

City of Newton

***Communitywide Survey of
Mid-20th Century Housing***

Final Report

***Submitted to
Planning and Development Department and
Newton Historical Commission
City of Newton, Massachusetts***

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Abstract

The City of Newton Planning and Development Department received a Survey & Planning Grant from the Massachusetts Historical Commission (MHC) to conduct an intensive survey of mid-20th century housing and subdivisions in the city and identify resources that are potentially eligible for the National Register of Historic Places. MHC area inventory forms were prepared for fifteen (15) areas, adding 895 properties to the Newton inventory. Area inventory forms include a detailed description of each area's architecture and historic development, a bibliography, a data sheet listing information on each property in the area, black and white photographs of street views and unique or representative buildings, and a GIS map with the area boundary. A large-scale GIS base map of Newton was prepared, showing all areas inventoried during the survey project. The Survey Final Report includes a description of the survey methodology, an alphabetical index of inventoried areas, a National Register of Historic Places context statement with recommendations for National Register listings, further study recommendations, and a bibliography.

The survey documentation will be available to the public at the City of Newton Planning and Development Department, with a copy placed at the Newton History Museum at the Jackson Homestead.

Part 1 Survey Methodology

Survey Objectives

The purpose of the project was to conduct an intensive survey of mid-20th century housing and subdivisions within the City of Newton and expand the city's comprehensive survey of cultural resources. Using Massachusetts Historical Commission (MHC) survey methodology, scope of work, and inventory forms, the project targeted areas with residential subdivisions from 1940 to 1960 and identified any individual properties within the surveyed areas that warranted additional research. The National Register criteria were applied to all resources identified in the survey, and a list of areas recommended for nomination to the National Register was prepared.

In addition to the goals stated above, the City of Newton in its Request for Proposals cited certain local priorities that the final survey documentation would address. A study of post-World War II housing in Newton, completed in 2001, found that the City of Newton had more housing constructed during the period than any other community in Massachusetts. Newton's existing historic properties inventory, however, contained comparatively little information on resources built after 1940. The survey project also would provide information for use by the Newton Historical Commission during review of demolition requests for houses from the 1940-1960 period. Finally, the survey documentation would be an important tool in helping both city officials and homeowners understand Newton's more recent history and its associated resources.

The City of Newton Planning and Development Department hired architectural historian and preservation consultant Kathleen Kelly Broome to conduct the survey, which was completed in September 2003.

Existing Documentation/Previous Research

In 1990, the *Newton 20th Century Multiple Resource Area (MRA) Amendment* was listed in the National Register of Historic Places. As a follow-up to the city's first MRA listing, which targeted historic properties built through 1907, the MRA amendment covered a large number of residential buildings constructed from 1908 through 1940. The nomination also includes important information on the growth and development of Newton from 1941 to 1950.

The MRA amendment was based on a comprehensive survey (conducted in 1986-1987) of the city's historic and architectural development from 1908 to ca. 1955. With a goal of identifying general development patterns in Newton rather than individual buildings, the survey produced a large number of area inventory forms, many of them recording residential subdivisions. Resources from 1940 to 1960 tended to be included in the earlier survey if they were located within the boundaries of inventoried subdivisions initiated before 1940.

At the start of the 2003 survey project, the Massachusetts Cultural Resource Information System (MACRIS) database at the MHC included information on 273 properties in Newton constructed from 1940 to 1960. Seven resources were apartment buildings, and thirty-five were commercial or institutional buildings. The remaining 231 properties appeared to be single- or two-family residences. Of these, forty-six have building inventory forms on file in the Inventory

of Historic and Archaeological Assets of the Commonwealth, maintained by the MHC. Most of the individually inventoried properties are part of the existing local historic district at Chestnut Hill. Certain properties were included in the MACRIS database because they were located within the boundaries of existing National Register districts or previously inventoried residential areas (see above).

Another important source for information on the 1940-1960 period in Newton was the city's *Demolition Review and Post-WWII Housing Study*, completed in 2001 with an MHC Survey & Planning grant. The third chapter provides a brief summary of post-World War II housing development in the United States, characterizes the most common postwar house types surviving in Newton (with examples), and assesses the significance and integrity of those resources in general terms. The narrative also addresses planned communities of veterans' housing, of which Oak Hill Park is Newton's premier example.

In addition to the postwar housing study, the City of Newton has published a neighborhood brochure, *Discover Historic Oak Hill Park* (2002), as part of its efforts to update the citywide neighborhood brochure series begun in the 1970s. Background research and survey field notes prepared before the publication of the Oak Hill Park brochure were available for use during the 2003 survey project. Neighborhood brochures, where available, also were consulted for background information. For these and other research sources, see the ***Bibliography*** at the end of this report.

Selection of Resources for Survey

Initial Expectations about Target Properties

In November 1964, the Massachusetts Department of Commerce, Division of Research prepared a monograph on the City of Newton incorporating data from the 1960 Federal census data. According to the census, one-quarter of the 26,117 housing units present in Newton at that time were built during the survey target period. Just over 10% (2,628 units) were constructed from 1940 to 1949. Another 15.6% (4,086 units) were built from 1950 through March 1960. Almost all (99%) of Newton's housing units were occupied in 1960. Of the occupied units, 74.5% were owner-occupied, a significantly higher figure than the 49.5% owner-occupancy rate for the greater Boston metropolitan area. [City of Newton monograph, rev. Nov. 1964]

The 1960 Federal census data also provides information on the number of families housed in Newton's residential buildings. In March 1960, 70.5% of Newton's housing stock were single-family dwellings at a time when only 47.3% of the housing stock for the Boston metropolitan area was single-family. The percentage of two-family homes in Newton, at 20.5% of the city's housing stock, was comparable with the regional figure of 18.1%. However, Newton had a significantly lower percentage of houses with three or more units than was seen in the Boston metropolitan area at that time. Only 9% of the total housing units in Newton contained three or more units, compared with 35.6% of the total units in the region. [City of Newton monograph, rev. Nov. 1964]

A reconnaissance survey of Newton was conducted during Phase I of the survey project. The city's Planning and Development Department provided a citywide GIS map, color-coded to illustrate residential properties developed from 1940-1945, 1946-1950, 1951-1955, and 1956-

1960. Construction dates were drawn from the database of the city's Assessing Department. With the color-coded GIS map as a guide, the reconnaissance survey focused on identifying concentrations of residential development from the survey target period in each of the city's thirteen neighborhoods. Only in the Oak Hill neighborhood, encompassing the southern portion of the city, was a street-by-street reconnaissance survey conducted, since large sections of Oak Hill were subdivided for residential construction from 1940 onward.

The reconnaissance survey confirmed that most residential resources from the 1940-1960 period were subdivisions of single-family homes. Several subdivisions of two-family dwellings displaying distinctive two-family house forms also were identified. Apartment complexes, consisting of several buildings on a single parcel of land, were not a priority for documentation during the 2003 survey project. Resources observed in the field were generally in good to excellent condition.

Fieldwork identified four major types of residential development clusters, typically subdivisions, from the 1940-1960 survey period:

1. *Clusters or subdivisions of single-family houses developed within the survey period (1940-1960)*, striking for their consistency of house form (e.g., ranch, split-level, two-story colonial, cape) and/or architectural treatment (e.g., traditional, contemporary), suggesting completion over a relatively short period of time.
2. *Subdivisions of two-family houses developed within the survey period (1940-1960)*, also striking for their uniformity of form and/or architectural treatment, suggesting completion over a relatively short period of time.
3. *Subdivisions developed largely from 1940 onward*, some with both single-family and two-family houses, generally consisting of a mix of house forms (see above) typically associated with the survey period. Some of the subdivisions in this group included forms of capes, two-story colonials, or duplexes not observed elsewhere in the city in any greater quantity.
4. *Subdivisions apparently created before 1940 but largely built out during the survey period (1940-1960)*. Some of these areas were documented during the survey of early 20th-century resources, which included a number of properties built before 1955. Previously documented resources were not re-surveyed during the 2003 project, but some merit additional research (see **Further Study Recommendations** following).

