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Mayor

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Barney Heath
Director

MEMORANDUM

DATE: June 9, 2017

TO: Councilor Ted Hess-Mahan, Chairman
Members of the Zoning and Planning Committee

FROM: Barney Heath, Director, Department of Planning and Development
James Freas, Deputy Director
Katy Hax Holmes, Senior Planner

RE: **##136-17 Recommendation to establish a West Newton Historic District**
NEWTON HISTORICAL COMMISSION submitting a recommendation, pursuant to MGL Chapter 40C, Section 3, that Article III, Historical Provisions, and Division 1, Commissions and Districts, of the City of Newton Ordinances, be amended by establishing a local historic district in West Newton.

MEETING DATE: June 12, 2017

CC: City Council
Planning and Development Board
Donnalyn Kahn, City Solicitor

#

Chapter 40C was passed in Massachusetts in 1960 during the Eisenhower administration after the historic preservation movement gained steam in response to Urban Renewal. Beacon Hill and Nantucket were the first two communities to enact this legislation in Massachusetts, following in the footsteps of Charleston, SC and New Orleans, LA in the 1930s. After WWII, American cities and towns demolished tenant housing to make way for returning soldiers and a new middle class. The originally well-intended efforts of municipalities were recognized by the 1960s to have unintended detrimental effects on neighborhoods and people. The importance of public input and support as a necessary part of municipal actions was recognized as a value. Out of this came Chapter 40C and the opportunity to provide MA citizens with a voice and a means by which to protect the historic significance of their neighborhoods.

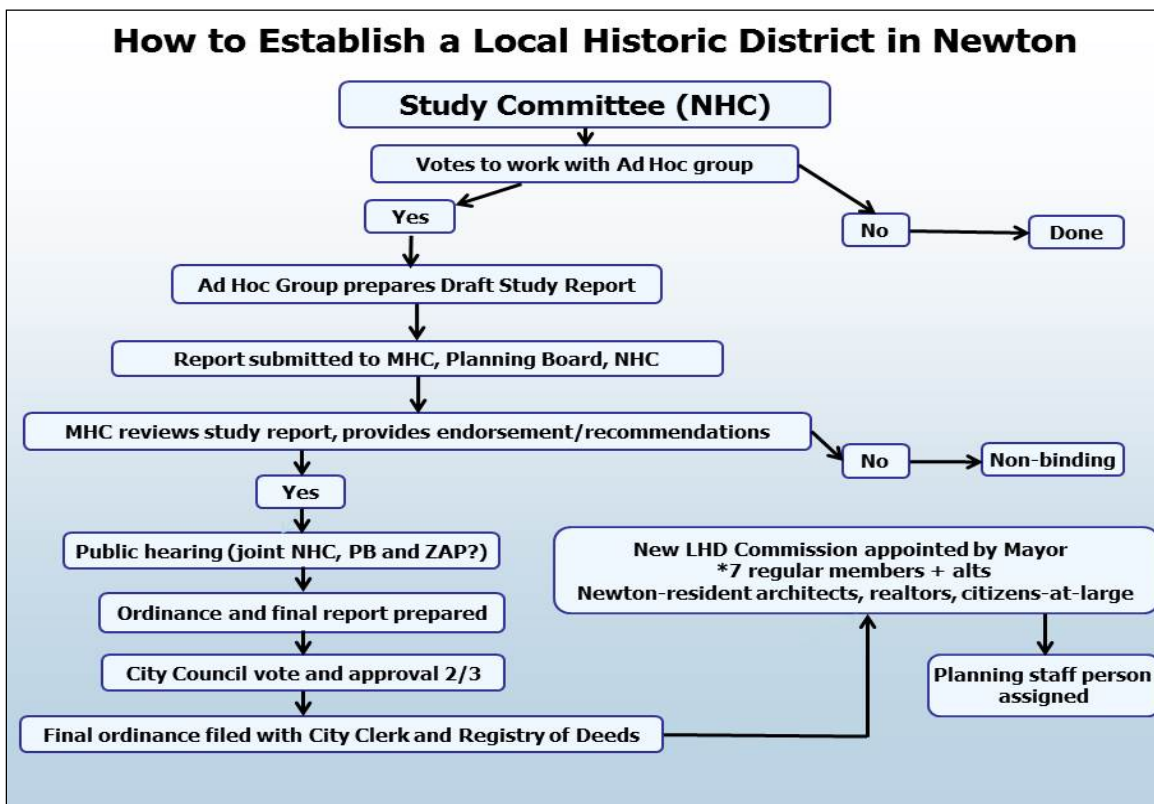
Chapter 40C of MA General Laws was passed six years before the Historic Preservation Act of 1966, and 14 years before the Housing and Community Development Act of 1974. With the passage of this law, future federal funding was inexorably tied to the rehabilitation, preservation and appropriate adaptation of historic structures and neighborhoods as alternatives to demolition.

The Planning and Development Department reviewed a draft Study Report written by an ad hoc committee of West Newton residents to create a new local historic district (LHD) in a portion of the neighborhood of West Newton Hill (Appendix D). This proposed district, the fifth (or sixth) LHD in the city if approved, was identified by this committee of residents in order to preserve the architectural and historical core of West Newton Hill neighborhood from demolition and to ensure that new development in the proposed district is in keeping with its architectural and historical integrity.

The four existing LHDs in Newton voted to authorize the Newton Historical Commission as the study group necessary to approve a draft study report (Appendix A). This study report was reviewed by the Newton Historical Commission (NHC) and the Massachusetts Historical Commission (MHC) for compliance with the requirements of Chapter 40C of the Massachusetts General Laws. Both commissions unanimously approved the draft study report. (Appendix B and C).

The Massachusetts Historical Commission reviewed the draft study report prepared by the West Newton ad hoc committee and made a formal recommendation in support of this LHD. If substantial changes are made to the proposed boundary map or the justification for the boundary (Appendix E), then the revised report must return to the MHC for review in compliance with Chapter 40C.

Flowchart of LHD Creation Process:



LHD Regulatory Framework

Local historic district commissions review all by-right projects that meet their review criteria. Owners of land located within the LHD boundary must obtain a certificate of approval from an LHD before a building permit can be issued. There are three kinds of approval certificates: a Certificate of Appropriateness, Non-Applicability or Hardship.

- A *Certificate of Appropriateness* is issued when the proposed work is approved during a public hearing and meets the criteria for LHD approval.
- A *Certificate of Non-Applicability* is issued when the proposed work occurs in an area not visible from a public way, or when exterior building materials are to be replaced in kind.
- A *Certificate of Hardship* is issued when circumstances unique to the property, or nature of the project, result in an action that does not otherwise correlate with precedents for the district as a whole.

Projects requiring a special permit require LHD approval as well as that of the Land Use Committee and the City Council. LHD Commissions also have the authority to require, where warranted for the purposes of the district, site-plan and design review.

Statewide analysis of other LHDs

According to data provided by the Massachusetts Historical Commission, of the 315 towns and cities in the Commonwealth of Massachusetts, 125 of them established local historic districts under either special legislation or under Chapter 40C. As of this writing, 50 municipalities in Massachusetts have more than one approved LHD. Of these, 44 or 88% of the LHD communities in the state, have a single LHD commission to oversee multiple local historic districts. Only six municipalities in the state created separate commissions for each of their LHDs. They are:

Name of Municipality	# of LHDs	Town or City?	Population
Barnstable	2	Town	46,000
Boston	4-8	City	668,000
Dennis	2	Town	15,000
Hopkinton	2	Town	15,000
Lawrence	2	City	76,4000
Newton	4	City	85,200

Of the three cities on this table, Newton has the highest ratio of volunteers to local historic districts in the state.

Newton-wide analysis of current LHDs

Of the approximately 23,325 properties in Newton, 84% are aged over 50 years or older and meet the city-ordinance definition of 'historic.' Eight hundred eighty seven (887, about 4%) properties are located in the four existing LHDs in Auburndale, Chestnut Hill, Newtonville, and Upper Falls. The West Newton LHD proposal contains 340 properties (~1.5%) which contains a range of lot sizes. The proposed district is primarily residential, with four exceptions: the Second Church of Newton, old Pierce School (now senior housing), the All Newton Music School, and the Neighborhood Club.

Two hundred twenty eight (228) properties included in the proposed West Newton LHD border were previously surveyed by architectural historians for historical significance and have reports on file with the Massachusetts Historical Commission. One-hundred six properties are listed on the National Register of Historic Places either individually or as part of National Register Historic District and are thereby recognized for their historical significance at the state and federal level.

Pros and Cons of Local Historic Districts

Pros: This law is successfully adopted in towns and cities in Massachusetts through local grassroots efforts. With the documented support of a municipality in the form of a study group, the gathering of data and consensus for the creation of new local historic districts is largely a volunteer effort. A project of this nature can bring a neighborhood closer in its efforts to create a legal voice in response to actions undertaken by a municipality. In accordance with Chapter 40C of the Massachusetts General Laws, under which LHDs are authorized, any permanent change to the exterior of a structure of any kind on a parcel included within the LHD boundary (and visible from a public way) comes under review by a local historic district commission. This Commission is comprised in part of citizens who live inside the proposed boundary. Changes to properties enclosed within the LHD boundary are essentially reviewed by fellow neighbors who serve as architects, realtors, or citizens at large.

Changes to historic properties located in LHDs are exempt from review by the LHD if they are not visible from a public way. Maintenance, or the in-kind replacement of existing materials, is also exempt from LHD review. If, for example, someone owns a vinyl-sided house when the district goes into effect, there is no requirement that the vinyl siding be removed. In fact, it can be maintained and even replaced with more vinyl siding without commission approval. There is no LHD requirement that historic buildings be restored to their original appearance. Temporary signs, buildings, and other structures are also allowed for up to 90 days without LHD review and approval. Paint color is not reviewed in three of the four existing LHDs in Newton.

Cons: The creation of an LHD is only successful when a large percentage of households inside a proposed boundary choose to be part of one. What may be perceived by willing participants as a method to regulate and control unwanted change in their neighborhoods, others may see an LHD as imposing unwanted restrictions. In addition to zoning and building permit requirements, local historic districts provide a layer of review for changes to exterior materials, additions/new construction, and new ancillary structures if all are visible from a public way. In some cases, an LHD commission may require maintenance of original historic material where no suitable replacement material is available or deemed a viable option. Certificates of Hardship are granted by the commission but only on a case by case basis.

The Planning Department believes that the creation of an additional local historic district commission in the City of Newton is unsustainable without additional city staff. The City currently employs two full time preservation planners and a half-time administrative assistant to administer four local historic districts and the Newton Historical Commission. An additional local historic district commission will require staff time for property and project research, attendance at hearings (overtime), preparing minutes, and staff support for at least seven additional volunteers.

Ways in which other MA communities have managed LHDs

Allow single-property 'districts'

This strategy has been used in Massachusetts towns and cities where individual property owners chose to impose the highest level of preservation on their own properties. The City of Somerville has

offered this option for a number of years and currently has over 100 individual local historic districts administered by a single commission.

Pros: There is no need for consensus from a larger group of property owners. Reviews and approvals may be provided by the NHC or other designated LHD in Newton.

Cons: Single property 'districts' may lack cohesion between single LHDs and non-LHDs on a single street or in a neighborhood, resulting in a piecemeal approach to historic preservation, with the loss of historical context a possible outcome. Workload of the Planning staff could increase due to elevated numbers of property research requests. The Newton Historical Commission would see an increase in agenda items for individual property support.

Neighborhood Conservation Districts

Neighborhood Conservation Districts (NCD) are created by local ordinances in Massachusetts and do not come under Chapter 40C. Historical research and proposed boundaries are typically still required for a draft study report, but the scope of review for proposed changes in the district may exceed that of historic structures. Property owners within the proposed boundary may decide that additional items such as removal of trees, landscaping, and lighting could come under review by a commission, while other items could be removed from review, such as gutter-replacement, roofing, basketball nets, swimming pools and statuary.

Pros: NCDs are generally not as strict as 40C, often colloquially referred to as "LHD lite." Jurisdiction of the commission is defined by property owners located within the approved boundary. NCDs are currently adopted in Brookline, Cambridge (one of the first, in 1983) and Lexington at a minimum. There are typically lower adoption standards for NCDs than for 40C LHDs, e.g. houses can be less than 50 years old and/or elements of historical integrity were compromised (vinyl siding, replacement windows, etc.).

Cons: A draft study report is still required, and volunteer efforts are needed. Gaining consensus on scope of the NCD could be ungainly with no state statute under which to work. There is no enabling legislation per se, so there is no state involvement in review or for consultation.

Create National Register-eligible historic districts if area not previously listed

Anyone in the city can nominate properties to be considered for listing on the National Register of Historic Places. As a Certified Local Government (CLG), and in coordination with the Massachusetts Historical Commission, the City of Newton is authorized to nominate historic properties as eligible for listing on the National Register of Historic Places, and thus grant the same federal protections to properties as those already listed. With review and approval by the Newton Historical Commission, city staff is authorized to nominate a historic property for listing by submitting a CLG Eligibility report to the Massachusetts Historical Commission for its formal opinion. Once the MHC designates the property as NR-eligible, the Newton Historical Commission may delay demolition of it for up to 18 months under Newton's Demolition Delay ordinance. The NHC would also review alterations to contributing architectural elements on a listed property as well as additions.

Historic properties determined to be individually eligible for listing on the National Register of Historic Places (or if they are already individually listed on the NR) qualify for designation as Local Landmarks under Section 22-50 of the Newton Zoning Code. As Local Landmarks, the Demolition Delay ordinance no longer applies and demolition is only allowed (rarely) by the Newton Historical Commission.

Pros: More historic properties in Newton would qualify for 18-month demolition delays where full or partial demolition was proposed. In addition, more historic properties in Newton would be ‘taken into account’ when federal or state funding or undertakings place Newton’s historic properties at risk.

Cons: Newton Planning staff would be tasked with submitting additional CLG Eligibility reports to the Massachusetts Historical Commission. Delays would be longer for proposed demolition of properties, but they would still only be delays.

Provide an opt-out option

The Town of Duxbury recently drafted a study report for a proposed LHD submittal to the Massachusetts Historical Commission that included an opt-out option for property owners inside the proposed boundary. In addition, the Town of Lexington last year approved similar legislation that granted an opt-out version for its proposed Neighborhood Conservation District. In both cases, the towns established a base-line percentage of owner support, below which the town would not approve the ordinance at all. In Lexington, town meeting decided that 75% of property owners needed to be in support of the proposed NCD boundary before it could be approved. Conversely, if over 25% of property owners located in the proposed district were against the boundaries as proposed, then the boundary would either be redrawn for a smaller proposed NCD or the article would be withdrawn.

Pros: Property owners against the proposal would have a way out of a proposed LHD boundary. Consensus would not be necessary for City Council to get a multi-property LHD passed. Inclusion in an LHD would be voluntary.

Cons: Allowing property owners to opt out would negate the intent of the ordinance, which is to preserve an identified historic area and ensure that changes to historic structures inside the boundary are historically appropriate and consistent with each other.

CONCLUSION AND RECOMMENDATIONS

The Planning Department affirms that the West Newton Local Historic District meets the minimum criteria under Chapter 40C for becoming a local historic district. The ad hoc study committee in West Newton clearly acted in the spirit of the founding of this law, and is to be commended for the time, money, research, and community engagement that resulted in this draft report effort.

- Attachment A:** Local Historic District Records of Action (4)
- Attachment B:** Newton Historical Commission Record of Action, February 10, 2017
- Attachment C:** Massachusetts Historical Commission Record of Action, March 13, 2017
- Attachment D:** West Newton Draft Study Report, January 9, 2017
- Attachment E:** Proposed West Newton LHD Boundary Map



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Barney S. Heath
Director

RECORD OF ACTION:

DATE: October 17, 2016

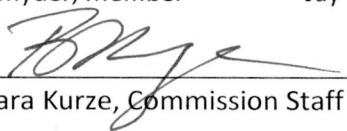
SUBJECT: Newton Historical Commission Study Review Committee

At a scheduled meeting and public hearing on October 13, 2016, the Newton Upper Falls Historic District Commission, by vote of 5-0,

RESOLVED to approve the Newton Historical Commission to review the study reports from any newly proposed local historic districts.

Voting in the Affirmative:

Laurie Malcom, Acting Chair Judy Neville, Member Jeff Riklin, Member
Paul Snyder, Member Jay Walter, Member


Barbara Kurze, Commission Staff

DATE TRACKING

Date Notice Sent: NA
Date of Hearing/Meeting: 10-13-16
Date of Decision: 10-13-16

ACTION TAKEN

Accepted: X
Denied: _____
Reason for Action: Appropriate.

TYPE OF CERTIFICATION ISSUED

Appropriateness Non-Applicability Hardship

Conditions:


Chairman or Secretary

10-17-2016
Date



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RECORD OF ACTION:

DATE: October 19, 2016

SUBJECT: Newton Historical Commission Study Review Committee

At a scheduled meeting and public hearing on October 18, 2016, the Auburndale Historic District Commission, by vote of 5-0,

RESOLVED to approve the Newton Historical Commission to review the study reports from any newly proposed local historic districts.

Voting in the Affirmative:

Voting in the Affirmative:

Italo Visco, Chair

Patricia Bottomley, Member

Mark Armstrong, Member

Nancy Grissom, Member

Patricia Baker, Member


Barbara Kurze, Commission Staff

DATE TRACKING

Date Notice Sent: NA

Date of Hearing/Meeting: 10-18-16

Date of Decision: 10-18-16

ACTION TAKEN

Accepted: X

Denied: _____

Reason for Action: Appropriate.


TYPE OF CERTIFICATION ISSUED

Appropriateness

Non-Applicability

Hardship

Conditions:


Chairman or Secretary

10-19-2016
Date



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Director

RECORD OF ACTION:

DATE: October 21, 2016

SUBJECT: Newton Historical Commission Study Review Committee

At a scheduled meeting and public hearing on October 20, 2016, the Chestnut Hill Historic District Commission, by vote of 5-0,

RESOLVED to approve the Newton Historical Commission to review the study reports from any newly proposed local historic districts.

Voting in the Affirmative:

Peter Vieira, Acting Chair

F. Mark D'Annolfo, Member

Susana Lannik, Member

Matthew Montgomery, Member

Sam Perry, Alternate

Barbara Kurze, Commission Staff

DATE TRACKING

Date Notice Sent: NA

Date of Hearing/Meeting: 10-20-16

Date of Decision: 10-20-16

ACTION TAKEN

Accepted: X

Denied: _____

Reason for Action: Appropriate.

