

FORM A - AREA

JAN 02 1990

Area Letter Form numbers in this Area

W-L	W92-W105; W-0107
-----	------------------

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET, BOSTON, MA 02116

Town Newton (Waban)

Name of Area (if any) Windsor Road

Historic District

Present Use residential

General Date or Period 1880s-1940s

General Condition excellent

Acreage 1,133,346 sq.ft./ c 26 A.

Recorded by Candace Jenkins/Susan Abele

Organization Newton Historical Comm.

Date 6/1987; rev. 5/1988

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

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

See attached map

TM REFERENCE

A 19/315 750 14688 840
 B 19/315 890 14688 940
 C 19/316 300 14688 780
 D 19/316 200 14688 370
 E 19/316 070 14688 370

SGS QUADRANGLE

CALE 1:25000

NEWTON

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

The Windsor Road Historic District possesses integrity of location, design, setting, materials, workmanship, feeling and association. It is significant for its strong connections with the establishment of Waban Village, and as a representation of Newton's turn-of-the-century development which resulted in the subdivision of large farms and estates to accommodate a rapidly growing population. The collection of outstanding Queen Anne, Shingle, Colonial Revival, Craftsman and Tudor Revival style houses in combination with a curving road system, large lots, varied terrain and sweeping views, produce a residential area of exceptional quality. The Windsor Road Historic District meets criteria A and C of the NRHP.

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

The Windsor Road Historic District is located in central Waban just north of the village center. Roughly bounded by the village center (S), the Lincoln Playground and Moffat Road (E) and the Brae Burn Country Club (N and W), it contains 48 residences on Windsor, Kent and Hereford Roads. The long curve of Windsor Road ascends a rather steep hill so that the houses at the crest are afforded sweeping views of the Country Club grounds below. The area was primarily developed in the late 19th and early 20th centuries with commodious, large-scale houses. Many fine examples of the Queen Anne, Shingle, Colonial Revival, Craftsman and Tudor Revival styles are included, along with eclectic designs combining various aspects of these styles.

(see continuation sheet)

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

In 1875, Nurseryman William C. Strong purchased the 93 acre Staples-Craft farm at 1615 Beacon Street, which was then considered to be in Newton Centre. He established a large nursery there and promoted construction of the Circuit Railroad, which connected the area to the Boston and Albany main line in 1886, thus establishing the village of Waban. Strong laid out Windsor Road in a curving path up the side of Moffat Hill and planted trees and flowers along the edges of the road to enhance the property for prospective homeowners. Several other streets were projected off Windsor Road, including Kent Road. However, only part of Kent was developed and the remainder of the land eventually became a part of the Brae Burn Country Club. In the years up to 1907, about fifteen houses were built on Windsor Road, with another 20 to be added by 1950.

Due in great measure to the efforts of Strong and other developers, Newton's youngest village grew rapidly as the once isolated farm area gave way to a vigorous suburban community. H. H. Richardson's small but elegant station (1886, demolished 1958) highlighted the importance of the railroad for transportation. An Improvement Association, established in 1888, met regularly to discuss and facilitate village development. Waban Hall (1890, also known as the Fyfe Block) and the Strong Block

BIBLIOGRAPHY and/or REFERENCES

(see continuation sheet)

INVENTORY FORM CONTINUATION SHEETMASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Newton (Waban)	Form No: W-L
Property Name: Windsor Road H.D.	

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

ARCHITECTURAL SIGNIFICANCE (cont.)

Individual dwelling in the Windsor Road Historic District are described below:

Among the many fine examples of the Queen Anne style in the area is the **Louis K. Harlow House, 196 Windsor Road** (1889). Important features of the 2 1/2 story, hip roof house are its corner tower, diamond pane sash and contrasting use of fieldstone at the first story and shingles at the second. Of greater architectural distinction is the **Alexander Davidson House, 102 Windsor Road** (1888), designed by H. Langford Warren in the Queen Anne style with Shingle Style overtones. In this case the 2 1/2 story hip roofed mass is enlivened by overhanging facade gables, oriels, and a canted northeast corner. Other prominent features include a massive paneled chimney, windows with multiple/single pane sash, and an entrance recessed within a curving shingle surround. Two well designed houses built almost a decade apart combine aspects of the Colonial Revival and Shingle Styles. The **William C. Strong House, 48 Windsor Road** (1896), another H. Langford Warren design, is a rambling, 1 1/2 story shingled affair, enclosed by a prominent gambrel roof. Other elements of note are windows with varied sash configurations, continuously shingled wall surfaces and general lack of historicizing detail. The **Sarah M. Crawford House, 55 Windsor Road** (1897) is more direct in recalling the Colonial Revival style, but still combines elements in an idiosyncratic manner. It is a 2 1/2 story shingled structure enclosed by a sloping gabled roof with prominent facade gable and dormers. Typically, references to the Colonial Revival style are most prominent in the verandah with its Tuscan columns and modillion cornice. The **John H. Robinson House, 206 Windsor Road** (c1890) provides an early example of the more academic approach to the Colonial Revival style that became prevalent in the early 20th century. Rising 2 1/2 stories to a gable roof with lean-to profile, it displays a symmetrical three bay facade focused on a Tuscan porch and second story Palladian window. The **Lawrence W. Strong House, 63 Windsor Road** (1903) adds a well-detailed pedimented portico with Tuscan columns and raking modillion cornice to its symmetrical facade. It also displays the lateral glazed sunporch so popular in the early 20th century.

One of the earliest examples of the Craftsman style in the area is **47 Windsor Road** (1907). It is a 2 1/2 story stucco clad house which faces a sloping lean-to gable end to the street. The facade is dominated by a leaded glass bow window at the first story, and by banks of four and two windows at the upper stories. A heavy Doric entry porch is on the left elevation. A matching clipped gable garage is located behind the house. A later example of the style is **240 Windsor Road** (1923) which is a two story stucco clad house enclosed by a slate gable roof with exposed rafter ends. Its symmetrical facade is

Staple to Inventory form at bottom

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

D. 2 01 4

Community: Newton (Waban)	Form No: W-L
Property Name: Windsor Road H.D.	

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

Architectural Significance (cont.)

centered on a projecting pedimented centerpiece with half-timbering in the gable field and a triple window at the second story. It rests on a heavy fieldstone entry surround with pent roof. Flanking the entry are three part windows. Another good example, located at the dead-end of Windsor Road, is **248 Windsor Road** (1920). It is a 2 1/2 story stucco clad house enclosed by a slate gable roof with numerous cross gables. The asymmetrical facade includes a round arched entry and banks of windows.

The Colonial Revival style is most prevalent in the area, especially the standard five bay two story types. A few Capes and Dutch Colonials are also present. A well detailed example of the style is **131 Windsor Road** (1920). This five bay brick structure rises two stories to a slate gable roof and is trimmed with a belt course separating the stories. Its center entry has a projecting pedimented surround and is flanked by windows with 12/12 sash. The five windows aligned at the second story also contain 12/12 sash. One story wings extend from both side elevations. An unusual example of the style is **227 Windsor Road** (1933). This rambling, two story, shingled house features three projecting cross gambrel sections, each of which is two bays. Fenestration is varied but all windows contain multi-pane sash. An excellent and quite early example of the Dutch Colonial Revival style is **108 Windsor Road** (1916). This house is clapboard clad and displays the typical slate gambrel roof with full shed dormer across the front slope. Its projecting center entry is glazed with small pane sash and an elliptical fan framed by Tuscan columns and a shallow pediment with modillions.

An early example of the Tudor Revival style is 92 Windsor Road (1917). This two story brick structure is enclosed by a slate gable roof. Paired facade gables frame the symmetrical facade. Windows contain 6/6 sash. Another early example is **210 Kent Road** (1916). This large house is constructed of brick laid up in Flemish bond and is enclosed by a slate hip roof. A more typical example of the style is the large brick and half-timbered house at 215 Windsor Road (1920).

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Newton

Form No:

(Waban)

W-L

Property Name: Windsor Road H.D.