Selection Criteria

The survey recorded both unique and representative examples of residential development in Newton from the 1940-1960 period. All resources selected for documentation were subdivisions, recorded using MHC area inventory forms (see **Survey Procedures and Products** following). General criteria for selecting resources for documentation included:

- uniqueness in Newton;
- good example of a house type constructed in Newton from 1940 to 1960;
- prominence in the landscape;
- good example of historic (1940-1960) development patterns; and/or
- association with important events or personalities.

Normally, historic areas selected for documentation in a communitywide survey are chosen for the high degree of architectural integrity of their individual buildings. In the case of resources from the 1940-1960 period, however, many areas merit survey more for their cohesiveness and their visual distinctiveness as a whole, rather than for the stylistic features of their individual buildings. While degree of alteration was a factor in selecting areas for survey, minor alterations to individual buildings within a surveyed area were expected.

To meet MHC requirements that surveys be communitywide and comprehensive in nature, the selection process was guided by the goal of recording 1940-1960 development: 1) in as many of Newton's thirteen neighborhoods as possible; 2) from the early, mid-, and late years of each of the target decades; and 3) reflecting the range of house types (e.g., ranches, capes, split-levels, two-story colonials, duplexes, etc.), architectural treatments (traditional and contemporary), and building materials represented in Newton's housing stock for the period.

Survey Procedures and Products Created

The survey was conducted according to the survey methodology of the MHC, as outlined in the project Scope of Work. The consultant recorded select mid-twentieth century residential subdivisions using MHC area inventory forms. The consultant also produced a list of inventoried areas that are eligible for the National Register of Historic Places. Key to the preparation of that list is the development of new context criteria for National Register eligibility, as many of the resources surveyed have not attained the fifty-year age normally required for National Register listing. This situation requires the justification of exceptional significance at the local level. Finally, Lara Kritzer, Preservation Planner in the City of Newton Planning and Development Department, produced a large-scale GIS base map, showing the areas inventoried.

Research Process

In general, area research focused on establishing architects, builders, and/or developers; the inventoried subdivisions in the context of the respective careers of those individuals; and the subdivision's historic appearance and the extent to which it may have been altered. In cases when a particular property or subdivision could use additional research in the future, a notation to that effect was added to the text of the completed inventory form. The city's Engineering Division has subdivision plans and water/sewer hookup records that were used as a starting point for area research. Subdivision plans provide important information on members of the development team (e.g., developer, civil engineer, and builder) and indicate the extent of the original subdivision and whether it changed over time (e.g., number of house lots, proposed street layout, etc.). Building permits in the Inspectional Services Department were consulted for all properties that were specifically photographed and described in the area inventory forms. Further research in the building permits in the future will yield additional information on each subdivision.

Due to restrictions of time and budget, deed research was not conducted during the survey. Deed research in the future would identify deed restrictions, if any, that were imposed on a particular development, such as the establishment of a building line that required a greater setback from the street than the setback allowed by local zoning.

Recording of Resources

MHC area inventory forms were prepared for fifteen subdivisions principally developed in the period from 1940 to 1960. An area form provides summaries of the area's architectural character and history, highlighting unique and representative buildings. Each area form includes a GIS map illustrating the area boundaries. To facilitate use of the survey documentation by city officials, property owners, and the MHC, a data sheet accompanies each area form. The data sheet provides the assigned MHC inventory number, section/block/lot number, street address, construction date, and architectural style/house form for each house within the subdivision. Completed inventory forms also include photographs of street views and representative buildings, and bibliographies of research sources consulted.

The inventory form numbering system was prepared in accordance with the recommendations of the survey and MACRIS (Massachusetts Cultural Resource Information System) staffs of the MHC. The ***Index of Inventoried Areas*** in the next section provides a list of newly inventoried areas in Newton, with their assigned inventory letters, to show which areas in the city were recorded during the 2003 grant project. Per MHC requirements, areas are listed alphabetically by name; streets within each area appear as subentries under the corresponding area. Inventoried areas were plotted by inventory letter on a large-scale GIS base map of Newton.

Per MHC and National Park Service survey requirements, the National Register of Historic Places criteria are applied to each inventoried area. Criteria statement forms were completed for those areas deemed eligible for the National Register and attached to the appropriate inventory forms. The National Register context statement establishes a framework for understanding the significance of the inventoried areas by emphasizing specific themes in Newton's history from 1940 to 1960. The context statement is not intended to be a definitive history of Newton during that period. For further information, see ***National Register of Historic Places Context*** and ***National Register Recommendations***.

Accomplishments

The goals of the mid-20th century housing survey as outlined in the Scope of Work have been accomplished. MHC area inventory forms were produced for fifteen (15) subdivisions, which added a total of 895 properties to the Newton inventory. Certain limitations are, however, inherent in a communitywide comprehensive survey of this nature. For many properties in Newton from the 1940-1960 period, basic historical information has been combined with architectural analysis for the first time. Additional facts about the inventoried properties may be added at any time using inventory form continuation sheets. Because constraints of time and budget permitted the documentation of only a small percentage of Newton's historic resources from the 1940-1960 period, suggestions for additional survey work are listed in ***Further Study Recommendations***.

The survey results did not differ significantly from the expectations developed in Phase I of the project in terms of the location, concentration, and condition of historic resources from the 1940-1960 period in the city.

Part 2 Index of Inventoried Areas

The following areas were inventoried during the survey project. Per MHC requirements, areas are listed alphabetically by area name. Beneath each area name is a list of streets within that area.

Area Name	MHC Area
Andrew Street-Dedham Street (Newton Highlands) Andrew Street (all) Dedham Street (79)	EW
Baldpate Hill Road (Oak Hill) Baldpate Hill Road (all)	ET
Beaconwood Road-Hargrave Circle (Newton Highlands) Beaconwood Road (19-21 through 35 odd, 40 through 76 inclusive) Hargrave Circle (10, 16)	EN
Bencliffe Circle (Auburndale) Bencliffe Circle (all)	EU
Esty Farm Road-June Lane (Oak Hill) Esty Farm Road (5 through 82) June Lane (11 through 52) Saw Mill Brook Parkway (544)	EV
Evelyn Road-Mary Ellen Road (Waban) Evelyn Road (99 to end) Mary Ellen Road (all)	EQ
Judith Road-Walnut Street (Newton Centre) Judith Road (all) Walnut Street (762 through 828, even)	EL
Lorna Road-Montrose Street-Philmore Road (Newton Corner) Ivanhoe Street (26, 36) Lorna Road (all) Montrose Street (20 through 48 even, 55 to end) Philmore Road (all) Waverley Avenue (400, 420)	EJ
Louise Road-Florence Street-Craftsland Road (Chestnut Hill) Craftsland Road (101-103, 108-110) Florence Street (151 through 181-183, odd) Louise Road (all)	ER

