

# WESTON MODERN ARCHITECTURE SURVEY

## Phase I

For the

**Weston Historical Commission**



*Baer House, 26 Spruce Hill Road*



*Fuchs House, 460 Conant Road*



*Germeshausen House, 240 Highland Road*



*Marden House, 30 Kendal Common Road*

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## **ABSTRACT**

The purpose of this project was to undertake the first phase of a historic resource survey of Modern architectural resources located in the Town of Weston. The work built on survey work undertaken by local architectural historian Pamela W. Fox in 2003. A target list provided by the Weston Historical Commission was used as a starting point for the survey. The buildings surveyed date from 1932 to 2005. Most of the buildings in the survey are dwellings, but the survey also includes 9 school buildings, one school addition, and one golf clubhouse.

Form B – Building survey forms were prepared for 100 primary buildings and their 14 associated outbuildings. Five (5) school buildings at the Rivers Country Day School were recorded on one Form A- Area. National Register of Historic Places contexts were identified in the areas of: Early Modernism in Massachusetts (1929-1945); Mid-Century Modern Architecture in the United States (1945-1970); Prefabrication and Mid-Century Modernism in the United States (1945-1970); Post-World War II Residential Expansion in Weston Massachusetts (1945-1970); Substantial Works by Noted Architects (1945-1970).

As a result of the survey, twelve (12) buildings are recommended as eligible for listing on the National Register of Historic Places.

This historic sites survey was funded in part by the residents of Weston through Community Preservation Act funds.

Original survey forms and a copy of this report are housed at Weston Town Hall in the Land Use Office and at the Massachusetts Historical Commission.

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## 1. Methodology

### SURVEY OBJECTIVES

The purpose of this project is to undertake a community-wide survey of Modern architectural resources located in the Town of Weston. Most of Weston's existing historic property inventory forms document buildings that predate 1945. The town's demolition delay bylaw only includes buildings constructed during or before 1945. Including important Modern buildings in Weston's survey inventory will provide a more comprehensive accounting of Weston's built history. This project identified historic resources that meet the criteria for the National Register of Historic Places and made recommendations for nomination of such properties. This survey also provided recommendations for future survey efforts.

The survey builds upon survey work undertaken over the last 50 years, including:

- Survey work in the 1970s by Weston history community volunteers.
- A comprehensive Historic Sites Survey in 1994 by architectural historian Pamela W. Fox of 91 properties constructed between 1715 and 1927.
- Survey work in 1998 and the 2000s (many updated in 2010s) by Pamela W. Fox.
- Survey work in 2003 of the Spruce Hill Road and Kendal Common Areas by Pamela W. Fox.

Two Modern resources in Weston previously received Opinions of Eligibility for the National Register of Historic Places from the Massachusetts Historical Commission:

- Field House, 74 Sudbury Road (WSN.618), 2001 Opinion
- Kendal Common Area (WSN.X), 2003 Opinion, being:
  - 3 Ellis Road
  - 9 Ellis Road
  - 12 Ellis Road
  - 15 Ellis Road
  - 8 French Road
  - 3 Kendal Common Road
  - 4 Kendal Common Road
  - 16 Kendal Common Road
  - 17 Kendal Common Road
  - 23 Kendal Common Road
  - 30 Kendal Common Road
  - 40 Kendal Common Road
  - 45 Kendal Common Road
  - 46 Kendal Common Road
  - 49 Kendal Common Road
  - 1 North Avenue
  - 31 North Avenue

The project objective was to research and document on standard Massachusetts Historical Commission (MHC) forms 100 modern buildings constructed between 1932 and 2005 in Weston. In the RFQ for this survey, the Weston Historical Commission (WHC) provided a Preliminary List of 90 resources to be investigated. Given the high number of tear-downs that have occurred during the last decade in the Spruce Hill Road Area, the remaining houses there were individually surveyed. In the Kendal Common Area, buildings were individually surveyed in support of current efforts to create a Local Historic District there.

The survey project was undertaken in compliance with Massachusetts Historical Commission (MHC) criteria and methodology. Current standards are MHC's *Historic Properties Survey Manual: Guidelines for the Identification of Historic and Archaeological Resources in Massachusetts* (1992), *Survey Technical Bulletin #1* (1993), *MHC Interim Survey Guidelines* (March 1999, et seq.), and *MHC Interim Guidelines for Inventory Form Photographs* (2009, *Guidelines for Inventory Form Locational Information* (2016), as well as the Secretary of the Interior's *Standards and Guidelines for Identification* (1983).

The survey related cultural resources to historic patterns of cultural development, land use, economic development, social and demographic history, and events that had an impact on the community.

## **CRITERIA FOR SELECTING PROPERTIES FOR SURVEY**

A Preliminary List of 90 resources provided by the WHC was used as a starting point. Most of the buildings in the survey are dwellings, but the survey also includes nine school buildings, one school addition, and one golf clubhouse. The predominance of single-family residential buildings included in this list is reflective of the composition of Weston's built environment. These residential buildings are typically:

- One- and two-story Modern buildings of frame or masonry construction, and
- Professionally-designed by architects or by manufacturers of prefabricated houses.

