

**NEWTON HIGHLANDS
LOCAL HISTORIC DISTRICT
PRELIMINARY STUDY REPORT**

**Prepared by the Local Historic District Study Group
of the
Newton Highlands Neighborhood Area Association
for the
Newton Historical Commission**

December 2, 2016

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Introductory Letter

Dear Newton Highlands Neighbors:

One of the pleasures that many of us get from living here is taking relatives and friends from other parts of the country, or the world, on a walking tour of Newton Highlands.

What first catches the attention of visitors is the presence of so many grand, tasteful and remarkably preserved houses throughout much of our village. The stately Victorian era homes are the most obvious examples of the great housing stock we have here, but a variety of more recent but uniquely designed homes also complement the older dwellings and create a sense of harmony on the streets where they are located.

Almost everyone who lives here is passionate about their home, street and neighborhood. There is nothing quite like this concentration of impressive, diverse and beautifully preserved homes in the rest of Newton, and it is certainly not a common occurrence elsewhere.

Housing styles have changed dramatically in Newton Highlands over the years, but the size and scale of this housing has remained remarkably measured and complementary. Very few houses are out of scale or character with other nearby houses even if they often have different styles, colors and designs from one another.

Long-time residents have told us that much of Newton Highlands still projects a peaceful ambience, with friendly residents and attractive, well-scaled houses set on open, welcoming properties. The whole is substantially stronger than the sum of its parts in much of Newton. The houses and commercial buildings respect one another.

The fact that we have maintained so much of our original housing explains a lot about why this Village is so special, diverse, open and accommodating. That so much of what has been built here over the years is still intact is the single most significant historical aspect of our village. Rapid growth and redevelopment is occurring throughout Newton, involving the teardown of fine old homes and the construction of hundreds of new houses that are often way out of scale, size and proportion with the existing neighborhood.

We have completed the detailed research and analysis on the Proposed Local Historic District that is required by the Commonwealth of Massachusetts and the City of Newton. This had to be done as a prerequisite to proposing a Local Historic District to the people of Newton Highlands, particularly those homeowners and residents that live within the area we are proposing for inclusion in this District. We look forward to an open and robust discussion of how to preserve the many qualities that make living here unique and wonderful. This report is to provide you with the facts to make a decision that will ensure the preservation of these qualities.

Very truly yours,

NEWTON HIGHLANDS LOCAL HISTORIC DISTRICT STUDY GROUP

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Bob Burke, Secretary
Carol Clark, Walnut Street (home within the Proposed District)
Steve Feinstein, Newton Highlands Neighborhood Area Council
Mildred Hutchinson, Lincoln Street, (home within Proposed District)
Ron Mauri, Newton Highlands Neighborhood Area Council
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Dianne Prunte, Winchester Street
William Roesner, Walnut Street (home within Proposed District)
Barbara Smiley, Walnut Street (home within Proposed District)
Amy Wayne, Newton Highlands Neighborhood Area Council

SUPPORTERS

Elected Officials Representing Newton Highlands:

John Rice, City Councilor, Ward 5
Brian Yates, City Councilor at-large, Ward 5
Richard Blazer, City Councilor, Ward 6
Victoria Danberg, City Councilor at-large, Ward 6
Gregory Schwartz, City Councilor at-large, Ward 5

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I. SUMMARY AND METHODOLOGY

A. Summary

This Preliminary Study Report, submitted to the Newton Planning Department on November 30, 2016, presents the reasons for establishing a Local Historic District (LHD) in an historically and architecturally rich portion of Newton Highlands, and the methodology for gathering information to justify the architectural and historical significance.

The Newton Highlands Local Historic District Study Report is submitted to the Massachusetts Historical Commission and the Newton Planning Board in accordance with M.G.L Chapter 40C – Section 3 and Newton City Ordinances Section 22-40 (c) (3) by the Newton Historical Commission on behalf of the Newton Highlands Neighborhood Area Council.

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The Public Hearing will be held no sooner than sixty (60) days after the submission of this study report to the Massachusetts Historical Commission (MHC), and the Newton Planning Board. The request to approve the local historic district will be docketed before the Newton City Council. The issue will be reviewed by the Zoning and Planning Committee of the Newton City Council, after a public hearing held by the Newton Historical Commission has taken place, and will be forwarded to the full Newton City Council at the discretion of the Zoning and Planning Committee, which meets monthly. The Newton City Council meetings also are held monthly and the agenda is determined by the City Council, thus it is not possible to state an expected date. The Study Committee anticipates that the issue will be considered in early 2017.

The total number of parcels in the proposed historic district is 276, of which 14 are vacant lots. The number of resources on those parcels is 277 because there are several parcels on which there is more than one resource.

This is the first Preliminary Study Report submitted for a Newton Highlands Local Historic District and should be referred to as Preliminary Study Report 2016.

B. Methodology

A local historic district is established in accordance with M.G.L. Chapter 40C and is a local option. The adoption of an historic district grants a local commission, duly appointed according to the State Historic District Act, jurisdiction over the exterior architectural elements of properties included in the prescribed geographic area, known as "the district". The premise upon which protection of the community's historic resources is based is protection of the public interest. Thus, the jurisdiction is limited to architecture that is seen from a public way. Local historic district designation in Massachusetts is not a zoning tool and does not provide jurisdiction over the use of a property.

Newton first adopted an ordinance in conformance with M.G.L. Chapter 40C in 1976, when it established the Newton Upper Falls Historic District. In 1985, the boundaries of that first Newton local historic district were expanded to include a total of 192 properties. In 1991, the ordinance was entirely rewritten. The most significant changes were the inclusion of some items that would be excluded from commission review. That same year, a second district was established, known as the Chestnut Hill Historic District, including 252 properties. In 2002, the Newtonville Historic District, comprising 113 properties, was adopted by the Board of Aldermen. In 2005, the Board of Aldermen voted to establish a fourth local historic district in Auburndale.

Newton's Historic District Ordinance clearly states that the purpose of local historic district is to promote:

- Preservation and protection of the distinctive characteristics of buildings and places significant in the history of the City of Newton;
- Maintenance and improvement of settings of such buildings and settings; and
- Encouragement of design compatible with the existing architecture.

To meet these goals, it is essential to understand the evolution of a potential historic district and to know how the historic resources are distinctive and informative of its past development. The discussion in the Program Need and Significance Section of this Study Report introduces the neighborhood's historic importance that this proposal seeks to protect.

The patterns and architectural tastes from the 1840s to 2010 Newton Highlands provide a

rich reflection of development from the nineteenth century through the early twentieth century. Preservation of these properties will protect the public interest in our local history.

II. Program Need and Significance

A. Program Need

Ward 5 City Councilor at-large Brian Yates has been a passionate advocate for historical preservation in Newton for the past half century. He was deeply involved in efforts to establish the City's first Local Historic District in his home village of Newton Upper Falls, and in the establishment of all three subsequent local historic districts. In a television interview last May, Councilor Yates expressed his strong support for a Local Historic District in Newton Highlands, but added that he has been perplexed as to why it has taken so long to do so, since Newton Highlands has as many, or more, fine historical and architectural examples as any other village in Newton. This observation underscores one of the major challenges in designing the borders of a Local Historic District in Newton Highlands. There are literally hundreds of strong candidates on streets adjacent to the proposed district and in other parts of Newton Highlands that could have been added with considerable justification.

Over the past several decades, few dwellings within the proposed district have been demolished or altered beyond their historical identity, but demolition activity on the border of the proposed district has increased significantly during the present decade. The past year alone has seen a disturbingly large number of teardowns on or near portions of Centre and Walnut streets at or near the borders of the proposed Local Historic District. Demolitions there and in other parts of Newton have generated intense concern.

B. Historical and Architectural Significance

Examples of development from the late 1840s to 2010 are abundantly evident within the proposed Newton Highlands Local Historic District. Although the neighborhood evolved over a century and a half that saw dramatic changes in styles and plans of domestic architecture, there is a strong cohesiveness to this wide-spread suburban neighborhood in size, scale and overall massing, as well as with the richness of its craftsmanship. Most properties were built in appreciation for the bucolic and spacious settings on large and small suburban lots away from the mechanics of urban living. All properties inform us of the evolving life-style of a community rich with the legacy of entrepreneurs, intellectuals, clergy, tradesmen, laborers and artists and those who have supported the educational and institutional entities that shaped the community.

III. Program Development

To address these concerns, a group of Highlands residents, including elected members of the Newton Highlands Neighborhood Area Council as well as interested citizens, has met over the past two years to explore the detailed research and documentation that would be needed to present the option of a Local Historic District to the citizens of Newton Highlands, in order to preserve and protect the character of their neighborhood.

The Newton Highlands Neighborhood Area Council then recommended that a Study Group of members of the Area Council, elected officials and residents with a range of interests and outlooks be established for this project. The Newton Historical Commission subsequently approved a formal request from the Area Council that this Study Group be established.

A. First Phase of Development: Tasks and Accomplishments

During the initial phase of work, the Study Group considered local interest in such a designation, the process for adopting a Local Historic District and the specific tasks involved. There were initial discussions with the Newton Historical Commission and with Gretchen Schuler, a preservation consultant, who was Newton's Preservation Planner during the 1990s. Initial discussions were also held with residents of the proposed district.

During this first phase, the Study Group accomplished the following tasks:

- Met with the Newton Historical Commission acting as the study committee, voted to support consideration of a Newton Highlands LHD and to designate this Study Group to undertake all the research, study and planning needed to complete the Preliminary Study Report, and the subsequent final plan. This consensus was based on the condition that the Study Group complete all the required work of a study committee including submission of this Preliminary Study Report to the Newton Historical Commission.
- Received financial support from the Newton Highlands Neighborhood Area Council for a consultant to advise the Study Group on how to proceed.
- Reviewed and discussed existing Study Reports, particularly from the two most recently adopted districts -- Auburndale and Newtonville.
- Reviewed survey forms and National Register area forms on file for properties in the proposed district.
- Conducted the first walking tour of every street that could potentially be a candidate for inclusion in the proposed LHD.
- Developed a draft map with the aid of Newton's GIS Department for community

outreach and discussion purposes only.

- Created a preliminary draft street list of properties for possible inclusion in a proposed district.
- Held a heavily attended public meeting for property owners in the proposed district which included speakers who live in or are members of the governing commissions in the four other Local Historic Districts. The purpose of the meeting was to inform residents of the benefits and challenges of owning property in a Local Historic District.
- Initiated expansion and contraction of borders based on property integrity, interest expressed by some living outside the first set of proposed boundaries, and knowledge of some vulnerable properties.
- Modified map and street list to account for modifications and expansion of boundaries.
- Communicated by mail with all property owners in the expanded area.
- Presented a letter to the Community Preservation Program Manager and the Newton Historical Commission preservation planners (September, 2015) describing the tasks (listed above) that were accomplished to that date.
- End of first phase.

B. Second Phase of Development: Tasks and Accomplishments

During the second (follow-up) phase, the Study Group initiated the following tasks and activities:

- Held a fundraiser in April, 2016 that raised \$3,200 to assist the Study Group with the public information and outreach that will be needed to advance the Local Historic District with residents of the proposed area, with members of the City Council, with other parts of Newton's Government and with the general public.
- Provided in-kind services that included taking photographs of each property and completing parts of the survey forms for the 77 properties within the proposed district that had not yet been inventoried (including photos, maps, detailed information about the property, historical narratives and partial bibliography).
- Conducted a second walking tour of the proposed district.
- Altered and refined the street list and draft map based on the second walking tour.
- Sent letters to all fundraiser donors updating them on the Study Group's progress

and use of funds.

As the Second Phase progressed, the Study Group, assisted by Gretchen Schuler, began to develop a detailed proposal of accomplishments and needs to support a request from the Study Group to the Newton Historical Commission for approximately \$10,000 in Community Preservation Funding. The funds would be used to hire a consultant to help finish several tasks needed to complete the study report. These were:

- Complete historical documentation and architectural descriptions of the 77 undocumented properties.
- Update street list with information from new survey forms.
- Assist in writing the preliminary study report.

As the time for submitting this request to the Historical Commission approached, it became increasingly apparent that several members of the Study Group and other Newton Highlands residents were making dramatic in-kind progress to complete all the historical documentation and architectural descriptions of the 77 undocumented properties and could probably complete them all with minimal assistance from a consultant. The Study Group also concluded that they could collectively develop the full preliminary study, but would probably need a consultant for consistency and quality control. The Study Group also determined that whatever consultant support might be needed could be funded from a small portion of the \$3,200 from the successful April fundraiser.