TYPE OF CERTIFICATION ISSUED

Appropriateness

Non-Applicability

Hardship

Conditions:

Chairman or Secretary

10-21-2016

Date



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Barney S. Heath
Director

RECORD OF ACTION:

DATE: October 11, 2016

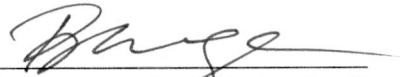
SUBJECT: Newton Historical Commission Study Review Committee

At a scheduled meeting and public hearing on October 6, 2016, the Newtonville Historic District Commission, by vote of 4-0,

RESOLVED to approve the Newton Historical Commission to review the study reports from any newly proposed local historic districts.

Voting in the Affirmative:

Jim Gross, Chair Nancy Grissom, Member Dave Morton, Member
Barbara Wales, Member



Barbara Kurze, Commission Staff

DATE TRACKING

Date Notice Sent: NA
Date of Hearing/Meeting: 10-6-16
Date of Decision: 10-6-16

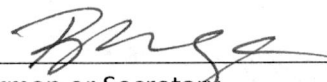
ACTION TAKEN

Accepted: X
Denied: _____
Reason for Action: Appropriate.

TYPE OF CERTIFICATION ISSUED

Appropriateness Non-Applicability Hardship

Conditions:



Chairman or Secretary

10-11-2016

Date



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Barney S. Heath
Director

RECORD OF ACTION:

DATE: February 10, 2017
SUBJECT: West Newton LHD Study Report

At a scheduled meeting and public hearing on January 26, 2017, the Newton Historical Commission, by a vote of 4-0:

RESOLVED to accept the report with the understanding that a public hearing on the draft report would not be held until at least 60 days after receipt of the report by the Massachusetts Historical Commission for review. .

Voting in the Affirmative: _____ Voting in the Negative: _____ Abstained: _____

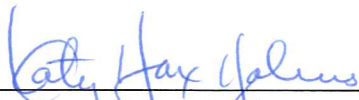
Nancy Grissom, Member
Mark Armstrong, Member
Jean Fulkerson, Member
Peter Dimond, Member

Title Reference: _____ Owner of Property: _____

Deed recorded at: Middlesex (South) Registry of Deeds

Book _____, Page _____

Date _____



Katy Hax Holmes, Staff



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Barney S. Heath
Director

RECORD OF ACTION:

DATE: February 10, 2017
SUBJECT: West Newton LHD Study Report

At a scheduled meeting and public hearing on January 26, 2017, the Newton Historical Commission, by a vote of 4-0:

RESOLVED to accept the report with the understanding that a public hearing on the draft report would not be held until at least 60 days after receipt of the report by the Massachusetts Historical Commission for review. .

Voting in the Affirmative: _____ Voting in the Negative: _____ Abstained: _____

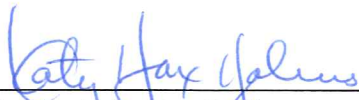
Nancy Grissom, Member
Mark Armstrong, Member
Jean Fulkerson, Member
Peter Dimond, Member

Title Reference: _____ Owner of Property: _____

Deed recorded at: Middlesex (South) Registry of Deeds

Book _____, Page _____

Date _____



Katy Hax Holmes, Staff



The Commonwealth of Massachusetts
William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

March 13, 2017

Nancy Grissom, Chair
Newton Historical Commission
Newton City Hall
1000 Commonwealth Avenue
Newton, MA 02459

RE: Local Historic District Preliminary Study Report for West Newton Hill Local
Historic District

Dear Ms. Grissom:

I am pleased to inform you that the Massachusetts Historical Commission voted on March 8, 2017 to acknowledge receipt of the West Newton Hill Local Historic District Preliminary Study Report and provide the following advisory recommendations and comments:

The Massachusetts Historical Commission encourages the city of Newton to establish the West Newton Hill Local Historic District.

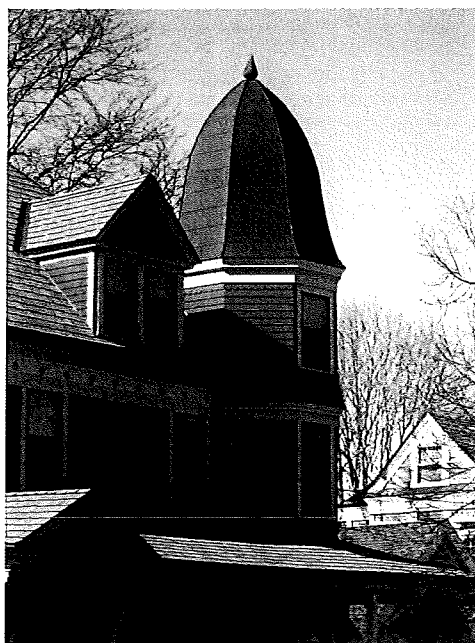
If you have any questions, please do not hesitate to contact me. I look forward to hearing from you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Christopher C. Skelly".

Christopher C. Skelly
Director of Local Government Programs

**WEST NEWTON HILL
LOCAL HISTORIC DISTRICT
PRELIMINARY STUDY REPORT**



**Prepared by the West Newton Hill Preservation Initiative
for the
Newton Historical Commission,
the Study Committee for the proposed
West Newton Hill Local Historic District**

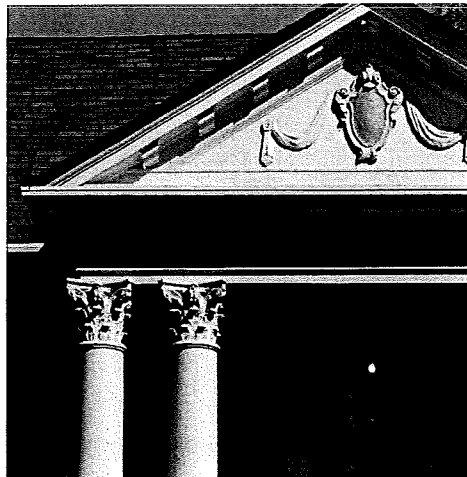
January 9, 2017

TABLE OF CONTENTS

	INTRODUCTION	2
A	PROCEDURE	3
B	BACKGROUND AND MOTIVATION	4
C	METHODOLOGY	7
D	JUSTIFICATION OF THE BOUNDARIES	10
E	SIGNIFICANCE: HISTORICAL AND ARCHTECTORAL	13
F	RECOMMENDATIONS FOR THE ORDINANCE	34
APPENDICES		
I	Participants, Advisors, City Council Members	36
II	Bibliography	37
III	Maps	39
	A Proposed District –years of construction of buildings	
	B Proposed District- existing National Register resources	
IV	Property Index	41
V	Ordinance	51
VI	Notable Residents of West Newton Hill	52
VII	Inventory Forms	
	A separate binder contains a Form B for each individual property not previously documented for the MHC; other buildings previously documented can be reviewed through the digital records at mhc-macris.net	

Abbreviations

LHD Local Historic District	NR National Register of Historic Places
NHC Newton Historical Commission	MHC Massachusetts Historical Commission



INTRODUCTION

This study was prompted by community interest in documenting the acknowledged outstanding architectural resources of the neighborhood. The timing is considered urgent due to mounting pressure for the construction of new, larger homes; this has created a tipping point, raising concerns about whether the historic character of the neighborhood will be put at risk.

West Newton Hill has a wealth of late 19th and early 20th century architecture, and has historical significance due to the contributions of the leading figures in politics, the arts, science, industry and finance who settled here beginning in 1840. Currently the neighborhood is characterized by a high level of integrity due to the presence of well-preserved original structures, combining a range of architectural styles, reflecting the development of the neighborhood over the decades.

West Newton Hill includes about 100 properties already listed on the National Register of Historic Places, most of which are located in 3 non-contiguous NR districts designated in 1986 and 1990, and others individual listed as NR buildings. In addition, approximately 130 resources have been previously documented by the Newton Historical Commission using the Massachusetts Historical Commission (MHC) methodology, and deemed historically and architecturally significant. However, these recognitions do not offer any protection from irreversible changes to historic properties.

This study report was prepared by a team of over 30 volunteers based on guidelines from the Massachusetts Historical Commission, following a decision by the Newton Historical Commission in June 2016. The report concludes that this neighborhood merits preservation, due to its architectural and historical significance.

From the viewpoint of the City as a whole, there are also educational, environmental and economic benefits.

The current proposal, for a Local Historic District, provides a process to prevent significant further losses of the historic character, while still giving room for continued updating and improvements as needed for contemporary family lifestyles and energy efficiency.

A. PROCEDURE

This draft study report is being submitted by the Newton Historical Commission which is acting as the Study Committee for the proposed West Newton Hill Local Historic District pursuant to the provisions of M.G.L. Chapter 40C - Section 3 and Newton City Ordinances Section 22-40 (c) (3).

The report presents the reasons for establishing a Local Historic District (LHD) in an historically and architecturally rich area of West Newton Hill, and also reviews the methodology for gathering information to document the architectural and historical significance.

Members of the Study Committee - Newton Historical Commission: Nancy Grissom, Chair; Peter Dimond; Mark Armstrong; Jean Fulkerson; Jeff Templer; Laura Fitzmaurice.

Contact Information

Newton Historical Commission, Nancy Grissom, Chair

or

Katy Hax Holmes, Newton Preservation Planner

Newton City Hall, 1000 Commonwealth Avenue, Newton, MA 02459

Tel # 617-796-1143

email: kholmes@ci.newton.ma.us

Public Hearing and City Council Meeting

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

Total Number of Properties included in the proposed Local Historic District: There are 336 parcels in the proposed historic district. Out of this total, 331 were constructed as dwellings (or built as carriage houses and then converted). The dwellings in the district are almost uniformly in single family use except for one two-family house, and one that has been converted to a music school. The other 5 parcels in the district comprise: one vacant lot, one object (a 1903 bronze fountain), and 3 institutional structures constructed for community or religious purposes.

B. BACKGROUND AND MOTIVATION

West Newton Hill has an unusual collection of several hundred historic residences from different periods, reflecting the neighborhood's development from 1840 onward. The high prevalence of well-constructed and maintained historic dwellings gives the neighborhood a distinctive character. Many notable figures chose to build their homes and settle on West Newton Hill (see brief profiles of over thirty of these individuals in **Appendix VI**); their stories are inextricably tied in with the houses where they lived.

About 100 of the West Newton Hill's buildings are already on the National Register of Historic Places, either as part of districts or individually, and over 100 others are included in Newton's Inventory of Historic Assets and recorded in the Massachusetts Historical Commission's database known as MACRIS (Massachusetts Cultural Resource Information System). A variety of architectural styles are represented, including some remarkable examples of Italianate, Second Empire, Stick, Queen Anne, Shingle, Colonial Revival, Craftsman and Tudor Revival styles.

The architectural and historical significance of these resources is well documented. In recent years, demolitions of historic homes, sometimes accompanied by further subdivision and/or less compatible new construction, have begun to alter the streetscapes. New construction has uniformly been for larger homes, including those over 6000 square feet in living space, notwithstanding the trends for smaller household size evidenced in the recent Planning Department studies. The environmental impact of sending entire houses of sound construction to dumpsters and landfill must also be taken into account by the City.



A 100-year old house on Valentine Street in September 2016

The streets that form the backbone of the neighborhood -- Chestnut Street, Highland Street and Temple Street -- were among the earliest to be laid out in this part of Newton. These same streets are now among the most vulnerable to disruptive and irreversible change. There are notable examples where less compatible construction has been introduced immediately adjacent to older homes, detracting not only from the attractiveness of the streetscape but also from the historical narrative.

Over time these changes will undermine both the cultural and economic value of the neighborhood by taking away what is distinctive about it. Research studies on the economic value of historic neighborhoods show that over time property values either maintain those of surrounding streets, or increase relative to comparable areas that lack the stabilizing influence of preservation. Sources are cited in the Bibliography, **Appendix II**.

On the basis of six months of research, field work, and community discussions, the study group proposes a Local Historic District for West Newton Hill.

Local Historic Districts (LHD)

Local historic district designation is a longstanding and widely used tool for historic preservation in over 120 cities and towns in Massachusetts, as well as throughout the country. According to the Massachusetts Historical Commission, “a Local Historic District is one of the most effective regulatory tools to protect historic buildings, structures and their settings.” The first LHD appeared in Massachusetts on Beacon Hill and then the second on the island of Nantucket in 1955. Shortly thereafter, in 1960, the state legislature passed the Historic Districts Act, Massachusetts General Law, Chapter 40C, granting to municipalities the power to establish and govern their own LHDs within overall guidelines. Preservation of the community’s historic resources is based on a goal of protection of the public interest. Local historic district designation in Massachusetts is not a zoning tool and does not involve jurisdiction over the use of a property.

The City of Newton has four Local Historic Districts, all created through community initiatives. Newton first adopted an ordinance in conformance with M.G.L. Chapter 40C in 1976, when it established the Newton Upper Falls LHD. In 1985, the boundaries of that district were expanded to include a total of 192 properties. In 1991, the ordinance was rewritten. The most significant change was the exclusion of some items from commission review. That same year, the Chestnut Hill LHD was created (252 properties). The Newtonville LHD was created in 2002 (113 properties), and the Auburndale LHD was created in 2005 (276 properties). In December 2016, a Preliminary Study Report for a Newton Highlands LHD, prepared by a study group, was submitted to the Newton Historical Commission for its consideration and adoption.

Many neighboring towns and cities also have taken the same steps, including, for example: Wellesley, Weston, Concord, Arlington, Brookline, Lexington, Watertown, Boston, Marblehead, Salem, and Lowell. Springfield has 12 LHDs, including two that each have more than 430 properties.

Newton's Historic District Ordinance clearly states that the purpose of an LHD 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
- Encouragement of design compatible with existing architecture.

To meet these goals, it is essential to understand the evolution of the neighborhood, and to know how West Newton Hill's historic resources are distinctive and informative of its past development. The discussion of this topic appears in Section E on Significance.

Being part of a Local Historic District does *not* mean a freeze on any changes or improvements to houses. Updating continues at a healthy pace in historic districts, and in the case of structures of more recent construction or with less notable architectural or historical significance, demolition may be allowed. These changes can be carried out with an eye toward the impact on the fabric and appearance of the neighborhood as a whole. Many architects and developers understand the guidelines of historic districts and are able to work within them with positive and creative results. The members of the Local Historic District Commission develop familiarity with the neighborhood and use their expertise to provide valuable advice to homeowners.

Based on evidence from a large number of studies looking at whole neighborhoods over a period of decades, property values generally either move in tandem with those of comparable houses outside a district, or increase more steeply compared to houses that are not in LHDs. See the **Bibliography in Appendix II** for a list of sources. Homes within Local Historic Districts can command a premium due to the neighborhood's uniqueness, stability and prestige. Notably, many of the greater Boston area's most desirable neighborhoods are in LHDs.



Because the vast majority of houses on West Newton Hill are over 50 years old, they are already subject to NHC review of major exterior alterations including those that trigger the Demolition Delay Ordinance. When there is a Local Historic District Commission, this review shifts to that body. The table below indicates the scope of review within a Local Historic District.

A Local Historic District Commission DOES NOT review:	A Local Historic District Commission DOES review/comment on:
<ul style="list-style-type: none"> - Interior changes - Routine exterior maintenance - Exterior changes not visible from a public way - Storm doors and windows - Paint or roof colors - Small telecoms antennae; AC units - Landscaping, walks, sidewalks, other changes at grade 	<ul style="list-style-type: none"> - Demolition requests – some may be permitted if the building is not deemed to be historic; - Exterior changes visible from the street (excluding those on the list to the left); can suggest modifications to plans based on compatibility with the street context - New construction- to look for appropriateness of exterior mass, scale, design and setback within the context

When applications are reviewed by City staff, many will get a *Certificate of Non-Applicability*, meaning the homeowner can proceed without meeting with the Commission. A *Certificate of Hardship* can be issued if unique circumstances affecting a particular structure would result in hardship to the homeowner if the application were not approved. People with newer houses that are not considered historical are not required in any way to change them to appear historical.

The members of the Local Historic District Commission are appointed by the Mayor, and specifically include an architect, a realtor, and a lawyer; at least two must be residents of the neighborhood. West Newton Hill has many qualified candidates who could be nominated to serve on the Commission.

C. METHODOLOGY

The current initiative began in early 2016. In January 2016, four property owners from West Newton Hill applied to the Newton Historical Commission for demolition permits. Two of these houses were listed on the National Register of Historic Places. All four structures (located on Chestnut Street and Highland Street) were deemed by the NHC to be preferably preserved. While one of those four houses was sold to new owners who are restoring it, the future for the others is uncertain at the time of writing this report; the demolition delay periods will expire in 2017.

Initial research was done on the direction of change in the neighborhood. Many houses have been thoughtfully upgraded, adapted and improved. Over the past 10 years, other historic dwellings have been demolished and replaced with new construction, noticeably changing the

streetscape on Highland, Temple, and Valentine Streets, and Sylvan and Forest Avenues. This also has meant the loss of the link with the stories of the original families who built those homes.

A community meeting was convened in February 2016 based on informal outreach among neighbors. Afterwards a Steering Committee was formed composed of residents with backgrounds in: architecture and design, law, preservation planning, communication, technology, research, and management. After much study and exploratory meetings with neighbors, the Steering Committee asked the Newton Historical Commission(NHC) to investigate the possibility of establishing a local historic district on West Newton Hill. At its meeting in June 2016 the NHC, as the official Study Committee for new local historic districts, authorized the preparation of a study report. The West Newton Hill Steering Committee agreed to complete the requisite research and to serve as a “study group” for the NHC by completing inventory forms for properties not yet documented and compiling the necessary information for the present Preliminary Study Report.

Overall about nine months have been spent in research and community outreach, through a series of meetings and smaller get-togethers in people’s homes, as listed below. Initial communication (hard copy mailings) went to over 370 property owners, prior to narrowing the area to the current proposed size. A senior preservation consultant, Gretchen Schuler, was engaged to advise on the preparation of the Preliminary Study Report. See **Appendix I** for members of the Steering Committee, other participants in preparing the study report, as well as the names of Advisors and City Council members from Wards 2 and 3.

Outreach and Communication

Communication efforts have been aimed at reaching a large number of homeowners on West Newton Hill, through hard copy mailings, sending an anonymous survey, updates through email, conversations with neighbors, letters to the *Newton Tab*, meetings, social events, and creating a website to provide background and answers to frequently asked questions. Some of the steps taken are listed on this timeline:

February/March

- Initial planning meeting 2/23/16 with Ward 3 Councilor Barbara Brousal-Glaser
- Letter (hard copy, by mail) to 73 homeowners in the West Newton NR District
- Letter (hard copy, by mail) to 20 homeowners in the Putnam Street NR District
- Exploratory meeting at Neighborhood Club 3/13/16
- Steering Committee formed

April

- Letter (hard copy, by mail) sent 4/1/16 to 370 homeowners, soliciting opinions through an anonymous survey card and inviting attendance at a meeting on May 1
- Meeting 4/14/16 at the Neighborhood Club; invited 180 households who are members of that club

- Website created at www.wnhpreservation.org – has been continuously updated; provides background information, FAQs, links to resources, contact form for volunteering or to ask questions
- Email list assembled. Now includes over 250 households as of December 2016.