The project began with a reconnaissance survey of Preliminary List properties as well as properties in adjacent areas in order to obtain a sense of property types and styles, architectural integrity, and geographical distribution. Buildings on the Preliminary List that do not retain sufficient architectural integrity were removed from the survey list. Many of the houses are located on large, wooded lots and several houses on the Preliminary List were not visible from the public way. Permission to access these properties was secured for some, but not all of those properties.

Initial observations revealed:

- Weston has a significant number of well-preserved Modern buildings. The buildings are coherent in terms of materials, craftsmanship, and setting.

- Buildings on the Preliminary List generally had few alterations. As a result, few buildings were removed from the Preliminary List.
- Outbuildings such as garages are present alongside many of the houses. Outbuildings were documented in relation to the primary dwellings.

**The following criteria for selecting properties for survey were therefore proposed:**

- Inclusion on the Preliminary List.
- Of Modern design and constructed between 1930 and 1980.
- At risk by way of tear-down, subdivision, or advanced deterioration.
- Architectural quality and integrity: higher rather than lower, given the extent of other inventoried properties; strength and clarity of visual character were important factors.
- Historical merit: Resources associated with themes or events that represent patterns in local history.
- Visible from the public way or permission granted to enter property.

## **PROCEDURES AND PRODUCTS**

The survey followed the basic procedures as all inventory work: field survey; research; evaluation; and production of inventory forms.

In Phase I, preliminary work encompassed a reconnaissance survey of the types and geographical distribution of cultural resources in areas presented in, and adjacent to, the Preliminary List properties, site observation of all of the Preliminary List properties visible from the public way, and an overview of documentary research with which to establish a context for analyzing Preliminary List properties. Criteria for selecting and removing properties from the Preliminary List were developed and finalized in collaboration with the WHC and MHC. Potential additional properties were suggested as a result of field reconnaissance. A base map to be prepared by the Town of Weston was selected; the map features lot lines and building footprints.

In Phase 2, architectural assessments and documentary research were undertaken, agreed-upon selection criteria were applied to the Preliminary List, and a final list of specific properties to be surveyed in this project was developed in collaboration with the WHC and the MHC. Draft inventory forms were produced for review and comment by the WHC and the MHC.

In Phase 3, inventory forms were prepared for all agreed-upon properties, potential National Register of Historic Places contexts were identified, and National Register of Historic Places criteria applied to all inventoried resources. The survey record consists of standard MHC Form B – Building and Form A – Area forms and includes each property selected for inclusion in the inventory.

Research sources included town directories, historical atlases, town histories, and MACRIS (the MHC database of historic resources). Additional information was acquired through online sources such as local and regional newspapers, digitized architectural and general interest magazines, Ancestry.com, Findagrave.com, Babel.HathiTrust.com, and Archive.org. State and federal censuses and vital records such as birth and death records were consulted. The Middlesex County Registry of Deeds was also consulted.

In Phase 4, inventory forms were finalized and numbered according to MHC requirements, National Register Criteria Statements were finalized, and a final base map and street index of all inventoried properties was prepared.

## 2. Inventoried Properties

Included in this survey are 100 primary buildings and their 14 associated outbuildings recorded on Form B – Building inventory forms. One Form A – Area for Rivers Country Day School was also completed.

	Address	MHC #	Architect	Resource
5	Autumn Rd.	WSN.1505	Deck House	Robert and Jean Brunn House
34	Autumn Rd.	WSN.1506		William H. and Mary H. Deininger House
8	Baystate Rd.	WSN.772		E. Verner and Linda Johnson House
68	Baystate Rd.	WSN.1507		Robert and Valerie Gilchrist House
29	Beaver Rd.	WSN.1508		Nicolas and Cynthia Starkovsky House
		WSN.1509		Joseph and June Zolner House
45	Beaver Rd.	WSN.1510		Zolner Garage
60	Beaver Rd.	WSN.1511	Gustav A. Hagen	Howard and Mary Anne Ewen House
14	Bradford Rd.	WSN.1512		Paul and Dorrit Green House
17	Bradford Rd.	WSN.1513		Paul and Martha Penfield House
2	Coburn Rd.	WSN.1514	Arthur Brooks	John and Dorothy Brooks House
32	Coburn Rd.	WSN.1515	Carl Koch	Clinton and Constance Dean House
206	Conant Rd.	WSN.1158	Donaldson R. McMullin	James and Virginia Turner House
255	Conant Rd.	WSN.1516	David Fried	Charles and Dorothy Bevelander House
		WSN.1517		Kurt and Ursula Fuchs House
460	Conant Rd.	WSN.1518	Earl Flansburgh	Fuchs Garage
470	Conant Rd.	WSN.1519	Deck House	Donald and Mildred Folk House
484	Conant Rd.	WSN.1520	Leland Cott	Harvey and Carol Berman House
	Dellbrook Rd.	WSN.1521	Hugh Stubbins	Walter and Mary Trumbull House
12		WSN.1522		Trumbull Garage
3	Ellis Rd.	WSN.741	Carl Koch & Assoc.	Eric and Johanna Reissner House
9	Ellis Rd.	WSN.742	Robert Woods Kennedy	Lawrence H. and Natalie Fuchs House
12	Ellis Rd.	WSH.744	Robert Woods Kennedy	Gregory and Elisabeth McDougall House
15	Ellis Rd.	WSN.743	TAC	Norman B. and Jeanne Saunders House -- Experimental Manor
6	Fairhope Rd.	WSN.1523		Arthur and Joyce Biscoe House
12	Fairhope Rd.	WSN.1524	Deck House	Lang and Nancy Chin House
20	Fairhope Rd.	WSN.1525	Deck House	Jeanette Bailey Cheek House
32	Fairview Rd.	WSN.1168		Jack and Shirley Braunig House

