

FORM A - AREA

Assessor's Sheets

USGS Quad

Area Letter

Form Numbers in Area

82, 86

Boston N.

I

415; 1186-1278; 927

Massachusetts Historical Commission  
220 Morrissey Boulevard



Town: Lexington

Place (neighborhood or village): North Lexington

Name of Area: Middle Ridge

Present Use: Residential

Construction Dates or Period: 1956-1967

Overall Condition: good

Major Intrusions and Alterations: none

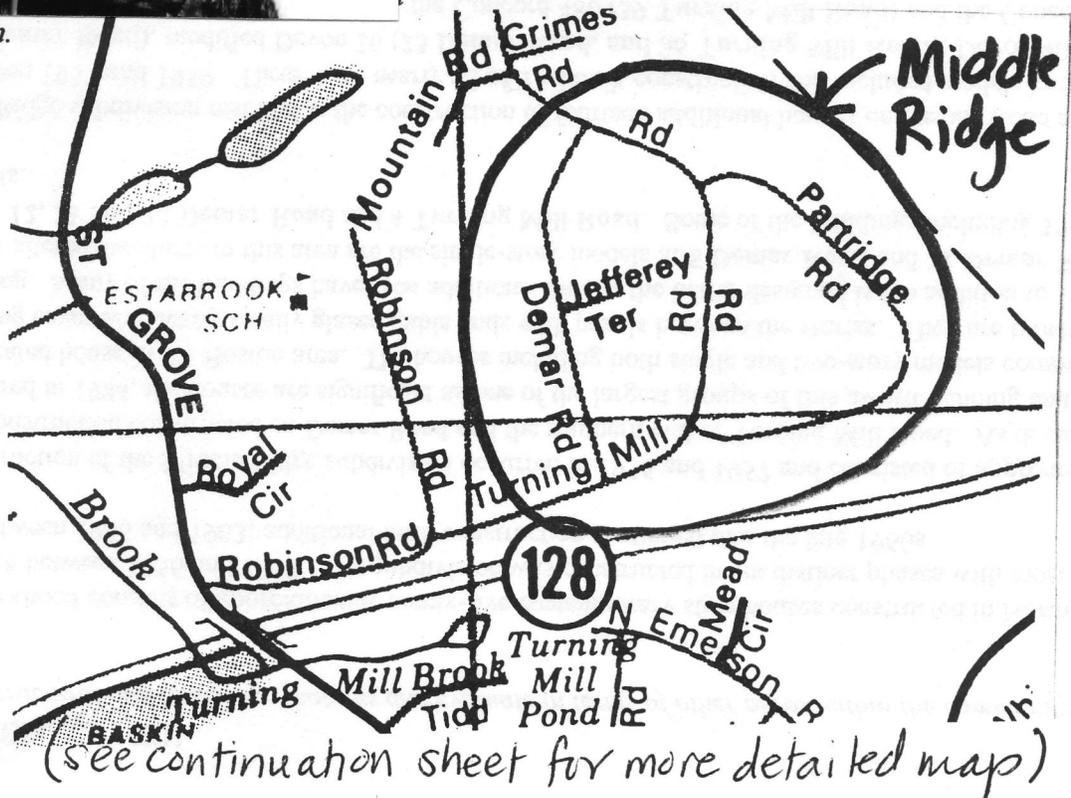
Acreage: approx. 80 acres

Recorded by: Lisa Mausolf

Organization: Lexington Historical Commission

Date (month/year): August 2000

here. Indicate north.



## AREA FORM

### ARCHITECTURAL DESCRIPTION

*Describe architectural, structural and landscape features and evaluate in terms of other areas within the community.*

The Middle Ridge neighborhood consists of approximately ninety-five contemporary style houses constructed in North Lexington north of Rt. 128 between 1956 and 1967. The subdivision was constructed in six distinct phases with most of the residences constructed between 1956 and 1963; additional infill construction continued into the late 1960s.

