

FORM A - AREA

MASSACHUSETTS HISTORICAL COMMISSION
80 OYLSTON STREET, BOSTON, MA 02116

Area Letter Form numbers in this Area

B	NH24-NH276
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Newton, Mass. MRA

Town NEWTON (Newton Highlands)

Name of Area (if any) _____

Newton Highlands Historic District

Present Use primarily residential

General Date or Period 1870-1907

General Condition Good.

Acreage 15.91 acres

Recorded by Peter Stott

Organization Newton Historical Comm.

Date April 1986

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

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

(SEE ATTACHED MAP)

UTM REFERENCE

A 19/317610/4687320
B 19/317500/4687580
C 19/318000/4687660
D 19/318110/4687550
E 19/317970/4687350

USGS QUADRANGLE

NEWTON, MA

SCALE

1:25,000

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

The Newton Highlands Historic District represents the earliest suburban development in Newton Highlands, laid out in 1870 as a direct response to the availability of suburban rail service. It is the earliest such development on the Highland Branch, and its promoters and builders played leading roles in the formation of the village. Many of its Lincoln Street residences are local interpretations of high-style designs although designed for modest incomes. The district thus meets criteria A, B, and C of the National Register of Historic Places.

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

The Newton Highlands Historic District is a 16-acre area containing fifty properties, primarily along Hartford and Lincoln streets, immediately west of the village center. Located at an elevation of 150 feet above sea level, the district is a plateau of sandy soil, largely formed by glacial action. The district is primarily residential, although it is dominated by two institutions at its eastern end, the Hyde School and the Newton Congregational Church. Over 80% of the buildings in the district were constructed between 1870 and 1900, with the Queen Anne and Colonial Revival styles predominating.

The earliest buildings in the district, from the early 1870s, are Italianate and mansard designs. One of the most elaborate and well preserved, the George Stevens House (122 Lincoln Street, 1871-73), is a rare example of a Tuscan villa design. The two-story cube features a low,

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

For most of its history, the area today known as Newton Highlands, was a sparsely settled farming community, adjacent to the intersection of the Dedham Road (Centre Street) and the Sherborn Road (Woodward and Beacon streets to Lower Falls). The first new highway to appear was the Worcester Turnpike (Boylston Street), chartered in 1806 and opened two years later. One of a series of turnpike milestones, erected in 1810, still survives at the corner of Hartford and Boylston streets, marking the fifth mile from the Boston line at Brookline Village. Where the Sherborn Road crossed the Turnpike, a cluster of shops and taverns was constructed. A tavern, known variously as Bacon's, or Cook's, was followed by a wheelwright shop and, in 1839, by the Blacksmith shop of Moses Crafts (1789-1872). Although neither Asa Cook's tavern, demolished in 1915-16, or Crafts' stone blacksmith's shop, demolished in 1886, still stands, Crafts owned much of the land between Boylston and Lincoln streets, in what is today the Newton Highlands Historic District.

In 1852 the Charles River Railroad was completed to Upper Falls. Where the line passed over Walnut Street, a small station, originally known as Oak Hill, was constructed. Lincoln Street was laid out at that time, connecting Woodward Street with the new station. There is no evidence,

BIBLIOGRAPHY and/or REFERENCES

(See Continuation sheet)

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community:	Form No:
Newton, Mass. MRA	Area B
Property Name: Newton Highlands H.D.	

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

ARCHITECTURAL SIGNIFICANCE, cont.

hipped roof surmounted by a central bracketed square lantern, or beveledere. The beveledere displays triple windows on each elevation, molded trim, and ornamental brackets, repeated on a larger scale along the building's eaves. Single-story polygonal bays, linked by a central entrance porch, flank the double entrance. (A similar Tuscan villa at 63 Highland Street [Area G] is slightly less ornate but may come from the same builder.) Another distinctive Italianate design is its neighbor, 138 Lincoln Street, built a year or so later. Greek Revival antecedents are recalled by two-story pilasters supporting a broad frieze. To the straight-forward center-hall plan, the builder applied Italianate details: long narrow facade windows with heavy cornice moldings, a boxed cornice, and deep raking eaves with thin returns. The dominant element of the principal facade is a veranda extending the length of the street elevation; turned posts support decorated arches and a central pediment with a sunburst in its tympanum. The house is one of several known to have been constructed by Samuel A. Walker (1837-1918), a prominent local builder.