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

Verbal Boundary Description and Justification: The Windsor Road Historic District is roughly bounded by Waban Village center (S), the Lincoln Playground and Moffat Road (E) and the Brae Burn Country Club (N and W). Specifically, the boundaries follow the lot lines of the 48 houses on Windsor, Kent and Hereford Roads as shown on the attached Engineering Map. The boundaries recognize the outstanding architectural and topographical qualities of this area. Excluded are commercial buildings at the village center, (two houses - one altered and one modest Dutch Colonial are also left out at this end), and residences of generally later date and somewhat lesser quality in the Moffat Road area.

HISTORICAL SIGNIFICANCE (cont.)

(1896, NR:9-4-86) provided a nucleus for commercial development and the Church of the Good Shepherd (1896) a place for religious worship. Construction of the Union Church in 1911-12 (on land donated by Strong), the Waban Neighborhood Club (1917), a Fire Station at 2044 Beacon Street (1917), and the Angier School (1919-21) are all indicative of the vitality of the community in the first two decades of the 20th century. Further growth is evidenced by construction of the Waban Library (1929), which was fully funded by community subscription, and St. Philip Neri Church(1928). In 1936 an addition the Angier School relieved overcrowded conditions brought on by the explosive development of the 20s and 30s.

The stylish design by H. Langford Warren of half a dozen new houses, several of which were on Windsor Road, set the tone for others to come. Strong's large Shingle Style house at **48 Windsor Road** (1896) was one of the first. It was followed by the Alexander Davidson House, **102 Windsor Road**(1888) and **196 Windsor Road** (1889) for artist Louis K. Harlow. Warren, who lived for a time in Waban, had spent several years in the office of H. H. Richardson and later taught architecture at Harvard University. Architects Lewis H. Bacon and Clinton Hill of the firm of Bacon and Hill also lived in the Waban village area and designed one of the best known landmarks, the Strong Block (1896). Clinton Hill designed **63 Windsor Road** (1903) for Strong's son, Dr. Lawrence Strong. The number of houses by known architects is few however, for extant building permits before 1915 are rare.

Houses built in the twentieth century in the Windsor Road Historic District for which architects could be identified include the following: **92 and 189 Windsor Road**(1917 and 1921) - Edward B. Stratton, **108 Windsor Road**(1916) Gay & Proctor, **131**

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Newton (Waban)	Form No: W-L
Property Name: Windsor Road H.D.	

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

Historical Significance (cont.)

Windsor Road (1917) James H. McNaughton, **165 Windsor Road** (1924) Stewart & Parkinson, **214 Windsor Road** (1919) John Barnard, **227 Windsor Road** (1930) Graves & Epps, **230 Windsor Road** (1928) Henry & Richmond, **240 Windsor Road** (1923) Harry Morton Ramsay, **248 Windsor Road** (1924) William J. Freethy, **180 Kent Road** (1926) Philip S. Avery, **196 Kent Road** (1911) George H. Ingraham, **200 Kent Road** (1915) Gay & Proctor, **210 Kent Road** (1916) Kendall, Taylor & Company, **226 Kent Road** (1959) by Harry Morton Ramsay.

BIBLIOGRAPHY/REFERENCES

Engineering Department Records: Windsor Road, Kent Road
Building Department Records: Windsor Road, Kent Road
City Directories and Atlases, *Discover Historic Waban* (Walking Tour)
Newton's Nineteenth Century Architecture: Newton Highlands and Waban
Newton Massachusetts 1688-1988

