,306	B

Photo (3x3" or 3x5")
Staple to left side of form
Photo number _____

Town Arlington, MA

Name of area (if any) Kensington

Park Historic District _____

General date or period 1896-1920

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.

UTM References:

A: 19/231250/4697240
B: 19/231020/4697060
C: 19/230920/4697130
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Acreage: approx. 12

Recorded by Betsy Friedberg

Organization Mass. Historical Commission

Date December 1984

(Staple additional sheets here)

MAR 6 1985

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DISTRICT DATA SHEET

20.

Arlington MRA/Kensington Park Historic District
Area B

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NC=noncontributing

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DISTRICT DATA SHEET

21.

Arlington MRA/Kensington Park Historic District, continued

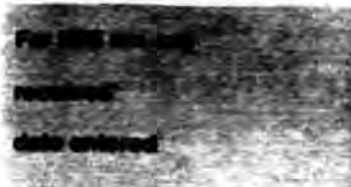
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DISTRICT DATA SHEET

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Arlington MRA/Kensington Park Historic District, continued

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n/a		44 Kensington Road	ca. 1905	Colonial Revival/ Shingle Style

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

Continuation sheet

Item number

Page

Multiple Resource Area
Thematic Group

dnr-11

Name Arlington Multiple Resource Area
State Middlesex County, MASSACHUSETTS

Nomination/Type of Review

ARLINGTON✓ 1. ~~Town~~ Center Historic District (BOUNDARY INCREASE) ✓ Keeper

Attest

✓ 2. Pierce Farm Historic District Entered in the ✓ Keeper
National Register

Attest

✓ 3. Kensington Park Historic District Entered in the ✓ Keeper
National Register

Attest

✓ 4. Orvis Road Historic District Entered in the ✓ Keeper
National Register

Attest

✓ 5. Allyn House Entered in the ✓ Keeper
National Register

Attest

6. Arlington Coal & Lumber Entered in the ✓ Keeper
National Register

Attest

7. Arlington Gaslight Company Entered in the ✓ Keeper
National Register

Attest

8. Arlington Pumping Station Entered in the ✓ Keeper
National Register

Attest

9. Arlington Reservoir Submitted as a ✓ Keeper
substantive revision

Attest

10. Baptist Society Meeting Entered in the ✓ Keeper
House National Register

Attest

Date/Signature

Account Cover Number 4/18/85
Sharon M. Byers 9/27/85Melores Byers 9/27/85Melores Byers 9/27/85Melores Byers 9/27/85Melores Byers 9/27/85Melores Byers 4/18/85Melores Byers 4/18/85Melores Byers 4/18/85Sharon M. Byers 9/27/85Melores Byers 4/18/85

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Ref #
85002679

Kensington Park Historic District (Arlington MRA)
Middlesex County
MASSACHUSETTS

Working No. 3/6/85
Fed. Reg. Date: 2/4/86
Date Due: 9/28/85
Action: ACCEPT 9-27-85
RETURN
REJECT
Federal Agency: _____

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

Entered in the
National Register

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
☐ excellent	☐ deteriorated	☐ original site
☐ good	☐ ruins	☐ moved date _____
☐ fair	☐ 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: _____

Comments for any item may be continued on an attached sheet



9 Brantwood

9 Brantwood Road
Kensington Park Historic District
Arlington MA (MRA)

Neg: with photographer
View W, showing E elev.

PHOTO # 5

DUETTE PHOTOGRAPHERS
EIGHT CENTRAL STREET
ARLINGTON, MA 02174
(617) 643-8557

84139-4



54; 56; 58 Brantwood Road
Kensington Park Historic District
Arlington MA (MRA)