Walker was also responsible for one of the district's two mansard examples, 93 Bowdoin Street, completed in 1874. Despite the slate mansard roof, the two-story cube displays many of the Italianate elements visible in 2 and 138 Lincoln Street, including heavy molded lintels and a prominently bracketed cornice.

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 mode to the freer scope offered by the Queen Anne. The house at 163 Lincoln Street (1872) is an example of such a house. The 2-1/2-story structure features paired cornice brackets and a central gable with oculus, features popularized by earlier Italianate designs; but the builder substantially embellished the Italianate design with the addition of a 2-1/2-story corner tower with conical roof, and a broad veranda sweeping around two sides of the structure.

One of the most unusual residences in the district is the Gothic villa at 68 Hartford Street, completed in 1876, a decade before most of the other houses on the street. A unique local adaption of the Carpenter Gothic style, the design is adapted from pattern books depicting stone Gothic residences, here rendered in wood surfaces finished to resemble ashlar masonry. Wooden "quoins" ornament the facades, which rise 2-1/2 stories, terminating in board-and-batten-surfaced gable fields. The "L"-shaped form of this structure is augmented by a prominent corner tower with a mansard roof projecting above the roofline, emphasizing the picturesque character of the building. Its design is attributed to local builder Charles C. Pottle (1833-1887).

Early Queen Anne work (1875-85) includes examples of the Stick Style, of which the district's best representative is 173 Lincoln Street (1876), among the finest of the village's residences. The structure is

cross-gabled in form, with extended eaves, exposed rafters, and barge boards. Its clapboard surface is sectionalized by horizontal bands, meant to reflect the structural system of framing. Polygonal bays are detailed with picket valences and decorative flushboard patterning.

Staple to Inventory form at bottom

INVENTORY FORM CONTINUATION SHEET

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ARCHITECTURAL SIGNIFICANCE, cont.

By contrast with the Lincoln Street residences, most of those along Hartford Street were constructed in the 1880s and early 1890s and so 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. Both are 2-1/2-story residences with the gable ends to the street. The basic geometric form of each is complicated by setbacks, projections, and other forms, a characteristic theme of Queen Anne influence. In both, the attic-story gable field features a decorative cut-shingle surface. On 50 Hartford Street, the double gable window with its heavy cornice and decorated frieze is one of the building's most distinctive features. The facade of 59 Hartford Street is accented by an off-center chimney, ornamented with terra-cotta tiles. A projecting 2-story gable-roofed bay on the south is balanced by a corner inset entrance porch with round arches and floral decorations in the spandrels.

Of major significance to the district are two Lincoln Street buildings a block apart, both 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. Each builder took advantage of his corner-lot location, orienting a three-story tower at the corner to face its street intersection. The structure at 75 Lincoln Street retains Italianate influences in its square tower, tall narrow windows, and paired cornice brackets in the tower; the octagonal tower on 111 Lincoln Street, with its Queen Anne upper window sash, is a more direct statement of the style's themes. On 75 Lincoln Street, the two-story facades are sectionalized by beltcourses of cut shingles, while the west facade's stair window displays a full sunburst spandrel panel separating upper and lower casements. By contrast, 111 Lincoln Street looks forward to Colonial Revival themes: the beltcourse between the first and second stories is formed by a plain frieze and cornice; and another frieze and dentil cornice line the roof eaves.

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). The broad gable end facing the street and voluminous round tower with ogival roof are dominant elements in the overall design of this local builder's adaption of the Shingle Style. The projecting gable field is embellished with a saw-tooth shingle edge, shingled end-bracket supports, and recessed windows with curved reveals. A contrasting house at 166 Lincoln Street, built a decade later, uses many of the same features on a plan with its gable end away from the street, including the voluminous corner tower, gable-field overhang, and shingled end-bracket supports. Both utilize arched entrance porches set between the corner tower and the end of the street facade.

Gambrel-roof designs were also popular for Shingle Style houses. Both 160 Lincoln Street and 41 Woodward Street were built in 1898; both have "L"-shaped plans with 2-1/2-story gambrel ends facing the street. Stone was a favorite contrasting material for shingle-style architects, and the example at 41 Woodward Street makes use of a massive round-arched

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ARCHITECTURAL SIGNIFICANCE

fieldstone entrance porch at the corner of the street facade. The house was the residence of the architect George F. Crosby, who may also have been responsible for its design.

