

NEWTON LOCAL LANDMARKS PROGRAM

1734 BEACON STREET

The Newton Historical Commission, with the assistance of preservation planner, Gretchen Schuler, prepared this landmark report, completed in June 1997.

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Frederick Collins House - 1734 Beacon Street

1. *Name of Property*

- a. *Historic Name*: Frederick Collins House
- b. *Common Name*: none

2. *Location*

- a. *Street Address*: 1734 Beacon Street
- b. *Zip Code*: 02168
- c. *Assessor's #*: 55-012-0007

3. *Classification*

- a. *Ownership of Property*: private
- b. *Type of Property*: building
- c. *National Register Status*: NR IND, NR MRA, 1986.

4. *Function or Use*:

- a. *Historic Function*: Frederick Collins built the house as his family's residence. The glue factory was directly behind his house, thus there were other uses in the neighborhood.
- b. *Current Function*: The house has always had a residential use and is in a residential neighborhood with schools and churches near by and a commercial district within a few blocks.

5. *Zoning*

The neighborhood is a Single Family Residence 2 Zoning District which requires a minimum lot size of 15,000 square feet (10,000 sf for lots created prior to 1953) and a frontage of 100 feet.

6. *Description*

a. *Neighborhood Description:* The Frederick Collins House is situated in Waban on a main route, Beacon Street, which passes through Newton from Boston College at the Boston line to Route 95 on the Weston side. Surrounding properties are residential, primarily a result of early twentieth century subdivision. The Angier Elementary School is approximately one block east on the opposite side of Beacon Street. This property is within three blocks of Waban's village center and the MBTA Green line.

b. *Architectural Description:*

(1) *Materials:*

foundation: granite *roof:* asphalt shingles *walls:* wood clapboard

windows: 6/6 and 6/6/6 *ornamentation:* fluted columns, templar gable front

vegetation: mature plantings and well established trees

(2) *Verbal Description*

Historical Appearance: Once one of three Collins houses on this part of Beacon Street, the Frederick A. Collins house was situated on part of Matthias Collins' 200-acre estate which stretched from this part of Beacon Street, then known as the Sherborn Road, westerly to the Charles River. This 1847 Greek Revival house was one of a three Collins houses on the estate, along Beacon Street. The only other house in the immediate area was the Poor Farm directly across Beacon Street from this property. Behind the three Collins houses at this location was the Glue Manufactory run by F.A. Collins and his brother Edward. Although the overall setting has changed substantially the original granite posts with recessed panels continue to define the entrance to the property. The historical appearance of the house was not unlike its present day appearance as it has sustained little changes in the actual architecture.

The dwelling historically was and remains an imposing and well defined example of the Greek Revival Style with a gable front, four-bay facade and monumental fluted columns supporting the templar pediment. The house consists of a four-bay main block that is five bays deep, and a two-story rear ell that is two bays deep.

Entrances are located on each side in the central bay and each with a flat-roofed projecting open entrance porch

The main facade displays a templar gable front elevation with four monumental fluted Ionic columns supporting the projecting gable pediment. The four bays are set in flush board siding resembling the stone work of Greek temples. First-story windows have full length six-over-six-over-six, triple hung sash. Second-story windows are double hung six-over-six sash. Within the gable peak are two six-over-six windows. All windows have a plain surround with shaped lintel.

Defining and unifying trim details include the wide entablature which wraps around the main block, the projecting boxed cornice with dentil molding trimming the gable pediments, and paneled corner pilasters with molded caps. The chimneys remain, one on each side of the ridge of the main block and a third at the ridge just inside the rear wall.

The side elevations are identical, each having a one-story open entrance porch with a hipped roof supported by Ionic columns and square paneled pilasters. Windows have six-over-six sash with shaped lintels over the first-story windows and wide flat lintels over those at the second story. Shielded by the porch is a centered entrance door with flanking half-side lights.

Current Appearance: The property consists of 27,000 square feet with the two and one-half story Frederick Collins House and a detached two-car hipped roof garage. High board fencing with a scalloped top encloses the rear of the property and extends from the rear of the main block to the side lot lines. Plantings are mature with three large maple trees on the green oval at the center of the driveway on the east side, other large sugar maples, privet lining the front property line and yews surrounding the house as foundation plantings.