	Address	MHC #	Architect	Resource
14	Farm Rd.	WSN.1526	Carl Koch	Gordon and Virginia Gauld House
		WSN.1527		Gauld Garage
		WSN.1528		Gault Outbuilding
8	French Rd.	WSN.752	Carl Koch; Walter Pierce	Chia-Chiao and Shou-Ying Lin House
43	Georgian Rd.	WSN.1529	Hugh Stubbins, Jr. / Davies, Wolf & Bibbins / Norman Saunders	Ziskind Dining Hall, The Cambridge School
45	Georgian Rd.	WSN.1530	Peirce & Pierce	Cambridge School Library
528	Glen Rd.	WSN.1531	Benton V. Phinney, Jr.	James and Mary Couzens House
536	Glen Rd.	WSN.1532	Benton V. Phinney, Jr.	Isaac and Gertrude Taylor House
15	Hancock Rd.	WSN.1533		Brian and Lise Dalton House
32	Hancock Rd.	WSN.1534		Harold and Marguerite Demone House
240	Highland St.	WSN.1535	Henry Hoover	Kenneth and Pauline Germeshausen House
11	Indian Hill Rd.	WSN.1536		Leonard and Catherine Ratner House
20	Indian Hill Rd.	WSN.1537	Earl Flansburgh	Harry and Dawn Gatos House
50	Indian Hill Rd.	WSN.1538		Eugene H. and Carol S. Ott House
51	Indian Hill Rd.	WSN.1539	Gustav A. Hagen and Robert Dion	Herbert and Barbara Boothroyd House
60	Indian Hill Rd.	WSN.1540	Stanmar Possibly	Theodore and Kathleen Kirchner House
3	Kendal Common Rd.	WSN.735	TAC	Richard and Mildred Segien House
4	Kendal Common Rd.	WSN.738	Compton & Pierce	Sidney and Vivienne Guild House
16	Kendal Common Rd.	WSN.749	Carl Koch & Assoc.	Grant House
		WSN.1584		Grant Garage
17	Kendal Common Rd.	WSN.739	Robert Woods Kennedy	Bissonet / McDermott House
23	Kendal Common Rd.	WSN.740	Carl Koch & Assoc.	M. Thomas and Florence Stantial House
30	Kendal Common Rd.	WSN.748	Carl Koch & Assoc.	Robert and Helen Marden House
40	Kendal Common Rd.	WSN.747	Carl Koch & Assoc.	Mario and Gene Castillo House

	Address	MHC #	Architect	Resource
45	Kendal Common Rd.	WSN.753	Carl Koch	Setsuo and Norma Dairiki House
46	Kendal Common Rd.	WSN.746	Techbuilt	Ralph and Doris Waniek House
49	Kendal Common Rd.	WSN.745	Carl Koch & Assoc.	Earl and Betty Thomas House
125	Kings Grant Rd.	WSN.1541		Elio and Angela Ianuzzi House
126	Kings Grant Rd.	WSN.1542	Contemporary Systems, Inc. / Kurt Fuchs	Raymond and Myra Friedman House
150	Kings Grant Rd.	WSN.1543	Contemporary Systems, Inc. / Kurt Fuchs	Lawrence and Betty Fuchs House
40	Loring Rd.	WSN.1544	Henry Hoover	Allen and Patricia Cole House
106	Merriam St.	WSN.1545		Donald C. and Lois E. Alcaide House
10	Montvale Rd.	WSN.1173		Frederick and Barbara Casey House
86	Myles Standish Rd.	WSN.1546	Deck House	David and Terry Wilson House
		WSN.1547	Deck House	Wilson Garage
1	North Ave.	WSN.737	Carl Koch	Arthur and Pauline Lane House
31	North Ave.	WSN.736	TAC	Perry and Jane Vienot House
307	North Ave.	WSN.1548	Techbuilt	Harry and Marilyn King House
		WSN.1549	Techbuilt	King Garage
336	North Ave.	WSN.1550	Techbuilt	Robert and Judith Woodbury House
0	North Ave.	WSN.1551	Techbuilt	Woodbury Garage
343	North Ave.	WSN.1552	Techbuilt	Andrew and Jean Gyorgy House
347	North Ave.	WSN.1553	Techbuilt	Richard and Joyce Silverman House
		WSN.1554	Techbuilt	Silverman Garage
351	North Ave.	WSN.1555	Techbuilt	Fisher and Nancy Pearson House / Excursion House
		WSN.1556	Techbuilt	Pearson Garage
40	Old Colony Rd.	WSN.1065		J. Edward and Ellen Downes House
14	Overlook Dr.	WSN.1557		Joseph and Barbara Davin House
22	Overlook Dr.	WSN.1558	Techbuilt	Wick and Alice Skinner House
31	Overlook Dr.	WSN.1559		Jack and Vera Nazar House
190	Park Rd.	WSN.1560	Desmond & Lord	Clubhouse at Leo J. Martin Memorial Golf Course
63	Pinecroft Rd.	WSN.1561	Earl Harvey	Earl and Aileen Harvey House
19	Plymouth Rd.	WSN.1562		William and Maurine McEnroe House
		WSN.1563		McEnroe Garage
63	Radcliffe Rd.	WSN.1564		Joseph and Harriet Grenader House