May

- Community meeting 5/1/16 at Second Church in Newton, 60 Highland Street. Professor Daniel Bluestone, Dir. of Preservation Studies at Boston University attended and spoke
- Meetings with individual City Council members

June

- Letter (hard copy, by mail) to 340 homeowners
- House meetings with coffee or wine and cheese – six different events for groups of neighbors from different streets
- Letter to Newton Historical Commission 6/3/16
- Meetings with individual City Council members from Wards 2 and 3
- Newton Historical Commission meeting 6/23/16; authorization of a study report and supporting documentation to be prepared by WNH group assisting official Study Committee (NHC) voted 5-0-0.
- Research for study launched

July/August/September

- Letter to *Newton Tab* 7/13/16 inviting neighbors to participate in research study and share ideas
- Research team meetings (architectural survey, historical profile, photographs)
- Informal meetings with neighbors
- Meetings with City Council members
- Information and social event held on 9/23/16
- Publication of a 20 page booklet with color photographs- *West Newton Hill: A Brief History*. Hand delivered or mailed to over 120 homeowners; also sent digitally to email list of over 250.
- *Boston Globe* article 9/22/2016 “Teardowns spur West Newton Hill to consider historic district”

October/November

- Information Panel on Preservation Options hosted by Planning Department 10/13/16
- Letter to *Newton Tab* 11/02/2016 commenting on demolition of 174 Valentine and inviting input on options for neighborhood
- Informal meetings with neighbors

Research Methods

- Attended MHC workshop led by Christopher Skelly on Local Historic Districts, held in Mendon, MA 4/26/2016
- Compiled and read the MHC reports on the NR districts and on individual NR properties on West Newton Hill

- Read the LHD reports for Newton Upper Falls, Chestnut Hill, Newtonville and Auburndale and met with current or previous members of those commissions and homeowners living in those areas.
- Consulted sources on the history and architecture of West Newton, and on the economic impact of preservation. See Bibliography in Appendix II
- Conducted walking field surveys of neighborhood
- Documented homes with photographic survey
- Engaged an intern from Boston University graduate program in preservation studies
- Met with Director Lisa Dady, Archivist Sara Goldberg, and Researcher Marya Van't Hul at Historic Newton; met with Newton Free Library Archivist Nancy Kougeas and Special Collections Librarian Suzanne Kalil.
- Assembled a guidebook of architectural styles and features; trained a team of 6 volunteers to conduct architectural surveys
- Prepared guidelines for historical research to trace the construction year and first owners of homes; trained a team of 7 volunteers
- Consulted Newton Tax Assessor's database for approximate year of construction; finding this was often incorrect, verified actual dates using Newton Utility Atlas and other sources, including: historic city atlases showing property owners, Registry of Deeds, City Directories and Assessed Poll Listings.
- Focused survey and research on those properties not previously surveyed and prepared Form B for those properties to be included in MACRIS.
- Verified, supplemented and corrected information on houses previously inventoried.
- Corresponded with homeowners on findings on history of their homes.

D. JUSTIFICATION OF THE BOUNDARIES

The proposed area follows the physical topography of the West Newton Hill as well as the historical patterns of development, starting from the area's emergence as an early commuter suburb of Boston, as a result of the introduction of the railroad in the 1830s and subsequent expansion of that service. West Newton Hill developed in response to the growth of this commercial and transport hub, further spurred by West Newton being the location for Newton's City Hall between 1873 and 1932. The extension of Commonwealth Avenue to Newton in 1896 with electrified trolley service also helped delineate the area of West Newton Hill. The construction of the Mass Turnpike in the 1960s introduced a physical separation between the residential neighborhood on WN Hill and the commercial and residential areas at West Newton Square and further north.

The proposed district is shown on the **Maps A and B in Appendix III** and listed in the **Property Index in Appendix IV**. Broadly speaking the area lies within the borders of the Mass

Turnpike to the north, Commonwealth Avenue to the south, Sterling Street to the west and Sylvan Avenue to the east. It includes homes in both Ward 2 and Ward 3. Other than a few carriage houses which have become individual properties, all the structures are visible from a public way.

West Newton Hill presently includes three National Register (NR) Historic Districts, which, together with the streets running between them, form the core of the study area. In addition to tracing the historical development of West Newton Hill, the boundaries for the proposed area therefore specifically took the following **criteria** into consideration:

1. To incorporate the three existing National Register Districts. See *Table 1* for a list of existing NR Historic Districts on West Newton Hill, also shown on Map IIIB.
2. To include individually listed NR properties in the neighborhood
3. To include the preponderance of historic homes adjacent to and between these NR areas. This meant adding to the list additional homes on Barnstable, Berkeley, Burnham, Chestnut, Exeter, Fairfax, Hampshire, Highland, Perkins, Prince, Sewall, Sterling and Temple Streets, and Hillside and Sylvan Avenues.
4. To create a contiguous district. This meant adding properties on shorter streets reaching between the longer streets, often the result of subdivisions in the 1930s or in some cases the 1950s. These include Ascenta Terrace, Crocker Circle, Lockwood Road, and Wykeham Road.

Table 1: National Register Historic Districts on West Newton Hill

Name	Buildings included	Architectural styles and years of construction
West Newton NR Historic District (1986 report)	73 buildings. Includes houses on Chestnut, Fountain, Highland, Lenox, Otis, Regent and Valentine Streets. The Lambert House at 128 Chestnut (1855) is currently in the demolition delay period. Two other contributing homes on Highland Street were demolished in the past decade.	Mostly Queen Anne and Colonial Revival, built between 1880 and 1900. Some earlier homes are in the Italianate style, and the area also includes Stick and Shingle style homes
Putnam St NR Historic District (1986 report)	20 buildings. Includes houses on Putnam, Shaw, Temple and Winthrop Streets. The Edward Alden House at 35 Temple St (1874) was demolished in 2014.	Mostly Second Empire and Italianate with some Queen Anne style, built between 1860 and 1890

<p>Day Estate NR Historic District (1990 report)</p>	<p>6 buildings on Comm Ave and Dartmouth Street. The Leavitt Edgar House at 1415 Commonwealth Avenue was demolished and replaced in 2003.</p>	<p>Large estate homes built in 1929 and 1930, mostly grand Tudor Revival style</p>
<p>Howland Development (proposed as a NRHD in 2010)</p>	<p>18 buildings, most originating from the subdivision of the Howland Estate. Most are on Chestnut and Prince Streets just north of Commonwealth Avenue.</p>	<p>Colonial Revival, Craftsman, Queen Anne, Shingle, Tudor Revival . Built 1898-1916.</p>

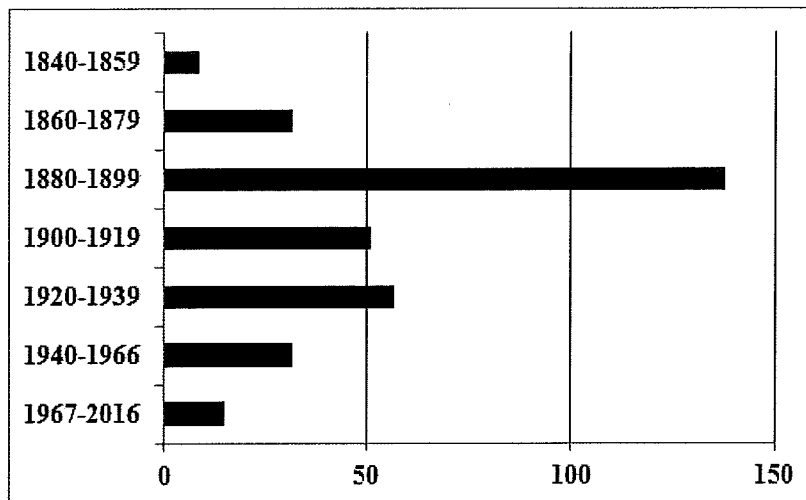
The area is composed almost entirely of single-family dwellings, with a few notable exceptions. Three historic buildings constructed for other important purposes in the community:

- The **Second Church in Newton** (1916) at 60 Highland St. National Register.
- The original **Peirce School** (1896) at 88 Chestnut St, currently used for senior housing. National Register.
- The **Neighborhood Club** (1890) at 24 Berkeley Street

One former dwelling has been converted to a non-residential use. The 1898 Henry B. Day House, 321 Chestnut Street (listed on the National Register) now serves as the **All Newton Music School**.

In addition to these buildings, the historic resources also include the bronze Lambert Fountain (1903) at the intersection of Valentine and Chestnut. There is one two-family dwelling (28-32 Prince St). About 30 original carriage houses remain; some have been converted to residential use as accessory apartments. The distribution of structures by year of construction is shown in **Figure 1** below.

Figure 1 West Newton Hill: Year of construction of properties within the study area



Number of properties

Other boundaries considered:

The study group also considered a *larger* area, which could have incorporated some notable historic buildings to the east of the proposed district, including houses on Mt Vernon Street, Highland Avenue and lower Otis Street, as the Hill slopes down reaching towards Newtonville, as well as houses on Bigelow Street near Valentine. Although these structures with distinctive architecture also merit preservation, and interest has been expressed by homeowners on those streets in participating, this would have extended the focus away from the existing NR districts and was not considered viable in terms of the size of district at this time.

The study group also considered reshaping the proposed boundaries to a *smaller* area, omitting blocks with principally mid-20th century houses. However, this reduced scope would leave gaps in the center of the district so it would no longer be a contiguous area. Some houses on the periphery of the proposed district were included in order to avoid dividing up two sides of a street or including only part of a block.

E. SIGNIFICANCE: HISTORICAL AND ARCHITECTURAL***Overview***

West Newton Hill possesses a wealth of late 19th and early 20th century residential architecture. Many leading figures in industry, politics, the arts, science, and finance have chosen to settle there in the past century and a half. A list of some of the notable individuals who have made their homes on West Newton Hill is shown in **Appendix VI**. Overall the neighborhood is currently characterized by a high level of integrity of well-preserved original dwellings, combining a range of historic architectural styles, reflecting the development of the neighborhood over the decades.

The earliest houses date from the 1840s and 1850s with the introduction of train service. As the area transitioned from agricultural use and forest, development reached a peak in construction activity in the 1870-1900 period. Nearly 200 dwellings were built in those three decades alone, predominantly constructed in “high style” with significant attention to design and craftsmanship. Unusually, most of those houses are still standing and maintained in good to excellent condition. This assortment of houses, which are now 120 to 170 years old, gives the neighborhood a distinctive historic character, with a variety of styles including Second Empire, Italianate, Queen Anne, Stick, Shingle and Colonial Revival.

During the early 20th century a number of other architecturally significant structures were added, including some notable Craftsman style houses built prior to 1920. Subsequently, larger lots were subdivided, particularly in the 1930s, and residences also were added in a range of styles (including Georgian, Colonial Revival and Tudor Revival) with attention paid to

appropriate design and attractive landscaping. Residences on the hill have continued as single family dwellings, evolving for modern living through additions and other modifications. Some carriage houses have been rehabbed as separate residences or accessory apartments.

Two National Register properties have been converted to new uses: the Peirce School (1896) was converted by the City of Newton for use as senior housing, and the Henry B. Day House (1898) was converted for use as the All Newton Music School. Mid-20th century properties were added as sub-divisions were created, including ranch and other contemporary styles. Updating and revitalization of the housing stock continues to be a healthy and essential process, necessary to meet the needs of 21st century living and energy conservation.

Agrarian Beginnings up to 1840

First settled in the mid-1600s as a part of Cambridge, Newton was characterized by a collection of sparsely populated agrarian and undeveloped lands, interspersed with light industrial communities at waterfalls along the Charles River. Nascent settlements at modern day Newton Corner and Newton Center grew throughout the 17th and early 18th centuries. The village of West Newton emerged in importance when in 1764 it opened its own “Second” parish, drawing from northern and western Newton. Since the establishment of a new parish typically presaged the establishment of a new town, this marked the beginning of a power struggle between West Newton and Newton Center over the location of City Hall. In 1800, West Newton was still rural and lightly populated, with only the church, a couple of retail establishments and a stagecoach stop to hint at the development of the next few decades.

In April 1834, the Boston and Worcester Railroad (later called Boston and Albany) commenced service between Boston and Newton, and West Newton briefly served as the terminus. Prior to this period, West Newton Hill, then occupied by the Bullough farm and forests, remained largely undeveloped and without any public thoroughfares.

Expansion of Railway Service/Original Estates 1840-1880

The provision of more frequent railroad service between West Newton and Boston marked the beginning of a fundamental shift in West Newton’s physical character, as the Hill experienced spillover development from the village of West Newton. The expansion of railroad service in the 1840s from the initial three daily trains to Boston and back coincided with suburban development which shaped how West Newton Hill looks today. With this quick and convenient means of transportation into the city, it became possible for upper and middle class professionals to do business in Boston while settling with their families in the pastoral setting of West Newton. This potential for residential use greatly increased the value of what was previously remote and inconsequential farmland, and prompted a rush of activity from real estate speculators. Land on the north face of West Newton Hill, possessing the natural attributes of

beautiful views and distinctive terrain, in conjunction with close proximity to the train station, was particularly desirable and among the first areas to be developed.

The implementation of a street grid and the purchase of large lots of land for a handful of family estates stimulated development. The first streets to be laid out were Chestnut Street and Highland Street, then called Orange Street, on the land of the Bullough farm. In 1849, a group of developers hired surveyor Alexander Wadsworth, known for his survey work at Mount Auburn Cemetery in Cambridge, to lay out an eighty-acre parcel on the summit of West Newton Hill for a subdivision called Sylvan Heights, a project that saw the creation of Otis, Highland, and Lenox streets. Temple Street was also laid out in 1849. The streets laid out at this time were the primary thoroughfares on the Hill and continue today to form the backbone of the Hill's street plan.

Of the houses built in the 1840s and 1850s, it is notable that seven are extant, each holding importance in the history of the neighborhood. These houses also represent several of the notable architectural trends of their time; almost all have since evolved with additions to meet needs of contemporary families. Some timbers from Bullough's farmhouse, dating from before 1830, are thought to be incorporated in the Lamb/Valentine house, now located at **12 Valentine**, which is in the **West Newton National Register(NR) district**. The commodious 1840 Italianate dwelling at **102 Highland Street**, was first occupied by coal merchant Galen Merriam. An NR property, this home displays deep extended eaves with bracketed cornice and chamfered posts also with decorative brackets carrying the wrap porch. Mr. Merriam, who owned much of the land on both sides of this section of Highland Street, moved in 1877, after which the land was sold and developed through to the end of century.

An active academic and literary community emerged in the 1840s and 1850s. A notable newcomer to West Newton Hill at the time was Horace Mann (1796-1859), the famed educator who advocated universal education and founded the first teacher training college in Massachusetts. Mann purchased a two and a half acre lot at the northwest corner of the intersection of Highland and Chestnut Streets, building his house in 1845. Like other new arrivals in West Newton, the Mann family was attracted to the balance between pastoral setting and convenient proximity to the city. Mann was also notable as one of several illustrious educators who brought distinction to West Newton as a hub of education, including Nathaniel Allen and Reverend Cyrus Peirce. Mann's brother-in-law, Nathaniel Hawthorne wrote his famous "The Blithedale Romance" while a guest on Highland Street. Mann and Hawthorne had married sisters Mary and Sophia from the illustrious Peabody family. Horace and Mary Mann's house was sold to the Warren family after his death, and later demolished in the 1940s. However the stone barn which was part of the Mann-Warren estate still stands at **11 Crocker Circle**. It was altered and converted to a residence in the early 20th century.

Another of the oldest homes on the hill, **34 Temple Street** (1849) was once the residence of Elizabeth Peabody, the founder of the kindergarten movement in the United States. She rented the house from Galem Merriam. A cottage featuring a steeply pitched gable roof and an

octagonal bay between two wings, it has been enlarged over the years always with a view to compatible design. This home is in the Putnam Street National Register District.



The Andrew Allen House at 34 Temple Street (1849), Putnam Street NR District

At this stage, only a few houses had been built on the hill. In the following decade, some significant homes were added, which currently remain in well preserved condition. A distinctive residence exemplifying a composite of Italianate and Colonial Revival style can be found at **274 Otis Street** (1850). Willard Sears (1803-1890), the builder, was responsible for construction of the stations on the Boston-Cape Cod rail line in the 1840s; he was also an advocate of temperance and ran an alcohol-free hotel in Boston. The first owner of this home, Increase Sumner Withington, oversaw construction of many churches in Boston and was an entrepreneur with a patent on a marine salvage device. This house possesses a pyramidal hipped roof with shed dormers on the four sides, and extended, prominent eaves accented heavily with dentils and modillions. At a later date it was embellished to be more ornate with a portico inspired by Colonial Revival features. It is at the heart of the **West Newton NR District** and has been meticulously maintained by the current owners.



The Sears Withington House (1850) at 274 Otis Street, West Newton NR District

Just across Lenox Street, at **292 Otis** (1857) stands the house of John P. Eager, who was a partner in a successful dry goods firm specializing in woolens. This house demonstrates the Second Empire style, which was ascending in popularity at that time, with its trademark mansard roof and its bracketed cornice with arched windows, features borrowed from the Italianate style. Like the house at 274 Otis, built a few years earlier, it demonstrates the designer's propensity to combine different styles, heavily accented by the prominent Ionic pilasters supporting the portico, a later addition in the Colonial Revival style. Notably, these early houses, found today along the wider streets, tended to be located on the north slope of the hill and indicate the limited extent and northern orientation of development at the time.

Also during the 1850s, Nathaniel T. Allen, a noted abolitionist and pioneer in education, founded the West Newton English and Classical School, introducing a progressive approach to educating the whole person including providing a gymnasium. Allen acquired the Greek Revival building at 35 Webster Street, where the school was later led by his daughters. While this structure is a few blocks to the north and outside the scope of the proposed district, its presence in the village as well as the influence of educational thought-leaders of the day in West Newton undoubtedly drew families to build their homes on West Newton Hill. The role of the Allen School in the the narrative of Newton's history is being highlighted through the current building restoration under the leadership of the Newton Cultural Alliance.

The swing in the town's political center of gravity towards West Newton also impacted development in the coming decades and attracted families to this neighborhood. In 1848, the Town Hall was moved from Newton Center to West Newton, moving into the old Second Parish Church building. Then in 1873, when Newton was reclassified from being a town to a city, West Newton became home to the first City Hall, on Washington Street. For over eighty years, West

Newton served as the political center of Newton, until construction of the current City Hall on Commonwealth Avenue in 1931.

Suburbanization and Prime Era of Construction: 1865-1900

The neighborhood saw its main phase of development in the decades following the Civil War. The period between 1865 and 1920 was characterized by the thorough buildout of the neighborhood nearly to its current density. There was a particular surge in development between 1880 and 1900, when the lifestyles and aspirations of daily commuters began to reshape West Newton's economic and social composition.