Modern changes include a skylight cut into the western slope of the roof ridge, and a large picture window at the rear of the two-story rear ell. The entrance doors are covered by modern storm doors.

7. *History of Property*

a. *Deed History* Book 20979, Page 383 shows the 1991 transfer within a family

b. *Development History* Waban's location west of the first meeting house and not on early stage routes account for the later development. The first 100 years from ca. 1680, only a few farms were established including that of John Woodward in ca. 1681, Deacon John Staples in ca. 1688 and Eleazer Hyde in ca. 1740.

The Collins farm originally was 100 acres adjacent to John Woodward land along Sherborn Road, now Beacon Street. In 1775, the land was purchased by Matthias Collins II, a blacksmith from Watertown, from Joseph Craft, heir to John Staples. The estate was increased over the next seventy-five years and when his son, Matthias Collins, died in 1855, over 200 acres with various houses were inherited by three sons, Edward J, Amasa, and Frederick A. Collins. In 1847 Frederick A. Collins (1818-1892) married Amelia Revere and built this house. The three Collins houses were adjacent to one another and each owned by one of the three brothers.

Frederick A. Collins had lived in Newton Upper Falls and had started a glue factory with his brother, Edward Collins, which by 1855 had three factories and which folded upon the death of Edward Collins in 1879. One factory was south of the Beacon Street house, behind Edward J. Collins' house.

The area remained rural throughout the nineteenth century. In 1886 several local businessmen persuaded the Boston and Albany Railroad to establish the Circuit Railroad, hence the genesis of Waban Village as a commuter suburb. A subdivision of land occurred in 1889 when Civil Engineer, Ernest Bowditch, laid out the street plan and lots on the 200 acre Collins farm and other large Waban parcels. Several civic and religious properties were added to Waban in the early 1900s, however no new houses appear in the immediate area until after 1917.

8. *Significance of Property*

a. *Period of Significance* The period of significance extends from 1848, the construction date of the property, to 1920 after which the surrounding land had been subdivided and developed with Colonial Revival Style residences.

b. *Historical Significance* The Frederick A. Collins House is one of the best preserved examples of a Greek Revival dwelling with monumental facade. It is representative of the taste and wealth of one of Newton's prominent families and is one of the only and the best remaining example in the vicinity. The house is one of the only examples of mid-nineteenth century development of Waban prior to the establishment of the Village.

c. *Architectural Significance* It is one of only a few dwellings of its caliber and is reminiscent of an important period of architecture. The house is similar in design to the Allen Crocker Curtis House (aka Pillar House). The house is the best preserved local example of Greek Revival architecture.

d. *Landmark Designation Criteria of Significance* The Frederick A. Collins House is listed individually on the National Register of Historic Places. The property, for the most part, retains original materials. The residential use is the

only allowed use and is compatible with the preservation of the property. The property displays one of Newton's best examples of Greek Revival architecture, is associated with an important Newton family who contributed to the economy of the area by owning a significant business and by serving the local community, and embodies distinguishing Greek Revival characteristics.

9. *Recommendations*

a. *Preservation Recommendations* It is recommended that the property continue to be maintained with the same meticulous attention which it clearly has received in the recent past. Further the size and scale is contexturally appropriate and the immediate setting is worthy of preservation in proportion.

b. *Important Features* The most important and key identifying features are the monumental columns, the triple-hung first-story windows, the Greek Revival entrance porticos, and the overall massing and bulk of the main block.

10. *Standards for Design Review*

a. *General Standards* The general design, arrangement, texture, materials, and color are features worthy of preservation. Secretary of the Interior's Standards for Rehabilitation should be considered when planning projects to affect this property.

b. *Specific Standards* The main block should remain undisturbed in terms of its massing, thus contemplation of any additions should be considered in the rear or attached to the rear ell only. The proportions and relationships of the existing doors and windows are of importance and should be observed in terms of replacement or addition. The gable roof shape should not be changed and additions would appropriately maintain these lines.