	Address	MHC #	Architect	Resource
83	Ridgeway Rd.	WSN.1565		Edgar and Carol Haber House
115	Ridgeway Rd.	WSN.1566		Marvin and Eleanor Birger House
63	Robin Rd.	WSN.1567	Deck House	Palmer and Marnie Derby House
75	Robin Rd.	WSN.1568	Henry Hoover	Arthur and Eleanor Nelson House
		WSN.1569		Nelson Carport
120	Robin Rd.	WSN.1570	Deck House	James and Toni Lightfoot House
20	Rolling Lane	WSN.1571	Henry Hoover	Daniel and Charlotte Blacklow House
95	Rolling Lane	WSN.1572		Guy and Ruth Garland House
1	Spruce Hill Rd.	WSN.754	Techbuilt	Roderick and Diana MacLeish House
10	Spruce Hill Rd.	WSN.769	Techbuilt	Peter and Constance Albrecht House
20	Spruce Hill Rd.	WSN.768	Techbuilt	Robert and Ruth Brownell House
26	Spruce Hill Rd.	WSN.767	Techbuilt	Herbert and Nancy Baer House
44	Spruce Hill Rd.	WSN.1584	Hugh Newell Jacobsen	Emanuel and Lorraine Balkin House
52	Spruce Hill Rd.	WSN.764	Techbuilt	Lionel and Miriam Jaffe House
55	Spruce Hill Rd.	WSN.758	Techbuilt	Jean and Ramona Tariot House
80	Spruce Hill Rd.	WSN.762	Techbuilt	Joseph and Mildred Markell House
74	Sudbury Rd.	WSN.618	Ned Goodell	Richard and Caroline Field House
102	Sudbury Rd.	WSN.616	Ned Goodell	Hassler and Margaret Whitney House
29	Summer St.	WSN.691	Ned Goodell	Joseph and Jane Holmes House
89	Wellesley St.	WSN.329	Collens Willis & Beckonert	Weston Temporary Kindergarten
171	Wellesley St.	WSN.1573		Dorothy and Robert McBride House
444	Wellesley St.	WSN.1574	Alderman & McNeish / Earl Flansburgh	Weston High School
456	Wellesley St.	WSN.1575	Cambridge Seven Associates, Inc.	Weston Junior High School
25	Whitney Tavern Rd.	WSN.1576		George H. and Sandra S. Ashley House
36	Whitney Tavern Rd.	WSN.1577	Techbuilt	Charles and Nancy Myers House
40	Whitney Tavern Rd.	WSN.1578		Joel and Josephine Wechsler House
		WSN.1579		Wechsler Garage
21	Willard Rd.	WSN.1580	Gary Wolf	Gary Wolf and Bonnie Grad House

	<b>Address</b>	<b>MHC #</b>	<b>Architect</b>	<b>Resource</b>
333	Winter St.	WSN.1585	Huygens & Chapman, Bastille Halsey Associates, Bastille-Neilly	Rivers Country Day School: MacDowell Library
		WSN.1586		Allen Building
		WSN.1587		Prince Hall
		WSN.1588		Haynes Hall
		WSN.1589		Haffenreffer Gymnasium
		WSN.1590		Bradley Hall
		WSN.1591		Campus Center
		WSN.1592		MacDowell Athletic Center
		WSN.1593		Yurt
		WSN.1594		Revers Center for Science and Visual Arts
3	Winthrop Cir.	WSN.1581		Isaac and Sandra Beck House
10	Winthrop Cir.	WSN.1582	Deck House	Edward and June Agranat House
15	Young Rd.	WSN.1583	Mary Otis Stevens / Thomas McNulty	Lois B. and Michael Torf House