NEWTON, MASS. MULTIPLE RESOURCE AMENDMENT - 1988 - WINDSOR ROAD HISTORIC DISTRICT

<u>Street Address</u>	<u>SBL</u>	<u>Area(sf)</u>	<u>Historic Name</u>	<u>Form*</u>	<u>Date</u>	<u>Style</u>	<u>Status</u>
12 Hereford Rd.	53-30-13	11436	house garage		1953	Modern	no no
20 Hereford Rd.	53-29-18	26990	house garage		1914	Shingle	o o
30 Hereford Rd.	53-29-19	13379	house outbuilding		1952	Remodeled	no no
180 Kent Rd.	53-30-13	34400	house garage		1918	Tudor	o o
196 Kent Rd.	53-30-12	19425	house garage		1911	4 Sq.	o o
200 Kent Rd.	53-30-11	19550	house garage	W-0107	1915	CR	o o
201 Kent Rd.	53-29-16	12087	house garage		1909	Shingle	o o
209 Kent Rd.	53-29-15	12400	house attached garage (1919)		1971	CR	no o
210 Kent Rd.	53-30-10	35594	house w/attached garage		1916	Tudor	o
226 Kent Rd.	53-30-9B	16119	house w/attached garage		1959	Modern	no
47 Windsor Rd.	53-32-8	20000	house garage	W-92	1907	Craftsman	o o
48 Windsor Rd.	53-29-7	24054	house garage	W-93	1896	Shingle	o o
55 Windsor Rd.	53-32-9	20000	house carriage house	W-94	1897	Shingle	o o
62 Windsor Rd.	53-29-9	27383	house garage	W-95	1890	QA	o o
63 Windsor Rd.	53-32-10	28666	house garage	W-96	1903	CR	o o
74 Windsor Rd.	53-29-10	25000	house	W-97	1895	CR	o

NEWTON, MASS. MULTIPLE RESOURCE AMENDMENT - 1988 - WINDSOR ROAD HISTORIC DISTRICT

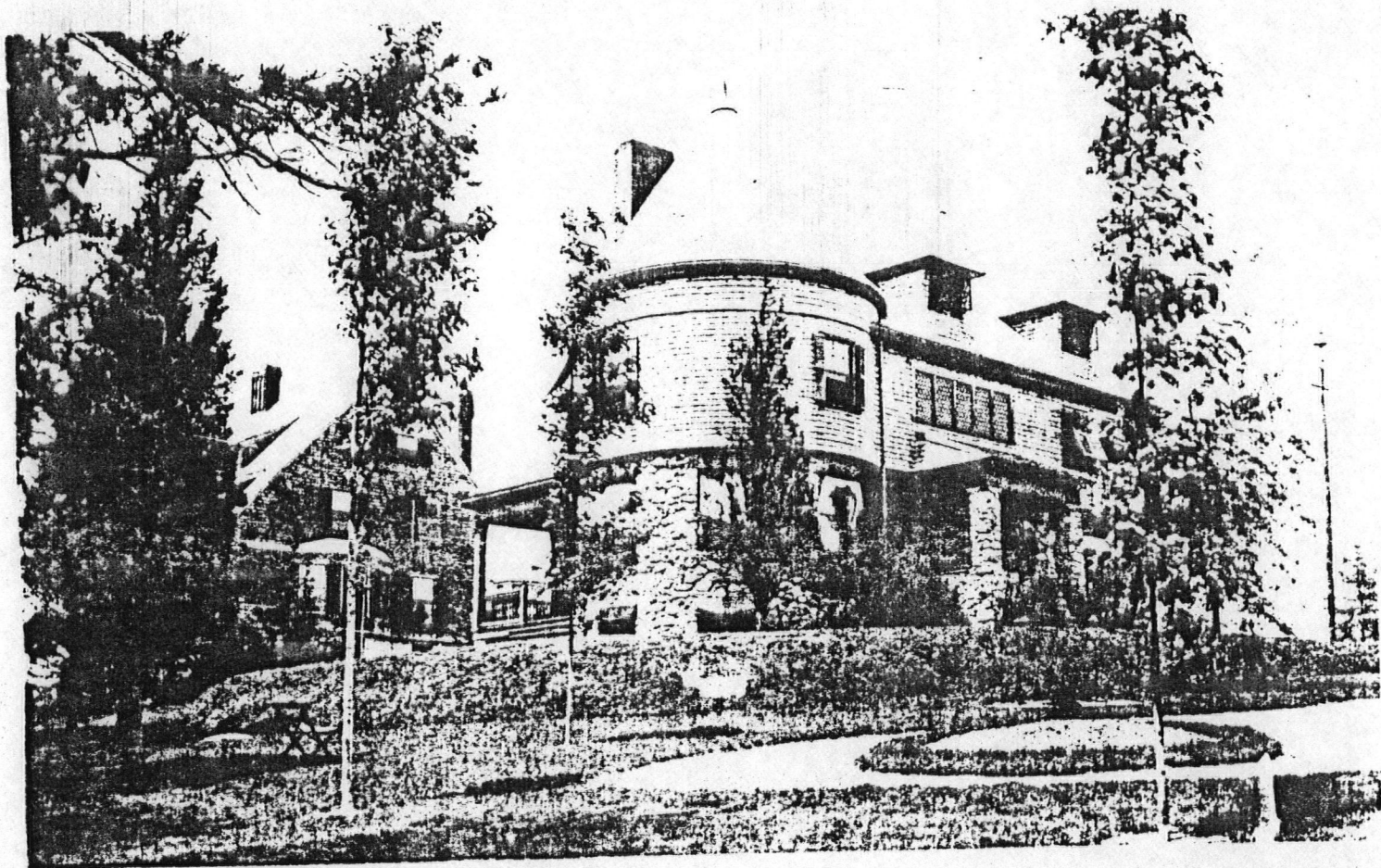
				outbuilding				
77	Windsor Rd.	53-32-12	22607	house garage		1916	CR	o
82	Windsor Rd.	53-29-11	41434	house garage		1911	Eclectic	o
89	Windsor Rd.	53-31-10	17870	house		1910	Eclectic	o
92	Windsor Rd.	53-29-12	35356	house garage		1917	Tudor	o
101	Windsor Rd.	53-31-11	11106	house	W-98	1895	QA	o
102	Windsor Rd.	53-29-13	27126	house	W-98	1888	Medieval Revival	o
108	Windsor Rd.	53-29-14	12770	house w/att garage		1916	Dutch	o
108	Windsor Rd.	53-29-14	12770	house w/att garage		1916	Dutch	o
115	Windsor Rd.	53-31-12	15815	house garage		1908	Eclectic	o
121	Windsor Rd.	53-31-13	13313	house		1912	Craftsman	o
126	Windsor Rd.	53-30-9A	27692	house garage		1888+	Eclectic	o
131	Windsor Rd.	53-31-14	29530	house garage		1917	CR	o
143	Windsor Rd.	53-31-15	18277	house w/att garage		1925	Eclectic	o
153	Windsor Rd.	53-31-16	24420	house	W-100	1895	QA	o
160	Windsor Rd.	53-30-9	24489	house		1959	Modern	no
160	Windsor Rd.	53-30-9	24489	house		1959	Modern	no
165	Windsor Rd.	53-31-17	52536	house w/att garage		1924	Eclectic	o
170	Windsor Rd.	53-30-8	33202	house garage		1908	CR	o
181	Windsor Rd.	53-318	31033	house carriage house	W-101	1892	QA	o
184	Windsor Rd.	53-30-7	12463	house w/att garage	W-102	1898	QA	o
189	Windsor Rd.	53-31-19	20871	house		1921	CR	o
196	Windsor Rd.	53-30-6	31085	house w/att garage	W-103	1889	QA	o