Specific standards, as set forth below, apply particularly to the main block with some flexibility possible for the rear ell.

Exterior Walls

- No new openings should be allowed in the main block
- No original existing openings should be filled unless done in such a fashion as to retain the shadow.

- Wood clapboards and wood flush board should be replaced with in-kind materials.

Windows

- The original window design and arrangement of window openings should be retained.
- When replacement is necessary, it should be based on physical and documentary evidence. The triple hung windows should be refurbished to the extent possible.
- Synthetic or clad replacement sash should not be allowed.
- Retention and repair of existing window blinds is encouraged. Replacement blinds should be of wood construction and match the height of the window and be one-half the width of the window opening and should be secured with proper hardware.

Entrance/Doors

- Original entrance design and arrangement of door openings should be retained.
- Only paneled doors of appropriate design and material should be allowed. Flush doors, sliding doors and metal paneled doors should not be allowed.

Porches

- Original porch and entrance porticos, details, and ornamentation such as columns and pilasters should be retained or be replaced when necessary with in-kind materials and design.
- Front two-story monumental columned portico should not be enclosed.

Roof

- Roof elements and shape should be preserved.
- The addition of dormers on the main block would be inappropriate.

- Continued use of asphalt shingles is acceptable and a heavy textured shingle would contribute to the overall appearance.

Additions

- New additions should be designed so that they are differentiated from the existing building.
- New additions should be located at the rear of the main block.
- New additions should be of a size and scale and of materials that are in harmony with the historic fabric.

11. *Notification*

The following properties are considered abutters for the purposes of notification. Owners of these properties should receive notice when this the Frederick A. Collins House is considered for landmark designation and for any future review under the Landmark Ordinance.

<u>ADDRESS</u>	<u>S/B/L</u>
1724 Beacon Street	55/012/0008
1727 Beacon Street	55/010/0053
1735 Beacon Street	55/010/0052
1743 Beacon Street	55/010/0051
1746 Beacon Street	55/012/0006



