

JAN 02 1990

41

AREA

FORM NO.

NV-078

MASSACHUSETTS HISTORICAL COMMISSION  
80 BOYLSTON STREET  
BOSTON, MA 02116

Town Newton (Newtonville)Address 231-237 Mill StreetHistoric Name F. Lincoln Peirce HousesUse: Present residentialOriginal same

## DESCRIPTION

Date 1914Source Building & Water dept. recordsStyle Colonial RevivalArchitect Derby & RobinsonExterior Wall Fabric clapboardOutbuildings two car garage-CMajor Alterations (with dates) noneCondition excellentMoved no Date n/aAcreage 26,311 sq.ft. C .60ASetting pleasant residential street de-  
veloped over several centuries.Recorded by Candace Jenkins/Susan AbeleOrganization Newton Historical Comm.Date 12/86; rev. 3/88

Photo (3"x3" or 3"x5", black and  
white) Indicate address of  
property on back of photo.  
Staple to left side of form.

Sketch Map: Draw map showing property's location  
in relation to nearest cross streets and/or  
geographical features. Indicate all buildings  
between inventoried property and nearest  
intersection(s).  
Indicate north

see attached map

UTM REFERENCE 19/318 500/4689 920USGS QUADRANGLE NEWTONSCALE 1:25000

## NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

The F. Lincoln Peirce Houses possess integrity of location, design, setting, materials, workmanship, feeling and association. They are significant as an exceptionally well detailed and landscaped pair of Colonial Revival style house by the important Boston firm of Derby and Robinson. They also reflect Newton's early 20th century suburban growth which resulted in infill of established areas as well as in development of new subdivisions. They meet criteria A & C of the NRHP.

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

The property at 231-237 Mill street is located at the NE corner of Mill Street and Upland Road in a well-to-do residential neighborhood developed over several centuries. It includes two rather academic examples of the Colonial Revival style designed as a unit by the firm of Derby & Robinson in 1914. The property is landscaped with mature trees, and both dwellings are sited on low terraces in the fashion popularized in the Federal period. The more elaborate of the two dwellings is 237 Mill Street at the corner of Upland Road. Designed in the Neo-Federal style, it is a five bay, center entry structure rising two stories to a low hip roof (now asphalt shingle) with end chimneys. It is sheathed with clapboards and trimmed with cornerboards and a modillion cornice. Windows, which are smaller at the second story, contain 12/12 double-hung sash and are simply.

(see cont. sheet)

## HISTORICAL SIGNIFICANCE Explain the role owners played in local or state history and how the building relates to the development of the community.

The property at 231 and 237 Mill Street was purchased from the heirs of the estate of William Claflin, governor of Massachusetts from 1869 to 71, who had extensive real estate holdings in Newton. The two houses, built in 1914, were designed as a unit by Derby & Robinson, architects of a number of fine Colonial Revival style houses in the Newton and Concord area. Boston lawyer, F. Lincoln Peirce, of the firm Eldredge and Peirce and his first wife, Alice French Chamberlain, commissioned the houses. Alice died in 1919 and Mr. Peirce married Clair Gertrude Pfeffer. They lived at 237 Mill Street until Mr. Peirce's death in 1947, after which his widow sold the house. Miss Annie E. Chisholm was the first owner of 231 Mill Street, but her relationship, if any, to the Peirce family is unclear.

The Mill Street houses were featured in *The House Beautiful* of December 1915. The article observed that a suburban home builder should choose traditional forms for building and consider the community at large when planning a new home. In this case, a well-preserved eighteenth century dwelling at 288 Mill Street provided a fine example of native New England form (see section 8).

## BIBLIOGRAPHY and/or REFERENCES

Building Records: 231 and 237 Mill Street,  
City Atlases and Directories  
*The House Beautiful*, December 1915

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, Boston

Community: Newton

Form No:

Newtonville

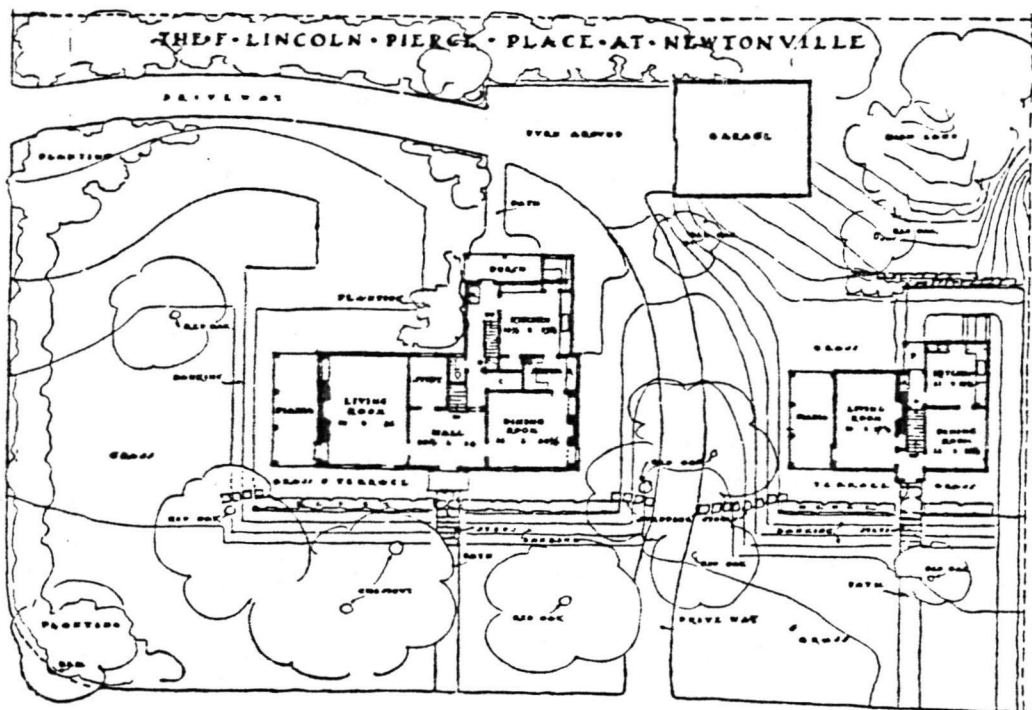
NV-078

Property Name: Peirce Houses

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

ARCHITECTURAL SIGNIFICANCE (cont.)

framed with louvered shutters. The elegant center entry consists of an eight panel door framed by fluted pilasters carrying a modillion pediment within which is a delicate round arched fanlight. A one story sunporch extends the house westward while a one story gambrel roof ell is located at the rear east corner. A two story detached garage is at the rear of the lot. The 20th century date of the house is revealed primarily in the unusual width of the facade, the inclusion of a sunporch, and in the level of its architectural and landscape detail. The dwelling at 231 Mill Street is a three bay gambrel roof cottage with center entry and chimney designed in the more robust Georgian Revival style. The roof is steeply pitched with two pedimented dormers on the front slope and a somewhat more gradual pitch to the rear recalling early Colonial lean-to forms. It is clapboard clad and simply trimmed with cornerboards. Shuttered windows contain 12/12 sash and are framed with heavy sills and molded lintel caps. The center entry consists of an eight panel door set in a slightly projecting rusticated surround with applied pilasters carrying a full entablature. A one story sunporch extends from the west elevation.



The plot planning and the first-floor plans of the two houses.

Staple to Inventory form at bottom

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 \_\_\_\_\_

151. Luke, Arthur F., House <sup>Entered in the</sup>  
**National Register**

for Keeper Melrose Byers 2/16/90

Attest \_\_\_\_\_

*ADDITIONAL DOCUMENTATION*  
\* 152. Newton Catholic High School  
**Substantive Review**  
*TO: OUR LADY HELP OF CHRISTIANSHID.*

for Keeper Beth L. Sarge 02-16-90

Attest \_\_\_\_\_

\* 153. Newton Centre Branch Library  
**Substantive Review**

for Keeper Beth L. Sarge 02-16-90

Attest \_\_\_\_\_

\* 154. Newton City Hall and War Memorial  
**Substantive Review**

for Keeper Beth L. Sarge 02-16-90

Attest \_\_\_\_\_

155. Noves, Charles W., House  
**Entered in the National Register**

for Keeper Melrose Byers 2/16/90

Attest \_\_\_\_\_

156. Pierce, F. Lincoln, Houses  
**Entered in the National Register**

for Keeper Melrose Byers 2/16/90

Attest \_\_\_\_\_

157. Plummer Memorial Library  
**Entered in the National Register**

for Keeper Melrose Byers 2/16/90

Attest \_\_\_\_\_

158. Riverside Concrete Company--Lamont's Market  
**Entered in the National Register**

for Keeper Melrose Byers 2/16/90

Attest \_\_\_\_\_

159. Sawyer, C. A., House (Second)  
**Entered in the National Register**

for Keeper Melrose Byers 2/16/90

Attest \_\_\_\_\_

160. Schraft, George F., House  
**Substantive Review**

Keeper \_\_\_\_\_

Attest \_\_\_\_\_

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Pierce, F. Lincoln, Houses

MULTIPLE NAME: Newton MRA

STATE & COUNTY: MASSACHUSETTS, Middlesex

DATE RECEIVED: 1/02/90      DATE OF PENDING LIST: 1/16/90  
DATE OF 16TH DAY: 2/01/90      DATE OF 45TH DAY: 2/16/90  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 90000041

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

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CLASSIFICATION

count       resource type

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STATE/FEDERAL AGENCY CERTIFICATION

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FUNCTION

historic       current

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DESCRIPTION

architectural classification  
 materials  
 descriptive text

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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

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BIBLIOGRAPHY

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GEOGRAPHICAL DATA

acreage       verbal boundary description  
 UTM's       boundary justification

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ACCOMPANYING DOCUMENTATION/PRESENTATION

sketch maps     USGS maps     photographs     presentation

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OTHER COMMENTS

Questions concerning this nomination may be directed to

\_\_\_\_\_ Phone \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_



Newton, MA-MBA

J. Lincoln Pencil Houses

237 and 231 Mill St.

(231 Mill St.)

Newton, MA

C. Jenkins

12/86

req. @ Jack's Homestead

unit - NNE

NV-078

87/1-16



237

J. Lincoln Perci Houses

237 and 231 Mill Street  
(237 Mill St.)

Newton, MA

C. Jenkins

12/84

req. @ Jackson Homestead

view - N.W.E

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82/1 - 17



Newton, MA-MRA

237 and 231 Mill Street  
 SBL: 22-29-22 and 22-29-21

Assessor's Map - Verified 1985  
 Page: 58 NW  
 Scale: 1"=40' Reduced 50%