Significantly, this period saw the organization of the hill's modern-day network of streets. **Valentine Street** was laid out on a diagonal along the northern boundary of the Sylvan Heights development in 1869. **Hillside Avenue** and **Putnam, Perkins, Mount Vernon, Shaw, and Winthrop Streets** were laid out prior to 1875, and **Fountain Street** was laid out in 1876. The grandest houses were located on large lots at the top of the hill, along **Chestnut, Highland, Otis, Temple** and **Prince Streets**, while somewhat more modest but still gracious and carefully crafted dwellings appeared on the shorter streets crisscrossing the hill's northern slope.

Notably, development of the Hill followed a clear pattern, radiating outwards from the railroad station. The portions of the Hill considered initially the most desirable - the scenic peak and the conveniently situated northern slope - experienced development before the eastern, southern, and western slopes, which would not be developed until the turn of the twentieth century.

The West Newton Land Company's development, situated on the north slope of the hill adjacent to the railroad, and corresponding roughly with the existing **Putnam Street National Register Historic District**, was built out immediately after the Civil War. Construction began on the streets closest to the rail station. There are over 25 houses still standing on the hill which were built during that decade, in particular on **Winthrop Street** and **Putnam Streets**. Here and on nearby streets, we find some outstanding examples of Italianate and Second Empire architecture. Other excellent examples are at **72 and 140 Highland Street**, which date from the 1870s. The David Howland House at **129 Chestnut** (1873) was situated on spacious grounds well set back above the road. It includes features of the Second Empire style, including the distinctive mansard roof, curvilinear bracketing off the posts on the front veranda and a side entry with a porte-cochère.



Example of Second Empire Style: David Howland House (1873) at 129 Chestnut Street

When we examine the Beers & Co Atlas of 1874, the street plan of the north slope of the hill is recognizable to modern observers. Home building continued apace. Gas street lamps were installed throughout West Newton Hill; quite a few streets retain these lamps in operation today. Gardiner P. Gates, treasurer at a Boston gas light company, became the first owner of **114 Temple** in 1874, a well-preserved house of the Italianate style, with large scroll brackets on the trim, pedimented windows and an ornate porch. Gates also built two more houses on his large corner lot for members of his family at **15 and 23 Sterling Street**. While the top of the hill was being laid out for extensive development in the 1870's, only Chestnut Street and Valentine Street had been laid out south of Highland Street, and the area south of Temple Street featured no streets or development.



Example of Italianate style: Entry of the Gardiner Gates House (1874) at 114 Temple Street

Based on the State Census of 1875, West Newton had 3,199 inhabitants, and was the locus for civic organizations such as the Athenaeum lending library and lecture club, the Women's Educational Club, and the West Newton Village Improvement Association, as well as active and growing religious congregations. Seth Davis (1787-1888) planted thousands of trees at this time to improve the appearance of West Newton, including elms, oaks, maples and evergreens. West Newton was a transport hub, connected with development to the north through the service offered by the Waltham and Newton Horse Railway Company.

We can get a window into the social and economic fabric stimulating development of the neighborhood by looking at the occupations of those who first moved to new homes on West Newton Hill. Significant number of the heads of these new households in this period made their living in the growing manufacturing sector, and quite a few were involved in the shoe and leather trade such as John Greenwood (105 Temple), Frederick Bancroft (19 Burnham), John Alley (320 Chestnut), Frederick Jones (92 Lenox; 128 Chestnut), and Fred Sawyer (37 Fairfax). Others listed their occupations as merchants, such as George Frost (170 Chestnut) whose firm supplied woolens for underwear. Still other early home owners gained prominence and success in trades that are no longer in existence, such as bookbinding (Samuel Fleming at 69 Hillside Avenue and his colleague Charles Laurie at 269 Highland Street) or the manufacture of surcingles (Stiles Frost at 100 Hillside Avenue.)

Many early homeowners pursued their professions managing factories or downtown in Boston. However, some worked locally. George Ingraham, an apothecary who ran a well known shop in the village catering to the health needs of West Newton families, was the first owner of **152 Chestnut** (1880), another notable Second Empire dwelling.

At the start of the 1880s, the neighborhood then entered a wider and highly active period of new construction, with a significant wave of development occurring over the next two decades that gave West Newton Hill some of its grandest houses. An acute observer of Newton's development, Moses F. Sweetser, portrayed West Newton Hill as "a storming column of modern villas up the steep heights...[which] crowned their crests with far viewing estates". Despite this bustle of construction, Sweetser still found "a place of homes, free of manufacturers and abounding in quiet streets where peace and contentment dwell." (*King's Handbook*, p. 161)

Several notable subdivisions were created from large estates and farmland during this period. Albert Roffe purchased the parcel of land north of **Highland Street**, creating lots on **Regent Street** in the process. Roffe was the proprietor of a burgeoning feed and grain business, that generated enough capital for him to get involved in real estate speculation. The lots he laid out were notably smaller than the prevailing lot sizes on the hill and signaled a trend toward denser development. For his own family, Roffe built a Colonial Revival house and carriage house at **276 Highland Street** in 1891; both buildings were on the National Register, but were demolished in 2005. However **Regent Street** retains an attractive grouping of 1880s and 1890s homes.

The entire village of West Newton, along with the city as a whole, saw intense growth during this period as it transitioned from an exurban bedroom community to a dense suburb with its own community fabric. Transport options helped to integrate the neighborhood with the rest of Newton as well as with Boston. In 1889, the horsecar routes down River and Washington streets were electrified, connecting the outer reaches of the village to the railroad station. By 1890, there were 30 direct trains running to Boston on a daily basis. In 1895, traffic had increased so much that the railroad was lowered into a trench, eliminating grade crossings in the busy village center.

Subdivision of the old estates into smaller parcels continued with the breakup of the Withington and Parsons estates at the top of the hill. The Withington Estate, adjacent to Lenox Street between Otis and Highland streets, was sold, divided, and built upon in the late 1880s. The Parsons Estate was divided in 1891 with an extension of **Lenox Street** bisecting it from its previous terminus at Highland Street to Valentine Street.

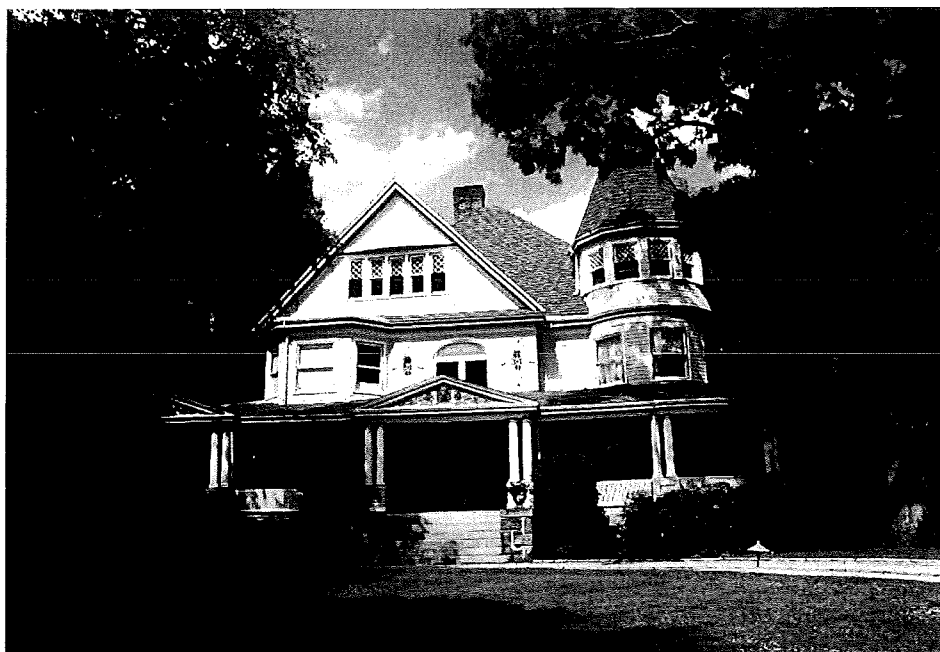
A third subdivision was laid out within the Valentine Estate in 1889, from the land owned by the family of Lawson Valentine, an entrepreneur in the paint and varnish industry. While the lots were not built on until the early 1900s, the project resulted in the extension of **Fountain Street** from Highland Street to Valentine Street and the construction of several streets, including Valentine Park, between Valentine Street and Chestnut Street. The 1890s also saw the division of the Houghton Estate, which was located on the north side of **Otis Street** between Hillside Avenue and Chestnut Street. It was purchased by developer Edward Leland in the early 1890s, split into five parcels, and fully built out by 1895.

The houses constructed over this period reflect the Stick, Queen Anne, Shingle, and Colonial Revival styles popular during those decades. The following briefly highlights the distinctive features of those architectural styles, giving examples of each style found on West Newton Hill.



Example of Stick Style: John S. Leonard House (1877) at 39 Putnam Street

The Stick style was popular from about 1865 to 1890, and was named for the use of clapboard walls overlaid with thin wood boards in an orientation which reflected the inner structure of the building. Other notable features of the style were steeply slanted, gothically inspired jerkin roofs forming a dramatic roof profile, intricate wooden verge boards beneath the eaves, and complex, asymmetrical plans. Many of West Newton Hill's Stick Style houses were built in the 1870s, at the beginning of the Hill's wave of development. Some examples can be found on **Fountain Street (15, 25, 33, and 39)** and **Putnam Street (38 and 39)**. Pastor Francis Tiffany of the West Newton Unitarian Church built his home at **73 Perkins Street**, a particularly fine example of Stick Style architecture, combined with a Gothic-inspired porch with pointed arcading and quatrefoils.

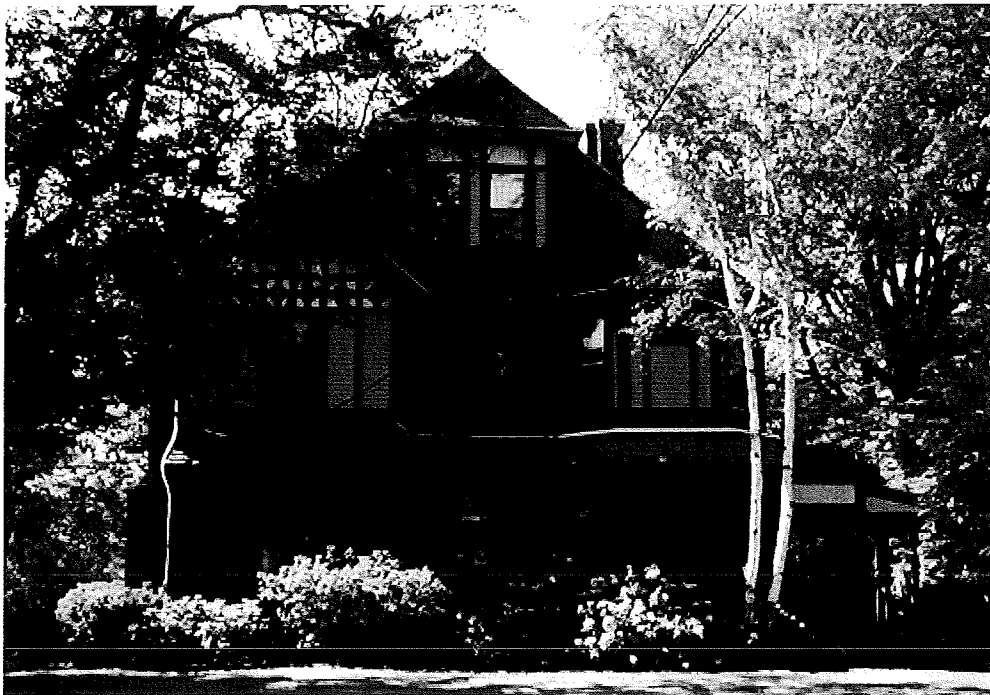


Example of Queen Anne Style: Frank W. Wyman House (1895) at 158 Prince Street

The Queen Anne style, popular after 1875, is ubiquitous on West Newton Hill, and has a strong presence in the character of the proposed historic district. Eclectic and sprawling, with asymmetrical and highly creative massing, the Queen Anne style is easily recognized by its uneven roof lines punctuated seemingly haphazardly by dormers, gables, and wings, and its porches, balconies, bay windows, and turreted towers. Sometimes these homes give a sedate appearance while others are extravagantly and diversely decorated, with a multitude of materials used for structural and textural purposes. Individual designs borrowed significantly from each other and from models in architectural books; however, most houses display their own unique design. Many retain their original carriage houses.

One particularly notable example is the George Frost House (1883) at **170 Chestnut Street** with its exuberant details, which still retains its porte-cochère and carriage house, now a separate residence. Another outstanding and elaborately detailed example of Queen Anne

architecture, which is on the National Register, is the Joseph L. Stone House (1881) at 77 **Temple Street** with its well preserved carriage barn. Built with brick at the first story, the house is clad with patterned shingles, featuring scroll-sawn woodwork in the porch and side porte-cochère, and decorative wood trim reminiscent of Tudor-era detailing.



The Joseph L. Stone House (1880) at 77 Temple Street, on the National Register of Historic Places

Edward Wilson, a dry goods merchant who became Mayor of Newton, commissioned architect Bertrand Eugene Taylor to build **304 Otis Street** (1887), a striking and picturesque example of Queen Anne style with a companion carriage house. Taylor, the architect, was a Newton resident, whose buildings designed at the turn of the century were nationally acclaimed. Other notable examples of Queen Anne style are found throughout the neighborhood, including at **44 Putnam Street, Otis Street (273, 342, 334)**, as well as **158 Prince Street** and **8 Sylvan Avenue**. A number of these also have the original carriage house intact, displaying some of the same architectural features, such as turrets. **Sewall Street** also has a collection of appealing examples of the 1890s Queen Anne style.

The Shingle style is also well-represented on West Newton Hill, as its brief period of popularity, between 1885 and 1910, coincides perfectly with the most intense wave of new construction in the neighborhood. An outgrowth of the Queen Anne style, the Shingle style was heavily influenced by early New England farmhouse architecture. Defined by an exterior of wood shingles stained naturally or brown, and commonly featuring rough stone in the first story, the style represented a move towards a more rustic, informal aesthetic. While it shared the often rich and complex massing of the Queen Anne style, exterior surfaces were more continuous and featured minimum decoration and simplified details.



Example of Shingle Style: Eugene L. Clark House (1892) at 82 Lenox Street

West Newton Hill features a generous number of exemplary specimens of Shingle style, such as on **Highland Street (87, 156, 240, and 300)** and **Lenox Street (32, 62, 82, 83, and 91)**. More examples are found at **70 and 100 Valentine Street** and **70 Barnstable**, as well as several notable homes on **Berkeley** and **Prince Streets**. The house at **50 Putnam Street** represents an example of builders' frequent application of Shingle style touches to other styles.

Colonial Revival, a thematic development upon the Shingle style with its focus on rustic homegrown architecture, grew into a distinct style around the turn of the century, and while it took inspiration from Georgian and Federal style architecture, it was often applied in conjunction with Shingle style elements. Several outstanding examples of pure Colonial Revival style architecture can be found on West Newton Hill. Colonial Revival can be seen as a return to formal, classical design, in reaction to the relatively picturesque compositions of the Queen Anne style. Possessing rectangular, box-like massing, a focus on symmetry and proportion, and a heavily emphasized central entranceway, Colonial Revival designs contributed a more regularized appearance to the streetscapes. This formality was augmented by classical ornamentation, including decorated eaves, Palladian windows, pilasters, and, most visibly, grand porches with substantial columns. The George and Fannie Whitten House (1901) at **260 Chestnut Street** provides an exceptional example of Colonial Revival style.



Example of Colonial Revival style: George and Fannie Whitten House (1901) at 260 Chestnut Street

Some important examples in the district include **99 Highland Street, Otis Street (333, 343, 351, and 359)**, and **67 Putnam Street**. In other houses we can see Colonial Revival details retroactively affixed to earlier designs, such as above the central portico at **95 Temple**. Colonial Revival remained the architectural style of choice well into the twentieth century, and as a result, it is a common sight in areas of later development during West Newton Hill's later infill stages.

The Neighborhood Club (1890); As the community grew, local families sought places for recreation and socializing. The Neighborhood Club, housed at **24 Berkeley Street**, was founded by a group of thirty men seeking a place to gather for lawn tennis and bowling. According to an 1893 document, the goal was: "encouraging athletic exercises and the establishment and maintenance of a place for literary or social gatherings."



The Neighborhood Club (1890) at 24 Berkeley Street

Newton civic leader and banker Henry B. Day, who was living at **126 Prince Street** at that time, leased out a section of his own estate for this purpose, and eventually sold this land to the Club. A clubhouse with a gambrel roof was constructed to provide an

interior space for bowling and lectures, fronted by tennis courts facing Berkeley Street. In the first decade, as use expanded, the building was altered to add an assembly room with a north-facing Palladian window. In more recent years a porch was added on the north side. The building remains intact and continues to serve as a meeting place for families in the neighborhood.



RESIDENCE OF HENRY B. DAY,
CHESTNUT STREET, WEST NEWTON

The Henry B. Day House (1895) at 321 Chestnut Street in a 1915 photo

A few years later Mr. Day and his family moved to their new home at **321 Chestnut Street**, which currently serves an active community of musicians, students and families as the All Newton Music School.

The Peirce School (1896): Designed by architects Frederick Stickney and William D. Austin, the original Peirce School opened in 1896 at **88 Chestnut Street** to meet the educational needs of a growing population in West Newton. It was named after the renowned education reformer the Reverend Cyrus Peirce. The formal massing is relieved by details in the brickwork as well the use of stone, terracotta and slate for decorative trim. The building is capped by a high hipped roof and prominent chimneys, and the projecting corner pavilions also have hip roofs. The steps and sloping terrain at the entrance facing north to Austin Street provided the perfect setting for the annual class photographs of students and faculty we see in the archives. After the school closed in the 1950s, the building stood empty for some time into the 1970s before being converted to its current use providing apartments for senior citizens. It is highly visible as one enters West Newton Hill from the commercial area on Washington Street.



The original Peirce School (1896) at 88 Chestnut Street is on the National Register of Historic Places

The original composition of the large estates of the neighborhood's earliest families remains visible today through the range of lot sizes surrounding the larger homes, and in some cases, the original stone walls surrounding a large estate have been retained. One of the largest estates at the top of the hill belonged to Charles Irwin Travelli, a Pittsburgh-born steel manufacturer who became a prominent philanthropist. His grand, rambling granite house on the east side of Highland and Chestnut Streets was destroyed by fire during the 1898 blizzard, but the Travelli Stable remains at **22 Burnham Road**, one-of-a-kind on West Newton Hill, with its Romanesque arches, fieldstone walls, asymmetric massing and distinctive turreted round tower, together with pergolas and Arts and Crafts additions as part of its conversion to a residence about 1915-16.