Area Name**MHC Area**

Maynard Street-Mosman Street-Morrill Street- Emmons Street-Pratt Drive (West Newton-Newtonville) Albemarle Road (151, 165) Emmons Street (all) Maynard Street (all) Morrill Street (27 through 57, 77, 83) Mosman Street (9 through 60) North Street (56, 62) Pratt Drive (all)	ES
Oak Hill Park Antonellis Circle (all) Avery Path (all) Bontempo Road (all) Caldon Path (all) Callahan Path (all) Caulfield Circle (all) Cavanaugh Path (all) Chinian Path (all) Cibel Path (all) Colella Road (all) Considine Road (all) Early Path (8) Fredette Path (all) Hanson Road (all) Hay Road (all) Kappius Path (all) Keller Path (all) Kerr Path (all) McCarthy Road (all) Myerson Lane (44, 55 to end) Nightingale Path (all) O'Connell Road (all) O'Rourke Path (all) Osborne Path (all) Saw Mill Brook Parkway (552 through 801) Shumaker Path (all) Shute Path (all) Spiers Road (10 through 237) Stein Circle (all) Timson Path (all) Tocci Path (all) Van Roosen (all) Van Wart Path (all) Walsh Road (all)	DT

Area Name**MHC Area**

Oak Hill Park (continued) Wiswall Road (62 through 271) Young Path (all)	
Richards Circle (West Newton) Crafts Street (480, 502) Richards Circle (all)	EM
Selwyn Road-Truman Road-Linda Lane-Mildred Road (Oak Hill-Newton Highlands) Linda Lane (all) Mildred Road (11) Park Drive (45) Selwyn Road (all) Truman Road (all)	EO
Tennyson Road-Prospect Street-Temple Street (West Newton) Prospect Street (111 through 125, odd) Temple Street (133 through 149, odd) Tennyson Road (all)	EK
Valley Spring Road-Dorr Road (Newton Corner) Dorr Road (18, 24 through 31) Valley Spring Road (all)	EP

Part 3 National Register of Historic Places Context

Located six miles west of downtown Boston, Newton was settled in 1630, incorporated as a town in 1688, and incorporated as a city in 1873. Newton has thirteen villages within its total area of 18.22 square miles (98% of which is land area). From an early history as a farming community with peripheral industrial development along the Charles River, Newton evolved into a railroad and streetcar suburb in the mid- to late 19th century, with industrial activity at Newton Upper Falls and Newton Lower Falls a continuing presence. Known since the 1920s as the “City of Homes” or the “Garden City” for its suburban residential character, Newton experienced unprecedented residential growth during the post-World War II era. Newton retains a largely historic residential character today, with only 19% of its dwellings constructed after 1960. The current population is 83,829 [2000 Federal census].

The Mid-Twentieth Century Housing Survey documented subdivisions of single- and two-family houses built from 1940 through 1960. The survey focussed on assessing the physical character of residential development in Newton during the time period, to identify the locations of the city’s best preserved subdivisions; the architectural styles and building forms present in those subdivisions; and the principal developers, architects, and builders involved in their creation. Future research projects may identify the residents of the subdivisions, their occupations, and their contributions to the community.

This context statement provides a basis for understanding the historic and architectural significance of specific subdivisions inventoried during the survey. The reader is referred to two additional sources for context on Newton’s development in the 1940s and 1950s. The *Newton 20th Century Multiple Resource Area (MRA) Amendment*, prepared by Candace Jenkins and Susan Abele and listed in the National Register of Historic Places in 1990, concludes with a summary of Newton’s development from 1941 to 1950. A brief history of post-World War II housing and background information for post-World War II housing types in Newton may be found in “An overview of post-World War II housing and its significance in Newton, Massachusetts.” This history is Chapter III in the *Demolition Review and Post-WWII Housing Study*, prepared in 2001 by Neil Larson & Associates, Inc. for the City of Newton and the Massachusetts Historical Commission.

By 1940, Newton’s reputation as the “City of Homes” was firmly established. The period between World War I and World War II had brought unprecedented residential growth, concomitant commercial and institutional growth in almost all the village centers, the emergence of the automobile as the preferred mode of transportation, and the demise of the street railway system and its replacement by buses. Early 1940s residential development in Newton continued the patterns seen in the 1920s and 1930s, as documented in the *Newton 20th Century Multiple Resource Area (MRA) Amendment (NR 1990)*. In 1940, the city’s population was 69,873, increasing almost 11% to 77,257 in 1945. Interestingly, the rate of population growth is significantly higher than the growth in any other five-year time span covered by the mid-20th century housing survey, which averaged about 6%.

New residential subdivisions built in Newton in the 1940s typically involved redevelopment of an existing residential property, usually a small estate or farm. Examples include Tennyson Road-Prospect Street-Temple Street, West Newton [1939-1941, MHC Area EK] and Richards

Circle, West Newton [1948-1949, MHC Area EM], development of which involved demolition of large 19th-century dwellings. In some instances, subdivisions were built on acreage sold off by Newton institutions or businesses, such as Judith Road-Walnut Street in Newton Centre [principally 1947-1950, MHC Area EL], which was built on land previously owned by the Newton Cemetery Corporation. Another example is the Beaconwood Road-Hargrave Circle area in Newton Highlands [1949-1954, MHC Area EN], developed on land formerly owned by the Purity Ice Company.

The degree to which a subdivision of 1940-1960 houses displays variety in its stylistic features, building materials, and rooflines is a strong indication of the manner in which the subdivision was developed. In some subdivisions, the developer sold building lots to individuals, who in turn chose their own architects and builders. The Lorna Road-Montrose Street-Philmore Road area, Newton Corner [1929-1957, MHC Area EJ] is a subdivision that evolved over nearly twenty years, reflecting the activity of several owners, architects, and builders. This contrasts with subdivisions such as Tennyson Road-Prospect Street-Temple Street, West Newton [1939-1941, MHC Area EK], Judith Road-Walnut Street, Newton Centre [principally 1947-1950, MHC Area EL], and Richards Circle, West Newton [1948-1949, MHC Area EM]. In these areas, the developer, who also was the builder, completed virtually the entire subdivision in a relatively short period of time.

As documented in the survey, most house designs constructed in Newton in the 1940s were colonial in inspiration. The fine collection of early 1940s colonials at Tennyson Road-Prospect Street-Temple Street, West Newton [1939-1941, MHC Area EK], was developed, designed, and built by Morley Brothers of Allston (Boston). While a larger group of 1940s colonials exists on Fessenden Street in Newtonville, most of the houses there were not built until after 1947 [see Albemarle Village #2, MHC Area DS]. Another well preserved collection of late 1940s colonials, including garrison colonials, survives at Judith Road-Walnut Street, Newton Centre [principally 1947-1950, MHC Area EL].

A notable exception to the colonial tradition among 1940s houses in Newton is a collection of two-story, brick veneered dwellings at Lorna Road-Montrose Street-Philmore Road, Newton Corner [1929-1957, MHC Area EJ], which in their ornamental detailing suggest English or French sources. Designed by Joseph Selwyn and built by Jacob Ditch in 1936-1940 and again in 1947, these houses are the only instance identified during the mid-20th century housing survey in which the design used for houses built before World War II was reused for houses built after the war.

Newton does not have many cape developments dating to the 1940-1960 period. The best preserved capes observed in Newton during the survey is a group of seventeen capes on Truman Road in the Selwyn Road-Truman Road-Linda Lane-Mildred Road area between Oak Hill and Newton Highlands [MHC Area EO, capes 1949], designed by Ralph I. Williams for construction by the Wolsey Company. A large subdivision of capes, many with attached garages now converted to living space, survives on Roberta and Albert Roads in Auburndale, and a number of capes appear in the vicinity of Russell, Sylvester, Farmington, and Barbara Roads in West Newton. Both areas are recommended for survey in the future.