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 mutular cornices (though both 170 Lincoln and 22 Erie exhibit dentils as well). The most elaborate in the district is 170 Lincoln Street (1896). The facade of this unusually well-detailed example is framed by two-story Ionic pilasters, embellished with garlands at the frieze. Two 2-story round bays flank the center entrance, which features leaded sidelights, an elliptical fan, and fluted pilasters. The rounded portico is ambitiously designed with fluted Corinthian columns supporting a full denticular cornice. Above the roof line, gable pedimented dormers flank a central dormer with an elaborate broken scroll pediment. Completed six years earlier, 87 Lincoln Street is more restrained, though like 170 Lincoln, its central entry portico is the focus of the facade, given further emphasis by the placement above it of a central dormer with Paladian window. 22 Erie Avenue, like 170 Lincoln built in 1896, features a full-length porch across the length of the street facade, and the rounded bays of 170 Lincoln are repeated only at the second-floor level.

INSTITUTIONAL BUILDINGS. The principal landmark of the district was the Hyde Grammar School, designed by the Boston firm of Hartwell & Richardson, and completed in 1895. Still in a roofless condition after a 1981 fire, the Hyde School was a three-story Romanesque structure with a broad slate hipped roof, augmented by symmetrically balanced broad projecting hipped-roof pavilions. Single-story, round-arched entrance porches at opposite ends of the street facade extend the pavilion depth to the edge of the facade. Wall surfaces are rich with pattern and texture: brick string courses, appearing as dentils, sectionalize the elevations, while red and buff brick set in a diaper pattern add visual interest to the upper story. Broad slate hipped roofs and richly textured brick surfaces are also characteristic of two of Hartwell & Richardson's other Newton landmarks, the Masonic Hall in Newtonville (#5391), completed a year after the Hyde School, and the Emerson School (Upper Falls) of 1905. The Boston firm was responsible for six schools in Newton between 1890 and 1910, although only the Hyde and Emerson schools still stand. Plans unveiled in March 1986 proposed restoration of the roof and rehab of the building for senior citizen housing.

Adjacent to the 1895 Hyde School, the city constructed the Hyde School annex, completed in 1905-7 to the designs of the Boston firm of Coolidge & Carlson. Neo-classical in design, the building contrasts with the 1895 Hyde in its use of a flat roof, invisible behind a brick parapet. Although its plan, featuring projecting wings, mirrors that of the older school, its entrances are on the interior corners of the courtyard formed by the two wings. Details of the red brick structure, executed in limestone, include

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ARCHITECTURAL SIGNIFICANCE, cont.

a string course at the level of the second-story window lintels, a molded watertable, and door and window trim. Architect John R. Coolidge (1862-1928) was frequently engaged to work on school buildings, and among his better-known works were dormitories for Harvard and Wellesley. A single-story addition extended the building to Lincoln Street in the 1970s.

Two churches are also located in the district. The earlier, the single-story hipped-roof Cline Memorial Methodist Church (51 Hartford Street, 1894) was designed by the Boston firm of Clark & Crosby in the shingle style. Wall surfaces, above a fieldstone plinth, are sheathed in wood shingles; and the north elevation features a fieldstone entrance vestibule with a radiating voussoir arch, originally capped with a 1-1/2-story tower, since removed. For many years home successively to the Odd Fellows and the Elks, the building was converted in 1978-79 to four condominium units.

Located at the angled junction of Hartford and Lincoln streets, the Newton Highlands Congregational Church, completed in 1907, is a major focal point of the district. Its traditional English church form, constructed of random ashlar granite, displays nave, transept, and chancel. A square clock tower and belfry, terminating in a crenelated parapet without spire is constructed over the entrance vestibule. The church was expanded with an ell toward Lincoln Street in 1923-25. The church was the work of the architect, George F. Newton (1857-1947), a Boston architect trained at the Ecole des Beaux Arts and in the Boston office of Peabody & Stearns. He was best known for his churches, including the First Congregational Church at Wellesley.

By 1907, the cut-off date for the city's architectural survey, the district had assumed the architectural character it retains today. Four residences only were constructed after 1907: three on Lincoln Street are compatible Colonial Revival structures from 1910-11 and 1927; the fourth, on Woodward Street, is a small 1950s Cape.