The Stable of the Travelli Estate (1890) at 22 Burnham Road was converted to a residence

As the neighborhood developed and new homeowners arrived, inevitably there was a shift in the demographic profile and lifestyles of the residents. According to a disapproving observer writing in the *New England Magazine* in 1908, West Newton Hill “attracted a wealthy class of resident who have built magnificent homes, but whose interests have been more in the direction of fashionable than literary society... rather the richest than the best lettered.”

The original houses were often centered on sizable estates at choice corner sites. Luther Felton, who founded a prominent distillery business, invested in significant land holdings on Chestnut Street, Hillside Avenue, and both sides of the railroad station. The Luther family estate was on Chestnut Street on a particularly large lot; their original home was later replaced in 1917 by the stately Georgian brick residence at **219 Chestnut Street**. This house sits well set back from the street on a large lot three times the size of neighboring lots, and has a circular drive. Parts of the original 1917 structure had to be repaired due to a fire in the 1980s, with the restoration work undertaken in keeping with the original architectural style. At the time of writing, this property is in the demolition delay period.

Extension of Commonwealth Avenue and World War I Period

The westward extension of Commonwealth Avenue and its carriage way in 1896 stimulated new construction towards the eastern, southern, and western slopes of the hill. The addition of an electrified trolley on Commonwealth gave residents an alternative means of travel. The beginning of the 20th century thus saw the expansion of dense development past the top and north slope of West Newton Hill.

Some significant buildings were added in the years prior to World War I which also define the character of the neighborhood. West Newton Hill is fortunate to have about a dozen notable homes in the Craftsman style popular at that time, including a particularly early example at **31 Sewall Street** (1905). The Arthur Luke House (1909) at **221 Prince Street**, on the National Register of Historic Places, represents a rustic and early interpretation of the Craftsman style. Another individually listed National Register property is found at **271 Chestnut Street** (1914), a well preserved and recently renovated stucco-clad house designed by MIT-trained architect Hubert Ripley for lawyer Charles Noyes.



Example of Craftsman Style: Charles Noyes House (1914) at 271 Chestnut Street, NR

Other representative Craftsman style dwellings built in this pre-WW I period include **350 Chestnut** and **40 Hampshire**. Another exceptional Craftsman style house, this time with shingles rather than stucco on the exterior, was built at **8 Barnstable** (1917) for William T. Glidden; it features exposed rafters tails at the eaves and a curved roofline over the center entrance which is marked by Tuscan columns.

Thomas A Crimmins House (1910). This grand residence at **19 Dartmouth Street** is one of the finest Georgian Revival structures in Newton, and it is individually listed on the National Register of Historic Places. The very formal brick building has two major elevations, one fronting Commonwealth Avenue with massive Tuscan columns, and the other entrance facing the circular drive on Dartmouth Street with a quatra-style portico. The building displays many details of fine construction, and is trimmed with brick quoins and a modillion cornice, and accompanied by a substantial carriage house. The first owner, a prosperous wool merchant,

lived there until 1940. In the sixties it became the property of the Archbishop of Boston, providing housing for the Dominican sisters, and later for the Bishop of Melkite Greek Catholics. In recent years it has returned to its original use being a private residence for a family.

Second Church in Newton (1916). The Second Congregational Church of Newton completed construction of a new house of worship a century ago at **60 Highland Street**, where it continues to be a prominent landmark for people entering West Newton Hill from Washington Street, as well as being highly visible from the Mass Turnpike. On the National Register of Historic Places, the Gothic Revival church was designed by renowned architects Allen and Collens. Charles Collens was a Newton resident. Modelled after Salisbury Cathedral, the church includes a buttressed nave, pointed arch windows, and a tower embellished by gargoyles and topped by a stone spire.

Sinclair Weeks House (1917). A significant brick Colonial Revival house was constructed at the site of the original Parsons house, **65 Lenox Street**, for (Charles) Sinclair Weeks, a prominent Newton civic leader. Sinclair Weeks was the son of John Wingate Weeks, the 14th Mayor of Newton, and both men held leadership roles on the municipal, state and national levels. Sinclair Weeks served as President of the Board of Aldermen, became Mayor of Newton in 1930, and oversaw the construction of the new City Hall in its current location. Like his father he served as a Cabinet member in Washington, DC. Reflecting the status of the Weeks family at the time, this property was laid out with more than twice the area of the lots surrounding it. Presenting an exceptionally well detailed example of a Federal-inspired Colonial Revival style, the house has a five-bay façade featuring a central pavilion including a stylized Palladian window above the entry, and an oculus of in the gable peak of this central bay. The Weeks family later moved from Lenox Street to 97 Valentine (since demolished). In recent years a large addition to 65 Lenox compatible with the original style and materials was added on the northern side of the house facing Highland Street.

This period also saw the elimination of the last vestiges of West Newton's agricultural past. The Wauwinet dairy farm, founded in the 1890s by George P. Ellis, thrived for several decades along Commonwealth Avenue, and continued in business just beyond World War I. Then the Wauwinet farmland was sold in 1922, and subdivided, making way for the houses on the lower end of Prince Street near the Carriage Way. These buildings and others nearby are contained within the Howland Development, which was proposed as West Newton Hill's fourth National Register district in 1990.

Subdivision of Remaining Estates: Infill from 1920 onwards

While the 1920s were a period of growth for the city as a whole, this growth largely bypassed West Newton Hill, which already had been substantially built out. From 1920 onward, new construction continued only in specific pockets of the neighborhood, as a handful of the remaining large estates were divided into smaller lots.

One example of this irregular, clustered development can be found in the group of houses along Dartmouth and Commonwealth that currently form the **Day Estate NR Historic District**. The whole area was originally part of the Henry B. Day estate, surrounding the house built in 1895 at **321 Chestnut**. Upon the breakup of the Day Estate after World War I, the grounds, consisting of the land on **Commonwealth Avenue**, between and **Chestnut and Dartmouth Streets**, was divided into six still substantial lots. Between 1928 and 1930, houses were constructed here in a grand interpretation of the Tudor Revival style popular at the time. They are exceptionally well preserved, although one has since been demolished and replaced with a new structure.



Example of Tudor Revival: The Eliot and Bertha Fowle House at 1445 Commonwealth Avenue (1930), Day Estate NR District

A different type of development activity occurred during the 1930s, as the Great Depression put financial pressures on some residents of West Newton, causing some to subdivide and sell off part of their lots. Over forty new houses were built during the decade, with particular concentrations on **Lockwood** and **Wykeham** Roads and a handful each on **Hillside Avenue**, **Valentine Park**, and **Crocker Circle**. These houses were mostly built in the Colonial Revival style, as well as some striking examples of Tudor Revival homes on Wykeham.

By the 1940s, this rate of infill development had slowed, and in the immediate post World War II period there was virtually no new construction, in contrast to other parts of the City of Newton.

Post World War II Development

Since the end of West Newton Hill's main phases of development, the few new construction projects periodically undertaken represent trends in popular architecture. During the 1950s there was some infill development, but practically no new construction in the 1960s. A mix of Colonial Revivals, Cape Cod cottages, ranches, and split levels were gradually added.

The most significant twentieth century event affecting West Newton's development was the extension of the Massachusetts Turnpike in 1962. This provided convenient access for automobile travellers, while it also resulted in the physical separation of West Newton Hill from the rest of the village. The construction of the turnpike brought with it the destruction of a significant portion of the village's historic buildings, including much of the Curve Street neighborhood, which traced its roots back to the settlement of freed slaves after the Civil War.

While subdivisions were normal events during the twentieth century, some changes have been particularly damaging to the historic streetscapes of West Newton Hill. A particularly visible house was constructed at **8 Wykeham Road** (1993) at the corner with Chestnut Street, when the property belonging to the adjacent Tudor Revival home was subdivided. This contemporary style structure with vertical wood siding is banal and out-of-step with the neighborhood, detracting from the carefully crafted homes nearby and the overall streetscape.

In recent years, like other suburban communities near Boston, the City of Newton has experienced an accelerating trend toward demolitions followed by new construction of very large homes. Newton has emerged as a hotspot for this trend, with teardowns more than doubling in the five year period between 2009 and 2014. In the past two decades West Newton Hill has seen the teardown of older houses, often in sound condition, accompanied by the removal of mature trees. The replacement structures have larger footprints; the new designs often refer to a range of historical styles but with freely changing proportions, roof lines, window shapes and scale, in contrast to their historical predecessors. These buildings can in some cases appear too large for their lot, with less setback or a more prominent and oversized garage, compared to the adjacent houses.

As an example of what may continue to occur in the neighborhood in the absence of a Local Historic District, a brick Colonial Revival 1917 home at **174 Valentine** was demolished in September 2016. The lot was stripped of dozens of mature trees. Construction of two new houses has begun, each planned to be over 6000 sq. ft. Another disruptive change has occurred recently at the corner of Putnam and Temple Streets in the **Putnam St NR District**. The Edward Alden House at **35 Temple** (1874), an early example of Stick style, was demolished by a developer in 2014 to make way for two new houses, designed with little attempt to connect with the surrounding streetscape. This represents a loss to the history and visual fabric of the

neighborhood.

Three more historic homes await possible teardowns in 2017 as they near the end of the demolition delay period: the Henry Lambert House at **128 Chestnut Street** (1850s;NR); the former house of the famous photographer Louis Fabian Bachrach, Jr at **128 Highland Street** (1874), and the Herbert Felton House at **219 Chestnut Street** (1917).

Conclusion

New and old can coexist in harmony. There are many very successful examples of thoughtful additions, updating, and new construction in the neighborhood, meeting families' evolving needs. The goal of the proposed district is *by no means* to prevent natural revitalization of houses, but rather to avoid particularly jarring developments which would be at odds with the surrounding historic houses that until now have provided the neighborhood with its distinctive character. Many families on West Newton Hill were drawn to the neighborhood because it has a preponderance of older houses. Currently homeowners have no assurance that the appearance of the neighborhood will be stable. A Local Historic District is thus worthy of consideration, as a means to maintain the unique character of this area of Newton.



Henry Jackson Patrick House (1865) at 3 Winthrop Street, Putnam St NR District

NOTE:

The research team apologizes in advance for any errors or omissions in this report or in the appendices, including the inventory Form Bs completed on individual properties. Corrections would be most welcome and should be sent to wnhpreservation@gmail.com or to PO Box 650006, West Newton, MA 02465.



F. RECOMMENDATION FOR THE ORDINANCE

Newton previously adopted a local historic district ordinance, known as Section 22-40 of Article III of the City Ordinances, which governs all local historic districts in Newton. Each of the four existing local historic districts in Newton was defined by a map that was also adopted as part of the Newton Ordinances, as follows:

Section 22-41—Newton Upper Falls Historic District

Section 22-42—Chestnut Hill Historic District

Section 22-43—Newtonville Historic District

Section 22-44—Auburndale Historic District.

It is recommended that the Newton Historical Commission propose, for adoption by the Newton City Council, an ordinance establishing the West Newton Hill Historic District which includes a map defining the new West Newton Hill Historic District. A copy of the proposed map is attached as **Appendix III** and the proposed ordinance is attached as **Appendix V**.

Section 22-40 of the Newton Ordinances is consistent with the state legislation enabling the creation of local historic districts, Chapter 40C, and thus no changes in the provisions of the existing ordinance are proposed, other than as specified below.

One addition to the existing ordinance is proposed. This additional provision makes explicit that the Commission for the West Newton Hill Historic District has the authority to promulgate regulations that define certain categories of exterior architectural features, structures or buildings that can be constructed or altered in specified ways *without further review* by the Commission. This provision is based on Section 10 of the Sample Local Historic District Bylaw attached as Appendix II to the September 15, 2015 draft of the Establishing Local Historic Districts brochure prepared by the Massachusetts Historical Commission.

This additional provision will authorize the Commission to promulgate specific guidelines defining the kind of alterations to existing structures that are *acceptable* in the District *without further Commission review*. Promulgation of such guidelines will allow homeowners planning to make changes to their houses to know which specific alterations are expressly allowed. The promulgation of such guidelines will help to reduce the uncertainty faced by homeowners seeking to make changes to their homes in the District. The guidelines should also reduce the number of projects that will have to be reviewed by the Commission, thus reducing the workload for both the Commission and the City staff.

Although there has been considerable discussion about suggestions to amend the existing ordinance to accommodate certain kinds of changes within this proposed local historic district, it is recognized that the existing ordinance is consistent with State Enabling Legislation, Chapter 40 C and tracks language that is relevant to all types of resources and districts. Thus, there are no further 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 West Newton Hill Local Historic District Commission (WNHLHDC) and that they be available for review prior to a public hearing, after which they may be adopted.

APPENDIX I
List of Participants, Advisers and
City Council Members for Wards 2 and 3

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WEST NEWTON HILL
 PRESERVATION

APPENDIX II

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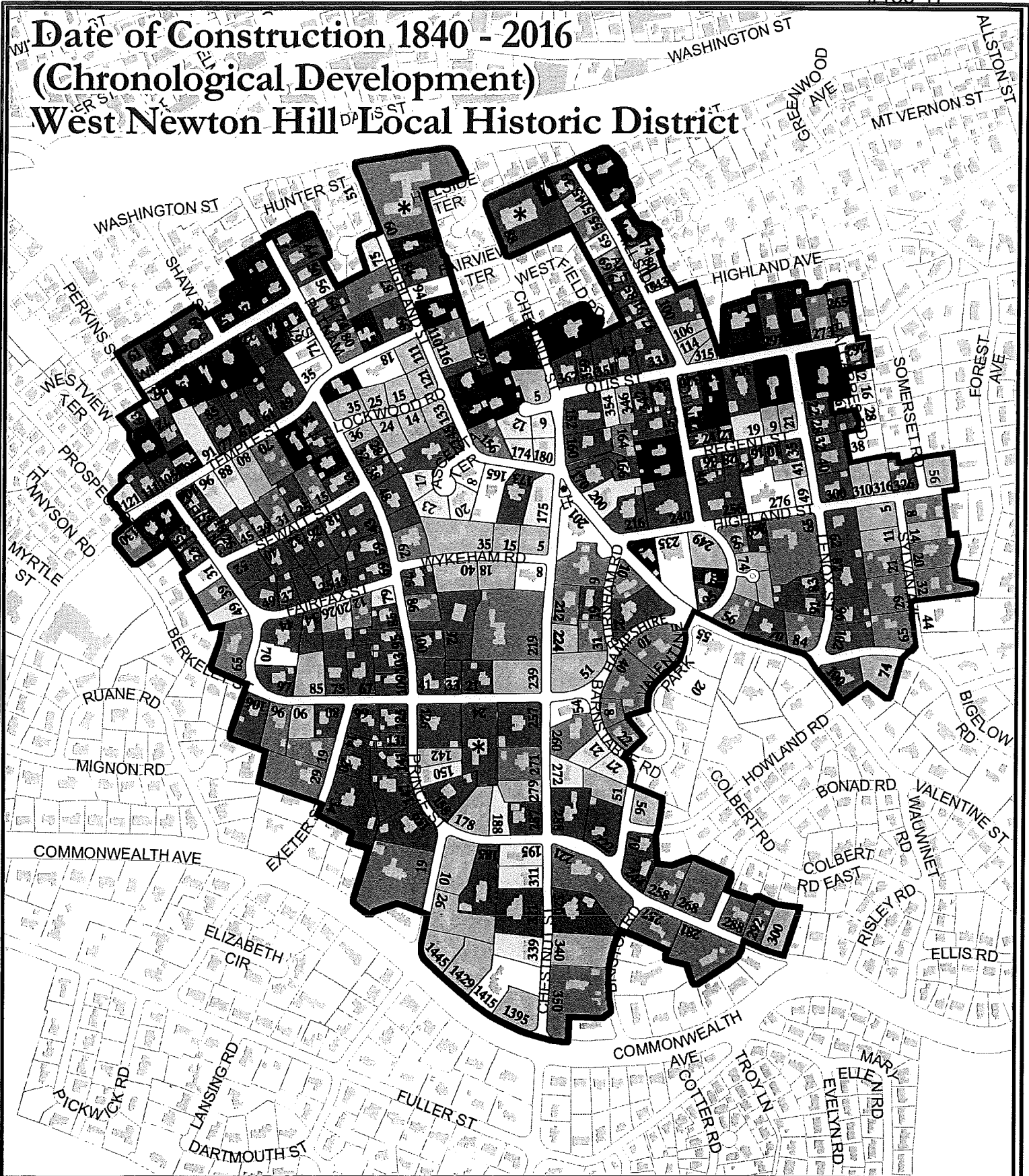
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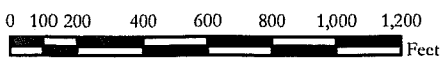
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Date of Construction 1840 - 2016 (Chronological Development) West Newton Hill Local Historic District