NEWTON, MASS. MULTIPLE RESOURCE AMENDMENT - 1988 - WINDSOR ROAD HISTORIC DISTRICT

203	Windsor Rd.	53-31-21	21780	house carriage house	W-104	1897	QA	c b
206	Windsor Rd.	53-30-5	17345	house garage	W-105	c1890s	CR	c c
214	Windsor Rd.	53-31-22	25416	house w/att garage		1919	CR	c
215	Windsor Rd.	53-31-22	43560	house carriage house		1920	Tudor	c c
227	Windsor Rd.	53-31-23	20061	house w/att garage		1930	CR	c
230	Windsor Rd.	53-30-2	26510	house outbuilding		1928	Tudor	c nc
239	Windsor Rd.	53-31-24	15482	house w/att garage		1937	CR	c
239	Windsor Rd.	53-31-24	15482	house w/att garage		1937	CR	c
240	Windsor Rd.	53-30-1	20300	house w/att garage		1924	Craftsman	c
248	Windsor Rd.	53-31-27	40673	house w/att garage		1924	Tudor	c

Number of buildings	48		
Number of contributing buildings	42	Sum of square feet in field "area"	
Number of non-contributing buildings	6	(Streets not included)	1133346 C 264
Number of structures	25	Number of vacant lots	0
Number of contributing structures	19		
Number of non-contributing structures	5		
Number of contributing objects	0		