As the City of Newton continued to cultivate its pre-World War II reputation as the “City of Homes,” the affordability of the housing stock for individuals and families of moderate means was a recurring concern. The Planning Board recommended a study of the city’s zoning to allow

for more general residence (*i.e.*, multiple-unit) dwellings, and in 1948 the city hired Massachusetts Institute of Technology professor Frederick J. Adams to complete the work. Revisions to the Zoning Ordinance became effective on June 20, 1949.

About the same time that work began on revising the zoning ordinance, the City of Newton undertook its own development of affordable housing. Veterans housing (1948-1949) built by the city at Oak Hill Park [1948-1954, MHC Area DT] was the largest development of single-family houses built during the survey period, and represents the first time an entire village was added to the map of Newton. The City of Newton financed the construction of Oak Hill Park without the aid of state or federal funds. It is the largest single housing project ever undertaken by the city, and the largest local project of its kind built under Chapter 372 of the Massachusetts Acts of 1946. This legislation allowed the City of Newton to borrow and spend money beyond its debt limit to build affordable housing for its World War II veterans. A \$1,250,000 bond issue funded the project. The site plan, which places single-family houses in a pedestrian-oriented landscaped setting, reflects advances made in community planning and development from the 1920s through the 1940s. Many houses were oriented toward a pedestrian path system not only to minimize the intrusion of cars, but also to promote neighborhood interaction along the common pedestrian ways. City Engineer Ashley L. Robinson designed the site plan for the development, under the supervision of Department of Public Works Director Willard Pratt. In contrast to other veterans housing complexes in metropolitan Boston, Oak Hill Park was not public housing. The community was publicly funded and privately built, with the intention that the residents would own their own single-family homes using mortgages insured by the Federal Housing Administration (FHA) or guaranteed by the Veterans Administration (VA) mortgage program.

The houses at Oak Hill Park illustrate a transition between the pre-World War II popularity and domestic associations of the cape house form, and the postwar arrival of the ranch as a house type. Once described as Cape Cod cottages, the houses at Oak Hill Park, in their floor plan and massing, are closer to ranches than traditional capes, but are decidedly traditional in their styling. The brick chimney behind the roof ridge imparts a traditional feel to the house designs, but actually provides venting for the heating and hot water systems, as the houses as originally built did not have fireplaces. Joseph F. Kelly and Kelly Construction of Arlington designed and mass-produced the neighborhood's 412 single-family homes using assembly-line techniques. These houses appear to be the first application of slab-on-grade construction and radiant floor heating to residential building in Newton. The houses at Oak Hill Park subscribed to the design standards of the Federal Housing Administration (FHA), required for any development in which homebuyers anticipated receiving FHA-insured mortgages.

A few subdivisions laid out in the 1950s continued the pre-World War II pattern of dividing acreage associated with a pre-war dwelling. In some cases, the subdivision was built behind the existing house, which often occupied a position close to the street. Examples include Valley Spring Road-Dorr Road, Newton Corner [1951-1955, MHC Area EP], and Andrew Street-Dedham Street, Newton Highlands [1959-1960, MHC Area EW]. At Louise Road-Florence Street-Craftsland Road, Chestnut Hill, [1953-1963, MHC Area ER], the older (1918) house on the property is surrounded by later construction.

After World War II, improvements in engineering and the high demand for single-family homes led to development of land that in previous generations was considered unsuitable for building, mostly due to the presence of a high water table and/or poor drainage. In *Newton, Massachusetts 1688-1988*, Fleishman and Husher note that wet areas in the northern part of

Newton were “tackled piecemeal, on an ad hoc basis” [p. 92]. An example of subdivision development in such an area is the large group of slab ranches built by Campanelli Homes, Inc. at Maynard Street-Mosman Street-Morrill Street-Emmons Street-Pratt Drive in West Newton [principally 1953, MHC Area ES]. This subdivision was built on low-lying land that was formerly part of the Albemarle Golf Club. Slab-on-grade construction not only allowed for mass production of houses at a lower cost and on a faster timetable than would have been possible for houses with basements, but also eliminated the water problems that would have been created by introducing basements into an area with a high water table. Another subdivision developed in a wet area north of Boylston Street is Evelyn Road-Mary Ellen Road, Waban [1950-1954, MHC Area EQ].

In contrast to activity in the northern part of Newton, the process of culverting, draining, and filling more than seventeen thousand acres of the Great South Meadow south of Boylston Street (Route 9), was tackled as a single project. Work began in the late 19th century and took nearly thirty years to complete [Fleishman and Husher, 92]. In general, this area encompasses the Oak Hill neighborhood of the city, where most of the residential construction dates to the post-World War II era. The Selwyn Road-Truman Road-Linda Lane-Mildred Road area between Oak Hill and Newton Highlands [1949-1958, MHC Area EO] borders the path of the original brook. A partial subdivision plan for building lots on the loop of Truman Road notes that the area is bordered on the south by the South Meadow Brook Easement, and that the center line of the original brook is the rear lot line for the southernmost properties on Truman Road.

Newton realtor Arnold Hartmann (1878-1962) was the first developer to offer a subdivision in the drained area formerly known as the Great South Meadow. Developer of the Charles River Country Club on Dedham Street, Hartman had acquired 226 acres in Oak Hill to expand the club’s golf course, acreage that later proved not to be needed. In 1924, he created the Oak Hill Trust for the purpose of developing his remaining holdings as a “residential district for persons of culture and refinement.” The six neighborhoods Hartmann created from 1924 through the late 1950s were known collectively as Oak Hill Village. In addition to Baldpate Hill Road [1930-1961, MHC Area ET], which included houses on Dudley Road and Drumlin Road in the larger subdivision, these subdivisions were *Cedar Grove* (1924, Country Club Road-Meadowbrook Road vicinity, MHC Area CL), *Fox Meadow* (started 1939, Nickerson Road to Pond Brook Road vicinity), *Baldpate* (started 1945, including Hartman Road, Jacobs Terrace, and the Clifton Road-Redwood Road vicinity), *Oak Hillside* (started 1950, Rosalie Road and streets in vicinity of Oak Hill water tower); and *Fox Hill* (started 1953, Sharpe Road-Fox Hill Road vicinity). All of these areas are recommended for survey in the future. By constructing a main sewer line to the veterans housing development at Oak Hill Park (see above) in the late 1940s, the City of Newton facilitated residential development of approximately eight hundred acres in the general Oak Hill neighborhood, a large portion of which was developed by Hartmann.

No individual had a greater role in the shaping of mid-20th-century residential neighborhoods in Newton than Arnold Hartmann. His development at Baldpate Hill Road, which occupies the highest elevation (315 feet) in Newton, encompasses perhaps the largest concentration of architect-designed custom homes from the 1940-1960 period in the city. For the first twenty years of its development, Baldpate Hill Road provided a relatively isolated setting for one, then two private estates. Residential development on the street accelerated quickly in the 1950s, at which point the neighborhood began to acquire a more suburban character. From 1926 to 1962, Hartmann lived in his own subdivisions, operating his real estate business primarily from his home. The two residences associated with him the longest were 17 Rosalie Road, where he lived

from 1934 to 1947, and 90 Hartman Road (no second “n” is used in the street name today) at Greenwood Street, from 1947 to 1958. [Arnold Hartmann Collection, Jackson Homestead]

Ranches tended to be the most popular house type chosen for Newton subdivisions started in the early and mid-1950s. A distinctive type of Postwar Traditional brick veneer ranch with exposed rafters was built from 1950 to 1952 in some concentration in the Evelyn Road-Mary Ellen Road neighborhood in Waban [1950-1954, MHC Area EQ] but is seen throughout the city. Contemporary-style slab ranches with L-shaped footprints were built at Maynard Street-Mosman Street-Morrill Street-Emmons Street-Pratt Drive, West Newton [principally 1953, MHC Area ES], and appear to be the largest subdivision of slab ranches in Newton outside of the veterans housing at Oak Hill Park. The developers and builders, Campanelli Homes, Inc., built more than 8,600 single-family homes in eastern Massachusetts in the 1950s and 1960s. With the exception of Oak Hill Park, no larger single-family subdivision in Newton from the 1940-1960 period was built faster than this area. The ranches at Bencliffe Circle, Auburndale [1955-1964, MHC Area EU] are distinctive for their brick veneer cladding with stone accents, the largest group of such houses observed in Newton during the survey.