HISTORICAL SIGNIFICANCE, cont.

however, that any new population was brought to the village by the line; the company maintained only a single track, and initial service was slow. In the 1860s, the line was leased by N.C. Munson, who ran 40-car gravel trains over the line between gravel pits in Needham and the Back Bay. Not until this work was completed in the early 1870s was the railroad a factor in the development of the village.

Among the earliest developers in the village, and the principal developers in the historic district were Samson D. Whittemore (1842-1922) and Charles W. Farnham. Farnham's stay in the village was not long, but Whittemore built his own house in the district, 151-153 Lincoln Street, in 1887. Born in Paris, Maine, Whittemore came to Boston at the age of 17. In 1870, he and Farnham came to what was then known as "Oak Hill," they purchased a 38-acre tract west of the village center, laying out most of

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HISTORICAL SIGNIFICANCE, cont.

the present street system north of Lincoln Street as far west as Bowdoin Street. The tract was bounded on the east by the Hartford & Erie Railroad, which gave its name to Hartford Street and Erie Avenue. It was Whittemore who gave the name Newton Highlands to the village. The remainder of land within the district, south of Lincoln Street as well as that west of Bowdoin Street, was owned by the heirs of Moses Crafts. This land appears to have been sold off in separate parcels to local builders who quickly began to build speculative housing. Of these the most prolific was Samuel A. Walker (1837-1918); by September 1873, the Newton Republican reported that of the 75 buildings constructed in the Highlands, about one third were built by Walker (Republican 12 Sept. 1873). Among those credited to Walker are 44 Erie, 93 Bowdoin, and 138 Lincoln. The community rapidly took on village characteristics: the Congregational Church was organized in 1872, and by 1874 a school had been constructed at the site of the present Hyde School. In 1873, "Newton Highlands" was chosen as the name for the new village.

Development of the village slowed in the late 1870s, partly because of the recent business depression, but in part because of the inadequate service provided by the New York and New England Railroad Company, which then owned the single-track line through Newton Centre and Newton Highlands. Local real estate interests recognized that until rail service was improved, development in the Highlands and the Centre would be limited. Chief spokesman for this community was James F.C. Hyde (1825-1898), Newton town selectman, town meeting moderator, and the first mayor of Newton when the town was given a city charter in 1873. (Hyde's own residence, now demolished, was in Newton Highlands near the corner of Hyde and Centre streets.) The Boston & Albany Railroad had long operated a successful suburban passenger service along the company's main line and were anxious to expand their service to the Centre and Highlands. Hyde attempted to persuade the New York & New England management to sell the line to the Boston and Albany. Unable to do so, he formed a rival railroad company, the Newton Circuit Railroad, which surveyed a new line between Brookline and Riverside via Newton Highlands. Although a line on this new alignment between Brookline and the Highlands was never built, the threat posed by the new company was enough to induce the recalcitrant New York & New England directors to sell the operating line to the B & A. The existing line was upgraded, double-tracked, and new stations were commissioned from architect Henry Hobson Richardson. (The Newton Highlands Station [NR-6/30/76] is one of the three surviving, though the design is attributed to his successor firm, Shepley, Rutan & Coolidge.)

The upgrading of the Highland Branch, and its extension to Riverside, renewed the demand for real estate. So, too, did the construction of the electric streetcar tracks in 1892, when a line was laid up Walnut Street from Newtonville as far as Newton Highlands. In 1898, streetcars began running through the center of the district, down Lincoln and Woodward streets on a new route to Upper Falls. As a result of these improvements, housing construction boomed. Over half the residences in the district were

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INVENTORY FORM CONTINUATION SHEET

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HISTORICAL SIGNIFICANCE, cont.

built in the 20 years 1886-1906. Virtually all of the houses on Hartford Street were built at this time. Local residents speculated on their own, buying a few extra parcels. Louis K. Brigham, whose own house (20 Hartford Street, now the village branch of the Public Library) was built in 1886, built several other Hartford Street residences including 56 Hartford in 1892. Nearby, Margaret Wade constructed three houses on Erie Street (nos. 34-36, 48, and 52) in 1893. The growing population expected new community services. The Methodists constructed their Shingle Style church (51 Hartford Street) in 1893; and both the village school and Congregational church were rebuilt. The Hyde School, named after the Highlands resident and the city's first mayor, James F.C. Hyde, was dedicated in 1895; and in 1905-06, the Congregational parish rebuilt their church on their earlier lot.