C. Remaining Tasks

1. Complete the MHC B-Forms: photographs, architectural descriptions and historical documentation of all dwellings that have not been previously inventoried and update existing B-Forms with new photographs.
2. Initiate phased grassroots outreach to homes and businesses within the proposed LHD, dispassionately presenting the pros and cons of a local historic district for individual residents and the Newton Highlands community as a whole. We expect to identify supporters, opponents, undecided residents and those with specific concerns that we may have failed to address adequately. This program will include:
 - Completing identification of Local Historic District Coordinators;
 - Producing an initial flyer and fact-based information sheet to be distributed to all dwellings within the proposed district to let them know that their LHD Coordinators (and other involved Newton residents) would be calling on them soon to discuss the project;
 - Launching door-to-door canvassing with LHD Coordinators and other persons

with first-hand knowledge of the benefits and challenges of Local Historic Districts;

- Following up outreach by phone or door-to-door canvassing as needed to answer specific questions that undecided residents had addressed to the canvassers;
- Outreach to members of the Newton City Council showing results from the door-to-door canvassing and other major findings from the Study Group;
- Outreach to Newton Highlands and the broader Newton community via *Newton Tab*, Google Newton Highlands, Village 14, NEW TV, other area councils, and other Newton Local Historic District Commissions;
- Drafting, editing and competing the final report;
- Drafting Design Review Guidelines.

D. Research

Initial efforts at research were somewhat hampered because the Jackson Homestead archive was being remodeled and restored, precluding access to the historical and architectural information stored there. Other resources were identified and used and the archive is now available.

Volunteers are in the process of completing full historical narratives and architectural descriptions of the 77 properties that had not been inventoried. This documentation is being recorded on Massachusetts Historical Commission's survey forms. The survey forms ("B-Forms") will be submitted to the MHC with the final study report in 2017.

E. Education and Information Programs and Strategies

Information and educational outreach programs are being organized by a Study Group under the auspices of the Newton Highlands Neighborhood Area Council. The Council recognizes its legal and moral obligation to present information to Newton Highlands that is factual and balanced and that fairly represents the views of those within the proposed Local Historic District who are opposed to this project or who have serious concerns about it.

Two major informational meetings were held in Newton Highlands in May 2015 and April 2016 and a third involving other neighborhoods was held in Waban, also in April 2016. All three discussed preservation options as well as the history of the Newton Highlands neighborhood. These meetings were:

May 2015

A preliminary community meeting that involved five of the six Aldermen who represent Newton Highlands, representatives from the four established Local Historic Districts, approximately 75 residents of Newton Highlands, the media and others, to discuss the Local Historic District process.

April 2016

A community fund raiser that included a slide presentation on the development of Newton Highlands through its architecture by Srdj Nedeljakovic, President of the Newton Highlands Neighborhood Area Council and a general discussion of the pros and cons of establishing a local historic district in the Highlands.

May 2016

A panel discussion in Waban about the preservation option of establishing additional local historic districts in Newton was hosted by the Newton Village Alliance. The panel included past and current chairpersons of the four established local historic districts in Newton, and Gretchen Schuler, preservation consultant. Srdj Nedeljakovic, President of the Newton Highlands Neighborhood Area Council, outlined Newton Highlands' historical past and explained why the Area Council decided to present the option of an LHD to all Newton Highlands residents.

Other information outreach initiatives have included:

June 2016

Created an information booth at the 2016 Newton Highlands Village Day, including a large poster board map of initial proposals for the boundaries of a local historic district in the Highlands and handouts explaining the major benefits and restrictions that would affect all home and other property owners.

Continuing and on-going outreach includes:

- Ten public meetings by the Study Group have been held at the Brigham House

since the project began. Several homeowners from within the proposed district have attended and offered support as well as positive suggestions about the need for transparency and particularly for showing sensitivity to the concerns of homeowners who would be affected by the proposed Local Historic District.

- A full day walking tour of the neighborhood by the Study Group was conducted by historic preservation consultant Gretchen Schuler. This was a vital supplement to the traditional research efforts and helped to add or remove specific streets and houses to the proposed Local Historic District's preliminary boundaries.

F. Results of Research

- The Study Group reviewed all existing inventory forms in the proposed Newton Highlands district including 154 properties currently documented on MHC B-Forms, and 87 properties for which there has been no research completed on B-Forms. National Register properties that are in the study area have also been reviewed but the documentation for all of them appears to be complete.
- The Study Group is in the process of completing survey forms or continuation sheets including new photographs for each property in the proposed district. All documentation will ultimately be submitted to the Massachusetts Historical Commission and to the Jackson Homestead, the repository for Newton's Historic Resource Survey.

IV. Historical Development of Newton Highlands

What follows is a rather brief description of the general historical development of Newton Highlands.

A. Early Profile

Before 1830, only two highways served the area that is now Newton Highlands: the North-South Dedham Road (now Centre Street) and the East-West Sherborn Road (now Clark, Beacon, Curtis, Ramsdell, and Woodward Streets). Slowly, farms spread out along these highways as Newton Highlands enjoyed a long agricultural period. As late as 1870, fewer than 20 families resided in the area. Two of the few remaining pre-Civil War houses in Newton are included in the proposed Local Historic District for Newton Highlands.

The transition from a rural agricultural community to a residential suburb is a development theme common to most of Newton's thirteen villages. Newton's earliest villages, including Newton Upper Falls and Newton Lower Falls, developed along the banks of the Charles River where nascent industries harnessed the power of flowing water. In subsequent decades, definable villages emerged along commuter and commercial rail lines that radiated out from Boston to clusters in the north and south of Newton. Newton Highlands was one of several villages that the railroad helped to create.

The Charles River Railroad was built through the Highlands in 1852 to serve various industries in Newton Upper Falls. It also carried commuter trains, but they ran too infrequently to result in much residential development. This was especially true during the 1860s when trains operated around the clock transporting gravel from Needham for the filling of Boston's Back Bay. This was an immense project that took more than a decade to complete. However, real estate developers did look for opportunities in what is now Newton Highlands. Portions of Lincoln, Walnut, Floral and Hyde Streets were laid out in lots, but few of the properties sold because commuter rail service to jobs in Boston was so inadequate.

Newton Highlands' first significant period of growth occurred between 1871 and 1874 when the Back Bay land-fill project was virtually complete and commuter rail service expanded. The basic street system was extended into a full scale subdivision and several speculative developers were involved. In 1871, **Charles W. Farnham** and **Samson D. Whittemore** purchased a 38 acre tract of land surrounding what is now the Newton Highlands village center. The parcel was subdivided employing a standard grid that was thought in the nineteenth century to minimize street and utility costs. A series of streets (Bowdoin, Everett (now Chester), Columbus, Forest and Hillside) were laid out in parallels, north of Lincoln Street, which was even then the village's main street. The land between was subdivided into a total of 70 rectangular lots, each 1/4 to 1/3 acre in size.

While higher income Boston families had long since established farms and summer homes in the countryside, the advent of the railroad made permanent, year-round

residence possible for the less privileged. Able to commute to and from work in the city, a broad cross-section of working, middle and upper class families was attracted to Newton Highlands. With many acres of undeveloped open space, picturesque rock outcroppings and Crystal Lake, the area was especially appealing as a healthful, rustic environment in which to raise a family. By 1874, the nucleus of a community, bustling with 521 residents, was firmly established.

Approximately 66 houses were constructed during this initial boom period by several local contractors. Among them was **Samuel A. Walker**, a prolific builder who was responsible for constructing about a third of these properties. There are many remaining examples of his mansard and Italianate style homes, including 93 Bowdoin Street (1874), 6 Columbus Street (1872), 3 and 19 Forest Street (both 1873), 138 Lincoln Street (1874) and 1090 Walnut Street (1871-1873).

Another important figure in the early development of Newton Highlands was **Moses G. Crane**, who moved his fire alarm factory from Boston to Newton Highlands in 1873. An active member in the political and social life of the community, Moses Crane was associated with other prominent citizens in the movement to secure a City Charter for Newton in 1873. He was instrumental in organizing the Newton Highlands Improvement Association and served as its president for 13 years. It was his association that was responsible for planting more than 1,000 shade trees along the village street and for erecting a lovely fountain. The Hope Fountain, a duplicate of the original, now stands at the intersection of Forest and Walnut Streets.

By 1874, Newton Highlands had grown large enough to support a small collection of shops and service businesses. A group of modest wood frame commercial buildings was constructed along Lincoln Street.

James F. C. Hyde, a descendant of one of Newton's founding fathers, was an important figure in the development of Newton Highlands as well as of the City as a whole. Hyde served as town selectman for 16 years and presided over the annual Town Meeting until Newton became a city. Distinguishing himself in both the political and the social issues of his day, Hyde was the choice of all parties to serve as Newton's first Mayor and was elected almost unanimously.

B. Impact of 19th Century Commuter Rail Service

Hyde's greatest accomplishment for Newton Highlands was unquestionably his determined effort to improve Newton's railroad service. The one-track Charles River Railroad, later known as the New York and New England Railroad, with its wooden rails, unsafe beds and inadequate service had been the source of bitter complaints by village residents who commuted to Boston for their daily employment. After many false starts, Hyde secured an agreement with the Boston and Albany Railroad to upgrade and operate a modern commuter rail service from Boston to what is now the location of the end of line Riverside MBTA Station.

The firm founded by **Henry Hobson Richardson**, America's most famous nineteenth century architect, was commissioned to design six new train stations on the Boston-Albany line. Of the six, only Newton Centre and Newton Highlands remain in any functional state. A third, at Woodland, is used as a golf club storage building. The distinguished Newton Highlands station remains an anchor of the Village.

The completion of the Highlands Branch in May, 1886 renewed the demand for real estate in Newton Highlands. In 1886 alone, 21 new houses were constructed in the village and by the mid-1890's, **Farnham** and **Whittmore's** original 38 acre subdivision had few undeveloped lots.

The Newton Highlands commercial center spread out slowly along Lincoln and Walnut streets between 1910 and 1930. A few Victorian mansions were destroyed as the center expanded to its present size. Using Community Development Funds and supported by an engaged community, this area has been greatly upgraded in recent years and draws people from all parts of Newton and beyond to dine, shop and walk the comfortably scaled residential streets that are an essential part of the proposed Newton Highlands Local Historic District.

C. The Trolley Car "Street Railway" Era

During the 1890s, hundreds of trolley lines were built in cities and towns in metropolitan Boston including several that served most of Newton's 13 villages. By the turn of the 20th century, the investment of a nickel afforded Newton Highlands' residents readily available transportation across Newton North and South, East and West, to Needham, to Waltham, to Wellesley, Watertown, Brookline and Brighton and to Norumbega Park on the Newton-Weston line.

Eventually the many small independent street railway companies operating in Newton and other towns west of Boston were merged into one new corporation, the Middlesex and Boston Street Railway Company. Organized in 1907, the Middlesex and Boston reached its peak in 1913 when it operated 264 cars in 20 cities and towns. Its decline was largely due to the growing popularity of the automobile, which began after World War I. In 1924 the company began replacing the trolleys with buses.

D. The Development of MBTA High Speed Rail Trolley Service

Probably the most significant transit change since World War II was the replacement of steam passenger service on the Boston and Albany's Highland Branch with high-speed trolley service from Kenmore Square in 1959, bringing a still more frequent and convenient transit service to the Highlands. There was some opposition to the trolley service by residents who were still hopeful train service would be restored. The availability of MBTA trolley public transit from two stations in Newton Highlands is now a major asset when determining the value of property.

In the last 60 years, the convenience of the village to downtown Boston, the continued

explosion of real estate values to unprecedented heights throughout the Boston area and the village atmosphere that Newton Highlands still retains has forced demographic changes in both residential and commercial aspects of the community.

E. The Developmental Impact of the Automobile

The automobile had a decided effect on Newton Highlands, much as it did in most other parts of America. During the 1920s, the majority of residents in **Farnham** and **Whittemore's** 38 acre subdivision began adding "auto houses" to store their motor cars. The land south of Center Street (Boylston Road, Aberdeen Street and Woodcliff Road), though sparsely settled at the start of the 20th century, saw full development by the 1920s. Route 9 was widened during the 1930s and entrance and exit ramps were constructed. Several gas stations and drive-in shopping centers now line that section of Boylston Street, reflecting post-World War II growth.

The atmosphere in and around the Village center has managed to survive all these changes. It still remains a collection of well-preserved and irreplaceable historic architecture. Situated along gracious, tree-lined streets, these buildings tell the story of changing culture, technology and taste that is essential to the identity of 21st century Newton Highlands.