Beyond the traditional-style ranches at Oak Hill Park, ranches and capes built throughout Newton from 1940 through 1960 were smaller in size than many of the colonials and Victorian houses of previous generations, and arguably provided a reasonably affordable housing alternative for some families who desired a single-family home. Other alternatives included two-family dwellings. One-story duplexes in Newton Highlands at Beaconwood Road-Hargrave Circle [principally 1949, MHC Area EN], built by James Harold Woods, Jr., were intended as rentals, according to building permit applications. At Louise Road-Florence Street-Craftsland Road, Chestnut Hill [ca. 1953-1963, MHC Area ER], is a visually cohesive streetscape of two-family houses that as a group are relatively uncommon in Newton for their architectural form. Another collection of brick-veneer, two-family houses, located on Payne Road at Newton Centre, also dates to the 1940-1960 survey period and is recommended for survey in the future. At Bencliffe Circle, Auburndale [1955-1964, MHC Area EU], located in a zoning district that has allowed only single-family homes since 1962, some two-family dwellings were built by right or by variance. The second unit in most of these two-family houses consists of a basement apartment.

While it was in the city’s interest to provide alternatives to single-family subdivisions for residents of moderate means, limiting the density with which the city’s residential neighborhoods could be developed also was important. In 1953, the Zoning Ordinance was amended to increase minimum lot size, street frontage, and building setback requirements for new construction in residential districts. Building lots created by subdivision plans approved before December 7, 1953 were grandfathered. Some neighborhoods are vestiges of residential development in Newton before the changes were implemented. These include neighborhoods of single-family houses at Evelyn Road-Mary Ellen Road, Waban [MHC Area EQ] and Maynard Street-Mosman Street-Morrill Street-Emmons Street-Pratt Drive, West Newton [MHC Area ES], and two-family houses at Louise Road-Florence Street-Craftsland Road, Chestnut Hill [MHC Area ER]. Further research is needed to identify the precise circumstances that lead to the 1953 zoning amendments.

The earliest subdivision of Contemporary-style homes documented in the mid-20th century housing survey is Valley Spring Road-Dorr Road, Newton Corner [1951-1955, MHC Area EP], a neighborhood featuring high-style houses designed by professional architects who were active in advancing modern architecture in greater Boston after World War II. The developers and

builders, Benjamin Franklin Homes, also built six subdivisions of Contemporary-style, split-level homes in Lexington between 1951 and the mid-1960s, among them the well known subdivision called Peacock Farm [MHC Lexington Area S]. The Newton subdivision may be an early example of the company's residential planning and construction. For further information on the emergence of Contemporary residential design in the United States, see Lesley Jackson's *'Contemporary': Architecture and Interiors of the 1950s* (London: Phaidon Press Limited, 1994).

The Valley Spring Road-Dorr Road area is distinctive not only for the architectural design of the houses, but for the degree to which the house designs adapt to a sloping terrain and maximize views from the area. As a result, many houses in the neighborhood are multi-level or split-level in both floor plan and façade organization, the earliest instance of such house designs documented in the survey. Later subdivisions of mostly Contemporary houses, each of which encompasses about thirty homes, are the split-levels at Esty Farm Road-June Lane, Oak Hill [1956-1959, MHC Area EV] and the split-levels and raised ranches at Andrew Street-Dedham Street, Newton Highlands [1959-1960, MHC Area EW]. The appearance of the Contemporary houses in the Valley Spring Road neighborhood suggests they were custom designs, tailored to a particular site and a specific client. By contrast, the Contemporary houses on Esty Farm Road and Andrew Street especially tend to be designs that were published in popular periodicals of the 1950s. Further research is needed to identify precise sources for these later residential designs.

The construction of houses at Valley Spring Road-Dorr Road in the early to mid-1950s precipitated widespread popularity of split-level and raised ranch home designs in Newton and elsewhere during that decade. Ranches were single-story, single-level houses that could be built on slabs, on either raised or full basements, or into the grade with a garage underneath, as seen at 147 Andrew Street [Andrew Street-Dedham Street, Newton Highlands, MHC Area EW]. The defining feature in the façade organization of a ranch is that the main entry and flanking windows, usually the living room on one side and the bedrooms on the other, are all on the same level. In a split-level house, the living room occupies its own level, often with the entry next to it on the same level. The finished basement and garage are located one half-level down from the living room wing, and the bedroom area is one half-level up from the living room wing and stacked over the finished basement and garage.

A typical split-level house is seen at 100 Andrew Street [Andrew Street-Dedham Street, Newton Highlands, MHC Area EW]. Preservationists James C. Massey and Shirley Maxwell have dubbed a sub-type of split-level house, seen in quantity in Newton, the "flying wing." The flying wing has an asymmetrical, front-gable roof with the two-story, garage-and-bedroom stack placed directly beneath the roof ridge and the living room placed beneath the sweeping longer slope of the roof. Many examples of flying wings in Newton have the main entry at grade, next to the garage, rather than on the living room level. A typical example is 89 Andrew Street [Andrew Street-Dedham Street, Newton Highlands, MHC Area EW].

In a raised ranch, the split-level plan is expanded further, with the main entry on its own level at the approximate center of the façade. Like the ranch, the raised ranch has windows flanking the entry, usually the living room on one side and the bedrooms on the other. Unlike the ranch, however, the flanking windows in a raised ranch are all one-half level higher than the main entry, not on the same level as the entry. The finished basement, beneath the living room, and the garage bays, beneath the bedrooms, are one-half level lower than the main entry. An example of a raised ranch is 71 Andrew Street [Andrew Street-Dedham Street, Newton Highlands, MHC

Area EW].

While many post-World War II dwellings have yet to be classified by architectural style, to date the Massachusetts Historical Commission has identified two prevalent style categories for these buildings: Postwar Traditional and Contemporary. Further research of 1940-1960 housing is needed in Newton and other communities in Massachusetts before the features of additional style categories can be definitively determined. In the meantime, the assignment of architectural styles to 1940-1960 houses can be somewhat imprecise.

In most cases during the Newton survey, the roofline, materials, and fenestration pattern of the building often have been the deciding factors in classifying houses in one category or another. For example, a split-level house with a cross-hipped roof would be more likely to be classified as Postwar Traditional than a split-level house with an asymmetrical gable-front roof (*i.e.*, the “flying wing” split-level type), which is Contemporary. With regard to materials, houses with brick veneer walls are likely to be classified as Postwar Traditional, if other Postwar Traditional features are present, while houses with tongue-and-groove vertical boarding as wall cladding tend to be Contemporary. The location of windows on the wall surfaces of the house, particularly on the façade, is important. A side-gabled ranch with casement windows situated at the corners of each elevation is more likely to be classified as Contemporary than a side-gabled ranch with double-hung sash in windows that are removed from the wall corners, in the traditional manner. In another example, a split-level house with a floor-to-ceiling “window wall” of glass at the living room is Contemporary, whereas a split-level with a standard picture window at the living room could be Postwar Traditional. It is important to note that the presence of shutters on windows is not useful in determining whether a house is appropriately classified as Postwar Traditional or Contemporary, as shutters tend to be accessory features in a house’s architectural design.