City of Newton, Massachusetts

APPENDIX III-A

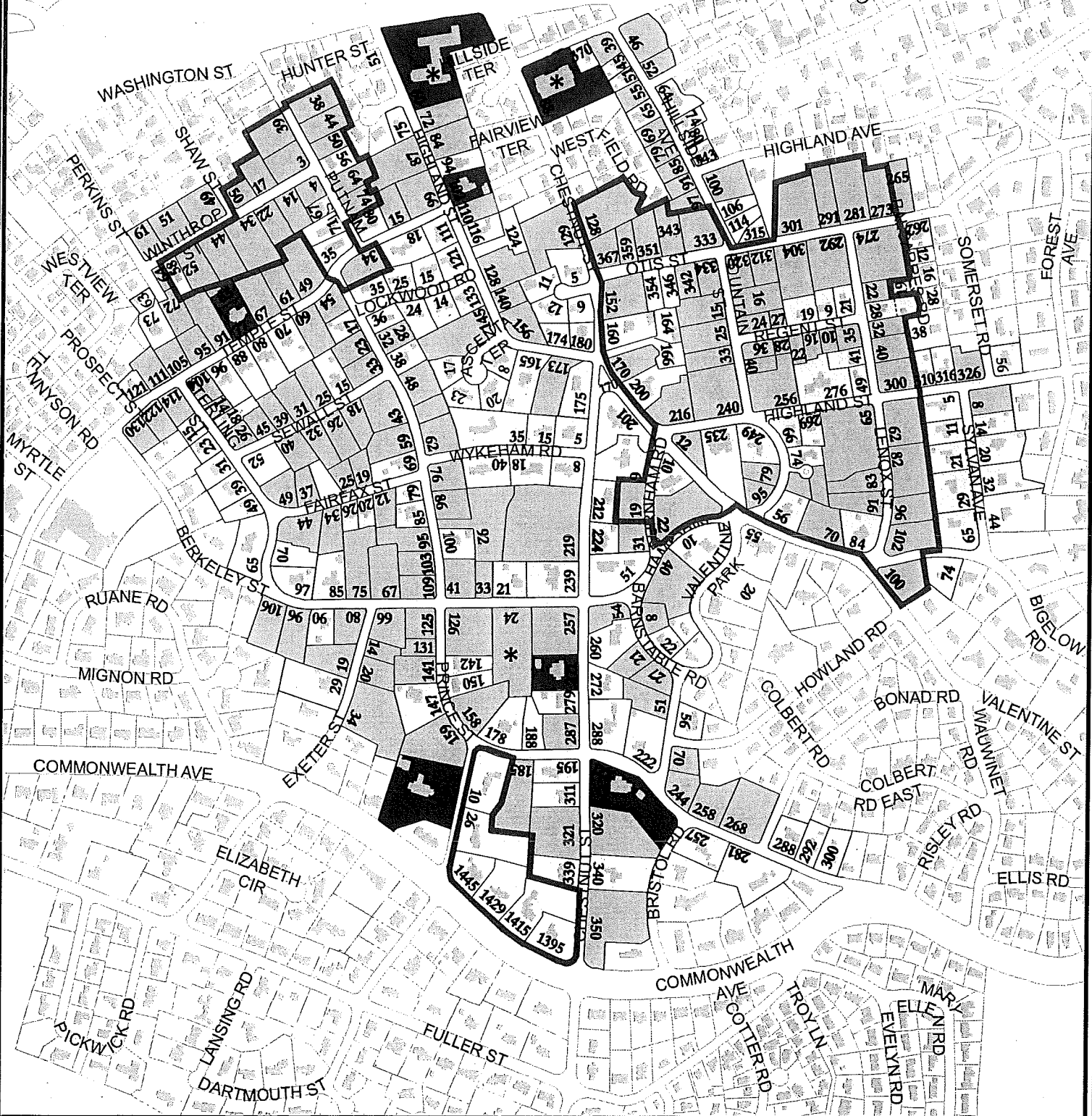


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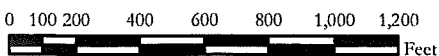
- 1840 - 1859
- 1860 - 1879
- 1880 - 1899
- 1900 - 1919
- 1920 - 1939
- 1940 - 1966
- 1967 - 2016
- Proposed Boundary 1-9-2017
- * Non Residential Construction

National Register Districts and Resources / Massachusetts Historical Commission Resources West Newton Hill Local Historic District



City of Newton, Massachusetts

APPENDIX III-B



Date: January 9, 2017

Legend	
	National Register Districts
	National Register Properties
	Existing MACRIS Form Bs
	New Form Bs
	Non Residential Construction

MHC ID #	NEW FORM B	SBL	NR STATUS	NUMBER	STREET	HISTORIC NAME (<i>changes in italics</i>)	STYLE	YEAR
	Y	32009 0017		8	Ascenta Terrace		Contemporary	2016
	Y	32009 0014		17	Ascenta Terrace		Colonial Revival	1950
	Y	32009 0016		20	Ascenta Terrace		Colonial Revival	1950
	Y	32009 0015		23	Ascenta Terrace		Colonial Revival	1950
NWT.1896	Rev	32003 0002		370	Austin St	Foster, Joseph House (<i>Stone, Emeline T. House</i>)	Greek Revival; Italianate	r 1853
NWT.3867		32041 0006		8	Barnstable Rd	Glidden, William T. House	Craftsman	c 1917
	Y	32039 0008		21	Barnstable Rd		Colonial Revival	1942
	Y	32041 0005		22	Barnstable Rd	Burns, Arthur and Josephine House	Colonial Revival	1914
	Y	32039 0001		27	Barnstable Rd		Colonial Revival	1942
	Y	32039 0002		51	Barnstable Rd	Gray, Edward and Mary House	Colonial Revival	1936
	Y	32040 0001		56	Barnstable Rd	McBeath, John and Maybell House	Colonial Revival	1925
NWT.3905		32038 0001		70	Barnstable Rd	Gile, Ernest S. House	Shingle Style	1880
NWT.3906		32031 0002		21	Berkeley St	Chidsey, Robert House	Colonial Revival	r 1890
NWT.3907		32032 0002		24	Berkeley St	The Neighborhood Club	Colonial Revival	1890
NWT.3908		32031 0004		33	Berkeley St	Leatherbee House	Shingle Style	r 1890
NWT.3909		32031 0005		41	Berkeley St	Woods, Edward F. House	Shingle Style	r 1890
	Y	32029 0006		66	Berkeley St	Howe, Percival Spiers House	Colonial Revival	1893
NWT.3911		32030 0011		67	Berkeley St	unknown	Colonial Revival	c 1895
NWT.3912		32030 0012		75	Berkeley St	unknown	Colonial Revival	c 1893
NWT.3913		32021 0014		80	Berkeley St	Thomas, Arthur C. House	Queen Anne; Shingle Style	c 1893
	Y	32030 0013		85	Berkeley St	Mason, Arthur E. House	Colonial Revival	1922
	Y	32021 0013		90	Berkeley St	Phinney, Hannah House	Colonial Revival	1929
NWT.3914		32021 0012		96	Berkeley St	unknown	Shingle Style	1903
	Y	32030 0014		97	Berkeley St	Gorham, Robert and Alvine House	Colonial Revival	1894
NWT.3915		32021 0011		106	Berkeley St	Witherbee, Mary House	Shingle Style	1896
	Y	32042 0002		9	Burnham Rd	Robinson, Sumner and Mary House	Tudor Revival	1908
NWT.4091	Y	32043 0002	WNH NRD (NC)	10	Burnham Rd	Gross, Robert and Mabel House	Colonial Revival	1910
NWT.3916		32042 0003		19	Burnham Rd	Bancroft, Frederick House	English Revival	1899
NWT.3917		32043 0001	WNH NRD	22	Burnham Rd	Travelli Stable	Romanesque Revival	c 1890
						<i>site of the 1911 Nellie G. Thomas House,</i> NWT.3869, <i>demolished</i>		
NWT.1890		32042 0004		31	Burnham Rd		Contemporary	2005
NWT.1888		32003 0001	INDIVIDUAL	88	Chestnut St	Peirce School	Colonial Revival	1896
NWT.1887		32003 0018	WNH NRD	128	Chestnut St	Lambert, Henry - Jones, Frederick E. House	Italianate; Queen Anne	c 1855
NWT.3918		32004 0019		129	Chestnut St	Howland, David House	Second Empire	c 1873
		32045 0001	WNH NRD	152	Chestnut St	Ingraham, George House	Second Empire	1880
NWT.4092	Y	32045 0015	WNH NRD	160	Chestnut St	Fitzgerald, Charles A. and Alice House	Queen Anne	1893

MHC ID #	NEW FORM B	SBL	NR STATUS	NUMBER	STREET	HISTORIC NAME (<i>changes in italics</i>)	STYLE	YEAR
NWT.4093	Y	32045 0014	WNH NRD	164	Chestnut St	unknown	Queen Anne	1941
NWT.4094	Y	32045 0012	WNH NRD	166	Chestnut St	unknown	Queen Anne	1941
NWT.978, also under NWT.921		none				Lambert Fountain/Child with Calla Lily Leaves		c 1903
NWT.3919	Y	32045 0013	WNH NRD	170	Chestnut St	Frost, George House	English Revival	1883
	Y	32009 0020		175	Chestnut St		Split-Level	1964
	Y	32042 0007		212	Chestnut St	Robbins, Henry A. and Louisa House	Colonial Revival	1901
NWT.3870	Y	32031 0014		219	Chestnut St	Felton, Herbert L. House	Colonial Revival	1917
	Y	32042 0006		224	Chestnut St	Belledeu, Charles H. and Marga D. House	Colonial Revival	1925
	Y	32031 0001		239	Chestnut St	Mullen, John and Alpha House	Tudor Revival	1920
NWT.3920	Y	32032 0003		257	Chestnut St	Mayo, Lawrence House	Colonial Revival	1892
NWT.7319	Y	32039 0006		260	Chestnut St	Whitten, George R. and Fannie House	Colonial Revival	1901
NWT.3872	Y	32032 0004	INDIVIDUAL	271	Chestnut St	Noyes, Charles W. House	Craftsman	1914
NWT.7318	Y	32039 0005		272	Chestnut St		Colonial Revival; Garrison Colonial	1941
	Y	32032 0005		279	Chestnut St	Wiggins, Henry and Elizabeth House	Colonial Revival	1927
NWT.3921	Y	32032 0006		287	Chestnut St	unknown	Shingle Style	1887
	Y	32039 0004		288	Chestnut St	Palmer, Benjamin S. and Marion House	Colonial Revival	1895
	Y	32033 0002		311	Chestnut St		Split-Level	1959
NWT.3924		32036 0002		320	Chestnut St	Alley, John S. House	English Revival	1899
NWT.3923		32033 0003		321	Chestnut St	Day, Henry B. House	Colonial Revival; Shingle Style	1898
	Y	32033 0004		339	Chestnut St		Ranch	1948
NWT.7317	Y	32036 0003		340	Chestnut St	Kattwinkel, Max House	Tudor Revival	1921
NWT.3873		32036 0004		350	Chestnut St	Richards, Edwin M. House	Craftsman	1916
NWT.4455	Y	32033 0006	DE NRD	1395	Commonwealth Ave	Stanley, Vincent C. and Florence House	French Eclectic	1930
	Y	32033 0007	DE NRD	1415	Commonwealth Ave	<i>Note: The 1929 house described in the Day Estate NRD Report, NWT.4456, was demolished.</i>	French Eclectic	2003
NWT.4457	Y	32033 0008	DE NRD	1429	Commonwealth Ave	Slayton, Hovey E and Luella House	English Revival	1929
NWT.4458	Y	32033 0009	DE NRD	1445	Commonwealth Ave	Fowle, Eliot and Bertha House	Tudor Revival	1930
	Y	32004 0023		5	Crocker Circle		Colonial Revival	1942
	Y	32004 0026		6	Crocker Circle		Colonial Revival	1940
NWT.7386		32004 0024		11	Crocker Circle	Warren, Herbert Marshall Carriage House	Colonial Revival	c 1870
	Y	32004 0025		12	Crocker Circle		Colonial Revival	1942
NWT.4459	Y	32033 0012	DE NRD	10	Dartmouth St	Braman, Harold and Dorothy House	Tudor Revival	1929
NWT.3877		32029 0012	INDIVIDUAL	19	Dartmouth St	Crimmins, Thomas A. House	Colonial Revival	1910
NWT.4460	Y	32033 0011	DE NRD	26	Dartmouth St	Morgan, Margaret G. House	Tudor Revival	1929

MHC ID #	NEW FORM B	SBL	NR STATUS	NUMBER	STREET	HISTORIC NAME (<i>changes in italics</i>)	STYLE	YEAR
NWT.3925		32029 0005		14	Exeter St	Hinckley, David House	Queen Anne	1891
NWT.3926		32021.0015		19	Exeter St	unknown	English Revival	1904
NWT.3927		32029 0004		20	Exeter St	Robinson, Joshua D. House	Queen Anne	r 1890
	Y	32021 0016		29	Exeter St	Bolster, Stanley and Lucy House	Arts and Crafts	1910
NWT.3928		32029 0003		34	Exeter St	Remick, Frank House	Colonial Revival	1896
NWT.3929		32030 0005		12	Fairfax St	Burrage, Francis House	Colonial Revival	1905
NWT.3930		32010 0009		19	Fairfax St	unknown	Colonial Revival	1893
	Y	32030 0004		20	Fairfax St		Colonial Revival	1940
NWT.3931		32010 0010		25	Fairfax St	Scudder, Daniel House	Queen Anne	1894
	Y	32030 0003		26	Fairfax St	Jennings, Reverend Frank House	Colonial Revival	1939
NWT.3932		32030 0002		34	Fairfax St	Morse, William House	Colonial Revival; Queen Anne	1895
NWT.3933		32010 0012		37	Fairfax St	Sawyer, Fred House	Colonial Revival; Queen Anne	1898
NWT.3934		32030 0001		44	Fairfax St	unknown	Colonial Revival	1897
NWT.3935		32010 0013		49	Fairfax St	unknown	Colonial Revival; Queen Anne	1895
NWT.3937		32045 0006	WNH NRD	15	Fountain St	Hammond House	Stick Style	1884
NWT.4095		32046 0010	WNH NRD	16	Fountain St	Thurston, Elizabeth A. House	Colonial Revival, Italianate	c 1875
NWT.3938		32046 0009	WNH NRD	24	Fountain St	Stutson House	Colonial Revival	1894
NWT.3939		32045 0007	WNH NRD	25	Fountain St	Estabrook, Thomas House	Stick Style	1877
NWT.3940		32045 0008	WNH NRD	33	Fountain St	unknown	Stick Style	1878
NWT.3961		32047 0012	WNH NRD	40	Fountain St	Blaisdell, Bertram House	Queen Anne	1888
NWT.4096	Y	32048 0010	WNH NRD (NC)	66	Fountain St	Woods, Martha Fowler House	Colonial Revival	1916
NWT.4097	Y	32048 0009	WNH NRD (NC)	74	Fountain St	McIntyre, Charles and Martha House	Colonial Revival	1922
NWT.3941		32044 0004	WNH NRD	79	Fountain St	Bennett, Almira W. - Warren, Herbert M. House	Stick Style	c 1875
NWT.3942		32044 0005	WNH NRD	95	Fountain St	unknown	Shingle Style	1891
	Y	32041 0001		10	Hampshire St	Estabrook, Merrick Jr. House	Colonial Revival	1913
NWT.3879		32041 0002		40	Hampshire St	Karnheim, Jacob A. House	Craftsman	1913
	Y	32042 0005		51	Hampshire St	Henderson, Anna and Charles Jr. House	Colonial Revival	1922
	Y	32042 0005		54	Hampshire St		Colonial Revival	1987
	Y	32001 0023		343	Highland Ave	Burgess, Stanton and Josephine House	Colonial Revival	1936
NWT.3880		32004 0001	INDIVIDUAL	60	Highland St	Second Church of Newton	Neo Gothic Revival	1916
NWT.1879		32004 0036		72	Highland St	Burrage, Edward House	Second Empire	c 1872
	Y	32007 0007		75	Highland St		Ranch	1954
NWT.1878		32004 0035		84	Highland St	Tolman, James House	Queen Anne	c 1882
NWT.1855		32007 0008		87	Highland St	Pratt, Fredrick S. House	Shingle Style	c 1906
	Y	32004 0034A		94	Highland St		Colonial Revival	1997
NWT.1856		32007 0009		99	Highland St	Woods, Henry House	Colonial Revival; Italianate	c 1896

MHC ID #	NEW FORM B	SBL	NR STATUS	NUMBER	STREET	HISTORIC NAME (<i>changes in italics</i>)	STYLE	YEAR
NWT.1876		32004 0034	INDIVIDUAL	102	Highland St	Merriam, Galen House	Italianate	c 1840
NWT.1877		32004 0033		110	Highland St	Gay, Arthur House	Colonial Revival; Craftsman	c 1907
	Y	32008 0007		111	Highland St	Strekalovsky, Anna and Vcevoid House	Federal Revival	1937
	Y	32004 0032		116	Highland St	Wise, William and Marguerite House	Colonial Revival	1926
NWT.5156	Y	32008 0001		121	Highland St	Garrison, Edith and William Lloyd House	Colonial Revival	1937
	Y	32004 0017		124	Highland St	Bachrach, Louis F. Studio	Colonial Revival	1880
NWT.1875		32004 0031		128	Highland St	Howland, Charles F. - Adams, Edward A. House	Colonial Revival; Queen Anne	c 1874
NWT.5157	Y	32009 0012		133	Highland St	Kiefer, Elsie and Everett House	Federal Revival	1937
NWT.1874		32004 0030		140	Highland St	Kempton, Rollins House	Second Empire	r 1877
NWT.3947		32009 0013		145	Highland St	Melvin, John House	Colonial Revival	1892
NWT.1873		32004 0029		156	Highland St	Lowe, Stephen House	Shingle Style	c 1900
	Y	32009 0018		165	Highland St		Colonial Revival	2011
NWT.3949		32009 0019		173	Highland St	Robinson, Charles House	Colonial Revival	r 1883
	Y	32004 0028		174	Highland St		Colonial	1940
	Y	32004 0027		180	Highland St		Cape Cod	1941
NWT.4098	Y	32045 0011	WNH NRD (NC)	200	Highland St		Ranch	1955
	Y	32042 0001		201	Highland St		Victorian Wood Shingle	2007
NWT.3950		32045 0010	WNH NRD	216	Highland St	Metcaif, Albert House	Queen Anne	1883
	Y	32044 0002	WNH NRD (NC)	235	Highland St	<i>previous 1934 house, NWT.4099, was demolished</i>	Victorian Shingle Style	2002
NWT.3951		32045 0009	WNH NRD	240	Highland St	Metcaif, Albert House	Shingle Style	c 1886
NWT.4100	Y	32044 0003	WNH NRD (NC)	249	Highland St	McIntyre, Frederic and Lola House	Tudor Revival	c 1927
NWT.3952		32047 0011	WNH NRD	256	Highland St	Elkins, Richard G. House	Colonial Revival, Shingle Style	1894
NWT.4101	Y	32048 0011	WNH NRD	269	Highland St	Laurie, Charles and Abbie House	Colonial Revival	1889
	Y	32047 0010	WNH NRD	276	Highland St	<i>site of Roffe, Albert H. House (demolished)</i>	Victorian Shingle Style	2007
NWT.3955		32050 0001	WNH NRD	300	Highland St	Ames, Charles H. House	Shingle Style	1887
	Y	32050 0022		310	Highland St	Thompson, Elinor and H. Rice House	Colonial Revival	1928
	Y	32050 0021		316	Highland St	Sutton, Harry and Yvonne House	Colonial Revival	1928
NWT.3957		32050 0020		326	Highland St	Staples, George P. House	Colonial Revival	1896
NWT.1897		32003 0003		39	Hillside Ave	Letherbee, William House	Queen Anne	c 1890
	Y	32003 0004		45	Hillside Ave	Wetherell, Ward and Beatrice House	Colonial Revival	1931
NWT.1907		31001 0020		46	Hillside Ave	Felton, Luther H. House	Italianate	r 1855
	Y	32003 0005		51	Hillside Ave	Ricker, Karl and Ruth House	Colonial Revival	1932
NWT.1906		31001 0001		52	Hillside Ave	Chase, Josiah House	Victorian Eclectic	c 1870
NWT.1898		32003 0006		55	Hillside Ave	Wiggin, Henry D. House	Shingle Style	c 1905
NWT.1905		32001 0001B		64	Hillside Ave	Wadsworth, John House	Second Empire	r 1865
	Y	32003 0007		65	Hillside Ave		Contemporary	1989