NORTH EAST ELEVATION

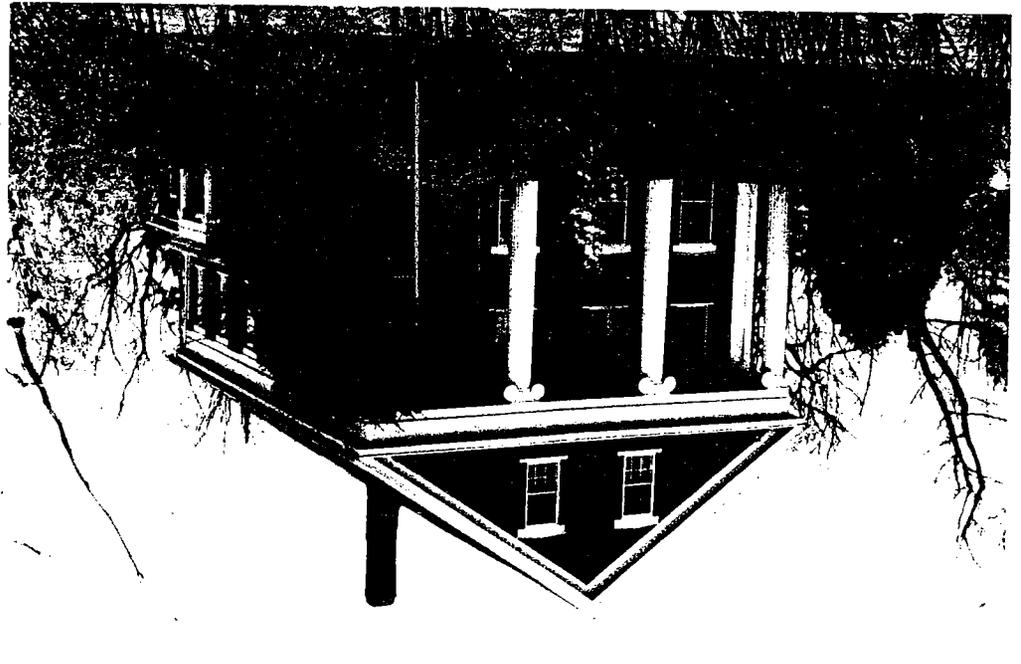


NORTH ELEVATION

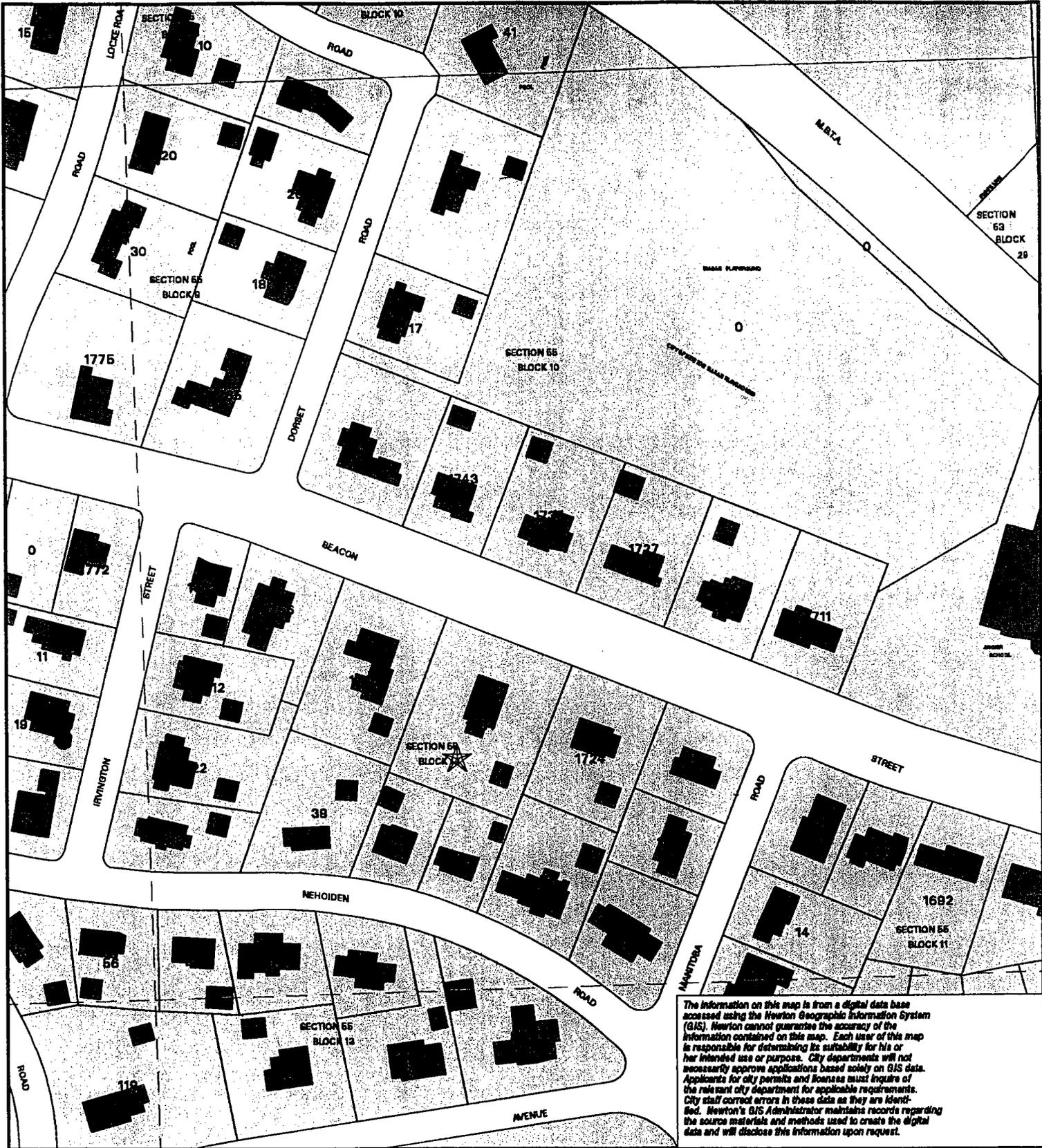
1734 Beacon Street



EAST ELEVATION



NORTH ELEVATION



Newton Assessor's Sheet

Map Produced on: July 07, 1997

Property boundaries from Newton Assessor's property maps
 Zoning or land use information from Assessor's CAMA database
 Map projection & coordinate system: Massachusetts State Plane - NAD83