V. Examples of Historical and Architectural Importance

There are many ways to present the full scope of the historical and architectural value of the homes, businesses, churches and other public buildings of Newton Highlands that we are recommending be designated a Local Historic District. The proposed District includes 243 structures, three-quarters of which are single family dwellings. One way of determining the historical and architectural strength of this entire area is to consider the fact that 164 of these 243 structures have already been deemed historically and architecturally significant in past historical inventories. Although nothing had been researched or written about the other 77 properties before work began on this initiative, the Study Group is in the process of completing documentation of these properties. The almost undisputable conclusion is that several of these are also historically and architecturally significant and worthy of being preserved. A strong base for historical and architectural richness already exists in the form of the number and variety of historically and architecturally significant dwellings and other structures that have already been found to exist within the Proposed Local Historic District and the increased likelihood that more will be found as our research concludes. (We have eliminated as best we could any area or street with few significant historical or architectural resources.)

In considering how to present the properties that would comprise the proposed district, we considered three approaches:

1. Describe the historical and architectural significance of the Village in terms of the seven major 19th and early 20th Century architectural building styles that may be found within the Proposed District. We selected several representative examples of each style of housing from all parts of the District as examples for this discussion section.
2. Present the three historic districts that have already been formed within this proposed Local Historic District, which are important indicators of the proposed district's rich history and architecture. These include the residential, public and institutional properties that are found in the **Newton Highlands National Register Historic District** and the varied commercial properties in the central business district of **Newton Highlands National Register Historic District Extension**. This part of the study also includes the unique Victorian era architecture of the **Anne E. Cobb Historic District**, named after a Newton Highlands resident who is widely considered the first woman in America to be a practicing architect.
3. The third approach was to fully identify, study and describe in detail 15 dwellings within the Proposed District that represent the unique age, richness and diversity of the architecture between 1855 and 2010.

Today's Newton Highlands reflects the intricate history and development of a 19th and early 20th century neighborhood. With extant properties from each period of this development, the district reflects (and respects) its history with example after example of fine craftsmanship within a distinctive, spacious suburban setting. Descriptions of individual properties and collections within a streetscape show the significance of the

historic and architectural fabric. The following three sections attempt to convey what is special about Newton Highlands in terms of richness of architectural styles, neighborhood definition, and continuity of development from its earliest history to the early 21st century.

A. Major 19th and Early 20th Century Architectural Styles

The following examples form the picture of a mid- to late-nineteenth century Newton Highlands that grew substantially as it moved into the early 20th century. It is not possible to assign each dwelling of this period to a single category, because some dwellings include overlapping styles that reflect the evolving tastes and preferences of homeowners over time or the fact that additions to existing homes were often influenced by styles popular at the time they were constructed. Collectively, they demonstrate the rich historical significance of the proposed historic district through many examples of architectural elaboration that clearly deserve preservation. Several representative examples of each dominant style are presented below in roughly the chronological order of their popularity.

1. Greek Revival Style

Description

Greek Revival was the dominant style of domestic architecture between 1830 and 1850. This style, loosely based on 5th century BC Greek temples spread throughout Europe and the United States during the first half of the 19th century when Greek culture, literature and architecture were viewed as examples of the most noble achievements of mankind. Incorporating Grecian doorway moldings, window frames and columns supporting pedimented porch roofs was popular throughout the existing United States suggesting the broad appeal of a style that represented a distant and idealized culture.

Representative Examples

The Greek Revival Style is the oldest style of housing development within the proposed Newton Highlands Local Historic District. Greek Revival styles were popular in other parts of Newton from the 1840s to just before the Civil War. Only a small number were built in Newton Highlands because the first period of intense housing development within the Village did not take place until the 1870s. It is not surprising, therefore, that the two oldest surviving dwellings within the proposed historic district are also the only two remaining ones that were constructed in the Greek Revival Style before the Civil War. When originally constructed, they are believed to have had entry ways supported by square piers or round columns typical of Doric Greek design.

The oldest remaining Greek Revival Style house in the proposed Local Historic District is the **Elizabeth Dana Fogg House** at 79 Woodward Street. The house was constructed in 1843, but has been enlarged, altered and otherwise changed so many times over the years that much of the initial Greek revival character has been replaced with other styles. Through most of the 19th and well into the 20th Century, this home was owned by the Fogg family, beginning with David Fogg, a farmer, his wife Elizabeth and their two

daughters, Nancy and Fanny. Nancy died in 1875, but Fanny lived for over 100 years, just shy of 101 when she passed becoming the oldest person in Newton at the time. Fanny was a legend in Newton Highlands. She was a teacher at the Hyde School for many years and was active in village affairs and as a writer.

The other remaining Greek Revival Style house in the proposed district is the **William H. Hyde House** at 22 Hyde Street, constructed in 1855. Like the Fogg House, it was constructed at a time when Newton Highlands was a rural hamlet with scattered farms and its architectural style is indicative of its mid-19th century origin. The dwelling was initially occupied by William H. Hyde, a local farmer and descendant of one of Newton's founding families. As railroad service improved between Boston and the hamlet, Hyde sold off some of his land holdings to real estate developers. He maintained this two-acre farm until well into the 1890s.

2. Gothic Revival Style

Description

Gothic Revival is part of the mid-19th Century Romantic Movement in architecture reflecting the public taste for homes inspired by medieval design. Gothic Revival was never as popular as Greek or Italianate styles, but saw a relatively high period between 1840 and 1860, usually for wood-framed and clad houses, commonly referred to as Carpenter Gothic. It remained a popular style for churches nationally through the 1940s. Most Gothic Style homes have steeply pitched roofs, cross-gabled, decorated verge boards, pointed-arch windows, and, occasionally, stained-glass, windows. There is usually a window above the entry one-story porch with flattened Gothic arches.

Representative Examples

There are only two already documented Gothic Revival Style houses within the proposed Local Historic District. The most architecturally prominent of these is the **Henry J. Fewkes House** at 66 Forest Street, constructed in 1871 and set in a neighborhood of newer Victorian era residences. It is an impressive example of the rare Gothic Revival Style with its steep pitch and deep raking eaves, although two stories on the northeast corner of the house that were added after 1907 are not perfect matches architecturally. Henry J. Fewkes was a local carpenter and he apparently moved this well-preserved cottage to its present site on Forest Street in 1885.

A second Gothic Revival Style home within the proposed Local Historic District is the **Charles C. Bottle House**, constructed in 1885 and located at 82 Hyde Street. This structure's steeply pitched roof, coupled with its contrasting wall fabric and gingerbread detail add a vibrant Gothic quality to the design of the residence. Bottle, a local speculative builder, apparently split a larger lot when he constructed this residence and an adjacent residence at 284 Lake Avenue. Bottle was active in real estate during the late 1870s and early to mid-1880s as indicated by the local city directories which list his domicile at a different address with each publication. It was common during the period for carpenters to live in the houses they built, for a year or so, and then sell after another was constructed.

3. Italianate Style

Description

The Italianate style includes houses that are easily distinguished by their gently sloping roofs and deep overhanging eaves, which are supported by a row of corbels and tall rounded windows. This style spread to America from England as part of the Picturesque (Romantic) Movement which emerged in the eastern U.S. as a reaction to formal classical ideas and orderly planning. Emphasizing the rambling asymmetrical character of Italian farmhouses, the style easily fit into the informal rural ideals of the Picturesque Movement. By the 1860s, Italianate overshadowed Gothic Revival as America's most popular romantic style.

Representative Examples

There are 19 already-documented Italianate Style houses within the proposed Newton Highlands Local Historic District. An impressive example of the Italianate Style is the **James F.C. Hyde house** at 191 Allerton Road, constructed in 1885. The structure is set gable end to the street in a bucolic setting and follows the popular side hall plan. The Italianate features are clearly evident. The structure also retains classical precedents popularized in the earlier Greek Revival Style. This structure was built on land originally owned by James F. C. Hyde, Newton's first mayor when it became a city in 1873. Despite the name, Hyde never actually lived here and he eventually sold the land to developers. The Italianate-bracketed residence was subsequently constructed on part of Hyde's land as an investment.

Another notable structure in the Italianate style is the **Samuel A. Walker House**, constructed in 1874 at 138 Lincoln Street. The long, narrow façade windows with heavy cornice moldings, the boxed cornice and the deep raking eaves are common themes employed by local builders in their vernacular adaptations of the Italianate style. The front verandah, added in 1880, is prominently featured with turned posts supporting decorated, segmental arches, a pediment entrance bay, and balusters set in a decorative pattern in the balustrade. Samuel A. Walker, a local builder, acquired this lot in 1874 and subsequently constructed this modest, but dignified and refined residence. Charles and Susan Spaulding acquired the residence in 1888. Spaulding, a mechanical engineer, was employed in Boston, as were a majority of residents in the Highlands at that time.

A third distinctive Italianate Style house is the **Susan A. Stowell House** at 6 Columbus Street, constructed in 1872. It features a protective cornice, and deep- raking eaves with thin returns on the gable ends embellished with paired pendant brackets that are common themes employed by local builders in their adaptations of the Italianate style. Other important features include a slate, gable roof, a polygonal bay and windows capped with cornice moldings. An enclosed porch with Colonial Revival detail is a later addition. Susan Stowell purchased the property in 1872 from builder/ developer Samuel A. Walker.

One of the most elaborate and well-preserved Italianate Style homes within the proposed Local Historic District is the **George Stevens House** at 122 Lincoln Street, constructed

between 1871 and 1873. It is a rare example of a Tuscan villa design and is treated with more detail in a later section dealing with 15 houses that fully represent the rich and entire diversity of historically prominent housing stock within the proposed Local Historic District.

4. Stick Style

Description

The Stick Style of housing was popular during the Victorian Era between 1860 and 1890 and was most expressive of a building's underlying structure. Decorative wood trim, called "stick work" was applied to the exterior to emphasize the basic wood frame structure underneath. The Stick Style is often considered to be a transitional style, linking the preceding Gothic Revival with the subsequent Queen Anne. One observer has described the Stick Style as a "celebration of wood construction". The undecorated square-milled lumber gives a precise, geometric quality to stick-style homes. In fact, however, the stick work was merely applied decoration with no relation to the underlying construction. During the 1880s, the Stick Style was rapidly replaced by the related Queen Anne movement, which was both more widespread and more influential.

Representative Examples

There are only four already documented Stick Style houses within the proposed Newton Highlands Local Historic District. The **Daniel C. Fisher House** at 59 Hartford House was constructed in 1884. The residence is set gable end to the street and has a traditional "self-contained" form. The applied surface decoration, wide board coursing and the condition of window frames suggest Stick Style motifs. The property derives its name from Daniel C. Fisher, a salesman employed in Boston who was a brief occupant of this residence. By the mid-1880s, when this house was constructed, Newton Highlands was becoming a bustling village. While some streets were undeveloped, others, such as Hartford Street, with its close proximity to the commuter railroad, local stores and churches, were being developed rapidly.

A second prominent Stick Style House is the **Eliza M. Pulsifer House** at 23 Forest Street, constructed in 1888. The wide flat belt coursing and extended window surrounds suggest its wood framing, a characteristic theme of the Stick Style. The voluminous complex façade and decorative wall fabric are important components of the structure's overall design.

A third prominent Stick Style House is the **William Wood House** at 1036 Walnut Street, also constructed in 1885 during the brief period when this house style was popular, but in transition to the later Queen Anne Style. The complex roofline and original wall fabric are important components in the overall design of this transitional style residence. Decorated verge boards detail the raking eaves. The windows feature Queen Anne Style upper sashes. The front verandah with turned posts, decorative cut balustrade and projected, gabled entrance bay is prominently featured. A stick style influence is indicated by the stick motif in the entrance bay and wide board coursing sectionalizing the elevations. The house is named for William B. Wood, a bookkeeper employed in

Boston, who was a longtime occupant of this well-preserved residence.

5. Queen Anne Style

Description

The Queen Anne Style reached its peak period in America between 1880 and 1900, although the style persisted for another decade. Distinctive features of American Queen Anne style may include an asymmetrical façade, dominant front-facing gable, often cantilevered out beyond the plane of the wall below overhanging eaves; round, square or polygonal towers, many of them quite tall; Shaped and Dutch gables; a porch covering part or all of the front façade, including the primary entrance area; classical columns; spindle work; oriel and bay windows; horizontal bands of leaded windows; monumental chimneys; painted balustrades and wooden or slate roofs. These houses were typically built of wood, allowing the designer unfettered artistic expression in the patterns and details that define the style. Bold and unconventional color schemes are also a Queen Anne trait, of which the “Painted Ladies” of San Francisco and Newton Highlands are prime examples.