### 3. National Register of Historic Places Eligibility Recommendations

#### A. Historic Contexts

##### **Context: Early Modernism in Massachusetts, 1929-1945**

The Whitney house (1939) in Weston is one of the first Modern houses in New England, designed one year after Walter Gropius' house (1938) in nearby Lincoln. The Whitney house is one of several houses constructed in Weston during this period. These include Ned Goodell's Field house (1934, 74 Sudbury Road), Hugh Stubbins' Hubbard House (1935, 56 Sunset Road, altered beyond recognition), and several Eleanor Raymond projects: Mitchell Studio (1929), the "Red House" (1938, 56 Gun Club Lane), 52 Gun Club Lane (1939), and the Farnsworth buildings at Exmoor Farm (1935-1940, 745 and 751 Boston Post Road). These local architects came to Modernism through their individual travels and study, in contrast to the succeeding generation of architects who were trained by former Bauhaus and European Modernists at Harvard Graduate School of Design and the Massachusetts Institute of Technology.

The earliest Modernist buildings in the United States featured International and Bauhaus style elements similar to their expression in Europe. These buildings featured boxy, geometric volumes enclosed with smooth, stuccoed volumes and were typically painted white. In Massachusetts, the International-style emphasis on horizontality (demonstrated by flat roofs and banded windows), rectangular forms, and open spaces bounded by ship-like railings were transformed with the use of local natural materials, such as fieldstone and rough-sawn and reeded wood boards, and greater integration with the landscape. The use of color in Early Modern buildings in Massachusetts is particularly noteworthy. The flush-board cladding on the Whitney house was originally painted a dark red with a light blue soffit and navy blue window sash. The Field house was painted in fourteen shades of green, with the darkest shades at the bottom and gradually becoming lighter toward the top. The rooftop railings were painted red. In her design of the Raymond-Kingsbury House in Belmont (1931), Eleanor Raymond clad the house with rough-sawn flush boards painted a grey-green and trimmed with red railings.

Information on the integrity of the interior and the nature and extent of recent alterations would be needed to confirm these recommendations.

One resource is recommended as individually eligible for the National Register of Historic Places under this context.

WSN.616	144	Sudbury Road	Hassler and Margaret Whitney House
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## **Context: Mid-Century Modern Architecture in the United States, 1945-1970**

At mid-century, modern architecture in the United States had begun to synthesize the rigidity and functionality of European, International-style architecture with the American vernacular tradition of familiar forms constructed of local materials. This synthesis was well-displayed in Weston. The result emphasized horizontality in its boxy forms with flat roofs and ribbon windows. Local stone and wood cladding reflected enduring New England building traditions. Gable roofs with deep eaves sheltered walls composed of large expanses of glass that diminish the boundary between interior and exterior spaces. By the 1960s, shed and butterfly roofs were incorporated and the earlier, boxy volumes were amplified with alternating recessed and flush wall planes accentuated by wood fins and window hoods. Keen attention to siting is especially apparent in Weston's noteworthy mid-century modern dwellings.

Weston's wooded hills and rolling fields provided the setting in which Modern architecture could flourish: 1) a highly-educated, middle-class clientele with sophisticated tastes, and 2) a ready supply of architects with modernist sensibilities. Although trained in the École des Beaux-Arts tradition at Harvard's School of Architecture, Carl Koch, Henry B. Hoover, and Hugh Stubbins gravitated toward modern designs. In 1936, Joseph Hudnut founded Harvard University Graduate School of Design (GSD), bringing together the disciplines of architecture, landscape architecture and regional planning. The following year, Hudnut brought Bauhaus architects Walter Gropius and Marcel Breuer to Harvard, securing the school's Modernist direction. Many architects trained at GSD, who often also taught there, brought their designs to Weston. They included Earl Harvey, who built his family home here, and Hugh Stubbins, who taught at GSD from 1940 until 1953. Lincoln architects Earl Flansburgh, Mary Otis Stevens, and Thomas McNulty were trained at the Massachusetts Institute of Technology, where the curriculum was redirected from the Beaux-Arts toward modernism beginning in 1940. Flansburgh and Stevens brought bold volumes to residential designs in Weston.

Information on the integrity of the interior and the nature and extent of recent alterations would be needed to confirm these recommendations

Eleven resources are recommended as individually eligible for the National Register of Historic Places under this context.

WSN.1517	460	Conant Rd.	Kurt and Ursula Fuchs House and Garage
WSN.1521	12	Dellbrook Rd.	Walter and Mary Trumbull House and Garage
WSN.1525	20	Fairhope Rd.	Jeanette Bailey Cheek House
WSN.1535	240	Highland St.	Kenneth and Pauline Germeshausen House
WSN.1540	60	Indian Hill Rd.	Theodore and Kathleen Kirchner House

WSN.1550	336	North Ave.	Robert and Judith Woodbury House and Garage
WSN.1555	351	North Ave.	Excursion House / Fisher and Nancy Pearson House and Garage
WSN.1561	63	Pinecroft Rd.	Earl and Aileen Harvey House
WSN.1568	75	Robin Rd.	Arthur and Eleanor Nelson House and Carport
WSN.767	26	Spruce Hill Rd.	Herbert and Nancy Baer House
WSN.1583	15	Young Rd.	Lois B. and Michael Torf House

**Context: Prefabrication and Mid-Century Modernism in the United States, 1945-1970**

The intersection of space-age technologies and domestic culture found its expression in the prefabricated Modern architecture of the mid-20<sup>th</sup> century. Architects and homeowners looked for creative solutions to best express these affinities. In Weston, these homeowners were most often young, married couples with backgrounds in the sciences and engineering or in creative occupations such as writing or design. They were often progressively-minded and socially-responsible and active with groups such as the League of Women Voters and the Fair Housing Commission. Prefabricated architecture matched their desire for affordability and contemporary design.