MHC ID #	NEW FORM B	SBL	NR STATUS	NUMBER	STREET	HISTORIC NAME (<i>changes in italics</i>)	STYLE	YEAR
NWT.1899		32003 0008		69	Hillside Ave	Fleming, Samuel House	Shingle Style	c 1900
	Y	32001 0025		74	Hillside Ave	Macdonald, J.W. Franklin House	Colonial Revival	1934
NWT.1900		32003 0009		79	Hillside Ave	Leland, Edward E. House	Queen Anne	c 1887
	Y	32001 0024		80	Hillside Ave	Wadsworth, Alice G. and Edith B. House	Colonial Revival	1935
NWT.1901		32003 0010		85	Hillside Ave	Newhall, George W. House	Colonial Revival; Queen Anne	c 1888
NWT.1902		32003 0011		91	Hillside Ave	Newell, Sarah House	Queen Anne	c 1888
NWT.1903		32003 0012		97	Hillside Ave	Fleming, Hannah House	Queen Anne	c 1894
NWT.1904		32002 0004		100	Hillside Ave	Frost, Stiles House	Queen Anne	c 1880
	Y	32002 0003		106	Hillside Ave	Geyer, Donald and Jeannette House	Colonial Revival	1937
	Y	32002 0002		114	Hillside Ave	Morasch, Frederick H. and Louise House	Colonial Revival	1938
NWT.4102	Y	32046 0005	WNH NRD (NC)	21	Lenox St	Hammond, James and Bertha House	Colonial Revival	1935
NWT.3958		32050 0005	WNH NRD	22	Lenox St	Lindsay, John W. House	Colonial Revival	1889
NWT.4103	Y	32050 0004	WNH NRD	28	Lenox St	Newton, Susan Wood House	Colonial Revival	1898
NWT.3959		32050 0003	WNH NRD	32	Lenox St	unknown	Shingle Style	1889
NWT.3960		32047 0006	WNH NRD	35	Lenox St	Cram, Charles E. - Eaton, John Nicholson House	Shingle Style	c 1890
NWT.3962		32050 0002	WNH NRD	40	Lenox St	unknown	Queen Anne	1890
NWT.4104	Y	32047 0007	WNH NRD (NC)	41	Lenox St	Broadhurst, Frank and Margaret House	Colonial Revival	1937
NWT.4105	Y	32047 0008	WNH NRD (NC)	49	Lenox St	Parker, C. Thomas and Georgia House	Colonial Revival	1941
NWT.3963		32049 0009	WNH NRD	62	Lenox St	Lander, Wentworth V. House	Colonial Revival; Shingle Style	1895
NWT.3881		32048 0001	WNH NRD (NC)	65	Lenox St	Weeks, Sinclair House	Colonial Revival	1917
NWT.3964		32049 0008	WNH NRD	82	Lenox St	Clark, Eugene L. House	Shingle Style	1892
NWT.3965		32048 0002	WNH NRD	83	Lenox St	Lenox, Samuel House	Shingle Style	c 1896
NWT.3953		32048 0003	WNH NRD	91	Lenox St	David - Dwinell House	Shingle Style	1894
NWT.3966		32049 0007	WNH NRD	96	Lenox St	Church, Duane House	Colonial Revival	1893
NWT.3967		32049 0006	WNH NRD	102	Lenox St	Lane, Frederick House	Colonial Revival	1894
NWT.5150	Y	32009 0011		14	Lockwood Rd	Toner, Jason V. and Mary A. House	Colonial Revival	1936
NWT.5151	Y	32008 0002		15	Lockwood Rd	Kenney, Francis R. and Doris L. House	Colonial Revival	1936
NWT.5152	Y	32009 0010		24	Lockwood Rd	Rogow, Arthur H. and Ebelyn S. House	Colonial Revival	1937
NWT.5153	Y	32008 0003		25	Lockwood Rd	Healer, Harry James and Helen S. House	Colonial Revival	1936
NWT.5155	Y	32008 0004		35	Lockwood Rd	Fairclough, William R. and Ellen G Boutillie House	Colonial Revival	1936
	Y	32009 0009		36	Lockwood Rd	Laws, Eben M. and Ethel House	Colonial Revival	1937
NWT.3968		32050 0013		262	Otis St	Adams, Edward House	Shingle Style	1896
NWT.1924		32002 0020		265	Otis St	Holmes, John P. House	Colonial Revival	1895
NWT.1925		32002 0021	WNH NRD	273	Otis St	Wilson, Edward House	English Revival	1902
NWT.3969		32050 0006	WNH NRD	274	Otis St	Withington, Increase Summer House	Colonial Revival; Italianate	c 1853
NWT.1926		32002 0022	WNH NRD	281	Otis St	Barnard, Rev. Charles Francis - Clark, George Hse	Italianate	c 1864

MHC ID #	NEW FORM B	SBL	NR STATUS	NUMBER	STREET	HISTORIC NAME (<i>Changes in italics</i>)	STYLE	YEAR
NWT.1927		32002 0023	WNH NRD	291	Otis St	Bond, George House	Colonial Revival	c 1896
NWT.3970		32046 0004	WNH NRD	292	Otis St	Eager, John Perry - Morgan, William Moss House	Colonial Revival; Italianate	c 1857
NWT.1928		32002 0005	WNH NRD	301	Otis St	Frost, Stiles - Warren, Dr. Shields House	Italianate	c 1869
NWT.3971		32046 0003	WNH NRD	304	Otis St	Wilson, Edward B. House	Queen Anne	1887
NWT.3972		32046 0002	WNH NRD	312	Otis St	Davis, Luke House	Italianate	c 1868
	Y	32002 0001		315	Otis St	Hosley, Charles and Louise House	Colonial Revival	1938
NWT.3973		32046 0001	WNH NRD	320	Otis St	Warren, Levi House	Italianate	1880
NWT.1929		32003 0013	WNH NRD	333	Otis St	Leland, Edward House	Colonial Revival	1895
NWT.3974		32045 0005	WNH NRD	334	Otis St	Warren, Levi House	Queen Anne	1883
NWT.3975		32045 0004	WNH NRD	342	Otis St	Bacon, J. Henry - Graves, Avalon House	Queen Anne	1882
NWT.1930		32003 0014	WNH NRD	343	Otis St	unknown	Colonial Revival	1894
NWT.4106	Y	32045 0003	WNH NRD (NC)	346	Otis St	Steizer, William and Ann House	Colonial Revival	1939
NWT.1931		32003 0015	WNH NRD	351	Otis St	Barnes, Fredrick House	Colonial Revival	1894
NWT.4107	Y	32045 0002	WNH NRD (NC)	354	Otis St		Colonial Revival	1940
NWT.1932		32003 0016	WNH NRD	359	Otis St	Baker, Henry House	Colonial Revival	1894
NWT.1933		32003 0017	WNH NRD	367	Otis St	Morse, Walter House	Victorian Eclectic	c 1897
	Y	32012 0038		63	Perkins St	Tower, Samuel and Katherine House	Colonial Revival	1896
	Y	32012 0042		64	Perkins St	Guerin, Harry and Gertrude House	Dutch Colonial Revival	1929
	Y	32012 0041		72	Perkins St	Kimberly, Admiral Lewis A. House	Colonial Revival	1884
NWT.1814		32012 0040		73	Perkins St	Tiffany, Francis House	Stick Style	c 1876
	Y	32011 0008		17	Prince St	Gorham, Robert S. House	Victorian Shingle Style	1896
NWT.3976		32011 0009		23	Prince St	Willison, Elmer House	Queen Anne	1877
NWT.3977		32009 0008		28	Prince St #28	Kattelle, Barney House	Queen Anne	1886
NWT.3977		32009 0008A		32	Prince St #32	Kattelle, Barney House	Queen Anne	1886
NWT.3978		32011 0010		33	Prince St	Wheeler, James H. Jr. House	Colonial Revival; Shingle Style	1890
	Y	32009 0007		38	Prince St	Burrage, Herbert E. House	Folk Victorian	1886
NWT.3979		32010 0006		43	Prince St	Luke, Albert F. House	Queen Anne	1886
NWT.3980		32009 0006		48	Prince St	Wait, Walter House	Shingle Style	1887
NWT.3981		32010 0007		59	Prince St	Peters, George House	Queen Anne	1888
NWT.3982		32009 0004		62	Prince St	Wise, Frank House	Colonial Revival	1900
	Y	32010 0008		69	Prince St	Howlett, George and Adeline House	Federal	1895
NWT.3983		32031 0009		76	Prince St	Joyes, Julian C. House	Shingle Style	c 1895
	Y	32030 0006		79	Prince St		Dutch Colonial Revival	1961
	Y	32030 0007		85	Prince St	Friend, Arthur and Edith House	Victorian Shingle Style	1895
NWT.3984		32031 0008		86	Prince St	Felton, Fredrick House	Colonial Revival	c 1903
NWT.3985		32031 0007		92	Prince St	Felton, Fredrick Barn	No style	c 1895

MHC ID #	NEW FORM B	SBL	NR STATUS	NUMBER	STREET	HISTORIC NAME (<i>changes in italics</i>)	STYLE	YEAR
NWT.3986		32030 0008		95	Prince St	unknown	Queen Anne	r 1890
NWT.3987	Y	32031 0006		100	Prince St	Leatherbee, Mary J. House	Colonial Revival	1892
NWT.3988		32030 0009		103	Prince St	Wise, Annie P. House	Queen Anne	r 1890
NWT.3990		32030 0010		109	Prince St	Robbins, Edward A. House	Colonial Revival	r 1890
NWT.3991	Rev	32029 0007		125	Prince St	Howe, Percival S. House	Colonial Revival	1896
NWT.3992		32032 0001		126	Prince St	<i>Day, Julia and Henry House</i>	Queen Anne	1889
NWT.3993		32029 0008		131	Prince St	Lancaster, Emma House	Colonial Revival; Shingle Style	1896
NWT.3993		32029 0009		141	Prince St	unknown	Colonial Revival	r 1895
NWT.3994	Y	32032 0011		142	Prince St	Grenier, Raymond and Arline House	Colonial Revival	1935
NWT.3994		32029 0010		147	Prince St	unknown	Colonial Revival	c 1895
NWT.3995	Y	32032 0010		150	Prince St		Colonial	1947
NWT.3995		32032 0009		158	Prince St	Wyman, Frank W. House	Queen Anne	1895
NWT.3996		32029 0011		159	Prince St	Pushée, Emma J. House	Colonial Revival	c 1896
NWT.3997	Y	32032 0008		178	Prince St	Peters, George and Mabel House	Tudor Revival	1929
	Y	32033 0013		185	Prince St	Day, Henry House	Colonial Revival	1898
	Y	32032 0007		188	Prince St		Split-Level	1952
	Y	32033 0001		195	Prince St		Split-Level	1948
NWT.3882		32036 0001	INDIVIDUAL	221	Prince St	Luke, Arthur F. House	Craftsman	1909
NWT.3989		32039 0003		222	Prince St	Howland, Arthur House	Colonial Revival	1898
NWT.3998		32038 0009		244	Prince St	Cobb, William T. House	Colonial Revival; Shingle Style	1899
NWT.7314	Y	32037 0001		257	Prince St	Zinderstein, Eliza K. House	Colonial Revival	1912
NWT.3999		32038 0008		258	Prince St	Gleason, Charles House	Queen Anne	1902
NWT.4000		32038 0007		268	Prince St	Ruhe, Harvey G. House	Colonial Revival	1902
NWT.3883		32037 0002		281	Prince St	Rowbotham, George B. House	Craftsman	1911
NWT.7313	Y	32057 0015		288	Prince St	King, Dr. Thomas J. House	English Revival	1908
NWT.7312	Y	32057 0014		292	Prince St	Deane, Robert W. House	Colonial Revival	1916
	Y	32057 0013		300	Prince St	Cronan, John and Carolyn House	Tudor Revival	1929
NWT.1848		32007 0017	PS NRD	38	Putnam St	unknown	Victorian Eclectic	1877
NWT.1840		32013 0011	PS NRD	39	Putnam St	Leonard, John S. House	Stick Style	1877
NWT.1847		32007 0016	PS NRD	44	Putnam St	Howard, Captain S. Edward House	Queen Anne	1885
NWT.1846		32007 0015	PS NRD	50	Putnam St	unknown	Colonial Revival; Shingle Style	1898
NWT.4080	Y	32007 0014	PS NRD (NC)	56	Putnam St		Split-Level	1956
NWT.1845		32007 0013	PS NRD	64	Putnam St	Child, Franklin D. House	Queen Anne	1885
NWT.4081	Y	32012 0050	PS NRD (NC)	67	Putnam St	Horgan, Francis and Mary House	Colonial Revival	1932
	Y	32012 0001A		71	Putnam St		Contemporary	2016
NWT.1844		32007 0012	PS NRD	74	Putnam St	unknown	Queen Anne; Stick Style	r 1885

MHC ID #	NEW FORM B	SBL	NR STATUS	NUMBER	STREET	HISTORIC NAME (<i>changes in italics</i>)	STYLE	YEAR
	Y	32007 0011		80	Putnam St	Eddy, Clifford Robert House	Georgian Revival	1915
NWT.4108	Y	32046 0006	WNH NRD (NC)	9	Regent St	Leatherbee House	Colonial Revival	1935
NWT.4001		32047 0005	WNH NRD	10	Regent St	Roffee House (spelling: <i>Roffe, Albert H. House</i>)	Shingle Style	1886
NWT.4002		32047 0004	WNH NRD	16	Regent St	Eddy, Caleb House	Queen Anne	1880
NWT.4109	Y	32046 0007	WNH NRD (NC)	19	Regent St		Split-Level	1955
NWT.4003		32047 0003	WNH NRD	22	Regent St	Richards House	Queen Anne	1886
NWT.4004		32046 0008	WNH NRD	27	Regent St	Stutson, Thomas House	Victorian Eclectic	c 1880
NWT.4005		32047 0002	WNH NRD	28	Regent St	Elkins House	Colonial Revival	1895
NWT.4006		32047 0001	WNH NRD	36	Regent St	Elkins House	Queen Anne	c 1880
	Y	32011 0011		15	Sewall St	Avery, Annie P. House	Colonial Revival; Shingle Style	1915
NWT.4007		32010 0005		18	Sewall St	Estabrook, Edward House	Queen Anne	1892
NWT.4008		32011 0012		25	Sewall St	McKissock, James House	Colonial Revival	1891
NWT.4009		32010 0004		26	Sewall St	Quint, William L. House	Queen Anne	1892
NWT.4010		32011 0013		31	Sewall St	unknown	Craftsman	1905
NWT.4011		32010 0003		32	Sewall St	Estabrook, John House	Queen Anne	1893
NWT.4012		32011 0014		39	Sewall St	unknown	Queen Anne	1893
NWT.4013		32010 0002		40	Sewall St	unknown	English Revival	1895
NWT.4014		32011 0015		45	Sewall St	Mann, Albert House	Colonial Revival	1904
	Y	32010 0001		52	Sewall St	LAND PARCEL		
NWT.1825		32014 0006		49	Shaw St	Bell, William G. House	Colonial Revival	r 1892
NWT.1829		32013 0008	PS NRD	50	Shaw St	Bliss, John House	Second Empire	c 1868
	Y	32051 0001		56	Somerset	Tower, Frank S. House	Tudor Revival	1928
NWT.3891		32011 0018		14	Sterling St	unknown	Colonial Revival; Shingle Style	1895
	Y	32020 0009		15	Sterling St	Drinkwater, Amy Gates House	Gothic Revival	c 1880
	Y	32011 0017		18	Sterling St	Hinckley, Edward and Eleanor House	Vernacular Victorian	1896
	Y	32020 0010		23	Sterling St	Walker, Guy and Alice House	Colonial Revival	1896
NWT.4016		32011 0016		26	Sterling St	unknown	Queen Anne	1895
	Y	32020 0011		31	Sterling St	<i>site of the 1894 Edith and Henry Whitmore House (demolished in 2009 following fire damage)</i>	Contemporary Colonial Revival	2011
	Y	32020 0012		39	Sterling St	Whidden, Stephen H. and Annie W. House	Vernacular Victorian	1912
	Y	32020 0013		49	Sterling St		Split-Level	1954
	Y	32020 0001		65	Sterling St	Garrison, Edith and William L. Jr. House	Colonial Revival	1915
	Y	32030 0015		70	Sterling St		Colonial Revival	1983
	Y	32049 0001		5	Sylvan Ave	Clark, Joshua Berlin House	Colonial Revival	1924
	Y	32053 0055		8	Sylvan Ave	Robinson-Conant House	Queen Anne Victorian	1901
	Y	32049 0002		11	Sylvan Ave	Bernard, Harris W. House	Colonial Revival	1921

MHC ID #	NEW FORM B	SBL	NR STATUS	NUMBER	STREET	HISTORIC NAME (<i>changes in italics</i>)	STYLE	YEAR
	Y	32053 0054		14	Sylvan Ave	Williams, Gluyas House	Tudor Revival	1924
	Y	32053 0053		20	Sylvan Ave	Leonard, Arthur H. House	Tudor Revival	1910
	Y	32049 0003		21	Sylvan Ave	Wales, Quincy W. House	Colonial Revival	1917
	Y	32049 0004		29	Sylvan Ave	Turner, William and Edith House	Colonial Revival	1917
	Y	32053 0052		32	Sylvan Ave	Bell, Louis and Sarah House	English Arts and Crafts Revival	1910
	Y	32049 0005		65	Sylvan Ave	Hardy, Frederick and Mabel House	Tudor Revival	1911
	Y	32054 0002		74	Sylvan Ave	West, Charles and Alice House	Colonial Revival	1925
NWT.1857	Y	32007 0010		15	Temple St	Purdie, Eleanor House	No style	r 1865
	Y	32008 0006		18	Temple St		Colonial Revival	2011
NWT.4019	Rev	32008 0005	PS NRD	34	Temple St	Allen - King House (<i>Allen, Andrew J. House</i>) <i>site of Edward Alden House, NWT.1958, demolished</i>	Gothic Revival; Queen Anne	c 1849
		32012 0001	PS NRD	35	Temple St		Modern Eclectic	2014
NWT.1859		32012 0002		49	Temple St	Clapp, Cliff R. House	Colonial Revival	c 1896
NWT.1870		32011 0007		54	Temple St	unknown	Colonial Revival	c 1893
NWT.4020		32011 0006		60	Temple St	Babcock House	Italianate	c 1852
NWT.1860		32012 0003		61	Temple St	Chase, Harvey House	Colonial Revival	c 1896
NWT.1861		32012 0004		67	Temple St	Wyman, Charles House	Queen Anne	r 1887
Y		32011 0005		70	Temple St	Peabody, Harriet Avery House	Colonial Revival	1914
NWT.1862		32012 0005		77	Temple St	Stone, Joseph L. House	Queen Anne	1881
Y		32011 0004		80	Temple St	Isaac, Grace House	Colonial Revival	1937
NWT.1862		32012 0005A		85	Temple St	Stone, Joseph L. House	Queen Anne Victorian	1881
Y		32011 0003		88	Temple St		Colonial Revival	1940
Y		32012 0006		91	Temple St		Cape Cod	1950
NWT.1863		32012 0007		95	Temple St	Stratton, Moses B. - Ames, Fisher House	Colonial Revival	c 1872
Y		32011 0002		96	Temple St		Colonial Revival	1942
NWT.1868	Rev	32011 0001		104	Temple St	<i>King, Horatio House</i>	Victorian Eclectic	c 1882
NWT.1864		32012 0008		105	Temple St	Greenwood, John House	Victorian Eclectic	c 1882
NWT.1865		32012 0009		111	Temple St	Lamson, Jarvis Jr. House	Colonial Revival, Shingle Style	1893
NWT.4021		32020 0008		114	Temple St	Gates, Gardner House	Italianate	c 1874
Y		32012 0010		121	Temple St		Colonial Revival	1954
NWT.4022		32020 0007		122	Temple St	unknown	Colonial Revival; Italianate	c 1860
NWT.4023		32020 0006		130	Temple St	Griffin, Edward House	Shingle Style	c 1900
NWT.4026		32044 0001	WNH NRD	12	Valentine St	Lamb, John A. W. House	Colonial Revival; Greek Revival	c 1840
NWT.4110	Y	32048 0006	WNH NRD	56	Valentine St	Maynard, Grace and Alexander P. House	Shingle Style	1901
NWT.4027		32048 0005	WNH NRD	70	Valentine St	Valentine House	Shingle Style	1898