Representative Examples

The Queen Anne style reached its height of popularity in Newton Highlands during the 1880s and early 1890s. There are 27 already-documented Queen Anne Style houses within the proposed Newton Highlands Local Historic District. The basic geometric form of this style is complicated by setbacks, projections, and other forms that are characteristic themes of Queen Anne influence.

A striking example of Queen Anne Style architecture with modifications from other late 19th Century housing styles is the **Frank E. Marston House** at 21 Standish Street. This residence was constructed in 1890. The complex roofline and corner tower recall the picturesque phase of the Queen Anne Style. The gable field is projected out over console supports. The projecting gable section of the staircase window on the east elevation is distinctive. Other important features include the columned verandah and motif windows derived from classical precedents.

One of the most impressive examples of Queen Anne style architecture in Newton Highlands is the **James and Hannah B. Edmands House** at 111 Lincoln Street on the Bowdoin Street corner. It features a tall, prominent corner tower that is projected above the eave line, a popular theme of the Queen Anne Style. Other important components in the overall design include a classically derived boxed cornice enriched with an egg and dart molding and frieze, and hipped and pediment dormers. The house is named for **James and Hannah Edmands** who were the initial occupants of this beautifully preserved property. James was a clerk, who commuted to Boston for his employment as did the majority of residents in the neighborhood. Hannah was the daughter of Moses Crafts, a major Newton Highlands landowner. The couple were active participants in early Newton Highlands real estate development.

A third prominent house with many Queen Anne style attributes is the **Laurence Norris**

House at 163 Lincoln Street, constructed in 1872. This is officially listed as a “Victorian Eclectic” house, but the complex roofing with its prominent 2-1/2 story corner tower with conical roof is characteristic of the picturesque phase of the Queen Anne Style. The house is named for Laurence Norris, the original owner.

6. Shingle Style

Description

Shingle Style architecture appeared on the American scene between 1880 and 1900. The Shingle Style is distinctly American in its wood construction, typically blending into natural surroundings. The houses were often built on stone foundations that seem to emerge from bedrock. Porches, balconies, and large windows encourage a tactile interaction with the outdoors. They still evoke a slow and romantic lifestyle. Developed first in New England, the style was most popular in seaside resorts. Because of the complex forms in a Shingle Style design, the cost of construction was often beyond that of the average homeowner. As a result, the style was never adapted to mass vernacular housing, and in many ways has remained a high-fashion style.

Representative Examples

The Shingle Style first appeared in the Village during the 1890s and houses were constructed in this style well into the early 20th century. There are 27 already-documented Shingle Style houses within the proposed Newton Highlands Local Historic District.

One of many excellent examples is the **Charles S. Waldo House** at 36 Saxon Road, constructed in 1906 and similarly styled to houses at 15 and 26 Saxon Road. There is a broad gambrel roof that encompasses two floors of living space. The entrance flanked by sidelights with shingled space beneath and the gable field window capped with a swept shingle hood are popular Shingle Style themes. Bay and dormer projections augment the rectangular core of this structure. The entrance porch features square posts with a cap molding supporting a cornice detailed with modillion brackets which is a Colonial Revival influence. Charles S. Waldo, a Boston construction supply merchant, built the house on a lot inherited from his father. The house was purchased by Sumner and Elizabeth Clement, who occupied it for several years.

Another classic Shingle Style house constructed in 1896 is the **Arthur H. James House** at 2 Raeburn Terrace. The uniform shingle surface, and a broad gambrel roof that encompasses two floors of living space, projected over the front verandah are important components of the overall design of this residence. Both are shingle style themes, popular among local builders at the time. Reverend and Mrs. Charles A. Reese were the original occupants during the time he was minister at the Newton Highlands Congregational Church. The most historically important feature is that the dwelling was constructed in 1896 by Anne Cobb, America’s first woman architect who constructed many other houses in the vicinity that are now part of the Anne Cobb Historic District, a subset of this proposed Local Historic District.

A final example of classic shingle style construction is the **Cline Memorial Methodist**

Episcopal Church (later Odd Fellows Hall). This uniquely impressive building was erected in 1893 by Boston architects **Clark and Crosby** and is located at the intersection of Hartford Street and Erie Avenue. Its sweeping bays and “eyebrow” windows present a marked contrast to the staid design of the Gothic Revival Style Congregational Church. The building was later used as a meeting hall by the Newton Elks, and in 1978 its interior was converted into four condominium units.

7. Colonial Revival Style

Description

Colonial Revival is the single most popular architectural style in the United States, in part because of its richly varied vocabulary and inherent eloquence. The name of the style reflects the late-19th century fascination with homes built by the early English and Dutch settlers, an affection that intensified through the World War I and II years before peaking in the mid-1950s. Colonial Revival is essentially a mixture of styles, all uniquely American. Roof forms, such as gabled, hipped and gambrel identify the style’s diversity and allow a great degree of adaptation when remodeling.

Representative Examples

Colonial Revival designs are well represented in Newton Highlands, including all of the 32 already-documented Colonial Revival houses in the proposed Newton Highlands Local Historic District that were constructed between 1886 and 1906. Three of the most prominent are 22 Erie Avenue and 87 and 170 Lincoln Street.

The most elaborate in the proposed district is 170 Lincoln Street, which was constructed in 1890. Two-story double-bowed windows frame the entrance of this unusually well detailed structure. The rounded portico is graced with fluted Corinthian columns. (This house will be discussed in more detail in the following section which presents 15 houses within the Proposed District that are fully representative of the various styles that have been constructed from 1855 to 2010.)

A prominent and highly visible example of Colonial Revival Style architecture is the **Edmund Tarbell House** at 87 Lincoln Street, constructed in 1890. The self-contained shape and symmetrical organization of this residence's features is characteristic of formal adaptations of the Colonial Revival Style. There is a broad truncated hipped roof augmented by pedimented dormers. The central entrance is flanked by sidelights with fluted pilasters supporting an entablature, a characteristic theme. A central second story bay and central dormer serve to define the entrance space. The formal entrance portico is also a prominent feature. Edward H. Tarbell, a merchant, was the initial occupant of this well-maintained residence. He was employed with his father at a Boston store that sold lamps and gas fixtures. His daughter Anita lived in the house for many years.

A second home with clear Colonial Revival Style architecture, but with a tone and appearance strikingly different from the Tarbell House, is the **Harriet Bellamy House** at 35 Lakewood Avenue. The house, which was officially called a “builder’s stock cottage”, was constructed in 1891 and is similar to several residences built on Hyde Street in the early 1890s. The structure has a broad gambrel roof (popular in the late 19th

century) which comprises more than half the total height of the structure. Polygonal bays and dormers are treated as stock parts and are used interchangeably in the design scheme. The columned verandah is a prominent feature. The structure was part of a six acre subdivision defined by Saxon Road and Saxon Terrace, and bounded by Lakewood, Berwick, Lake and Walnut Streets. Harriet Bellamy was the wife of Francis Bellamy, a prominent Boston journalist. The couple were the initial occupants of this residence.

Another important Colonial Revival structure is the **Moses G. Crane House** at 11 Hyde Street, built in 1894. This structure is also a “builder’s stock cottage”. The broad gambrel roof, that comprises two floors of living space, is a prevalent theme. Residences at 25 and 63 Hyde Street are similarly designed. The entrance porch features Colonial Revival millwork. The house is named for Moses Crane, a mechanical engineer and an early resident who owned a considerable amount of land in the neighborhood. In the early 1890s, he subdivided sections of his estate into frontage lots and had several residences constructed as a speculative investment. This premise was apparently leased. Crane was heavily involved in civic and government affairs including efforts to enact Newton’s first City Charter in 1873.

B. Existing Historic Districts

The proposed Local Historic District includes three Historic Districts that form a strong base for the Local Historic District now being proposed. Virtually every structure within these three districts has been judged as historically and architecturally significant during past initiatives that inventoried the properties.

1. The Newton Highlands National Register Historic District

The Newton Highlands National Register Historic District is a 16 acre area containing 55 properties, primarily along Hartford and Lincoln streets, immediately west of the village center. The district is primarily residential, although it is dominated by two institutions at its eastern end, the Hyde School and the Newton Congregational Church. More than 80% of the buildings in the district were constructed between 1870 and 1900, with the Queen Anne and Colonial Revival styles predominating.

This Section includes only brief mentions of the housing stock within the Newton Highlands National Register Historic District. Representative examples of the housing stock throughout the entire proposed Local Historic District are considered in detail in other sections. The main focus of this section is the established churches, schools and other institutional structures within the proposed district.

The Hyde School

Constructed in 1895, the Hyde School was designed by **Hartwell and Richardson**, an architectural firm well known for its handsome school designs. It was named in honor of James F. C. Hyde, acknowledging his great service to the City at large and Newton Highlands in particular. The school was closed in the 1970s during a citywide school consolidation program, and the building was heavily damaged in a fire during 1981.

The original exterior design was restored to exact specifications and subsequently turned into condominium apartments.

The Hyde School Addition

The Neoclassical style addition to the school was designed by architects **Coolidge and Carlson** of Boston. Built in 1907, it also provided space for a branch library. It is currently managed by the City's Housing Authority as accessible apartment units for residents with major disabilities.

The Newton Highlands Congregational Church

Originally constructed in 1878, this church became one of the village's central social gathering places, in addition to its usual religious observances. Rebuilt in 1907 to accommodate a growing congregation, the present structure was designed by architect George Newton. The Gothic Style edifice is constructed of Weymouth seam faced granite, which was quarried at Hingham, Mass.

Saint Paul's Episcopal Church

Originally constructed in 1883, the church was moved to its present site on Walnut Street from across the street when it was enlarged in 1905. The entrance, vestibule and transept were added to the chapel which was built in 1883. The architectural features, pointed arched windows, and doors with diagonal flush boards and wrought iron hinges mark the Gothic Revival influence.

Cline Memorial Methodist Episcopal Church (later Odd Fellows Hall)

This uniquely designed and impressive building was erected in 1893 by architects Clark and Crosby of Boston and is located at the intersection of Hartford Street and Erie Avenue. The sweeping bays and "eyebrow" windows of this Gothic Style treasure present a marked contrast to the staid design of the Congregational Church. For many years after the Church disbanded, the building was home to the Odd Fellows as a meeting hall and was used later by the Newton Elks for the same purpose. In 1978 it was converted into four condominiums.

Brigham House and old Branch Library

The Newton Highlands Branch library was originally located in a portion of the Hyde School, but it soon became apparent that the school was not the proper location for a fully functioning branch library. After careful consideration of the possibilities for a new location for the library, the City purchased this building, the residence of Dr. Frederick S. Keith, for many years a prominent physician in the Highlands. This Victorian style home located at 20 Hartford Street, which is today's Brigham House, was adapted for library use and had many advantages of convenience. The Newton Highlands Garden Club beautified the grounds and planted trees and shrubs. (Sadly, the City built a public parking area between the branch library and the business center in 1956, and many of these plantings were removed.) In 1957, a reading room extension was added. This made it possible to remove the Children's library to this 20 Hartford Street location. From the 1950s to the early 1990s, the Newton Highlands Branch Library thrived, but it was closed along with several other village branch libraries throughout Newton when the new

Main Library was built across from City Hall. Today, as Brigham House, the building is used for a variety of Newton Highlands community purposes.

Residential Properties in the Newton Highlands National Register Historic District

The mid- to late 19th century and early 20th century homes within the Newton Highlands National Register Historic District are the "crown jewels" of the many historical and architectural treasures within the Proposed Local Historic District. The location of most of these attractive and stately homes on the main thoroughfare of Lincoln Street also means these structures are seen by more motorists and visitors to Newton Highlands than almost all the other grand architecture that exists in the Village. This is the first impression most people get of the magnificent architectural treasures of Newton Highlands and it is undoubtedly also the most lasting memory visitors to our village take away.

The earliest buildings in the Newton Highlands National Register Historic District, from the early 1870s, are Italianate and mansard designs. One of the most elaborate and well preserved, the **George Stevens House** at 122 Lincoln Street is a rare example of a Tuscan villa design. Another distinctive Italianate design is its neighbor at 138 Lincoln Street, built a few years later by Samuel A. Walker, a prominent local builder. Walker also constructed several other houses in this Historic District, including 93 Bowdoin Street, one of the only two mansard examples. Queen Anne designs, with wide ranging variations, however, dominate the District's architecture. Designs from the 1870s reflect a transition from the more stylized Italianate Style to the freer scope offered by the Queen Anne Style. The house at 163 Lincoln Street (1872) is an example of such a house.