CITY OF
NEWTON
 MASSACHUSETTS
 ASSESSING DEPARTMENT
 1000 COMMONWEALTH AVE.
 NEWTON CENTRE MA 02159

Scale: 1" = 142 ft.



Parcels labeled with Address Number

HISTORIC PHOTOGRAPHS AND MAPS



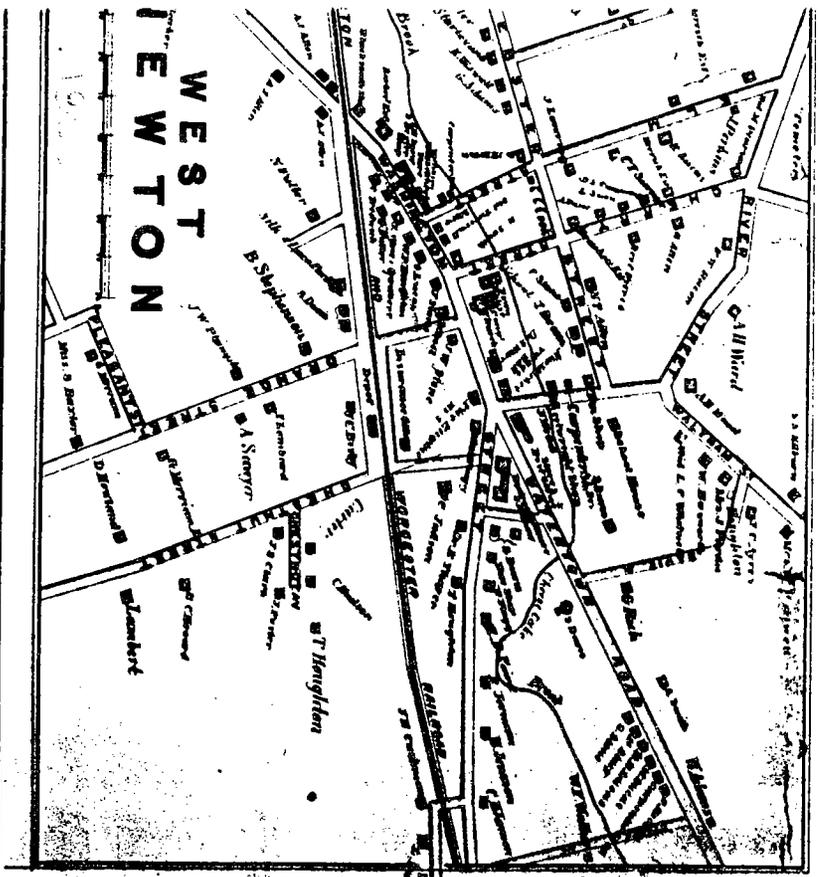
WEST SIDE

1734 Beacon Street

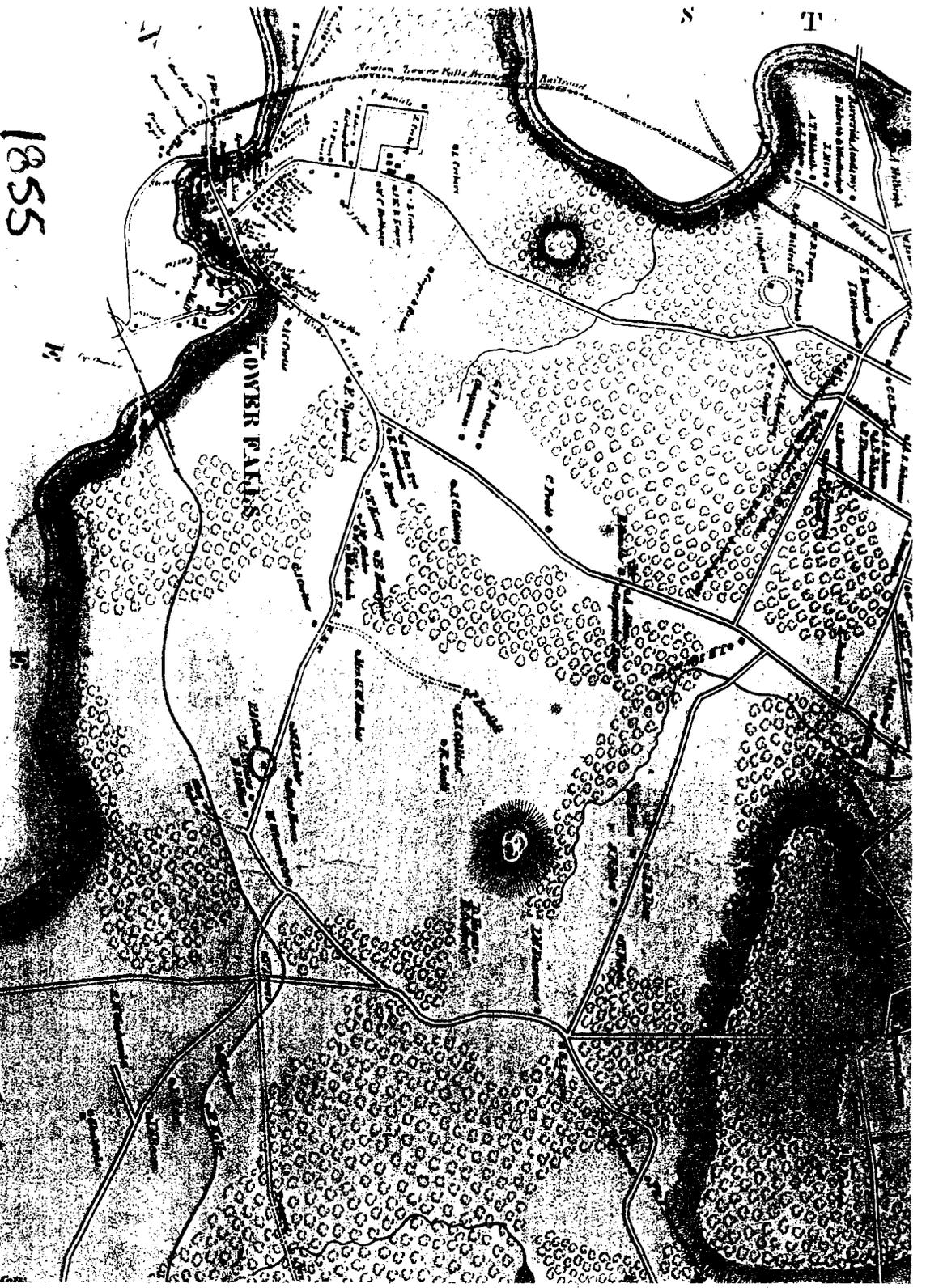
NORTH + EAST SIDES



WATER TOWN



1855



MAP

23 a 28050

24054
28003
35.733

Wm. B. Locke
5 a 14898

City of Newton

NEWTON ALMSHOUSE

BOSTON AND ALBANY

13 a 36820

A. Gould
78996

Mabel H. Walsh
35079

9140
Franked Hale
12576

9043
Geo. Pettee
12358

Stephen
Jennings
34600

Daniel T. Babson
12,890

Dan. T. Babson
22,480

112,384
Alice A. Gould

Alice A. Gould
111,616

Chas. C. Barton Jr.
102,400

6 in.

ROAD

John E. Parry
68540

Caroline L. Dana
36682

Harry W. Mason
76032

Alice A. Gould
8704

Sarah P. Cloutman
28174

Harriet S. Benn Jr.
17500

Bright

AVE.

AVE.