The initial phase of construction of the Middle Ridge subdivision occurred in 1956 and 1957 and consisted of approximately 23 houses of Techbuilt construction constructed on Demar Road and the southern end of Turning Mill Road. As documented in the **Area I form** prepared in 1984, the houses are significant as one of the largest groups of this award-winning and innovative semi-prefabricated house in the Boston area. The houses including both single and two-story models commonly display widely overhanging eaves and nearly totally glazed gable ends with panels between the stories. They are typically clad in vertical cedar siding. Many of the buildings have seen additions; among the better designed is the addition to **16 Demar**. Among the least altered dwellings in this area are the single-story models at **5 Demar Road** and **11 Demar Road**; and two story versions at **12, 21 and 22 Demar Road** and **4 Turning Mill Road**. Some of the buildings including **17 Demar Road** incorporate carports.

Section II of the Middle Ridge subdivision resulted in the construction of fourteen additional houses on Demar Road and Turning Mill Road between 1957 and 1959. These were nearly all of Techbuilt construction and included models known as Devon 361 (**25 and 28 Demar Road**), modified Devon 36 (**23 Demar Road** and **36 Turning Mill Road**), Devon 400 (**32 Turning Mill Rd.**), the Devon 442 (**6 Turning Mill Road**), the Concord 480 (**39 Turning Mill Road**) and the Concord 481 (**34 Turning Mill Road**). One of these Techbuilt houses at **24 Demar Road** was demolished c.1997 and replaced by a new house. Houses which have seen only minimal alteration include **32 Turning Mill Road** and **36 Turning Mill Road**. The house at **28 Demar Road** is notable for its matching garage at the street. Several of the buildings have seen the construction of additions to provide more living space. One notable, good quality addition is visible at **38 Turning Mill Road**, the addition dates to 1989 and is by Moore Designs. The house at **33 Turning Mill Road** was constructed in 1966 and postdates the other houses in the area. Its staggered wood shingle exterior is in stark contrast to the predominant vertical wood siding.

The construction of the Section III houses occurred between 1960 and 1961 and saw the addition of seven houses on Turning Mill Road. One house within this section, **12 Turning Mill Road**, is a Techbuilt house constructed in 1960. Drawings indicate that the house was built according to the plans for the "Model Home for Middle Ridge", dated 1959. Several of the other houses including **13A, 14 and 16 Turning Mill Road**, are described on building plans as "Turning Mill Raised Ranches".

The fourteen houses constructed as part of Section IV, are all located on Turning Mill Road. The dwellings were for the most part constructed in 1960 and 1962 with three houses constructed in 1965-6. Building department records indicate that the houses were all constructed by Eugene C. Roberts of Wayland (also known as Holiday Homes). The houses in this area were built according to several basic models, designed by Architectural Planning Associates (152 Newbury Street, Boston). Several of the houses in this area, including **19 Turning Mill Road** and **26 Turning Mill Road** are chalet-like dwellings with symmetrical gablefronts, sheathed in vertical red cedar siding with second story balconies. Building plans describe this as "Turning Mill House No. 3". Many of the houses in this section consist of elongated Raised Ranch-style dwellings with overhanging eaves and cantilevered canopies suspended over the entrance. Several houses within this area were designed by other architects including **18 Turning Mill Road**, a cedar and concrete residence designed in 1960 by Henneberg and Henneberg of Cambridge for the Schreiber family. The house at **28 Turning Mill Road** was built according to plans by Scholz Homes of Toledo, Ohio. The plan is dated 1957 and is described as a California Contemporary, plan 11063. The Gelles House at **30 Turning Mill Road** was designed in 1961 by Lucy Rapperport of Lincoln.

Recommended as a National Register District. *If checked, you must attach a completed National Register Criteria Statement form*

# INVENTORY FORM CONTINUATION SHEET

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## ARCHITECTURAL DESCRIPTION (continued)

Section V saw the construction of two houses on Jeffrey Terrace in 1961, with a third completed in 1969. The two initial houses (**3 and 4 Jeffrey Terrace**) are both five bedroom Raised Ranches, designed by Architectural Planning Associates, Architects of Boston.