One of the most unusual residences in the district is the Gothic Revival villa at 68 Hartford Street, completed in 1876, a full decade before any of the other houses on the street. Early Queen Anne work (1875-85) includes examples of the Stick Style of which the best representative is 173 Lincoln Street (1876).

In contrast to the Lincoln Street residences, most of those along Hartford Street were constructed in the 1880s and early 1890s and represent the height of the Queen Anne style's popularity in the district. Two key examples of its use are 50 and 59 Hartford Street, constructed in 1886 and 1884 respectively.

Of major significance to the Historic District are two Lincoln Street dwellings, a block apart, both of which are built on corner lots. Both 75 and 111 Lincoln Street were completed in 1886-88, and both have two-story center entry plans with high-hipped roofs. The structure at 75 Lincoln Street retains Italianate influence in its square tower at the corner to face its street intersection. This structure also retains Italianate influences in its square tower, tall narrow windows, and paired cornice brackets in the tower.

The Shingle style, representing a more restrained aspect of the Queen Anne movement than its exuberant earlier years, first appeared in the Village in the late 1880s. The earliest example of the style is the residence built at 135 Lincoln Street (1887). A

contrasting house at 166 Lincoln Street, built a decade later, uses many of the same features including the voluminous corner tower. Gambrel roof designs were also popular for shingle style houses. 160 Lincoln Street was built in 1898 and includes an “L”-shaped plan with 2½ story gambrel ends facing the street.

Colonial Revival designs are also well represented in the district. Three of the most prominent are 22 Erie Avenue and 87 and 170 Lincoln Street. All three are two-story, center-entry, hipped-roof designs with mutulary cornices. The most elaborate in the District is 170 Lincoln Street (1896) which invariably catches a motorist’s eye when turning from Woodward Street onto Lincoln heading to the Village center. The rounded portico is ambitiously designed with fluted Corinthian columns supporting a full denticular cornice.

2. The Newton Highlands National Register Historic District Extension

If a group of residents who lived in Newton Highlands around 1910 could miraculously reappear, they would find the shape of today’s village center much like it was when they lived here. They would also discover that almost all the structures that existed on Lincoln Street are still in place. Whether by design or circumstance, just about everything here was constructed judiciously in terms of scale and height, even though some of the facades have been changed or modified over the years. In a very real sense, the buildings here respect each other.

These visitors from a distant past probably would not understand what most of the new stores were selling, but they would remember what kinds of stores or commercial enterprises occupied these storefronts when they lived here.

The result for today’s residents and visitors is a balanced and inviting streetscape along the Lincoln Street Corridor, the epicenter of the Newton Highlands Historic District extension. People come to Newton Highlands Village Square because of the great stores and restaurants that are located here, but what also draws them here are the graceful, well-tempered buildings and the ambiance from another age that puts out the welcome mat for all who visit.

The time to see the Village Square at its finest is during the Newton Highlands Village Day held each year on the second Sunday in June. It is the one day in the year when cars are banned from the main streets and when young and old gather to eat, buy food and products from local vendors, play games, listen to music or just renew ties with neighbors and friends they don’t see often enough. There is nowhere a more perfect place to hold an event like this. The thoughtful manner with which this part of the Highlands was developed physically over the years is what makes Village Day here the intimate, small town gathering that Village founders would have approved of.

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 the Newton Highlands Woman’s Club on Columbus Street. The boundaries

include the core of the village's 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 Street. This village center is a compact, but densely developed, commercial area that is still remarkably intact.

The Extension includes the entire Newton Highlands business district on Lincoln Street close to the historically landmarked railroad station, the present day Newton Highlands MBTA station. This original layout is still discernible almost a century and a half later.

Some of the more prominent structures still in existence include:

Newton Highlands Woman's Club (72 Columbus Street)

Women's Clubs were active in every village in Newton. Two of them (Newton Centre and Newton Highlands) were able to construct individual club houses. The National Register Historic District Extension includes the Newton Highlands Woman's Club [sic] that emerged from a series of small study and reading clubs formed in 1916. The group's purpose was charitable, social and intellectual and members were heavily involved in war work during the first few years of the Club's 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 Mrs. John McKay, one of the club founders, acquired a parcel of land on Columbus Street near the village center. Plans were drawn by Boston architect Edward B. Stratton, who was responsible for a variety of commercial and residential structures in Newton. Permits for the Club 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. One major event is the Newton Highlands Crafts Fair, held every November.

The Stevens Block (1-19 Lincoln Street)

The distinctive Stevens Building Block was constructed in 1888 and is prominently situated at the intersection of Lincoln and Walnut streets. This impressive Queen Anne style red brick edifice is evidence of that period's prosperity, but the overall feature most closely resembles a Romanesque Revival Style. Architect Herbert C. Mosley supervised the construction of the Romanesque block. The building has been greatly altered, first by rebuilding after a serious fire a few years after it was built, and more recently by several attempts to modernize it. Prominent stores located on the bottom floors include Marcia & Bea's Antiques and the iconic Angelo's Barber Shop that has been at this location since 1958.

Rodney Barker Square (4-8 Hartford Street)

This public space includes the late 19th century wood-framed Lincoln Plaza. The outdoor area was renamed Rodney Barker Square in 2012, honoring one of Newton's most iconic proponents of historic preservation and the enrichment of its villages. The bottom floor was the site of the original Brigham's Ice Cream parlor from the early to mid-20th century. Brigham's drew huge numbers of people to the Village, particularly during the time when trolley car service connected the Highlands with many other parts of the Greater Boston area. It now houses the Bread and Chocolate restaurant which also draws

patrons from beyond Newton Highlands. An outdoor café with tables and chairs was constructed in 1994 and is now a central social gathering place in the Highlands for people of all ages.

The Whittemore House (4 to 14 Lincoln Street)

This is an extended two story Second Empire Style mansard roofed house now covered with stucco which is scored to resemble masonry. Display windows have been added. It was constructed between 1870 and 1874.

Welsh Commercial Block (16 to 20 Lincoln Street)

This is a three story Victorian Eclectic structure dating from 1880-1886. It is covered with stucco, scored to resemble masonry. Storefronts have been added to both sides of the center entrance which leads to the upper floors. The oldest store in the complex is the Walnut Foods store, which still retains the flavor and character of a small mid-20th century food and convenience store.

The Patterson Block (22 to 32 Lincoln Street)

This a yellow brick apartment houses constructed in 1893. It features copper oriels and cornice as well as wood-frame storefronts. Two noteworthy businesses in this complex include the Green Planet which sells environmentally and ecologically sensitive games and products and Indulge, a popular candy and sweet shop.

Great Atlantic and Pacific Tea Company Complex (23 to 33 Lincoln Street)

This building was constructed in 1938, with the Great Atlantic and Pacific Tea Company (A&P) as its original tenant. It is a one story yellow brick block with cast stone trim reflecting the then currently popular modern style. In addition to the A&P, the complex once boasted a “Woolworth’s Five and Dime” store and a Hood Milk outlet.

The Commercial Building at 35 to 41 Lincoln Street

This is a one story block dating from 1930-1932. It underwent a total rehabilitation in the mid 1980s. The block currently includes the Blossoms dried flower arrangement shop, which draws customers from throughout Eastern Massachusetts and beyond.

The F.A. Norcross Building (43 to 53 Lincoln Street)

This exceptionally fine early 20th century Classical Revival commercial block was designed in 1916 by F.A. Norcross, a prominent Boston architect. The one story structure boasts an elaborate cast stone parapet displaying various elements of the “Beaux-Arts” style. It is widely recognized as one of the finest small commercial blocks in Newton. It formerly housed two pharmacies and the sorely missed Highland Hardware.

Wineberg & Wexler Post Office Block (55-65 Lincoln Street)

This block includes six brick stores constructed in 1924. Wineberg & Wexler of Boston were the original architects. In 1950 owner/builder Samuel Poorvu altered the building to house the present Newton Highlands Post Office. The architects for this alteration were Greymont and Sziklas of Newton. Windows and the counter area of the Post Office were

replaced in 1974 and again in 1994.

Also included in the Newton Highlands Historic District extension are auto repair garages and gas service stations. They included a Gulf Oil gas and service garage at the corner of Walnut & Centre Streets and a Sunoco gas station at the corner of Floral & Walnut Streets, both constructed during the late 1920s and early 1930s. A Texaco Gas and Service station was also established at 1151 Walnut Street during the same period. The brick Walnut Street Garage at 1151 Walnut Street (next to the former Texaco station) is the only recognizable garage structure left. The façade treatment by architect Clifford White appears to date from this alteration. In recent years, the building has served as a Consignment Shop,

3. The Anna Cobb Historic District

The Anna Cobb Historic District consists of 16 properties dating from the late 19th century through early 20th century as well as one property developed in 1940 with a Cape style residence (replacing a Cobb house that had been demolished). The District is named for Anna Cobb, an architect, who worked on all but one of these properties as a designer of the building, or of an addition. One additional property, owned and renovated by Cobb, is located at 38 Bowdoin Street outside of the District boundary.

Cobb is believed to have been America's first woman architect, and she was certainly the first to design, develop and build housing projects of this scale and magnitude, not only in Newton, but in other parts of the Boston area as well. She was a highly skilled and professional architect and developer as well as an occasional land speculator. At 45-47 Forest Street, Cobb constructed a two-family residence, which she rented. In the majority of cases, however, Cobb constructed single-family residences for sale. Raeburn Terrace, which Cobb developed with two houses, bears her maiden name. Her permanent residence was at 27 Chester Street where she lived until her death in 1911.

This Historic District comprises a variety of late 19th century architectural styles that are remarkably intact and reasonably preserved. Several of the extant homes have a distinct Anna Cobb "style" and distinctive Cobb elements that are readily discernible to even the most casual observer. One of these distinctive elements is the use of fieldstone as well as ashlar granite as a foundation material, with the fieldstone often accentuating the front of the house. In some cases, the fieldstone foundations provide curved foundation walls on Shingle and Queen Anne style homes. Another feature is the joining of landscape and architectural elements, such as having fieldstone piers and walls connect with fieldstone porch columns.

C. Fifteen Representative Examples

Buildings with a variety of architectural designs and materials, well-built by craftsmen and set on spacious lots, define the Newton Highlands neighborhood. It is one of the things that has inspired many to settle here and to attempt to preserve the heritage inherent in the neighborhood. Architectural elaboration, size and scale are important

components of each structure and affect the integrity of the whole. However, the goal is not simply to preserve irreplaceable examples of 19th century architecture. The perspective offered by this section is based on views not just of the distant past, but also of the recent past and of the present. Ongoing preservation of the integrity of the Newton Highlands neighborhood will require protection of both detail and of overall context. An important goal is to leave for coming generations the architectural elements that will allow them to interpret, understand and enjoy the continuing architectural development of Newton Highlands.

Most of the houses within the proposed LHD could have been selected as representative examples for this section, but the following 15 properties fully meet the criteria for architectural style and architectural diversity which characterize the proposed LHD. The 15 are listed below and are pictured (on B-Forms) in Appendix C of this Preliminary Study:

MHC ID	Address	Date/Style
NWT.3463	22 Hyde St.	1855/ Greek Revival
NWT.3517	122 Lincoln St.	1871/Italianate
NWT.3527	173 Lincoln St.	1876/Stick
	69-71 Erie Ave.	1880/Second Empire (Mansard)
NWT.3429	45-47 Forest St.	1885/Queen Anne/Stick (Anna Cobb)
NWT.3521	151-153 Lincoln St.	1887/Queen Anne
NWT.3577	1058 Walnut St.	1890/Shingle
NWT.3538	7 Norman Rd.	1891/Shingle
NWT.3512	72 Lincoln St.	1895/Romanesque Revival
NWT.3526	170 Lincoln St.	1896/Colonial Revival
NWT.3510	54 Lincoln St.	1905/Gothic Revival
	24 Norman Rd.	c1914/Craftsman (Bungalow)
	39 Columbus St.	1920/English Revival (Tudor)
	14 Standish St.	1925/Colonial Revival
	1086 Walnut St.	2010/Contemporary

VI. JUSTIFICATION OF THE BOUNDARIES

A. Rationale and Urgency

We are submitting this preliminary report to propose that approximately 240 dwellings be included in a Newton Highlands Local Historic District, which would become the fifth such Local Historic District in Newton.