Experimentation in prefabricated architecture is a consistent current throughout twentieth-century architecture. The pent-up, post-World War II demand for housing generated a renewed energy around prefabrication construction. While some companies produced traditionally-styled dwellings, in Massachusetts, prefabrication found its strongest expression in modern design. With plans to construct an entire neighborhood, architect Carl Koch built a prototype **Techbuilt** house in Weston in 1953, which became known as the “Excursion” house. The house was the subject of the February 1954 *Excursion* television show for young people developed by the Ford Foundation. Traffic was snarled five miles in each direction over the three weekends following the broadcast, as potential homebuyers swarmed 351 North Avenue to tour the house. Techbuilt’s modular panels allowed clients some customization while keeping costs low. Koch envisioned a large development of Techbuilt houses in the King’s Grant neighborhood. However, only houses along Spruce Hill Road and North Avenue were constructed. Individual Techbuilt houses were also constructed elsewhere in Weston, including the Kendal Common neighborhood. By 1957, Techbuilt houses had been constructed by franchised builders in 32 states.

In 1959, Robert Brownell and William Berkes left their jobs at Techbuilt to create their own design-build company of prefabricated modular houses: **Deck House**. Like

Techbuilt, Deck House was popular with people who wanted an architect-designed house but could not afford a custom design. Deck House buildings incorporated wood-panel floors and ceilings, from which the buildings got their name, and mahogany trim and window surrounds. Exposed two-story elevations were typically fully glazed on an elevation facing away from the street, and the remainder of the building was clad with vertical cedar siding.

**Stanmar, Inc.**, a successful producer of prefabricated vacation houses, was founded in Sudbury, Massachusetts in 1958 by husband and wife, Stanley and Mary Ann Kane Snider. Marketed as Stanmar Leisure Homes, the company operated as a designer-builder of vacation homes. The houses were marketed to individual consumers as well as to developers and realtors looking to build out vacation communities. By the 1960s, the firm offered more than 40 designs for a lump-sum price that could be customized and winterized and was selling 500 units per year. Stanmar soon realized that almost one-third of their “vacation home” sales were actually being purchased by young married couples for use as permanent homes in suburban residential neighborhoods. In response, Stanmar expanded into year-round, custom “contemporary” residential designs in 1970. The company also expanded into public-use buildings such as community centers, recreation buildings/gymnasiums, meeting halls and churches (its current business model). To create its designs, Stanmar collaborated with registered architects, including Gustav Hagen, Robert Dion, and Earl Flansburgh, all of whom also designed custom homes in Weston.

Information on the integrity of the interior and the nature and extent of recent alterations would be needed to confirm these recommendations.

Five resources are recommended as individually eligible for the National Register of Historic Places under this context.

WSN.1525	20	Fairhope Rd.	Jeanette Bailey Cheek House
WSN.1540	60	Indian Hill Rd.	Theodore and Kathleen Kirchner House
WSN.1550	336	North Ave.	Robert and Judith Woodbury House and Garage
WSN.1555	351	North Ave.	Excursion House / Fisher and Nancy Pearson House and Garage
WSN.767	26	Spruce Hill Rd.	Herbert and Nancy Baer House

**Context: Post-World War II Residential Expansion in Weston Massachusetts, 1945-1970**

Weston was a farming community until the late 19<sup>th</sup> century, when residential development gradually began near its railroad stations. Weston's first "automobile suburbs" were developed in the 1920s but limited to the Meadowbrook Road and Chiltern Hundreds areas. Weston's residential landscape was dramatically altered in the years after World War II. Consistent with the nationwide housing boom after World War II, Weston's population increased 64 percent between 1950 and 1960 and an additional 31 percent between 1960 and 1970. The number of dwellings in Weston increased more than 68 percent during that same period. This growth was propelled by the opening in the Weston-Waltham area of Route 128 in 1951 and the Massachusetts Turnpike in 1957. The highways brought with them technology companies that sprouted from academics' wartime inventions developed at nearby universities. These companies included Raytheon, Polaroid, Avco, Sylvania, Tracerlab, and Microwave Associates. A 1959 *Time* magazine article described the Route 128 corridor as "the fastest-growing science-based complex in the U.S.," matching the Palo Alto area around Stanford University in California. The Route 128 corridor also became a key location for the development of technology for space exploration.