The final section of the Middle Ridge subdivision, Section VI, consists of thirty-one houses on Partridge Road. Most of the houses on the road were built between 1962 and 1963; several were built later. Many of the same designs seen in Section IV and V are visible in Section VI as well including the "Turning Mill House No. 3" at **17 Partridge Road**. The Turning Mill Split Level is a variation on the "Peacock Farm" house and displays a distinctive asymmetrical gablefront. More cookie-cutter in appearance than the original "Peacock Farm" houses, these buildings are all oriented facing the street and lack the natural settings inherent in the original designs. Exterior cladding materials include brick and clapboards in addition to the vertical cedar siding which predominates in the original design. The model house included an optional carport extending the lower gable front slope (see **14 Turning Mill Road** and **28 Partridge Road**). Examples of the Turning Mill Split level are visible at **2, 5, 7, 10, 12, 14, 24, 25, 26, 28, 32 and 33 Partridge Road**. Among the least altered examples is the house at **28 Partridge Road**. The houses were erected by a number of builders including Holiday Homes and Tricorn Homes, all using plans generated by Architectural Planning Associates, Architects.

Most of the other houses in Section VI are side-gabled Raised Ranches, also built according to designs by Architectural Planning Associates, Architects. These include houses at **15, 30, 35 Partridge Road**. The house at **29 Partridge Road** retains much of its original detailing including colored panels below the tripartite casement windows and a cantilever over the entrance. Houses designed by other architects include the Pollack House at **24 Partridge Road**, designed in 1963 by K.H. Redmond of Stanley Myers' office, Chestnut Hill and the Goldman House at **20 Partridge Road**, designed by Lucy Rapperport, 1967.

## HISTORICAL NARRATIVE

*Explain historical development of the area. Discuss how this area relates to the historical development of the community.*

The so-called Middle Ridge subdivision was initially laid out by Techbuilt Corporation and the preliminary plan presented in 1955 included a layout for what would eventually be constructed in six phases although Techbuilt was ultimately only involved in the construction of the first two phases. (See also **Area AN, Upper Turning Mill Road**). Techbuilt bought most of the land from Kenmore Realty Trust (Ernest Corrigan, trustee) in 1955. The first phase of development, consisting entirely of Techbuilt pre-fabricated homes, was constructed in 1956 and 1957. By 1957 financial difficulties forced a reorganization of Techbuilt Corporation and the unbuilt upon land was sold to Watts Realty that year. Section 2, begun in 1956 was finally completed in 1960. Section 3, consisting of an extension of Turning Mill Road, was completed by Eugene C. Roberts III of Wayland and his company, Holiday Homes. Roberts had acquired the land from Watts Realty Corp. in 1958. He was also the owner and subdivider for Sections 5 and 6.

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HISTORICAL NARRATIVE

As was true of Lexington's other subdivisions of this era, the neighborhood was popular with young professional buyers, many of whom were lured to the area by a growth of technology employment. Directories indicate that within the subdivision, the original households were all comprised of male breadwinners and their spouses who are listed as housewives. The typical resident was in his/her thirties. Nearly all moved to the neighborhood from other communities in Massachusetts, with lesser numbers moving from other states. Their occupations included physicians, engineers, scientists and other professionals. Neighborhood amenities included a community pool constructed at 13 Partridge Road.

BIBLIOGRAPHY and/or REFERENCES

Lexington Assessors records.  
Lexington Building Department Records.  
Lexington Planning Board records.  
Middlesex County Register of Deeds.

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DISTRICT DATA SHEET  
AREA I  
MIDDLE RIDGE