Newton, MA-MRA



196 WINDSOR RD.
JACKSON HOMESTEAD - YF
Newton, MA-MRA

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Page _____

Multiple Resource Area
Thematic Group

Name Newton MRA
State Middlesex County, MA

Nomination/Type of Review Date/Signature

- 131. Old Chestnut Hill Historic District
(Boundary Increase) **Substantive Review**

SRD Keeper Beth L. Savage 02-16-90
Attest _____
- 132. Pine Ridge Road--Plainfield Street
Historic District **Entered in the
National Register**

Keeper Arlene Byers 2/16/90
Attest _____
- 133. Saco-Lowell Shope Housing Historic
District **Entered in the
National Register**

Keeper Arlene Byers 2/16/90
Attest _____
- 134. West Newton Village Center Historic
District **Entered in the
National Register**

Keeper Arlene Byers 2/16/90
Attest _____
- 135. Windsor Road Historic District
**Entered in the
National Register**

Keeper Arlene Byers 2/16/90
Attest _____
- 136. Agudas Achim Anshei Sfard Synagogue
**Entered in the
National Register**

Keeper Arlene Byers 2/16/90
Attest _____
- 137. Boston Edison Power Station
**Entered in the
National Register**

Keeper Arlene Byers 2/16/90
Attest _____
- 138. Bruner Mayall, House **Entered in the
National Register**

Keeper Arlene Byers 2/16/90
Attest _____
- 139. Childs, Mayor Edwin O., House
**Entered in the
National Register**

Keeper Arlene Byers 2/16/90
Attest _____
- 140. City Stable and Garage
**Entered in the
National Register**

Keeper Arlene Byers 2/16/90
Attest _____

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Windsor Road Historic District
NAME:

MULTIPLE Newton MRA
NAME:

STATE & COUNTY: MASSACHUSETTS, Middlesex

DATE RECEIVED: 1/02/90 DATE OF PENDING LIST: 1/16/90
DATE OF 16TH DAY: 2/02/90 DATE OF 45TH DAY: 2/16/90
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 90000018

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 2/16/90 DATE

Entered in the
National Register

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA _____
REVIEWER _____
DISCIPLINE _____
DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

CLASSIFICATION

count resource type

STATE/FEDERAL AGENCY CERTIFICATION

FUNCTION

historic current

DESCRIPTION

architectural classification
 materials
 descriptive text

SIGNIFICANCE

Period Areas of Significance--Check and justify below

Specific dates Builder/Architect
Statement of Significance (in one paragraph)

summary paragraph
 completeness
 clarity
 applicable criteria
 justification of areas checked
 relating significance to the resource
 context
 relationship of integrity to significance
 justification of exception
 other

BIBLIOGRAPHY

GEOGRAPHICAL DATA

acreage verbal boundary description
 UTM's boundary justification

ACCOMPANYING DOCUMENTATION/PRESENTATION

sketch maps USGS maps photographs presentation

OTHER COMMENTS

Questions concerning this nomination may be directed to

Phone _____

Signed _____

Date _____



Windsor Road H.D.

227 Windsor Rd.

Newton, MA

Newton, MA-MRA

C. Jenkins

6/87

neg. @ Jackson Homestead

87/17 - 29A



Windsor Rd. H.D.

200 Kent Rd.

Newton, MA

Newton, MA-MRA

C. Jenkins

4(8)

neg. @ Jackson Homestead

W-0107

82/9 - 12



Dr. Lawrence Strong House / Windson Rd HD
63 Windson Rd
Newton

Newton, MA-MRA

D. Shea

req. @ Jackson Homestead

80-F-14 #32



Windsor Road H.S.

Newton, MA-MRA

47 Windsor Rd.

Newton, MA

C. Jenkins

6/87

neg. @ Jackson Homeslead

82/17 -32A



Windson Road H.D.
240 Windsor Rd.
Newton, MA.

Newton, MA-MRA

C Jenkins

6/87

neg. @ Jackson Homestead

82/17 - 28A



Windsor Road H.D.
131 Windsor Road
Newton, MA

Newton, MA-MRA

C. Jenkins

4/87

neg. @ Jackson Homestead

87/17 - 30A



102

Windsor Rd. H.D.
102 Windsor Rd.
Newton

Newton, MA-MRA

D. Shea
neg. @ Jackson Homestead

80-F-14 #34