Many of the new arrivals to Weston were employed as engineers, physicists, mathematicians, and scientists. Professors from the numerous area universities also found Weston attractive. An excellent school system and the 20-minute drive from Cambridge made Weston an appealing landscape in which to raise a family. Weston's large-lot zoning provided an optimal setting for single-family homes, the preferred residential form in the post-war United States. While the majority of post-war homebuyers chose traditional Colonial Revival or Cape Cod styles, Weston's innovators brought with them an affinity for Modern architecture and technological and scientific innovation as applied to residential construction. Boxy, flat-roofed houses with glass walls began to appear in Weston's bucolic landscape. For more affluent homebuyers in Weston, post-World War II domestic culture's emphasis on individuality was realized by engaging architects to design custom homes.

Information on the integrity of the interior and the nature and extent of recent alterations would be needed to confirm these recommendations.

Ten resources are recommended as individually eligible for the National Register of Historic Places under this context.

WSN.1517	460	Conant Rd.	Kurt and Ursula Fuchs House and Garage
WSN.1521	12	Dellbrook Rd.	Walter and Mary Trumbull House and Garage
WSN.1525	20	Fairhope Rd.	Jeanette Bailey Cheek House
WSN.1535	240	Highland St.	Kenneth and Pauline Germeshausen House
WSN.1540	60	Indian Hill Rd.	Theodore and Kathleen Kirchner House
WSN.1550	336	North Ave.	Robert and Judith Woodbury House and Garage
WSN.1555	351	North Ave.	Excursion House / Fisher and Nancy Pearson House and Garage
WSN.1561	63	Pinecroft Rd.	Earl and Aileen Harvey House
WSN.1568	75	Robin Rd.	Arthur and Eleanor Nelson House and Carport
WSN.767	26	Spruce Hill Rd.	Herbert and Nancy Baer House

**Context: Substantial Works by Noted Architects, 1945-1970**

Architect **Earl R. Flansburgh**, FAIA (1931-2009) was graduated from the Massachusetts Institute of Technology with a M. Arch. in 1957. After studying architecture in the United Kingdom under a Fulbright scholarship, Flansburgh returned to Massachusetts and began work at The Architects Collaborative (TAC) in Cambridge. Flansburgh founded his own firm, Earl R. Flansburgh + Associates, in 1963. Earl Flansburgh practiced architecture in the Boston area for more than 45 years. Flansburgh designed more than 250 projects for educational institutions, including an addition to Weston High School. Amid these large institutional projects, Flansburgh typically designed one or two private houses per year for clients or sites he found of particular interest, including 460 Conant Road and 20 Indian Hill Road in Weston. Flansburgh also designed for manufacturers of prefabricated buildings, such as his “Nutshell” cabin for Acorn Structures, Inc. Flansburgh was known for supporting women architects and for mentoring practitioners who studied with him and went on to establish their own firms. Flansburgh served as president of the Boston Society of Architects in 1981 and was awarded the Boston Society of Architects Award of Honor in 1999.

Architect **Henry B. Hoover** (1902-1989) designed at least fifty buildings in Lincoln and, between 1950 and 1964, ten houses in Weston. Hoover was graduated from the University of Washington in 1924 and the Harvard School of Architecture in 1926, where he trained in the École des Beaux-Arts style. During his time at Harvard, Hoover worked for landscape architect Fletcher Steele as a lead designer and draftsman. This experience would inform his deep consideration of the landscape when siting a project.

Hoover established his career with the design of his own house in Lincoln in 1937. During World War II, when building materials were in short supply, Hoover went to work at Raytheon as an industrial designer and taught at the Lowthorpe School of Landscape Architecture for Women in Groton, Mass. Hoover's career was primarily in residential design in Massachusetts. Four Hoover houses remain in Weston: the Germeshausen House, 240 Highland Street; the Cole house, 40 Loring Road; the Nelson house, 75 Robin Road; and the Blacklow house, 20 Rolling Lane. The other six Hoover houses in Weston have been demolished.

Architects **Mary Otis Stevens** (1928-living) and **Thomas F. McNulty** (1919-1984) designed 15 Young Road for Lois B. Torf, one of greater Boston's most significant art collectors and patrons. After receiving a degree from Smith College in 1949, Stevens entered the architecture program at the Massachusetts Institute of Technology and received a bachelor's degree in 1956. Stevens worked with Walter Gropius at The Architects Collaborative (TAC) before forming a partnership with MIT faculty member Thomas McNulty (and later, spouse). The partnership lasted from 1956 until 1969. McNulty came to MIT to study for a master's degree in architecture in 1949 and began teaching there in 1950. McNulty was a Fellow at the Center for Advanced Studies in the Visual Arts, which led to collaboration between Stevens and McNulty and Center founder Gyorgy Kepes on a number of projects. In the 1960s, Stevens and McNulty founded iPress, Inc., which published books focused on architecture and urban theory. From 1975 until 1991, Stevens led the Design Guild, a collaborative practice focused on adaptive re-use. The design of the Torf house continues the spatial principles undertaken by Stevens and McNulty for the house they constructed for themselves in Lincoln in 1965 (demolished). The curvilinear Stevens-McNulty house, constructed only of glass and poured concrete, was widely published.