Tax Map #	Resource	Address	Style	Date (Sect.)	MHC#
82/44	Walter & Anita Brown House	3 Demar Road	Contemporary (Techbuilt)	1957 (I)	1186
82/35	Ruth Gray House	4 Demar Road	Contemporary (Techbuilt)	1956 (I)	1187
82/43	George & Madeleine Wong House*	5 Demar Road	Contemporary (Techbuilt)	1957 (I)	1188
82/36	Robt. & Vena Bond House	6 Demar Road	Contemporary (Techbuilt)	1956 (I)	1189
82/42	John & Katherine Yeager House	7 Demar Road	Contemporary (Techbuilt)	1956 (I)	1190
82/37	John & Flora Wade House	8 Demar Road	Contemporary (Techbuilt)	1956 (I)	1191
82/41	Robt. & Eliz. Whitman House	9 Demar Road	Contemporary (Techbuilt)	1956 (I)	415
82/38	Dean & Marguerite Arden House	10 Demar Road	Contemporary (Techbuilt)	1956 (I)	1192
82/40	Bernard & Nancy Budiansky House*	11 Demar Road	Contemporary (Techbuilt)	1956 (I)	1193
82/39	David & Betty Huffman House	12 Demar Road	Contemporary (Techbuilt)	1956 (I)	1194
86/68	Thomas & Hilda Dyer House	13 Demar Road	Contemporary (Techbuilt)	1956 (I)	1195
86/3	Wade & Emily Rockwood House	16 Demar Road	Contemporary (Techbuilt)	1956 (I)	1196
86/64	Richard & Kathryn Braun House	17 Demar Road	Contemporary (Techbuilt)	1956 (I)	1197
86/4	Maynard & Elizabeth Hufschmidt House	18 Demar Road	Contemporary (Techbuilt)	1956 (I)	1198
86/63	Murray & Rose Malin House	19 Demar Road	Contemporary (Techbuilt)	1956 (I)	1199
86/5	Fumio & Patricia Naka House	20 Demar Road	Contemporary (Techbuilt)	1956 (I)	1200
86/62	Thomas & Lois McGann House	21 Demar Road	Contemporary (Techbuilt)	1956 (I)	1201
86/6	Richard & Joan Foxwell House	22 Demar Road	Contemporary (Techbuilt)	1956 (I)	1202
86/61	Kevin & Diana Bonnell House	23 Demar Road	Contemporary (Techbuilt)	1958 (II)	1203
86/7	Bernard & Phyllis Spring House	24 Demar Road	Contemporary	1997	1204
86/60	Douglas & Joanna Lloyd House	25 Demar Road	Contemporary (Techbuilt)	1957 (II)	1205
86/8A	Robt. & Jean Rowland House	26 Demar Road	Contemporary (Techbuilt)	1958 (II)	1206
86/59	Laurence & Barbara Grossman House	27 Demar Road	Contemporary	1958 (II)	1207

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Tax Map #	Resource	Address	Style	Date (Sect.)	MHC#
86/9	Jack & Shirley Dominitz House	28 Demar Road	Contemporary (Techbuilt)	1959 (II)	1208
86/67	Hermann & Eleanor Haus*	3 Jeffrey Terrace	Contemporary (Raised Ranch)	1961 (V)	1209
86/65	Abraham & Sally Mivasky	4 Jeffrey Terrace	Contemporary (Raised Ranch)	1961 (V)	1210
86/66	Richard Wolk House	5 Jeffrey Terrace	Contemporary (Raised Ranch)	1969 (V)	1211
	Harry & Susan Pollock House*	2 Partridge Rd.	Contemporary (Split Level)	1963 (VI)	1212
82/75	Paul & Mildred Swan House	3 Partridge Rd.	Contemporary (Raised Ranch)	1962 (VI)	1213
82/74	Michael & Annette Miller House	5 Partridge Rd.	Contemporary (Split Level)	1962 (VI)	1214
82/55	Milton & Carol Dietz House*	6 Partridge Rd.	Contemporary (Raised Ranch)	1962 (VI)	1215
82/73	Joseph & Renee Cochin House*	7 Partridge Rd.	Contemporary (Split Level)	1962 (VI)	1216
82/56	Gunnar & Amie Samson House	8 Partridge Rd.	Contemporary (Raised Ranch)	1962 (VI)	1217
82/72	David & Rosalie Myers House	9 Partridge Rd.	Contemporary (Raised Ranch)	1963 (VI)	1218
82/57	Arthur & Judith Sharenow House*	10 Partridge Rd.	Contemporary (Split Level)	1962 (VI)	1219
82/71	Martin & Doris Offenbergl House	11 Partridge Rd.	Contemporary (Raised Ranch)	1963 (VI)	1220
82/58	Ralph & Mildred Goldsmith House	12 Partridge Rd.	Contemporary (Split Level)	1963 (VI)	1221
82/70	Community Pool	13 Partridge Rd.			927
82/59	Jay & Carol Silverston House*	14 Partridge Rd.	Contemporary (Split Level)	1963 (VI)	1222
82/69	A. Louis & Julia Medin House	15 Partridge Rd.	Contemporary (Raised Ranch)	1963 (VI)	1223
82/64	Holmes Halma House	17 Partridge Rd.	Contemporary (Raised Ranch)	1962 (VI)	1224
82/60	Nelson & Barbara Colton House	18 Partridge Rd.	Contemporary (Raised Ranch)	1962 (VI)	1225
82/62	Nicholas & Mary Demas House	19 Partridge Rd.	Contemporary (Raised Ranch)	1962 (VI)	1226
82/61B	George Goldman House	20 Partridge Rd.	Contemporary	1967	1227
86/40	Alan & Marjorie Strauss House	21 Partridge Rd.	Contemporary (Raised Ranch)	1962 (VI)	1228
86/41	Irving & Marilyn Abell House*	22 Partridge Rd.	Contemporary (Raised Ranch)	1965 (VI)	1229
86/38	Geo. & Solveig Wright House	23 Partridge Rd.	Contemporary (Raised Ranch)	1962 (VI)	1230