Most of the individuals listed as “architect” in building permit applications from 1940 to 1960 were professional architects commissioned to design custom homes, professional architects commissioned to design a number of homes to be built on speculation, or the builder himself. For houses built on speculation, it was a common practice for a developer to be listed on building permit applications as the owner, architect, and builder, even though the actual house plans may have been obtained elsewhere, such as from a stock plan service or by contracting with a professional architect. Therefore, building permit applications provide only a general indication of the minimum number of houses designed by a particular architect whose work appeared in Newton’s residential building from 1940 to 1960.

Individuals who purchased their own building lot on which to build a custom house tended to hire professional architects affiliated with the American Institute of Architects and well known architectural firms in greater Boston. Most of the owners on Baldpate Hill Road, Oak Hill [principally mid-1950s, MHC Area ET] fit into this category. At Valley Spring Road-Dorr Road, Newton Corner [1951-1955, MHC Area EP], the builder, Benjamin Franklin Homes, Inc., apparently worked as a team with architects Hugh Stubbins and Stanley Myers (a Newton resident) to design homes for individual lot owners. Both Stubbins and Myers were affiliated with the American Institute of Architects and had firms in greater Boston.

The work of some architects appears in more than one Newton subdivision from the 1940-1960 period. Joseph Selwyn, a civil engineer from Belmont who surveyed several subdivisions documented during the survey, also served as architect for more than thirty houses for which building permit applications were checked. The actual number of houses he designed in Newton

is likely much higher. Selwyn-designed houses were built by Jacob Ditch at Lorna Road-Montrose Street-Philmore Road in Newton Corner [Selwyn's houses 1936-1940 and 1947, MHC Area EJ]; Richard Magnanti at Richards Circle in West Newton [1948-1949, MHC Area EM], and Nardelli Construction Company, Inc. at Louise Road-Florence Street-Craftsland Road, Chestnut Hill [Selwyn's houses 1953-1954, MHC Area ER].

Architect Ralph I. Williams of Wollaston (Quincy) was a familiar name in post-World War II house design in Newton. Biographical information on Williams has not been located to date. However, at least eighty-six houses designed by Williams have been identified during the mid-20th century housing survey. The actual number of Williams-designed houses in surveyed areas is probably higher. The Wolsey Company built Williams capes in the Selwyn Road-Truman Road area on the border of Oak Hill and Newton Highlands [MHC Area EO, at least seventeen houses from 1949-1957]. Newton Homes, Inc. built a split-level house designed by Williams in the Evelyn Road-Mary Ellen Road area, Waban [MHC Area EQ, at least one house, 1951]. Campanelli Homes, Inc. built at least fifty-four slab ranches designed by Williams in the Maynard Street-Mosman Street area, West Newton [MHC Area ES, principally 1953]. Sunny Lane Homes and Creative Builders of Newton built at least one dozen split-levels Williams designed for the Esty Farm Road-June Lane area, Oak Hill [MHC Area EV, his houses 1958-1959]. Solomon Siegel built at least one Williams-designed raised ranch in the Andrew Street-Dedham Street area, Newton Highlands [MHC Area EW] in 1959; at least six other houses in the neighborhood are similar in appearance and were probably Williams designs.

Newton architect Albert Kreider designed two-story colonials and garrison colonials for Charles C. Nardone, Inc. at Judith Road-Walnut Street, Newton Centre [principally 1947-1950, MHC Area EL]. Kreider also designed, in 1950-1952, a distinctive type of ranch with exposed rafters seen throughout the city but in some concentration in the Evelyn Road-Mary Ellen Road neighborhood, Waban [MHC Area EQ]. Similarly, architect N. I. Paterson of Newton designed a traditional-style, one-story duplex that was built as infill construction in older neighborhoods throughout the city but is seen in some concentration at Beaconwood Road-Hargrave Circle, Newton Highlands [principally 1949, MHC Area EN]. According to building permit applications, Allard M. Valentine, treasurer of Auburndale Co-operative Bank, designed five houses on Bencliffe Circle, Auburndale [his work 1955-1958, MHC Area EU], though his career as an architect merits further research. The work of other architects is noted on the relevant area inventory forms.

Part 4 National Register of Historic Places Recommendations

Many individual properties and districts in Newton are listed in the National Register of Historic Places as part of the *Newton Multiple Resource Area* (1986), which covers the period from 1636 to 1907, or the *20th-Century Multiple Resource Area Amendment* (1990), which extends the period of significance through 1940. Further amendment of the 20th-century MRA may be warranted in the future.

The following inventoried areas are potential National Register districts meeting Criteria A and C of the National Register at the local level. Most of the houses in these areas are older than fifty years and therefore would contribute to the historic and architectural significance of the district.

Lorna Road-Montrose Street-Philmore Road	Newton Corner	1929-1957	MHC Area EJ
Tennyson Road-Prospect Street-Temple St.	West Newton	1939-1941	MHC Area EK
Judith Road-Walnut Street	Newton Centre	1947-1963	MHC Area EL
Richards Circle	West Newton	1948-1949	MHC Area EM
Oak Hill Park Veterans Housing	Oak Hill	1948-1954	MHC Area DT
Evelyn Road-Mary Ellen Road	Waban	1950-1954	MHC Area EQ
Maynard Street-Mosman Street- Morrill Street-Emmons Street- Pratt Drive	West Newton	1953-1957	MHC Area ES

The following inventoried areas are potential National Register districts meeting Criteria A and C of the National Register at the local level. Most of the houses in these areas are not yet fifty years old. However, due to the exceptional significance of these areas, both historically and architecturally to the City of Newton, these areas also meet Criterion Consideration G for properties less than fifty years.

Valley Spring-Dorr Road	Newton Corner	1951-1955	MHC Area EP
Baldpate Hill Road	Oak Hill	1930-1961	MHC Area ET

The following inventoried areas are potential National Register districts meeting Criteria A and C of the National Register at the local level. These subdivisions are not yet fifty years old. Though generally well preserved, these areas should be reevaluated for National Register eligibility when the majority of resources achieve fifty years of age. Further survey of Newton's numerous late 1950s and 1960s subdivisions would provide additional context for evaluating these areas.

Bencliffe Circle	Auburndale	1955-1964	MHC Area EU
Esty Farm Road-June Lane	Oak Hill	1956-1959	MHC Area EV
Andrew Street-Dedham Street	Newton Highlands	1959-1960	MHC Area EW

It should be noted that Newton's first development of public (city-owned) housing for low-income families was designed by The Architects Collaborative of Cambridge and opened in 1975. The development of ten two-story duplex units is located on Wilson Circle, off Beaconwood Road, in Newton Highlands, and may be eligible for National Register listing in the future.

Part 5 Further Study Recommendations

The survey of mid-20th century housing in Newton has identified many opportunities for further research. As noted in the **National Register Context**, further research on the fifteen residential areas documented during the survey could focus on determining the **residents of the respective subdivisions**, their occupations, and their contributions to the community. This information may be added to the area inventory forms using continuation sheets. Also of interest is **concomitant commercial and institutional (including municipal) development** in Newton during the 1940s and 1950s, as it reflects the city's unprecedented residential growth in the immediate post-World War II years. Expansion of the historic properties survey to include extant examples of this development is warranted. Further study of the circumstances that led to the **revision of the Zoning Ordinance in 1953** also is recommended, as it would contribute to a better understanding of the forces that have shaped Newton's residential development from the early 1950s to the present. Period newspaper accounts are likely a good primary source for such a study; annual reports of the Newton Planning Board from the early 1950s were consulted during the 2003 survey, but yielded only general information on the proposed zoning changes.