5

Stephen Je
63600

A. Gould

AQUEDUCT

ROAD

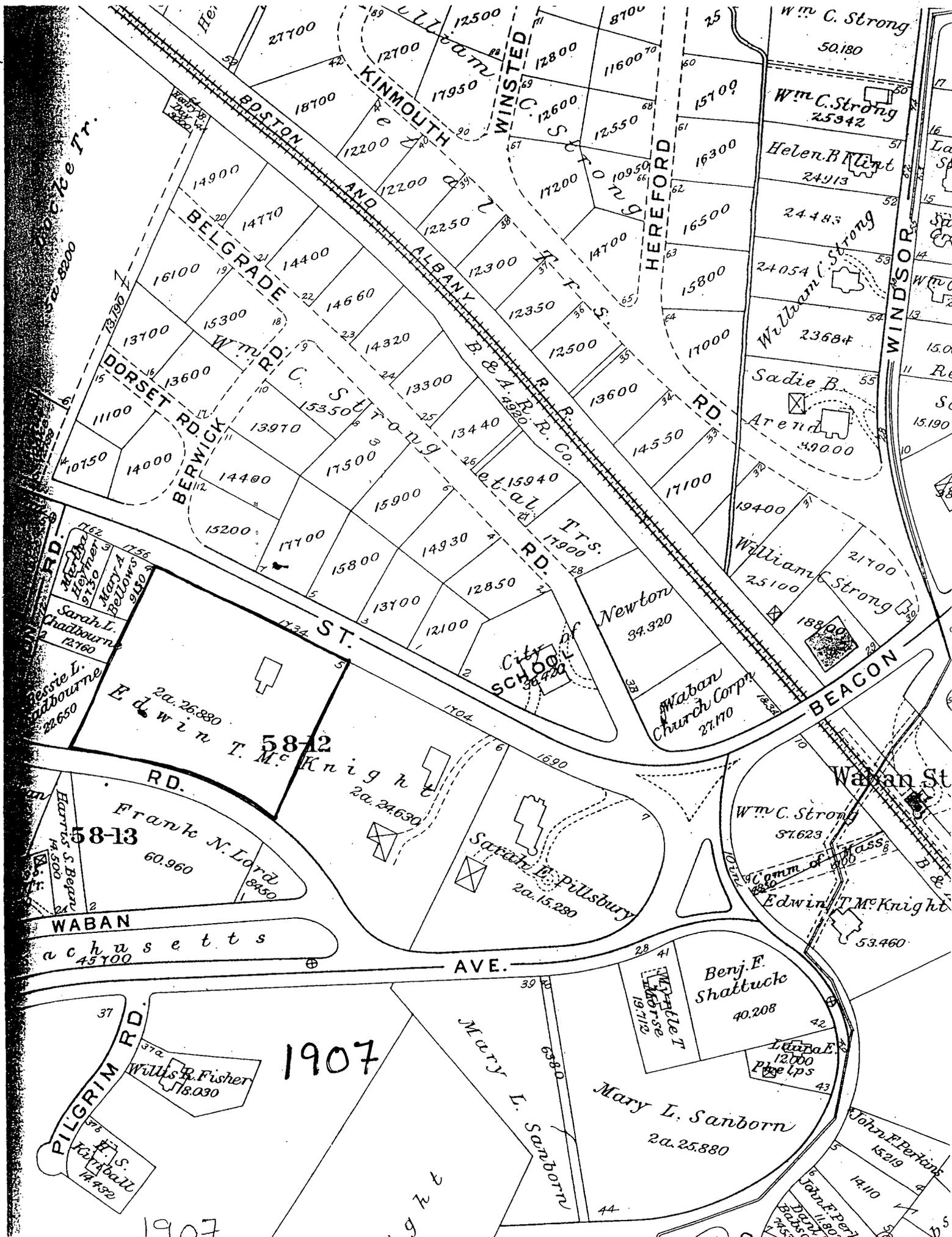
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1895

Alice A. Gould
11448

Alice A. Gould
1688

25



Belmont St

Dorset Rd

Berwick Rd

Boston Ave

Kinmouth

Albany

Winsted

14900

14770

14400

14660

14320

12300

12350

16100

15300

13970

15350

13300

12500

13600

13700

13600

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