This proposal is submitted with some urgency. In terms of neighborhood destruction, this part of Newton Highlands has been fortunate up to this point. Over the past several decades, few dwellings within the proposed district have been demolished or altered beyond their historical identity. However, housing demolitions have taken place in Newton Highlands and the rest of the City with increased frequency over the past decade. There have been several teardowns in recent years on portions of Centre and Walnut streets close to the borders of the proposed Local Historic District.

The proposed district represents an important continuum of historical and architectural development that reflects the evolution of Newton Highlands from its pastoral 19th century beginnings into a thriving suburban village near Boston. Affluent educated businesspeople along with various professionals, business owners, entrepreneurs, skilled craftspeople and others have settled here for the Village's human-scaled quality as well as its accessibility to Boston. The proposed district is distinguished from other parts of Newton Highlands by the preponderance of commodious single-family residences, many of them on lots that tend to be larger than those in the surrounding neighborhoods. The proposed district also includes the entire Newton Highlands National Register District. But the historical and architectural treasures that lie within the proposed boundaries go well beyond the dozens of 19th Century Victorian, Queen Anne, Greek Revival and Italianate styles to encompass more modern, but distinctive and even rare designs that fully complement the bucolic streetscapes that the centuries have created and nurtured.

The proposed District includes 241 structures, three-quarters of which are single family dwellings. That 164 of these 241 structures have already been deemed historically and architecturally significant in past MHC inventories indicates the historical and architectural importance of this area. Nothing had been researched or written about the other 77 properties before we began work on this Study, but as our Study Group is completing the inventory of many of these properties, it is becoming evident that many more properties will be deemed similarly significant and worthy of being preserved.

B. District Boundaries

The district proposed for inclusion in the Newton Highlands Local Historic District is bounded by major routes or land uses. It is described below in terms of three geographic segments:

• **Route 9 to the South and East**

These rough boundaries constitute the broader neighborhood surrounding the Village center along with Erie Avenue, Hartford Street and portions of Lincoln Street, all of which are included in the Newton Highlands National Register District.

The proposed district also includes two principal segments connected by a long stretch on both sides of Walnut Street from the intersection with Forest Street on the West to the intersection with Lakewood Road on the East.

• **Lincoln Street Enclave**

The largest segment includes the “Lincoln Street Enclave” to the West of Walnut Street that encompasses several streets that radiate from the Highlands Village Square and Lincoln Street. These include:

Bowdoin Street	Hartford Street
Chester Street	Hillside Avenue
Columbus Street	Lincoln Street (part)
Columbus Terrace	Raeburn Terrace
Erie Avenue	Walnut Street (West side)
Forest Street	

This includes the core of the historically and architecturally rich residential streets that were built beginning in the late 19th Century when reliable commuter rail came to the Highlands and continued into the early part of the 20th Century. It contains virtually all of the historically significant public buildings in Newton Highlands and the Village’s most prominent business and commercial areas. It also includes most of the 15 representative properties included in Appendix C to this Study, as well as the equally distinctive architecture of the Anne Cobb Historic District.

• **Hyde Street Enclave**

This includes a smaller area to the East of the Walnut Street divide that is centered on Hyde Street and spreads out from there to neighboring streets that stretch to Crystal Lake. This enclave includes the most historically significant architectural treasures in Newton Highlands that are associated with James F. C. Hyde, Newton’s first Mayor and a major mover and shaker in the Village and in Newton as a whole. The enclave also includes many large and stately homes, most of which were built during the last decade of the 19th century and the first decade of the 20th century. It includes these streets:

Allen Terrace	Norman Road
Allerton Road (part)	Saxon Road
Hyde Street	Station Avenue (Newton Highlands Train Station)
Lake Avenue (part)	Walnut Street (East side)
Lakewood Road	

VII. ORDINANCE RECOMMENDATIONS

Newton previously adopted a local historic district ordinance known as Section 22-40 of Article III of the City Ordinances. Its intent is to govern all local historic districts in Newton, including the establishment of new districts and the enlargement or reduction of existing districts. Each district is defined by a map also adopted as part of the City Ordinances.

The Ordinance contains the following sections:

- Section 22-41 establishes the boundaries of the Newton Upper Falls Historic District
- Section 22-42 establishes the boundaries of the Chestnut Hill Historic District
- Section 22-43 establishes the boundaries of the Newtonville Historic District
- Section 22-44 establishes the boundaries of the Auburndale Historic District

Thus the Newton Historical Commission will propose that the City Council adopt a map defining the proposed Newton Highlands Local Historic District, which will be given a number in Section 22 of Article III. The proposed section will be as follows:

Newton Highlands Local Historic District; established, boundaries.

There is hereby established an historic district to be known as the Newton Highlands Local Historic District, bounded and described as shown on the map entitled, "Proposed Newton Highlands Local Historic District, ?? September, 2016".

Although there has been considerable discussion about suggestions to amend the existing ordinance to accommodate institutional structures and uses within this proposed local historic district it is recognized that the existing ordinance is consistent with State Enabling Legislation, Chapter 40C and tracks language that is relevant to all types of resources and districts. Thus, there are no recommendations to change the existing ordinance that governs the establishment, enlargement or reduction of a district and district commission, the procedures for review of applications, the criteria for determinations, and the exclusions from review. However, it is strongly recommended that Rules and Regulations and Design Review Guidelines be established by a duly appointed historic district commission following adoption of the proposed district.

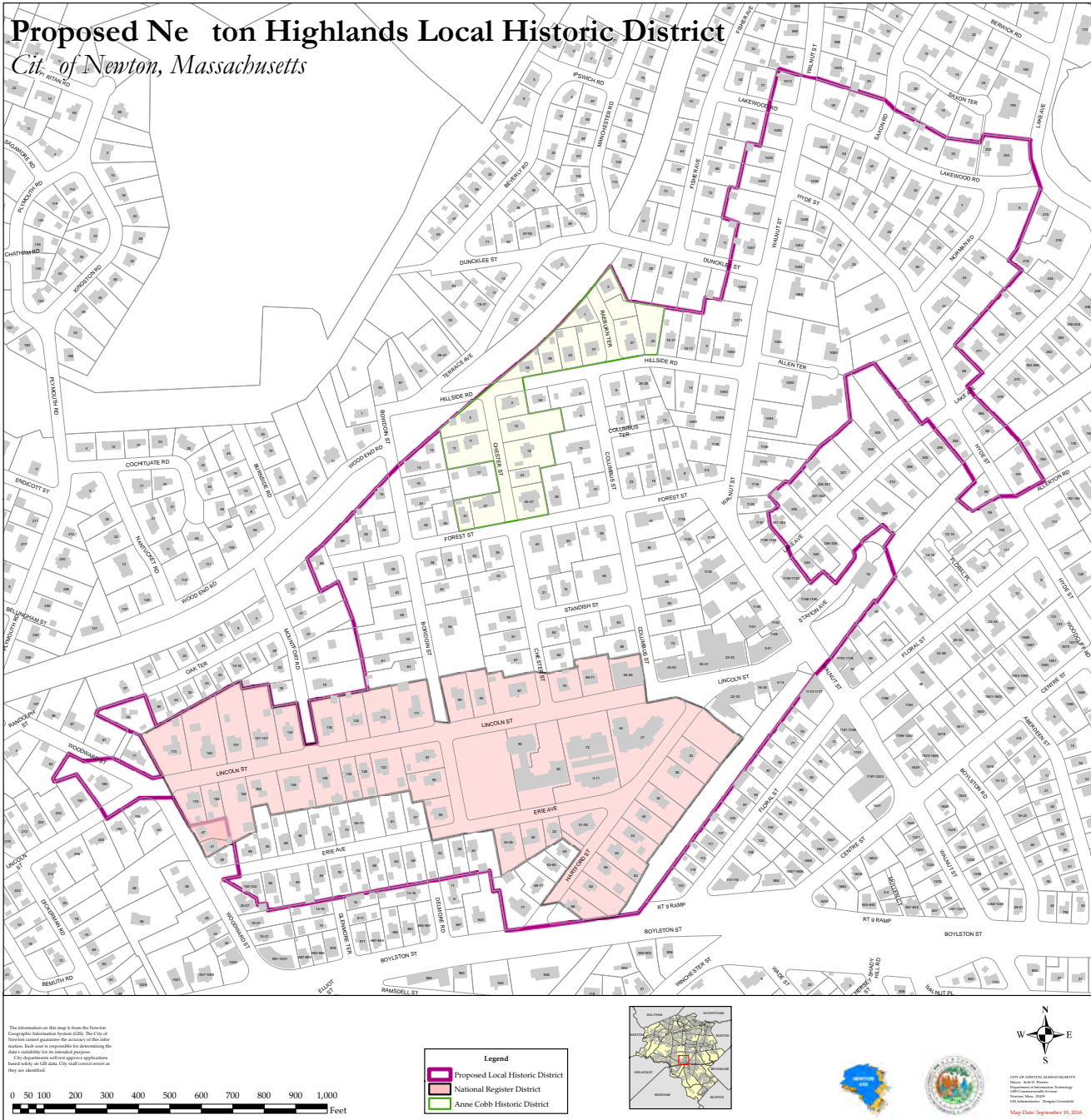
Rules and Regulations presently exist for the four established Local Historic Districts. They contain issues relative to the administration of the LHDC and may be written to reflect the interests of property owners and commissioners of a newly established LHD. Current Rules and Regulations address issues of the obligations of a Commission to maintain and file with the City Clerk meeting minutes and decisions. The Rules and Regulations also could address meeting attendance, voting, and training recommendations.

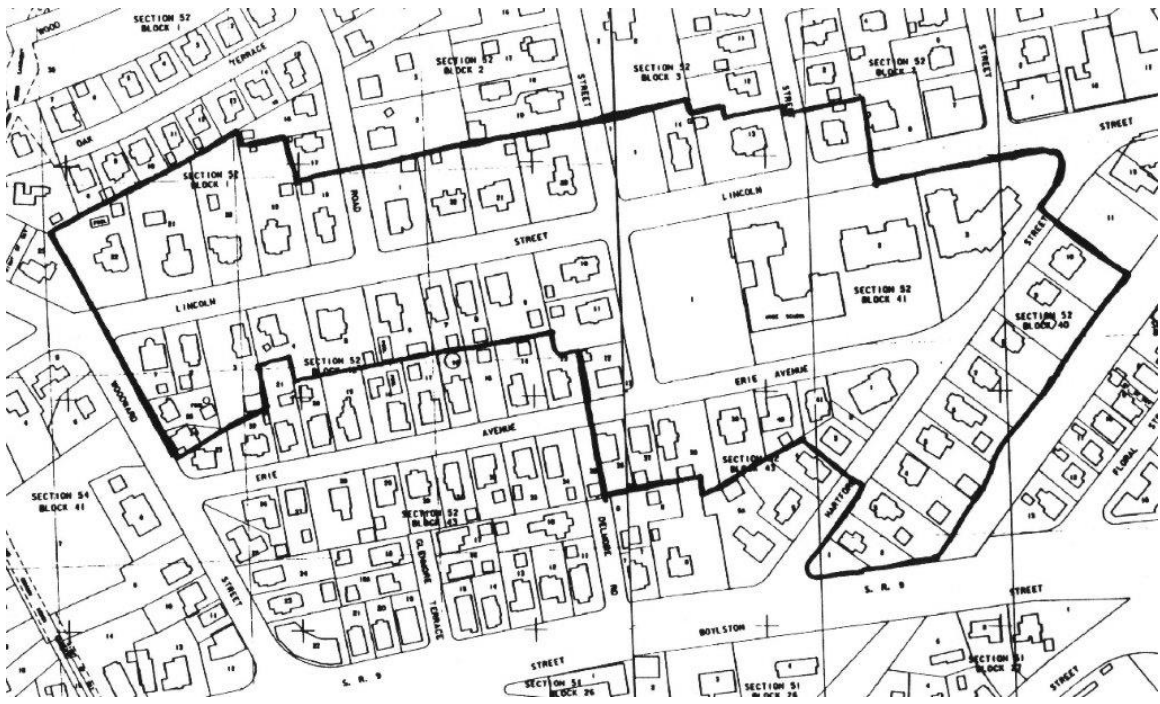
It is recommended that Rules and Regulations and Design Review Guidelines be established immediately upon the appointment of a Newton Highlands Local Historic District Commission (LHDC) and that they be available for review prior to a public hearing at which they may be adopted.