Another Newton-specific source that merits additional investigation is the **Arnold Hartmann Collection** at the Jackson Homestead. One of Newton's most important real estate developers from 1924 to his death in 1960, Hartmann played a highly significant role in shaping the city's residential landscape in Oak Hill, south of Boylston Street (Route 9). His business papers, donated to the Jackson Homestead in 1991, have been catalogued, and a comprehensive inventory of the collection, including biographical information, is available. Hartmann's subdivision of Baldpate Hill Road (MHC Area ET) was recorded during the mid-20th century housing survey. As noted in the **National Register Context**, five other discrete subdivisions, with the Baldpate Hill subdivision, were known collectively as Oak Hill Village (see map appended to this report), and the records in the collection suggest Hartmann's involvement with the development of other subdivisions in Oak Hill as well. In addition, records in the collection outline Hartmann's efforts to undertake a Federal Housing Administration (FHA)-approved subdivision in the area of Nickerson Road and Pond Brook Road, a subdivision recommended for survey in the future.

Further study of **architectural styles and house forms** from the 1950s onward is needed. Few of the most commonly used style guides and historic preservation reference works include mid-20th century residential design in their scope, and most tend to confine their illustrations and examples to the high-style designs of nationally known modern architects. More information on the house styles and types published in popular periodicals would fill this gap, particularly in the appropriate terminology and/or trade names for building components and materials. Even the most traditional houses from the post-World War II era can retain original window sash and front door designs for which commonly accepted terminology is currently lacking.

During Phase I of the mid-20th century housing survey, one hundred two (102) areas of Newton were visited during a reconnaissance or "windshield" survey. Fifty-four (54) areas were found to merit intensive survey. Fifteen (15) area inventory forms were completed during the recent survey project. The remaining thirty-nine (39) areas merit survey in the future. About one-third of the areas that merit survey in the future overlap with the boundaries of previously inventoried areas, so future survey may result in the update and expansion of some existing area inventory forms. For a list of recommended areas, see **Areas Recommended for Future Survey** appended to this report.

Fieldwork and research during the mid-20th century housing survey identified several individual houses that appear to merit additional investigation, mostly due to their historic architectural integrity or their relatively uncommon architectural form compared with other houses in Newton from the survey target period. Construction dates have not been established for these houses; research in the building permit files at the city's Inspectional Services Department is needed.

Most of these houses were identified during field investigation of areas of concentrated 1940-1960 residential development. This list is by no means comprehensive. It is likely that other architecturally significant dwellings from the 1940-1960 period exist that are in secluded settings or situated in areas dominated by pre-1940 or post-1960 development, and therefore were not observed during the mid-20th century housing survey.

Adeline Road, 64 and 90
Colgate Road, 31
Commonwealth Avenue, 1551
Drumlin Road, 12 (recent City of Newton Landmark) and 20 (amend existing inventory form)
Elizabeth Circle, 29
Hartman Road, 90 (former residence and office of developer Arnold Hartmann)
Jacobs Terrace, 30
Lawmarissa Road, 60
Pine Grove Avenue, 67
Rosalie Road, 17 (former residence and office of developer Arnold Hartmann)
Wade Street, 78
Washington Street, 1765
York Road, 15

Finally, Newton's first development of public (city-owned) housing for low-income families was designed by The Architects Collaborative of Cambridge and opened in 1975. The development of ten two-story duplex units is located on Wilson Circle, off Beaconwood Road [MHC Area EN], in Newton Highlands. While post-dating the target period for the mid-20th century housing survey, the Wilson Circle area should be recorded and evaluated for National Register eligibility in the future.

Part 6 Bibliography

The following bibliography lists major sources and collections consulted during the survey project. More detailed sources, such as published histories pertinent to a particular neighborhood, are not included here but were referenced on the area inventory forms.

There are three principal repositories for information on Newton's history during the 1940-1960 period. Building permits, subdivision (engineering) plans, and planning documents are available at Newton City Hall [NCH]. The Jackson Homestead [JH], Newton's Museum and Historical Society, maintains historic maps and atlases, city directories, archival collections, and is a repository for the city's historic properties inventory forms and National Register of Historic Places documentation. Newton Free Library [NFL] has annual city reports and local newspapers on microfilm, in addition to many published histories and reports on the city's historic resources. In addition, the Massachusetts Historical Commission [MHC], the state historic preservation office in Boston, is the state repository for National Register nominations, historic properties inventory forms, and other data pertaining to city and town preservation planning efforts dating to the mid-1960s.

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Maps and Atlases (in chronological order)

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Appendix

Newton Mid-20C Housing Survey

Areas Recommended for Future Survey

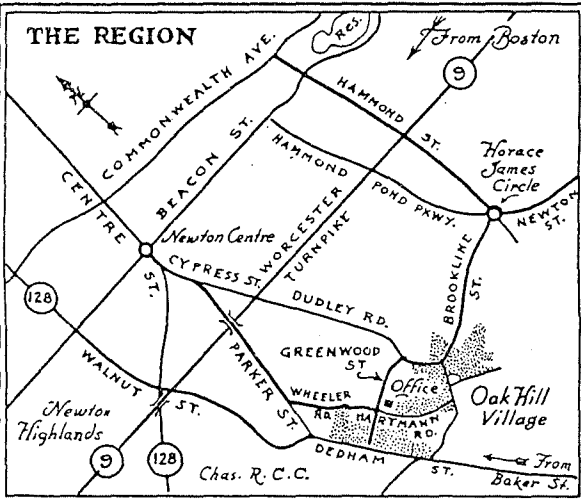
<i>Neighborhood</i>	<i>Name of Area/Streets</i>	<i>Date Range (dominant in bold)</i>	<i>House Type (dominant)</i>	<i>House Form(s) (dominant)</i>	<i>Style (dominant)</i>	<i>Prop. Count (approximately)</i>
Auburndale	Albert/Roberta Rds	early 1940s-early 1950s	single	cape	trad	27
Auburndale	Belmore Pk	early 1940s -late 1940s	single	cape, colonial	trad	11
Auburndale	Woodland/Seton Hill/Marymount Rds/ Aspen Av/Washington St	late 1940s-early 1950s	single	mix	mix	22
Chestnut Hill	Manet Cir	late 1940s-late 1950s	single	split	contemp	5
Chestnut Hill	Moody St	early 1940s -late 1940s	single	cape, colonial	trad	15
Newton Centre	Warren Rd/Beacon St	late 1940s- early 1950s	single	mix	mix	17-18
Newton Highlands	Payne Rd	late 1940s	two	duplex	trad (brick)	9 to 11
Newton Lower Falls	Baker Pl/Swallow Dr	1940s- early 1950s	single	ranch	contemp	25
Newton Lower Falls	Ithaca Cir	1940s	single	colonial	trad	11 to 14
Newtonville	Withington Rd/Blake St	late 1940s- early 1950s	mix	mix	mix	30-35
Oak Hill	Arnold/Sharpe/Fox Hill Rds	early 1950s -late 1950s	single	split/mix	mix	40-45
Oak Hill	Brandeis Rd/Jules Ter/ and Great Meadow/ Nardone/Olde Field/Adeline Rds	early 1950s -late 1950s	single	mix	mix	55
Oak Hill	Carlson Ave/Dorothy Rd/Appleton Cir	early 1950s -late 1950s	single	ranch	contemp	21
Oak Hill	Cynthia/Deborah/Sevland Rds	late 1940s-late 1950s	single	ranch	mix	101
Oak Hill	Harwich/Pond Brook (portion) Rds	early 1950s-late 1950s	single	split	contemp	38
Oak Hill	Juniper Ln	late 1940s-late 1950s	single	mix	mix	11
Oak Hill	Pond Brook (portion)/Drew/Nickerson Rds	1940s	single	mix	mix	46
Oak Hill	Redwood/Sycamore/Westgate/Clifton/ Hartman (portion) Rds/Brookline (portion)	late 1940s- early 1950s	single	split, ranch	contemp	87
Oak Hill	Spaulding Ln/Dorcar and Eastham Rds	late 1940s-late 1950s	single	split, contemp	mix	91
Oak Hill	Wendell/Boulder/Placid Rds and Marcellus Dr	late 1940s-late 1950s	single	mix	mix	66
Thompsonville	Lantern Ln	early 1940s	single	colonial	Colonial Rev	12
Waban	Longfellow/Longwell Rds	most late 1940s	single	colonial, cape	traditional	30
Waban	Karen Rd	late 1950s	single	mix	traditional	26
West Newton	Barbara/Farmington/Sylvester/Russell Rds	1940s	single	mix	traditional	68
West Newton	Farwell St/Joseph and Albemarle Rds	late 1940s-late 1950s	mix	ranch, duplex	mix	23
West Newton (Hill)	Ruane/Mignon Rds, Commonwealth Av, and Temple St	late 1940s-early 1950s	single	mix	mix	43