MHC ID #	NEW FORM B	SBL	NR STATUS	NUMBER	STREET	HISTORIC NAME (<i>changes in italics</i>)	STYLE	YEAR
NWT.4111	Y	32048 0004	WNH NRD (NC)	84	Valentine St	Jones, Gardner and Elizabeth House (99 Lenox St. in some records)	Colonial Revival	1909
NWT.4028	Rev	32054 0001	WNH NRD	100	Valentine St	<i>Church, Duane and Harriet House</i>	Shingle Style	1894
NWT.1839		32013 0010	PS NRD	3	Winthrop St	Patrick, Henry Jackson House	Second Empire	c 1865
NWT.1837		32012 0049	PS NRD	4	Winthrop St	Eddy, John J. House	Queen Anne; Second Empire	r 1873
NWT.1836		32012 0048	PS NRD	14	Winthrop St	Elder, William House	Italianate	c 1872
NWT.1838		32013 0009	PS NRD	17	Winthrop St	Lucas, Milo House	Italianate	c 1870
NWT.1835		32012 0047	PS NRD	22	Winthrop St	Fleu, Theodore House	Colonial Revival; Queen Anne	1890
NWT.1834		32012 0046	PS NRD	34	Winthrop St	Putnam, Herman L. House	Stick Style	c 1874
NWT.1833		32012 0045	PS NRD	44	Winthrop St	Chase, Lewis House	Second Empire	c 1872
NWT.1830		32014 0007		51	Winthrop St	Thacher, Peter House	Italianate	r 1872
NWT.1832		32012 0044	PS NRD	52	Winthrop St	Whitmore, Joseph B. House	Second Empire	c 1870
NWT.4082	Y	32012 0043	PS NRD	58	Winthrop St	Leighton, Sarah and James House	Victorian Second Empire	1867
NWT.1815		32014 0008		61	Winthrop St	Whidden, Annie House	Colonial Revival	c 1894
	Y	32009 0001		5	Wykeham Rd	Cushman, Rufus and Elizabeth House	Colonial Revival	1933
	Y	32031 0013		8	Wykeham Rd		Contemporary	1993
	Y	32009 0002		15	Wykeham Rd	Bird, Eugene and Ruth House	Tudor Revival	1932
	Y	32031 0012		18	Wykeham Rd	Paterson, Seward House	Tudor Revival	1931
	Y	32009 0003		35	Wykeham Rd	Arnold, Dwight and Eloise House	Colonial Revival	1936
	Y	32031 0010		40	Wykeham Rd	Rogers, Archibald and Eva House	Colonial Revival	1938

APPENDIX V

Proposed Ordinance

Sec. 22-45. West Newton Hill Historic District; established, boundaries.

There is hereby established an historic district to be known as the West Newton Hill Historic District, bounded and described as shown on the map entitled "West Newton Hill Local Historic District," prepared by Newton Geographic Information System (GIS), with a date of January x, 2017. (Ord. No. x-y, date)

The Commission for the West Newton Hill Historic District may determine from time to time after a public hearing that certain categories of exterior architectural features, structures, or buildings under certain conditions may be constructed or altered without review by the Commission without causing substantial derogation from the intent and purpose of Section 22-40 of the Newton Ordinances. All such determinations shall be recorded in writing and made available to the public.

APPENDIX VI
Notable Residents of West Newton Hill
 (both former and current)

Science and Engineering

J. Franklin Fuller (1833-1933). 235 Highland Street (*demolished*). Inventor and engineer responsible for layout of streets on West Newton Hill as well as the filling of the Back Bay and the development of hydropower at Niagara Falls.

Henry D. Woods (1852-1931). 99 Highland St. Prominent civil engineer responsible for major projects in the development of Newton. Born in Paris and received civil engineering degree there at Ecole Centrale des Arts et Manufactures. Also oversaw the large nursery, landscaping and greenhouse operation based on Highland Street, founded by his grandfather, Elijah Woods.

Edward Chace Tolman (1886-1959) 84 Highland Street. Grew up in this house and educated at MIT and Harvard. Known as the father of cognitive psychology, based on pioneering work done with rats and mazes. Son of James and Mary Elizabeth Tolman (see below under *Academia*).

W. Crawford Dunlap Jr (1918 -2011) 126 Prince Street. Scholar, inventor and founding editor-in-chief of the international journal, *Solid State Electronics*, which he edited from this house for 20 years. Lived here from 1961 to 2011. Carried out basic research which contributed to modern field of electronics.

Fernando Corbato (1926-) 88 Temple Street. MIT computer scientist. Winner of the 1990 Turing Award, for pioneering advances in field of time sharing operating systems.

Martin Karplus (1930 -) 259 Otis Street. Lived in this house from the age of 11, after his family fled Nazi-controlled Austria. Attended Newton North High School. Winner of Nobel Prize in Chemistry, 2013, jointly with two colleagues for the development of multiscale models for complex chemical systems.

Alar Toomre (1937-) 55 Hillside Avenue. Winner of MacArthur Fellowship “Genius Grant” in 1984. Known for his work on gravitational interactions between galaxies.

Jeffrey S Flier (1948-) 14 Sylvan Avenue. Dean of the Faculty of Medicine at Harvard University; endocrinologist.

Janet Maciver Baker (1948-) 173 Highland Street. Together with her husband and colleague **James K. Baker**, reshaped the field of automatic speech recognition through pioneering research over four decades, allowing speech to be accurately converted to text and computers to be controlled with spoken commands. In 1982 the husband and wife team founded Dragon Systems, famous for its highly accurate voice dictation systems.

Arts

Gluyas Williams (1888-1982). 14 Sylvan Avenue. Long time cartoonist at the *New Yorker*; his series "Suburban Heights" was based on observing life on West Newton Hill, from the daily routines of commuters to the social life of his neighbors.

Louis Fabian Bachrach Jr (1917-2010). 128 Highland Street with carriage house at 124 Highland St. Internationally renowned photographer, known for iconic portraits of presidents and celebrities. Developed and expanded in reputation the studio founded by his grandfather, David, and his father **Louis Fabian Bachrach Sr** who bought this house.

Nancy Q. Schon (1928 -) 291 Otis Street. Sculptor and advocate for public art known internationally. Creator of the bronze mother duck and ducklings, based on Robert McCloskey's *Make Way for Ducklings*, located in the Boston Public Garden and in Novodevichy Park, Moscow.

Samuel Morrill Robbins (1933-2016). 300 Prince Street. He and his wife **Sheila Wolffers Robbins** were significant art collectors over a period of 70 years, in particular of landscapes of the White Mountains, part of a sizable donation of over 1000 paintings made to the Peabody Essex Museum in 2016. During WWII, Samuel participated as a young soldier in the liberation of Dachau. He returned from the war to graduate from Harvard College and Harvard Business School and a career as an investment counselor.

David Mamet (1947-) 66 Fountain St. Pulitzer Prize winning playwright, essayist, film director

Peter Vanderwarker (1947 -) 32 Prince Street. Acclaimed architectural photographer; recognized with honors by the American Institute of Architects.

Academia, Religion and Journalism

Horace Mann (1796-1859). 155 Chestnut Street (*demolished*). Renowned educational reformer; US Congressman. Married to Mary Peabody.

Elizabeth Palmer Peabody (1804-1894). 34 Temple Street. Educator, writer, publisher. Rented house on Temple St from Galen Merriam. Pioneer of the kindergarten movement in the United States, and advocate for the intrinsic value to young children of learning through play.

Rev. Henry Lambert (1814-1899). 128 Chestnut Street. English-born Unitarian minister and ardent abolitionist. One of the earliest residents of West Newton Hill. The fountain at Chestnut and Highland Streets, with its 1903 bronze sculpture, was a memorial to his wife, Catherine.

Rev. Julian Clifford Jaynes (1854 -1922). 76 Prince Street. Long time pastor of First Unitarian Church in West Newton from 1885.

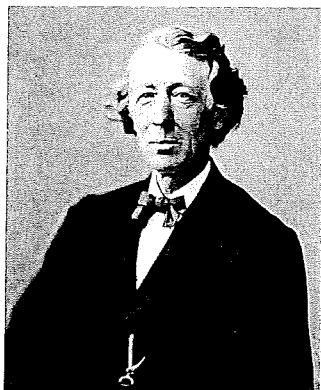
Donald Schon (1930 - 1997). 291 Otis Street. Philosopher and MIT professor, particularly known for his pioneering contributions to the theory of organizational learning.

Lovell Dyett (1935-2012). 56 Putnam Street. Premier black radio talk show host and commentator, with a wide following during four decades in broadcasting.

John B Fox Jr (1936 -). 125 Prince Street. Dean of Harvard College from 1976 to 1985; Dean of the Harvard School of Arts and Sciences

Timothy Leland (1938-). 66 Berkeley Street. Managing Editor of the *Boston Globe*; initiated Spotlight team which won a Pulitzer Prize in 1972, 1980 and 2003.

Public Service and Government



Horatio King (1811-1897). 104 Temple Street. Served as US Postmaster General under President Buchanan; appointed by President Lincoln to the commission for implementation of the Emancipation Proclamation. Built this house for use as summer residence over several decades near the home of his son on Putnam Street; proudly cultivated a vegetable garden here.

Portrait of Horatio King

Charles Robinson Jr (1829-1891). 173 Highland Street. 8th Mayor of Charlestown. Brother of Massachusetts Governor George Robinson. Also known for his extensive gardens and knowledge of horticulture.

Rear Admiral Lewis Ashfield Kimberly (1830- 1902). 72 Perkins Street. Civil War hero with distinguished Naval career.

Captain Squire Edward Howard (1840-1912). 44 Putnam Street. Civil War hero, winner of Medal of Honor, and representative to state legislature.

Edward Boardman Wilson (1840-1922). 304 Otis Street. Twelfth Mayor of Newton 1899-1900; senior partner at Moore, Wilson and Larrabee, dry goods company.

Captain John Wingate Weeks (1860-1926). 97 Valentine Street (*demolished*). Fourteenth mayor of Newton in 1902; US Senator; US Secretary of War under President Coolidge.

Edith Alice Stephenson Garrison (1878 -1974). 199 Temple, 65 Sterling and 121 Highland Street. President of Newton Suffrage League, initially called the Newton Equal Franchise Association, founded by her in 1913. Wife of investment banker **William Lloyd Garrison Jr**, who was a grandson and namesake of the famous abolitionist.

(Charles) Sinclair Weeks (1893-1972). 65 Lenox Street. Mayor of Newton from 1930 to 1935; oversaw move to new City Hall in 1931; US Senator; US Secretary of Commerce under President Eisenhower.

Business and Industry

Increase Sumner Withington (1799-1867). 274 Otis Street. Builder, inventor and musician. Managed a prominent Boston design and construction firm which built about 30 churches in the Boston area, as well as stations and depots on the Worcester, Old Colony, Fitchburg and Eastern railroad lines. Inventor of patented marine hoisting device. President, trustee and soloist with Handel and Haydn Society.

Joseph L. Stone (1815-1889). 77 Temple St. Partner at customs brokers, Stone & Downer, where the first commercial phone call in Boston was made in 1877 after the invention of the telephone. With his wife Elmira, designated that upon their death their estate be used to fund a home for the elderly; this became what is now the Stone Rehabilitation and Senior Living Center in Newton Upper Falls.

Luther H. Felton (1821-1896). 46 Hillside Avenue. Ran Felton & Sons Brewers, the company founded by his father; operated a large factory in South Boston; known for their sizable sales and exports of *Pilgrim* and *Crystal Spring* label rum. A prominent West Newton Hill landowner. His son **Frederick L. Felton** (born 1848) built a house at 203 Chestnut Street (*demolished*, site of current 219 Chestnut Street) and continued to expand the firm.

Lawson Valentine (1828-1891). 12 and 70 Valentine Street. President of Valentine & Co which his father had opened in 1832, an innovative paint and varnish company based in Cambridge, MA, which later merged with Augustine Stimson's Paint and Color firm. Their products shaped the appearance of coaches and new homes constructed in this era. Collector of paintings by his friend Homer Winslow. Lawson and his wife **Lucy Heywood Houghton Valentine** were active philanthropists; she had significant land holdings on West Newton Hill.

James Pike Tolman (1847-1915). 84 Highland Street. Member of the first graduating class of MIT and later a member of the MIT Corporation. Entrepreneur in the rope and twine industry. He and his wife Mary Elizabeth (Chace) Tolman were parents of **Edward Chase Tolman** (see under *Science*).

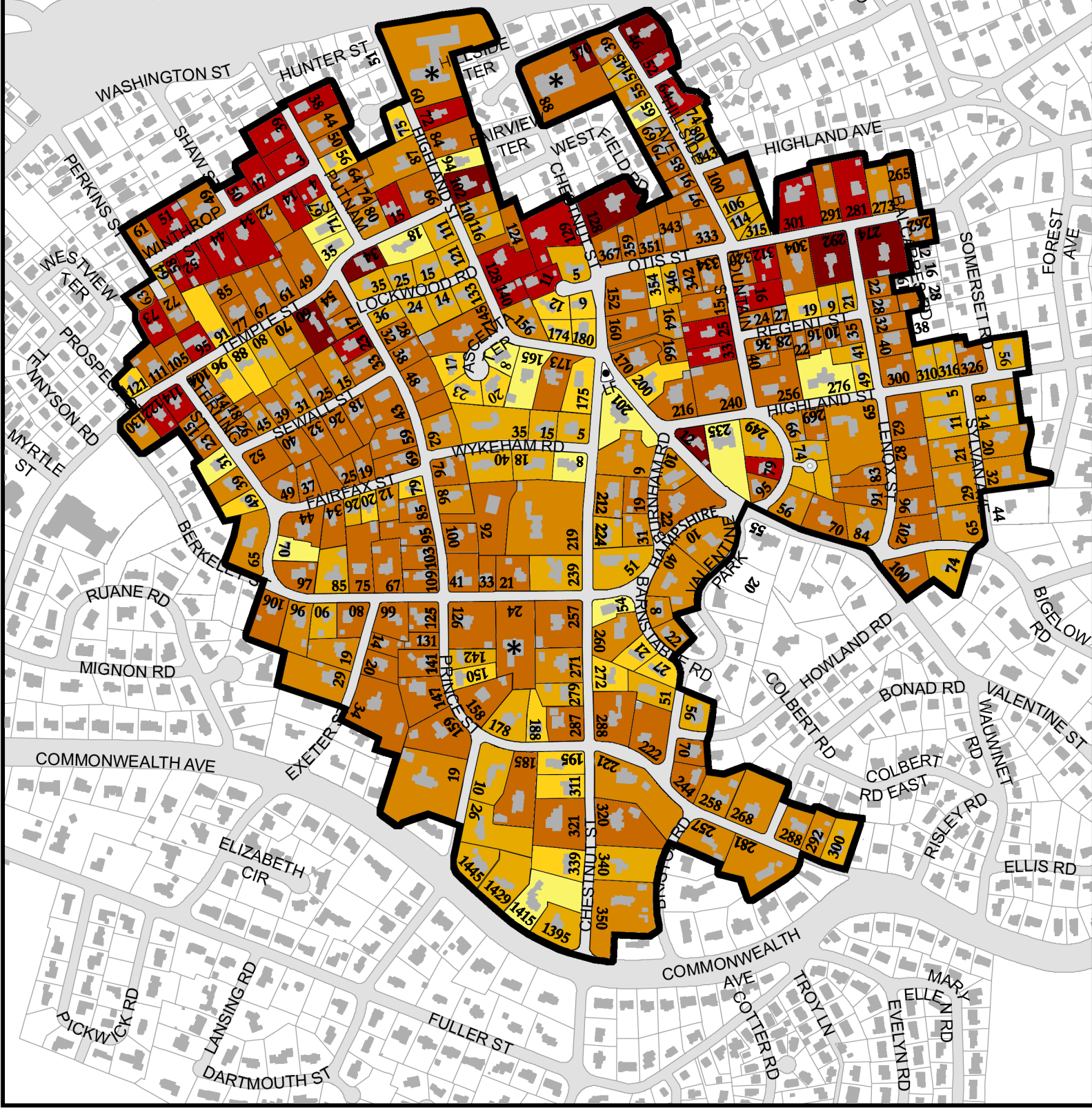
Charles Irwin Travelli (1858-1920). 173 Highland Street and stable at 22 Burnham Road. Executive with Pittsburgh Steel, American Steel and General Electric. He and his wife Emma Robinson Travelli were prominent philanthropists.

Henry Brown Day (1863- 1941). 126 Prince Street; 321 Chestnut Street. Director of the Second National Bank of Boston. One of the founders of the Neighborhood Club. His second residence, on Chestnut Street, later became the home of the All Newton Music School. President of the Brae Burn Country Club from 1921-28. Younger brother of **Frank Ashley Day**, Newton civic and education leader.

Date of Construction 1840 - 2016 (Chronological Development)

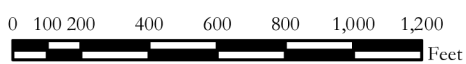
West Newton Hill Local Historic District

#136-17



City of Newton, Massachusetts

APPENDIX III-A



Date: January 9, 2017

Legend	
	1840 - 1859
	1860 - 1879
	1880 - 1899
	1900 - 1919
	1920 - 1939
	1940 - 1966
	1967 - 2016
	Proposed Boundary 1-9-2017
*	Non Residential Construction