A technical school was added to the Hyde School in 1907, but the district saw relatively few changes in the succeeding fifty years. Only four new houses were constructed in the district during that period, though many owners added small garages, or "auto houses," to their backyards. The commercial center of village, just outside the district, expanded west along Lincoln Street in this period; but probably the most significant change was the replacement of steam passenger service on the B&A's Highland Branch with high-speed trolley service out of Kenmore Square in 1959, bringing a still more frequent and convenient transit service to the Highlands. In the last decade, the convenience of the village to downtown Boston, the explosion of real estate values all over the Boston metropolitan area, and the village atmosphere that Newton Highlands still retains has forced demographic changes in both the residential and commercial complexion of the community. The Hyde School, closed in the early 1980s, is currently planned for redevelopment as housing units. In this period of shifting populations, the district's atmosphere is derived from its Victorian-period architecture, providing a continuity between past and present that makes up the heritage of Newton Highlands.

BIBLIOGRAPHY and/or REFERENCES

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Newton's 19th Century Architecture: Newton Highlands & Waban (1982).
M.F. Sweetser, King's Handbook of Newton, Massachusetts (Boston: Moses King, 1889).
William E. Wood, Turnpikes of New England (Boston, 1919), pp. 160-166.

Newton, Mass. Multiple Resource Area
 NEWTON HIGHLANDS HISTORIC DISTRICT

Address	S-B-L	Historic Name	Date	Style	C/NC	Inven. #	Area (SF)
87 Bowdoin St.	52-42-10		c. 1874	Italianate	C		10,560
93 Bowdoin St.	52-42-11		c. 1874	mansard	C	NH 24	10,820
99 Bowdoin St.	52-42-12		1889	Queen Anne/Col. Revival	C		7,698
Boylston St.	52-40-1	V A C A N T L O T			NC		5,020
22 Erie Ave.	52-43-41	Copeland House	1896	Colonial Rev.	C	NH 80	4,550
28-30 Erie Ave.	52-43-40		c. 1874	vernacular	C		7,326
34-36 Erie Ave.	52-43-39		1893	Shingle/Colonial Revival	C	NH 81	12,314
44 Erie Ave.	52-43-38		c. 1874	Italianate	C	NH 82	13,073
48 Erie Ave.	52-43-37		1893	Shingle	C	NH 83	6,418
52 Erie Ave.	52-43-36		1893	Shingle	C	NH 84	6,398
20 Hartford St.	52-40-10	Louis K. Brigham House/ N.H. Public Library	1886	Queen Anne	C	NH 130	12,076
26 Hartford St.	52-40-9		1882	Queen Anne	C	NH 131	15,077
34 Hartford St.	52-40-8		1890	Queen Anne	C		10,542
40 Hartford St.	52-40-7		1885	Queen Anne	C		10,531
44 Hartford St.	52-40-6		1892	Queen Anne/Col. Rev.	C		10,522
50 Hartford St.	52-40-5	Amsden House	1886	Queen Anne	C	NH 132	11,371
51 Hartford St.	52-43-1	M.E. Church	1893	Shingle Style	C	NH 133	10,888
56 Hartford St.	52-40-4		1892	Colonial Revival	C	NH 134	11,957
59 Hartford St.	52-43-3	M.E. Parsonage	1884	Stick Style	C	NH 135	5,375
Hartford St.	52-43-2	V A C A N T L O T (includes Worcester Turnpike milestone, c. 1810)			C		1,632
62 Hartford St.	52-40-3	Nelson House	1886	vernacular	C	NH 136	12,150
68 Hartford St.	52-40-2	Greenwood House	1876	Victorian Gothic	C	NH 137	7,414
54 Lincoln St.	52-41-3	N.H. Cong. Church	1906	Gothic Rev.	C	NH 188	38,716
68 Lincoln St.	52-41-2	Hyde School	1895	Romanesque	NC	NH 189	91,084
75 Lincoln St.	52-7-1	Henry Hodson House	1886-88	Queen Anne	C	NH 191	9,720
76 Lincoln St.	52-41-2	Hyde School Addition	1907	Neo-Classical	C	NH 190	
Lincoln St.	52-41-1	H Y D E S C H O O L P L A Y G R O U N D			C		45,492
87 Lincoln St.	52-3-13		1890	Colonial Revival	C	NH 192	17,520
Lincoln St.	52-3-1	V A C A N T L O T			NC		12,720
95 Lincoln St.	52-3-14		1896	Eclectic	C	NH 193	9,750
111 Lincoln St.	52-2-20		1886-88	Queen Anne	C	NH 194	16,920
119 Lincoln St.	52-2-21		1906	Colonial Rev.	C		14,550
122 Lincoln St.	52-42-9	George Stevens House	1871-73	Italianate	C	NH 195	13,800
125 Lincoln St.	52-2-22		1927	Colonial Revival	NC		11,250
126 Lincoln St.	52-42-8		1910	Colonial Revival	NC		6,900
130 Lincoln St.	52-42-7		1911	Colonial Revival	NC		6,900
135 Lincoln St.	52-2-1		1887	Shingle Style	C	NH 196	14,220