see next page for additional areas

Newton Mid-20C Housing Survey

Areas Recommended for Future Survey

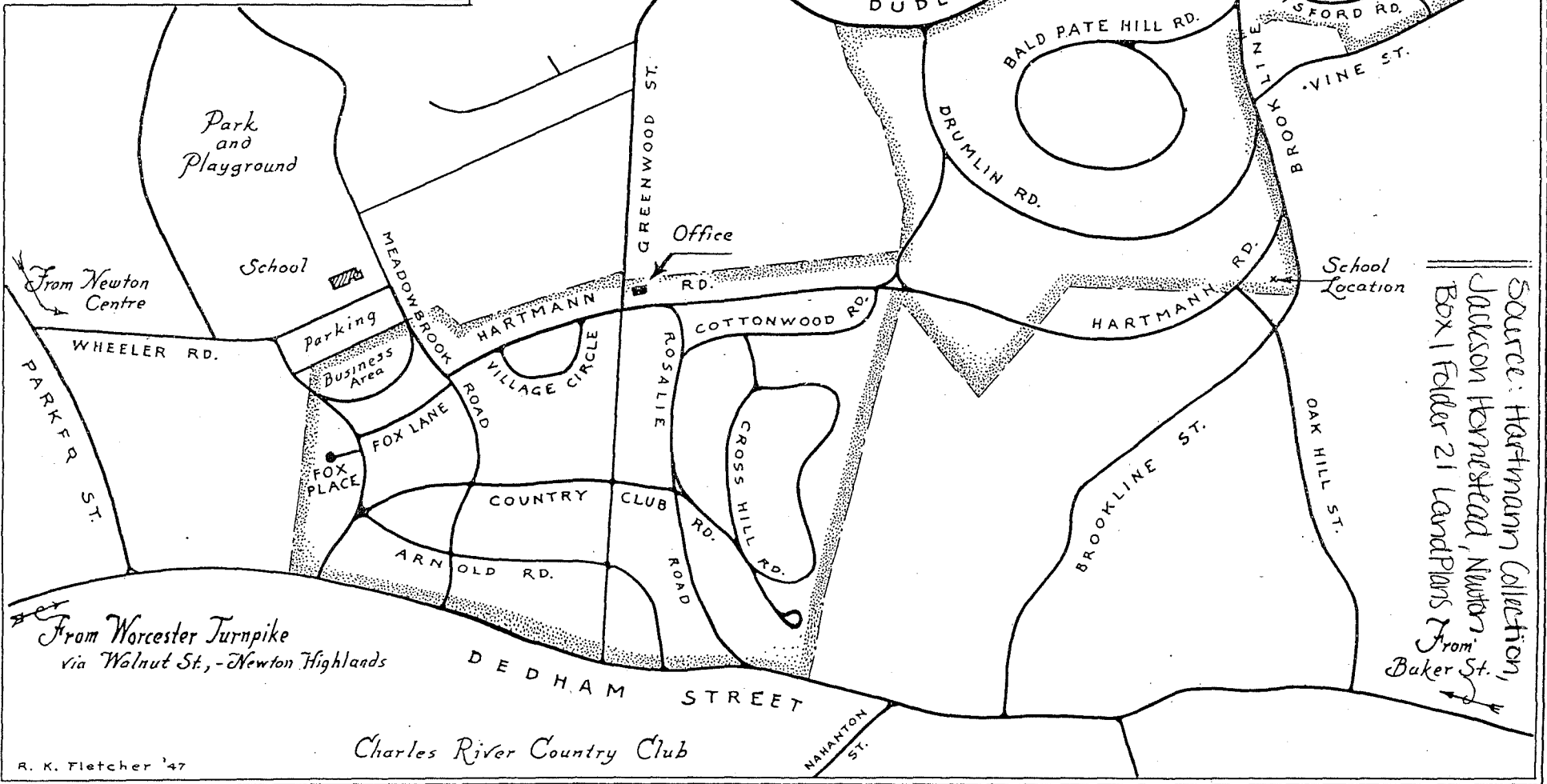
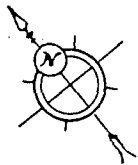
<i>Neighborhood</i>	<i>Name of Area/Streets</i>	<i>Date Range (dominant in bold)</i>	<i>House Type (dominant)</i>	<i>House Form(s) (dominant)</i>	<i>Style (dominant)</i>	<i>Prop. Count (approximately)</i>
<p><i>1940-1960 devt that merits additional survey (located within previously inventoried areas -- most of these areas subdivided before 1940)</i></p>						
Chestnut Hill	Reservoir/Woodlawn/Travis Drives/ Waban Hill Rd	1940s-1950s	single	mix	mix	39-40
Newton Highlands	Wallace/Christina Sts	1940s-1950s	single	cape, split	mix	30-35
Newton Upper Falls	Hickory Cliff/Hemlock/Round Wood/ White Pine Rds	1940s-1950s	single	cape, colonial	trad	69 (42 in period)
Newtonville	Fessenden St/Village Rd/Nevada Av/ Schofield Dr	1940s-1950s	single	colonial, mix	trad	75 (35 colonials)
Newtonville	Princeton St	late 1940s	mix	split, duplex	contemp	7
Oak Hill	Elinor Rd	early 1940s -late 1940s	single	cape	trad	25
Oak Hill	Philbrick Rd	early 1940s -early 1950s	single	cape, mix	mix	17
Oak Hill	Rosalie/Cross Hill/Country Club (portion)/ Cottonwood/Sky View Dr/Peach Tree Ln	late 1940s- 1950s	single	mix	mix	120
Thompsonville	Oakmont Rd	early 1940s-late 1950s	single	mix	mix	19
Waban	Quinobequin/Anawan/Edgefield/ Gould/York Rds	1940-1960	single	mix	mix	49
Waban	Stanley/Kodaya/Amherst/Shepherd/ Silver Birch Rds	1940-1960	single	mix	mix	65
West Newton	Hazelhurst Av/Harding St	early 1950s- late 1950s	single	split	contemp	13-14
West Newton (Hill)	Exeter St/Elizabeth Cir	early 1950s	single	ranch, split	contemp	10



Oak Hill Village

in Newton Centre

(Area within gray lines)



Source: Hartmann Collection,
 Jackson Homestead, Newton
 Box 1 Folder 21 LandPlans
 From Baker St.