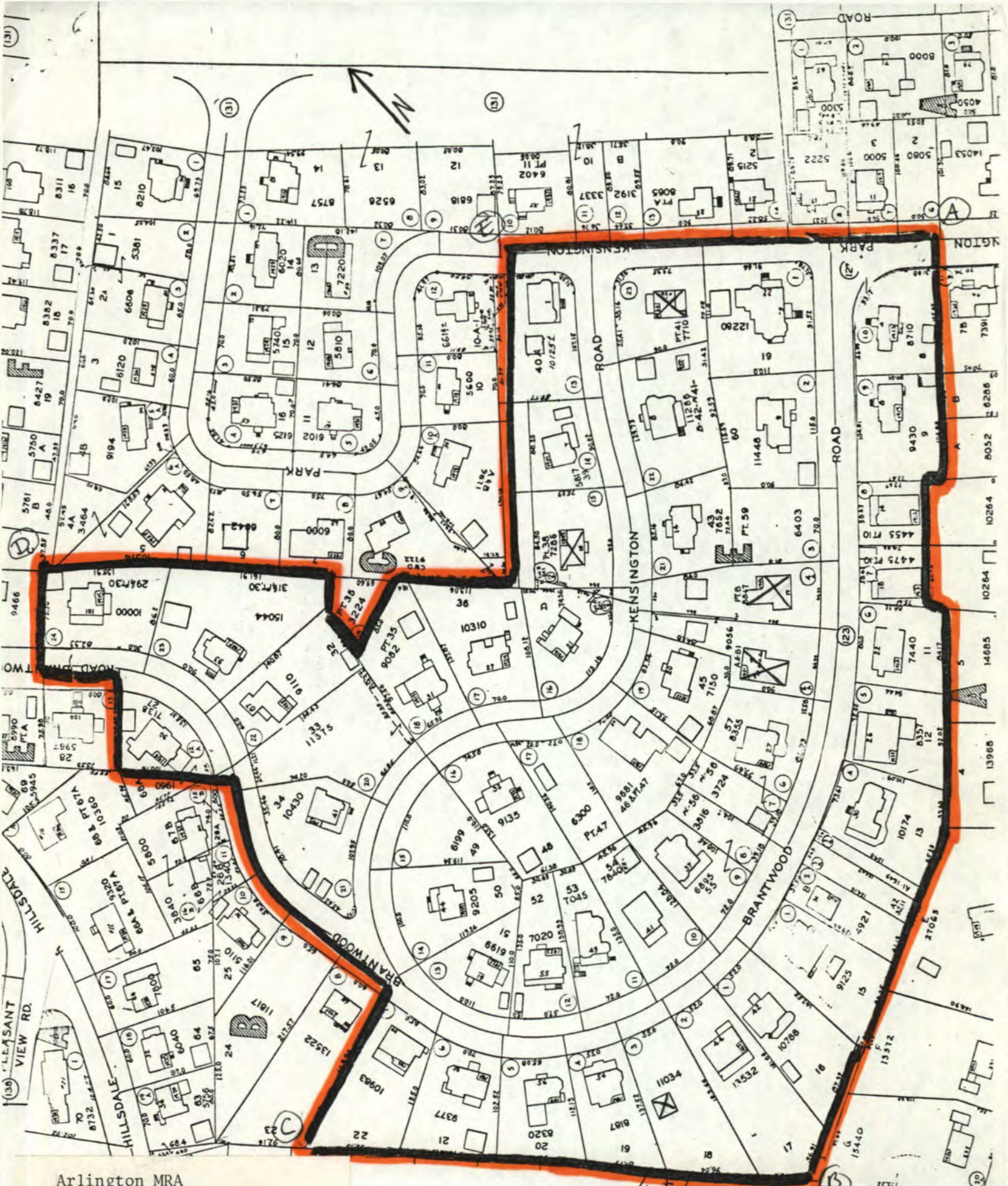
Neg: with photographer
View W, showing N, E elevs.
PHOTO # 6

Kensington Park

DUETTE PHOTOGRAPHERS
EIGHT CENTRAL STREET
ARLINGTON, MA 02174
(617) 643-3557

84139-10

MAR 6 1985



Arlington MRA

Kensington Park
Historic District

☒ indicates Intrusion

Scale: 1" = 120' Arlington Town Assessors Map 1966

MAR 6 1995