

The Builder of More Than a Hundred Homes Now Offers

ANOTHER WOMAN-PLANNED, BRODRICK-BUILT HOME

OPEN FOR INSPECTION (From Commonwealth Ave. turn north on Centre St. to Bellevue St.)
114 Bellevue St., Newton



The Womanly Angle in the New Crop of Homes

New homes—planned from the woman's angle! Unquestionably—Today's crop of homes are built to appeal to the woman of the home—the housekeeper has come into her own—and well they may; for an extraordinary amount of effort has been put into creating the type of thing that will appeal.

Without cleaving slavishly to any tradition of the past, Brodrick Bros. have created on the summit of Mt. Ida a new home which captures the best of the French Provincial architectural form and combines it with features suited to the modern theme of living. That this fusion of the old with the new deserves a special hymn of praise will be evident to the home seeker who has looked far and wide for a home with a "personality."

To begin with, this house has a "view," for it crowns a slightly hilltop. From its library windows and secluded terrace garden at the rear, miles of beautiful country spread in panoramas. But . . . come inside and enjoy its well planned rooms. Visualize the ease of menu planning in a kitchen so decorative as to soften the severity of its efficiency; morning coffee for two in the breakfast room; dinner "au famille" in the paneled dining room, and leisure hours before the open fire in the living room.

There is Brodrick glamour in the color schemes of the four master bedrooms; carefully chosen colored tiles in the bathrooms and lavatory; a maid's room with bath; a basement room for easy parties fitted with a hospitality bar for refreshment.

Rock wool insulation and General Electric Oil Furnace insure year-round comfort. There is a 2-car garage and nearly 20,000 feet of land.

The home seeker who has convenience as well as beauty in mind will appreciate a Brodrick-built home only 15 minutes from Boston by train.

See this NEW home TODAY. Open daily till twilight, and evenings by appointment. (Two more homes, an ELIZABETHAN and a stone front COLONIAL, are nearing completion.)

CENTRE Newton 4477 **BRODRICK BROS., BUILDERS** CENTRE Newton 5144
"Whether you plan to buy or build consult us"



Homes Designed by Brodrick Bros. of Newton

Below is a partial list of houses built by Brodrick Bros., a real estate developer and builder active in Newton mostly in the 1920s and 1930s. Information comes from newspaper searches and from some deeds in the County of Middlesex South Registry of Deeds. Maud Brodrick is stated in articles as designer of all Brodrick Built houses. She also worked on commission. Those houses would not be advertised in the newspaper but we hope they will come to light with more research.

Brodrick Bros. officially included Maud & Walter Brodrick and sometimes Walter's brother, Joseph. He drove the workmen to the job sites but did not participate in designing or building the houses. It seems Brodrick Bros. put some of the houses in Joseph's name, perhaps to get more lending power at the bank. Herbert and Josephine Brodrick are also listed on some of the houses as owners. Herbert & Josephine Brodrick were Walter Brodrick's brother and sister-in-law. The houses are on roads such as Pleasant Street, which were part of the subdivisions created by Maud Brodrick. I am including them here but they should not be considered part of Maud Brodrick's projects at this time.

– Laura Fitzmaurice, architectural designer and researcher

Houses in Newton:

Adena Road: 93 (Josephine Brodrick), 81 & 85 (Herbert Brodrick)

Allerton Road: 146, 154

Bellevue Street: 114, 122, 132

Centre Street: 1501, 1507, 1515, 1525

Chestnut Street: 414

Commonwealth: 789 (Maud purchased this house and property April 28, 1938 from William O'Leary and sold June 21, 1938. Perhaps a renovation but it a very short amount of time.)

Cushing Street: 20

Eliot Avenue (WN): 101, 107, 111, 117, 131(renumbered 133. Renovation of existing house.)

Erie Avenue (NH): 99 (renovation of existing house.)

Fair Oaks Avenue: 6 (demolished - possibly when Mass Pike was built).

Fenno: 28, “reconditioned”/ renovation

Fuller Street: 145 (renovation of existing house.)

Halcyon: 25 (renovation of existing house)

Hammond: 8 (renovation of existing house.)

Holden Road: 14, 20, 26, 31, 32, 37, 40, 43

Llewellyn Road: 14, 17, 26, 32, (25 Maud Brodrick listed as architect only)

Lombard: 58 (renovation of existing house.)

Manor House Road: 14, 24, 25, 32, 33, 43

Morton Street: 162, 176

Nehoden Road: 40

Oxford Road: 60 (renovation of existing house.)

Pleasant Street: 11, 12, 21, 26 (These houses list Josephine Brodrick as owner)

Rangeley Road: 35, 29. (6 & 36 Rangeley by Josephine Brodrick)

Randlett Park: 100, 112, 118, 154, 146, 160. (Herbert Brodrick built 22 & 142 Randlett Park.)

Stoneleigh Road: 15 (renovation of existing house.)

Taft Avenue 7 - garage only.

Vineyard Road: 23 (renovation of existing house.)

Waban Avenue: 304 (Has seen major alterations over the years – originally gambrel roofed house.)

Walter Street: 45 (renovation of existing house.)

Waltham Street: 207, 221, 277, 287, 295 & 432 Waltham Street (432 Waltham Street was alteration of an existing house. Permit granted to take off front porch and put colonial entrance, take off Ell and make modern kitchen, build 3 car garage. 269 Waltham St. built by Herbert Brodrick.

Waverley Avenue: 450 – (according to advertisement this is “Woman Planned” and “Brodrick Built” though building permit does not list Brodrick Bros. The job must have been handed over to them after the permit was issued. Maud Brodrick was often hired as consultant on projects.)

Wedgewood Road: 55

Woodcliff Road: 35 (renovation of existing house.)

House in Athol:

Main Street: 1192

Houses in Wellesley:

Windsor Road: 72

Houses in Wellesley Hills

Cliff Road: 209 (known as Pondbrook)

Monadnock Road: 2, 14, 31, 32, 33, 43

Wachusett Road – 33. Demolished a few years ago

Peirce Road: 14, 15, 21, 26 (Demolished), 32 (#32 has two building permits in file for a new residence. The 1935 permit was issued to Maud Brodrick and the 1939 permit was issued to Louis Byer, builder and Walter Greymont, architect. It is unclear why there are two permits – perhaps the Brodricks were issued the building permit but never built?)

Edmunds Road: 94, 156, 171 (gutted and redone by developer in 2010.)

Lowell: 16. 16 Lowell Road, Wellesley was one of seven model houses built by Jordan Marsh with the help of the Federal Housing Administration. Though the prize-winning architect of this house was listed as Robert L Stevenson and the builder on record is James S. Smith of Newton, it is evident they handed over the job to Maud Brodrick and Broderick Bros. to complete. An ad by Brodrick Bros. states: “Built by a master craftsman from a prize-winning plan, this Tudor home has been given great charm by the addition of the woman-planned features typical of Brodrick-Built homes, installed under Brodrick supervision.” Perhaps the original builder was only in charge of the shell and the interior was by Maud Brodrick. Jordan Marsh was associated with Maud previously: O.S. Thompson, merchandise manager of the Jordan Marsh Company, had purchased a Maud Brodrick house (26 Peirce Road) in as reported in the Wellesley Townsman in June 1936. Both houses had permits issued in 1935, construction was completed the following year.

Milton:

30 St. Agatha Road (perhaps a renovation. Maud Brodrick owned this property only for one month.)

Cary Avenue: 48

Houses by Edwin Townley in Newton:

Taft Avenue: 2-4, 5-7, 8.

Llewellyn Road: 25. Maud listed as architect.

Harding Street: 10