APPENDICES

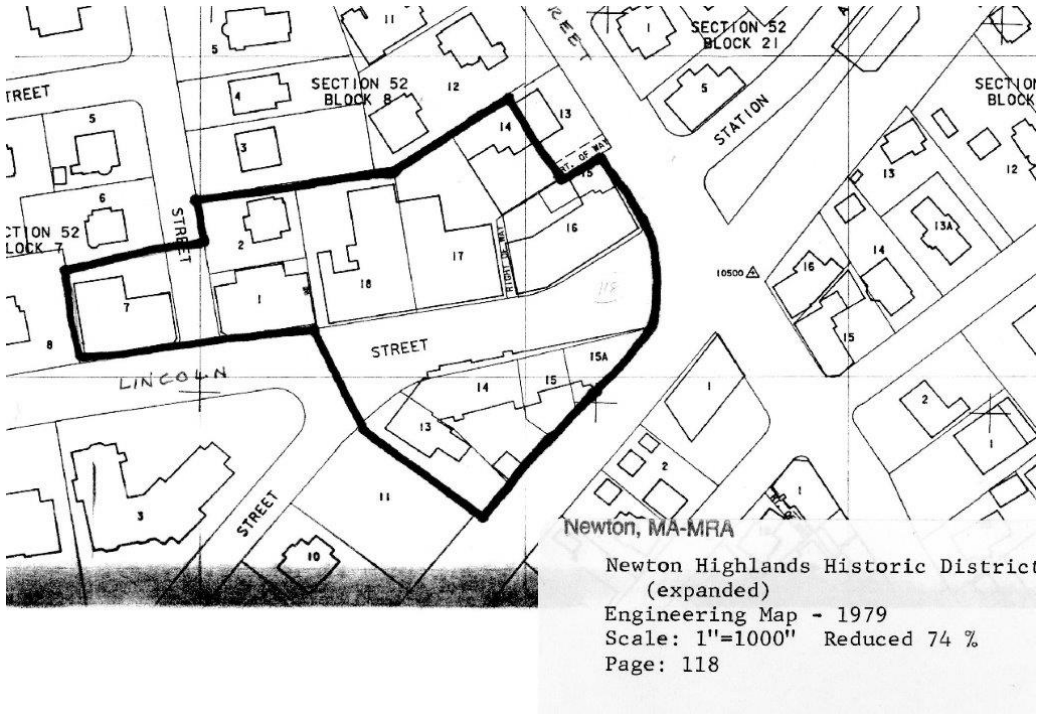
- A. Map of Proposed Newton Highlands Local Historic District**
- B. Street List of All Structures within Proposed District**
- C. 15 Architecturally Representative Houses**
- D. Bibliography**

A. Map of Proposed Newton Highlands Local Historic District Dec 2, 2016





Newton Highlands National Register Historic District (1986)



Newton Highlands National Register Historic District Extension (1990)

B. Street List of All Structures within Proposed District

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Newton Highlands Proposed LHD Street List

MHC ID #	PARCEL #	STREET #	NAME	HISTORIC NAME	STYLE/FORM	DATE
NWT.3318	52024 0009	191	Allerton Rd	Hyde, James F.C. House	Italianate	1885
NWT.3326	52004 0004	14	Bowdoin St		Italianate	c 1890
NWT.3327	52004 0003	18	Bowdoin St	Tewksbury, Almond M. House	Victorian	1893
	52002 0008	19	Bowdoin St			c 1880
NWT.3328	52004 0002	24	Bowdoin St	Broderick, Alfred H. House	Shingle Style	1893
	52004 0001	28	Bowdoin St		Victorian	c 1900
NWT.3329	52002 0009	29	Bowdoin St	Shumway, Harold H. House	Colonial Revival	1892
	52003 0004	38	Bowdoin St		Victorian	c 1880
NWT.3330	52002 0014	39	Bowdoin St	Crowell, Henry J. House	Colonial Revival	c 1895
NWT.3331	52002 0015	43	Bowdoin St	Hurlbert, Vesta V. House	Colonial Revival	1893
	52003 0003	44	Bowdoin St		Victorian	c 1890
	52002 0016	49	Bowdoin St		Victorian	1896
NWT.3333	52002 0017	55	Bowdoin St	Burbeck, William J. House	Queen Anne	1890
	52003 0002	56	Bowdoin St		Colonial Revival	1906
NWT.3334	52002 0018	61	Bowdoin St	Tappan, Louis N. House	Victorian Eclectic	1872
	52002 0019	63	Bowdoin St		Victorian	c 1900
NWT.4065	52042 0010	87	Bowdoin St		Italianate	c 1874
NWT.3335	52042 0011	93	Bowdoin St	Fogg, F. T. House	Mansard	1874
NWT.4066	52042 0012	99	Bowdoin St		Queen Anne/Colonial Rev.	1889
NWT.3355	52005 0005	4	Chester St	Robinson, Henry C. House	Queen Anne/Shingle Style	1888
NWT.AREA	52004 0006	5	Chester St		Victorian	1892
NWT.3356	52005 0004	10	Chester St	Webster House	Queen Anne	1886
NWT.AREA	52004 0007	11	Chester St		Victorian	c 1880
	52004 0008	17	Chester St			c 1880
NWT.AREA	52005 0003	18	Chester St		Ranch	1939
NWT.3357	52005 0002	24	Chester St	Bird, Everett E.	Victorian Eclectic	1877
NWT.3358	52004 0009	27	Chester St	Cobb, Anne M. & Sewell House	Italianate/Queen Anne	1877
NWT.3359	52003 0007	39	Chester St	Moore, Charles E. House	Colonial Revival	c 1895
	52006 0002	40	Chester St		Colonial Revival	c 1900
NWT.3360	52003 0008	45	Chester St	Levi, Robert House	Queen Anne	1889
NWT.3361	52003 0010	55	Chester St	Watson, John H. House	Queen Anne	1892
NWT.3362	52003 0011	61	Chester St	Cozens, William House	Colonial Revival	1906
	52007 0003	62	Chester St		Victorian	1899
NWT.3363	52003 0012	67	Chester St	Tarbell, Edmund House	Queen Anne	1888

Newton Highlands Proposed LHD Street List

MHC ID #	PARCEL #	STREET #	NAME	HISTORIC NAME	STYLE/FORM	DATE
NWT.3364	52007 0002	68	Chester St	Watson, Gustavus W. House	Colonial Revival/Four-Square	1893
	52005 0007	3	Columbus St			1892
NWT.3367	52009 0006	6	Columbus St	Stowell, Susan A. House	Italianate	1872
NWT.3369	52005 0008	9	Columbus St	Waiting, John House	Italianate	1872
NWT.3371	52005 0009	19	Columbus St	Brocklesby, Grace S. House	Victorian Eclectic	1884
	52009 0002	20	Columbus St			1879
	52006 0004	39	Columbus St		Tudor	1920
NWT.3373	52008 0007	40	Columbus St	Bryant, George S. House	Italianate	1873
NWT.3375	52008 0006	46	Columbus St	Sheldon, Henry N. House	Second Empire	1871
NWT.3377	52006 0005	49	Columbus St	Jones, Seward W. House	Colonial Revival	1891
NWT.3379	52008 0005	56	Columbus St	Putney, Albert B.	Italianate	1877
	52008 0004	60	Columbus St			1850
NWT.3380	52007 0005	63	Columbus St	Richards, Winfield S. House	Colonial Revival	1890
	52008 0003	64	Columbus St		Commercial	
NWT.3381	52007 0006	69	Columbus St	Richards, Winfield S. House	Colonial Revival	1894
NWT.3374	52008 0002	72	Columbus St	Newton Highlands Womens	Colonial Revival/Spanish Ec	1927
	52009 0005	4	Columbus Ter			c 1870
	52009 0004	10	Columbus Ter			c 1880
	52009 0003	12	Columbus Ter			c 1880
NWT.3397	52043 0041	22	Erie Ave	Copeland House	Colonial Revival	1896
NWT.4067	52043 0040	28-30	Erie Ave		No Style	c 1874
NWT.3398	52043 0039	34-36	Erie Ave	Wade, Margaret House	Shingle/Colonial Revival	1893
NWT.3399	52043 0038	44	Erie Ave	Walker, Samuel A. House	Italianate	1873
NWT.3400	52043 0037	48	Erie Ave	Wade, Margaret House	Shingle Style	1893
NWT.3401	52043 0036	52	Erie Ave	Wade, Margaret House	Shingle Style	1893
NWT.3402	52042 0013	57	Erie Ave	Edmands, Hannah B-Lowell,	Colonial Revival/Four-Square	1897
	52043 0034	58	Erie Ave		Two-Family	c 1900
NWT.3403	52042 0014	61	Erie Ave	Pullens, Oscar C. House	Shingle Style	1886
NWT.3304	52043 0033	64	Erie Ave	Singleton House	Colonial Revival	1886
	52043 0032	68	Erie Ave		Victorian	1900
	52042 0016	69-71	Erie Ave		Victorian	1888
NWT.3305	52042 0017	73	Erie Ave		Italianate	c 1880
NWT.3306	52043 0031	74	Erie Ave	Avery, George House	Italianate	1873
NWT.3407	52042 0018	77	Erie Ave	Potter, Frank House	Shingle Style	c 1895
NWT.3408	52043 0030	78	Erie Ave	Edmands, Hannah B. House	Colonial Revival/Four-Square	1893

Newton Highlands Proposed LHD Street List

MHC ID #	PARCEL #	STREET #	NAME	HISTORIC NAME	STYLE/FORM	DATE
NWT.3409	52043 0029	84	Erie Ave	O'Donald, Charles House	Colonial Revival	1893
	52042 0019	85	Erie Ave		Victorian	c 1890
NWT.3410	52042 0020	89	Erie Ave	Cook, Aaron House	Shingle Style	c 1895
NWT.3411	52043 0028	90	Erie Ave	Hollis, Charles F. House	Italianate	c 1871
NWT.3412	52042 0021	95	Erie Ave	Bowen, Vincent M. House	Four Square	c 1896
	52043 0027	96	Erie Ave			1920
NWT.3425	52009 0013	3-5	Forest St	Walker, Samuel A. House	Italianate	1873
	52009 0014	9	Forest St		Victorian	c 1880
NWT.3426	52009 0015	15	Forest St	Dudley, Frederick F. House	Shingle Style	1890
NWT.3427	52009 0016	19	Forest St	Leonard, Geroge F. House	Italianate	1893
NWT.3428	52009 0001	23	Forest St	Pulsifer House	Stick Style	1888
	52005 0010	31	Forest St		Victorian	c 1880
	52005 0011	39	Forest St		Colonial Revival	c 1890
	52006 0003	40	Forest St		Ranch	1955
NWT.3429	52005 0001	45-47	Forest St	Cobb House	Queen Anne	c 1880
NWT.3430	52004 0010	61	Forest St	Cobb-Logan House	Italianate	1874
	52003 0006	62	Forest St		Cape	1960
NWT.3431	52004 0011	65	Forest St	Tarbell, Edmund House	Second Empire	1890
NWT.3423	52003 0005	66	Forest St	Fewkes, Henry J. House	Gothic Revival	c 1871
	52002 0010	83	Forest St		Victorian	c 1900
NWT.3433	52002 0013	88	Forest St	Denison, Adelbert House	Victorian Eclectic	1883
	52002 0011	89	Forest St	(Nash House demolished)	modern	2002
	52002 0012	93	Forest St		Colonial Revival	1927
NWT.4559	52040 0013	4-8	Hartford St		Second Empire	c 1870
NWT.3450	52040 0010	20	Hartford St	Brigham, Louis K. House	Queen Anne	1886
NWT.3451	52040 0009	26	Hartford St	Hilton, Louise C. House	Queen Anne	1885
NWT.4068	52040 0008	34	Hartford St		Queen Anne	1890
NWT.4069	52040 0007	40	Hartford St		Queen Anne	1885
NWT.4070	52040 0006	44	Hartford St		Queen Anne/Colonial Rev.	1892
NWT.3452	52040 0005	50	Hartford St	Amsden House	Queen Anne	1886
NWT.3453	52043 0001	51	Hartford St	Cline Memorial Methodist	Shingle Style	1893
NWT.3454	52040 0004	56	Hartford St	Brigham, Louis K. House	Colonial Revival	1892
NWT.3455	52043 0003	59	Hartford St	Fisher, Daniel C. House	Stick Style	1884
NWT.3456	52040 0003	62	Hartford St	Nelson House	No Style	1886
	52043 0004	63-65	Hartford St		Victorian	c 1900