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

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

46 Buildings
 1 Hyde School Playground
 3 vacant lots

JAN 02 1990

Newton, MA-MRA

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET, BOSTON, MA 02116

Area Letter Form numbers in this Area

NH-D

NH-059, NH184, NH185, NH186,
NH187Town Newton (Newton Highlands)Name of Area (if any) Newton HighlandsHistoric District extensionPresent Use commercialGeneral Date or Period late 19th century
to mid-20th centuryGeneral Condition goodAcreage 115,235 sq ft C 2.64ARecorded by Candace Jenkins/Susan AbeleOrganization Newton Historical Comm.Date 1/1987; rev. 4/1988

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see attached map

UTM REFERENCE

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

USGS QUADRANGLE

NEWTON

SCALE

1:25000

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

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

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

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

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

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

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

BIBLIOGRAPHY and/or REFERENCES

(see cont. sheet)

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

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

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

Indicate each item on inventory form which is being continued below.
ARCHITECTURAL SIGNIFICANCE (cont.)

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

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

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

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

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

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

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

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

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

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

Staple to Inventory form at bottom

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Newton

(Newton Highlands)

Form No:

NH-D

Property Name: Newton Highlands H.D.
extension

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

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

The following commercial buildings were constructed between 1912 and 1938.

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

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

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

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

NEWTON, MASS. MULTIPLE RESOURCE AMENDMENT 188 NEWTON HIGHLANDS HISTORIC DISTRICT (Exp'D)

<u>Street Address</u>	<u>SBL</u>	<u>Area(sf)</u>	<u>Historic Name</u>	<u>Form #</u>	<u>Date</u>	<u>Style</u>	<u>Status</u>
72	52-40-11	16546	Vacant Lot/City Parking	NH-059	1927	Eclectic	c
4 -8	52-8-2	8000	Newton Highlands Woman's Club	Area 92	c1870s	Mansard	c
1 -7	52-40-13	7725	Commercial Block	NH-185	1888	QA	c
4 -14	52-8-16	10024	Stevens Building	NH-184	c1870s	Mansard	c
16 -20	52-40-15A	3342	Commercial Block	NH-186	1880-86	Commercial	c
22 -32	52-40-15	4106	Commercial Block	NH-187	1893	Vernacular	c
23 -33	52-40-14	9284	Patterson Block		1936	Modern	c
35 -41	52-8-17	15040	Great Atlantic & Pacific Tea Co.		c1930	Renovated	c
43 -53	52-8-18	15000	Commercial Block		1916	Beaux-Arts	c
55 -65	52-8-1	6968	Commercial Block		1924	Commercial	c
1151	52-7-7	10030	Commercial Block/Post Office		1928	Commercial	c
1153 -59	52-8-14	7950	Walnut Street Garage		c1870	Mansard	c
	52-8-15	2120	House/Commercial	NH-264			
Number of buildings		12					
Number of contributing buildings		12	Sum of square feet in field "area"				
Number of non-contributing buildings		0	(Streets not included)				115235
Number of structures		0	Number of vacant lots	(1)			
Number of contributing structures		0					
Number of non-contributing structures		0					
Number of contributing objects		0					

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

NEWTON HIGHLANDS HISTORIC DISTRICT REVISED NEWTON, MASS. MRA 1988
 Newton, Mass. Multiple Resource Area
 NEWTON HIGHLANDS HISTORIC DISTRICT 1988

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

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

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

46 Buildings

1 Hyde School Playground

3 vacant lots