Architect **Hugh Stubbins, Jr.** (1912-2006) was graduated from the Georgia Institute of Technology in 1931 and earned a master's degree in architecture from the Harvard School of Architecture in 1935. After graduation, Stubbins joined the firm of Royal Barry Wills, who was known for modestly-sized New England Colonials and Cape Cod houses. During his time with Wills (1935-1938), Stubbins broadened the firm's offerings with his International-style designs. Stubbins' modern houses for Wills won several awards in national design competitions. After opening his own firm, Stubbins designed several modern houses in Weston in the mid-20<sup>th</sup> century; 12 Dellbrook Road is the only one known to remain. In the early 1950s, Stubbins' practice expanded to include school designs, which were widely published. Stubbins is credited with the innovative 'open school' design, as demonstrated by the Country School in Weston (demolished). Stubbins taught at GSD during the 1940s and 1950s. Stubbins' later career again changed direction toward the design of multi-story, urban buildings such as the Berlin Kongresshalle, Manhattan's Citicorp Building and Boston's Federal Reserve Bank.

Information on the integrity of the interior and the nature and extent of recent alterations would be needed to confirm these recommendations.

Five resources are recommended as individually eligible for the National Register of Historic Places under this context.

WSN.1517	460	Conant Rd.	Kurt and Ursula Fuchs House and Garage
WSN.1521	12	Dellbrook Rd.	Walter and Mary Trumbull House and Garage
WSN.1535	240	Highland St.	Kenneth and Pauline Germeshausen House
WSN.1568	75	Robin Rd.	Arthur and Eleanor Nelson House and Carport
WSN.1583	15	Young Rd.	Lois B. and Michael Torf House

## B. Properties Recommended for Listing on the National Register of Historic Places

As a result of the survey, twelve (12) buildings with associated outbuildings are recommended as eligible for listing on the National Register of Historic Places. All of these properties are recommended as individually-eligible for listing on the National Register of Historic Places.

WSN.1517			
WSN.1518	460	Conant Rd.	Kurt and Ursula Fuchs House and Garage
WSN.1521			Walter and Mary Trumbull House and
WSN.1522	12	Dellbrook Rd.	Garage
WSN.1525	20	Fairhope Rd.	Jeanette Bailey Cheek House
WSN.1535	240	Highland St.	Kenneth and Pauline Germeshausen House
WSN.1540	60	Indian Hill Rd.	Theodore and Kathleen Kirchner House
WSN.1550			Robert and Judith Woodbury House and
WSN.1551	336	North Ave.	Garage
WSN.1555			Excursion House / Fisher and Nancy
WSN.1556	351	North Ave.	Pearson House and Garage
WSN.1561	63	Pinecroft Rd.	Earl and Aileen Harvey House
WSN.1568			Arthur and Eleanor Nelson House and
WSN.1569	75	Robin Rd.	Carport
WSN.767	26	Spruce Hill Rd.	Herbert and Nancy Baer House
WSN.616	102	Sudbury Rd.	Hassler and Margaret Whitney House
WSN.1583	15	Young Rd.	Lois B. and Michael Torf House

#### 4. Recommendations for Further Study

Recommendations for further study include several types of properties that did not meet initial selection criteria or came to light as a result of research undertaken during Phase III. Several properties were included in the preliminary survey lists but were not visible from the public way (and permission was not granted to view them.) It is worth keeping these properties in mind, should there be a change in access.

	Address	Date	Architect	Owner
44	Baystate Rd.	1964		
349	Boston Post Rd.	1966	Peirce and Pierce	First Parish Unitarian Church Addition
40	Bradford Rd.	1977		
100	Bradford Rd.	1972		
105	Bradford Rd.	1966		
410	Concord Rd.	1976		
63	Fairview Rd.	1948		
65	Hidden Rd.	1959		
18	Hobbs Brook Rd.	1969	Techbuilt	Techbuilt Model Home
14	Indian Hill Rd.	1961	Earl Flansburgh	
313	North Ave.	1956	Techbuilt	
319	North Ave.	1956	Techbuilt	
101	River Road	1957		
43	Scotch Pine Rd.	1966		
60	Scotch Pine Rd.	1967	Deck House, likely	
61	Scotch Pine Rd.	1967		
76	Scotch Pine Rd.	1967		
518	South Ave.	1972		
144	Sudbury Rd.	1953		
241	Wellesley St.	1962		Spellman Museum of Stamps & Postal History at Regis College
42	Westcliff Rd.			
49	Westcliff Rd.	1963		
47	Whitney Tavern Rd.	1966	Deck House, likely	
50	Whitney Tavern Rd.	1969		
52	Whitney Tavern Rd.	1969		
380	Winter St.	1978		
16	Winthrop Cir.	1972		
21	Winthrop Cir.	1969		

Additional properties may warrant survey that are not on this list.

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