Newton Highlands Proposed LHD Street List

MHC ID #	PARCEL #	STREET #	NAME	HISTORIC NAME	STYLE/FORM	DATE
NWT.3457	52040 0002	68	Hartford St	Greenwood House	Victorian Gothic	1876
	52043 0005	69-71	Hartford St		Duplex	1950
	52043 0005	77	Hartford St		Victorian	c 1890
	52011 0009	9	Hillside Rd			1930
NWT.3458	52009 0009	14	Hillside Rd	Mansfield, Willie H. House	Shingle Style	1889
	52011 0010	15-17	Hillside Rd		Two-Family	c 1900
	52011 0011	19	Hillside Rd		Victorian	c 1900
	52009 0008	20	Hillside Rd		Victorian	1898
NWT.AREA	52011 0012	25	Hillside Rd		Colonial Revival	1895
	52009 0007	26-28	Hillside Rd		Two-Family	1920
NWT.AREA	52011 0013	27	Hillside Rd		Victorian	c 1890
NWT.AREA	52010 0005	37	Hillside Rd		Victorian	c 1895
NWT.AREA	52010 0004	43	Hillside Rd		Colonial Revival	c 1890
NWT.AREA	52010 0003	49	Hillside Rd		Colonial Revival	c 1880
	52005 0006	54	Hillside Rd		Colonial Revival	1930
NWT.AREA	52010 0002	55	Hillside Rd		Colonial Revival	c 1895
	52018 0016	10	Hyde St			1880
NWT.3461	52020 0014	11	Hyde St	Crane, Moses G.	Colonial Revival	1894
	52018 0015	16	Hyde St			1880
NWT.3462	52020 0015	19	Hyde St	Barnes, John F. House	Colonial Revival	1892
NWT.3463	52018 0014	22	Hyde St	Hyde, William H House	Greek Revival	c 1855
NWT.3464	52020 0016	25	Hyde St	Barnes, John F. House	Colonial Revival	1891
NWT.3465	52018 0013	28	Hyde St	Durgin, Ada House	Queen Anne/Shingle	1891
	52018 0012	32	Hyde St		Cape	1939
NWT.3466	52018 0011	38	Hyde St	Carbone, Phillip House	Shingle Style	1878
NWT.3467	52020 0017	41	Hyde St	Fisher, Laura House	Shingle Style	1892
	52019 0008	50	Hyde St			1885
NWT.3468	52020 0018	51	Hyde St	Harvey, John House	Italianate	1873
NWT.3469	52019 0007	54	Hyde St	Smith, Joseph R. House	Shingle Style	1890
NWT.3470	52020 0019	57	Hyde St	Lapham, George B. House	Victorian Eclectic	1886
NWT.3471	52020 0020	63	Hyde St	Bragdon, Melville C. House	Colonial Revival	1894
	52019 0006	68	Hyde St			1883
NWT.3472	52023 0001	82	Hyde St	Pottle, Charles C House	Gothic Revival	1885
NWT.3473	52038 0001	95	Hyde St	Pond, Edmund G House	Queen Anne	1885
NWT.3479	52017 0006	203	Lake Ave	Whittemore, Grace House	Colonial Revival	1900

12/2/16

Newton Highlands Proposed LHD Street List

MHC ID #	PARCEL #	STREET #	NAME	HISTORIC NAME	STYLE/FORM	DATE
NWT.3488	52023 0002	284	Lake Ave	Johnson, Charles F House	Victorian Eclectic	1884
NWT.3489	52020 0021	291	Lake Ave	Bragdon, Melville C. House	Queen Anne	1893
	52022 0008	292	Lake Ave			1865
	52019 0012	8	Lakewood Rd			1920
NWT.3499	52017 0007	23	Lakewood Rd	Ayer, Henry P House	Shingle Style	1894
NWT.3500	52018 0007	28	Lakewood Rd	Fisher, Gurdon R House	Colonial Revival	1892
NWT.3501	52018 0006	32	Lakewood Rd	Fisher, Gurdon R House	Colonial Revival	1893
NWT.3502	52017 0008	35	Lakewood Rd	Bellamy, Harriet House	Colonial Revival	1891
	52018 0005	38	Lakewood Rd			1900
NWT.3503	52018 0004	44	Lakewood Rd	Pratt, Louis M House	Shingle Style	1895
	52018 0003	50	Lakewood Rd			1911
NWT.3504	52016 0006	51	Lakewood Rd	Estabrook, Joseph House	Colonial Revival	1895
	52018 0002	54	Lakewood Rd			1911
	52016 0007	59	Lakewood Rd			1910
NWT.3507	52008 0016	3-21	Lincoln St	Steven Block	Romanesque Revival	1888
NWT.3506	52040 0015	4-14	Lincoln St	Whittemore Block	Second Empire Commercial	1874
NWT.3508	52040 0015	16-20	Lincoln St	Welch Commercial Block	Victorian Eclectic Commercial	1880
NWT.3509	52040 0014	22-32	Lincoln St	Patterson Block	Colonial Revival Commercial	1893
NWT.4560	52008 0017	23-33	Lincoln St	Great A&P Tea Co. Building	Moderne	1938
NWT.4561	52008 0018	35-41	Lincoln St		Commercial	c 1930
NWT.4562	52008 0001	43-53	Lincoln St		Classical Revival	1916
NWT.4563	52007 0007	55-65	Lincoln St		Commercial Block	1924
NWT.3510	52041 0003	54	Lincoln St	Newton Highlands	Gothic Revival	1905
	52007 0008	69-71	Lincoln St		Victorian	c 1900
NWT.3512	52041 0002	72	Lincoln St	Hyde Grammar School (was	Romanesque	1895
NWT.3513	52007 0001	75	Lincoln St	Hodson, Henry House	Queen Anne	1886
NWT.3511	52041 0001	82	Lincoln St	Hyde School	English Revival	1907
NWT.3514	52003 0013	87	Lincoln St	Tarbell, Edmund House	Colonial Revival	1890
	52041 0001	90	Lincoln St	NCD - attached to Hyde	modern	
NWT.3515	52003 0014	95	Lincoln St	Nash, Edgar House	Eclectic	c 1896
	52003 0001	99	Lincoln St		neo-Victorian	2003
NWT.3516	52002 0020	111	Lincoln St	Edmands, Hannah B. House	Queen Anne	1886
NWT.4072	52002 0021	119	Lincoln St		Colonial Revival	1906
NWT.3517	52042 0009	122	Lincoln St	Stevens, George House	Italianate	1871
NWT.4073	52002 0022	125	Lincoln St		Colonial Revival	1927

Newton Highlands Proposed LHD Street List

MHC ID #	PARCEL #	STREET #	NAME	HISTORIC NAME	STYLE/FORM	DATE
NWT.4074	52042 0008	126	Lincoln St		Colonial Revival	1910
NWT.4075	52042 0007	130	Lincoln St		Colonial Revival	1911
NWT.3518	52002 0001	135	Lincoln St	Rice, N. & Clark, C. House	Shingle Style	1887
NWT.3519	52042 0006	138	Lincoln St	Walker, Samuel A. House	Italianate	1874
NWT.4076	52001 0018	143	Lincoln St		No Style	c 1874
NWT.3520	52042 0005	146	Lincoln St	Hutchinson, Freedom House	Colonial Revival	1892
NWT.3521	52001 0019	151-153	Lincoln St	Whitemore House	Queen Anne	1887
NWT.4077	52042 0004	154	Lincoln St	Ryder, William E. B. House	Mansard	c 1874
NWT.3522	52001 0020	157	Lincoln St	Guild, Charles H. House	Queen Anne	1886
NWT.3523	52042 0003	160	Lincoln St	Carpenter, Lennie House	Shingle Style	1898
NWT.3524	52001 0021	163	Lincoln St	Norris, Laurence House	Queen Anne	1872
NWT.3525	52042 0002	166	Lincoln St	Draper, William B. House	Shingle Style	1896
NWT.3526	52042 0001	170	Lincoln St	Mansfield, Willie H. House	Colonial Revival	1896
NWT.3527	52001 0022	173	Lincoln St	Dana, Samuel H. House	Stick Style	1876
NWT.3528	54040 0015	189	Lincoln St	Dickerman, Benjamin House	Victorian Eclectic	1889
NWT.3538	52018 0008	7	Norman Rd	Peabody-Williams House	Shingle Style	1891
NWT.3539	52018 0009	17	Norman Rd	Goodwin, Mary House	Colonial Revival	1891
NWT.3540	52019 0011	18	Norman Rd	James, Miriam D. House	Shingle Style	1906
	52018 0010	23	Norman Rd		Colonial Revival	1910
	52019 0010	24	Norman Rd			1900
NWT.AREA	52010 0006	1	Raeburn Terr		Victorian	1900
NWT.3550	52011 0015	2	Raeburn Terr	Reese, The Rev. Charles	Shingle Style	1896
NWT.3560	52017 0009	36	Saxon Rd	Waldo, Charles House	Shingle Style	1906
	52007 0004	14	Standish St		Colonial Revival	1925
NWT.3564	52006 0006	15	Standish St	Watson, J. M. House	Victorian Eclectic	1888
NWT.3565	52006 0001	21	Standish St	Marston, Frank E. House	Queen Anne	1890
NWT.160	52022 0001	18	Station Ave	Newton Highlands Railroad		c 1885
	52015 0009	1013	Walnut St			1900
NWT.3568	52012 0007	1025	Walnut St	Bail, Lizzie House	Colonial Revival	1890
NWT.3569	52018 0001	1028	Walnut St	Johnson, Ward F House	Queen Anne	1886
NWT.3570	52012 0008	1033	Walnut St	unknown	Queen Anne/Shingle	1890
NWT.3571	52018 0017	1036	Walnut St	Wood, William House	Stick Style	1885
NWT.3572	52012 0009	1039	Walnut St	Duncklee, Susanna M. House	Queen Anne/Shingle	1884
NWT.3573	52012 0010	1047	Walnut St	Ross, Lyman A. House	Colonial Revival	1886
NWT.3574	52020 0013	1048	Walnut St	Ross, Lyman A. House	Shingle Style	1885

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NWT.3575	52020 0012	1054	Walnut St	Holbrook, Minnie C. House	Queen Anne	1888
NWT.3576	52012 0011	1057	Walnut St	Duncklee, Susanna M. House	Shingle Style	1883
NWT.3577	52020 0011	1058	Walnut St	Kellogg, Charles F. House	Shingle Style	1890
	52011 0006	1065	Walnut St		Victorian	c 1880
	52020 0010	1066	Walnut St			1916
	52011 0007	1073	Walnut St		neo-colonial Revival	1950
	52020 0008	1080	Walnut St			
	52020 0009	1082	Walnut St			1925
	52011 0008	1083	Walnut St		Victorian	c 1890
	52020 0007	1086	Walnut St			
NWT.3578	52020 0007	1090	Walnut St	Allen, Walter House	Second Empire	1871
NWT.3579	52009 0010	1093	Walnut St	Cram, Nellie E. House	Shingle Style	1886
	52020 0007	1094	Walnut St			2004
NWT.3580	52009 0011	1099	Walnut St	Scandlin, Frances House	Shingle Style	1886
NWT.3581	52009 0012	1105	Walnut St	Bartlett, Daniel House	Italianate	1871
	52020 0006	1106	Walnut St			1932
	52020 0005	1110	Walnut St			c 1800
	52020 0004	1116	Walnut St			1881
	52008 0008	1119	Walnut St		Two-Family	1938
NWT.3582	52020 0003	1120	Walnut St	Simpson, James House	Victorian Eclectic	1882
	52008 0009	1125	Walnut St			1938
	52008 0010	1129	Walnut St			1938
	52020 0002	1130	Walnut St			1938
NWT.3583	52008 0011	1135	Walnut St	St. Paul's Episcopal Church	Gothic Revival	1883
NWT.3584	52008 0012	1141	Walnut St	McKenzie, Lillian House	Colonial Revival	1889
	52008 0013	1149	Walnut St		Commercial	
NWT.4564	52008 0014	1151	Walnut St	Walnut Street Garage	20th C. Auto Commercial	1928
	52020 0001	1136-1138	Walnut St			1939
	52021 0001	1150-1152	Walnut St			
NWT.3586	52008 0015	1153-1159	Walnut St	Farnham, Charles W. House	Commercial	1873
	52021 0005	1156-1160	Walnut St			
NWT.7383	52001 0024	79	Woodward St	Fogg, Elizabeth Dana House	Greek Revival	1843