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Tax Map #	Resource	Address	Style	Date (Sect.)	MHC#
86/42A	Lewis & Lynn Pollock House	24 Partridge Rd.	Contemporary	1963 (VI)	1231
86/37	John & Bernice Bresnihan House	25 Partridge Rd.	Contemporary (Split Level)	1963 (VI)	1232
86/43A	Arnold & Barbara Mende House	26 Partridge Rd.	Contemporary (Split Level)	1963 (VI)	1233
86/36	George & Anne Tuttle House	27 Partridge Rd.	Contemporary (Chalet)	1962 (VI)	1234
86/44A	Martin & Judith Cooperstein House	28 Partridge Rd.	Contemporary (Split Level)	1962 (VI)	1235
86/35	Basil & Mercene Vafiados House*	29 Partridge Rd.	Contemporary (Raised Ranch)	1962 (VI)	1236
86/45A	Martin & Elaine Borish House	30 Partridge Rd.	Contemporary (Raised Ranch)	1962 (VI)	1237
86/34	John & Nancy Dwyer House	31 Partridge Rd.	Contemporary (Raised Ranch)	1962 (VI)	1238
86/46	Charles & Mildred Davis House	32 Partridge Rd.	Contemporary (Split Level)	1962 (VI)	1239
86/33	William & Marjorie Jackson House*	33 Partridge Rd.	Contemporary (Split Level)	1962 (VI)	1240
86/32	George & Paula Goldman House	35 Partridge Rd.	Contemporary (Raised Ranch)	1962 (VI)	1241
82/32	Henry & Ann Nicoll House	4 Turning Mill Rd.	Contemporary (Techbuilt)	1956 (I)	1242
82/33C	Norman & Monique Doelling House	6 Turning Mill Rd.	Contemporary (Techbuilt)	1962 (I)	1243
82/79	Robt. & Anna Reid House	7 Turning Mill Rd.	Contemporary (Techbuilt)	1956 (I)	1244
82/34	Samuel & Emilie Brendler House	8 Turning Mill Rd.	Contemporary (Techbuilt)	1957 (I)	1245
82/78	Bruce & Joan Bailey House	9 Turning Mill Rd.	Contemporary (Techbuilt)	1956 (I)	1246
82/77	Allan & Carol Mirsky House	11 Turning Mill Rd.	Contemporary	1961 (III)	1247
82/45	Ray & Juanita Zelenka House	12 Turning Mill Rd.	Contemporary (Techbuilt)	1960 (III)	1248
82/76	Paul & Simone Goldstein House	13 Turning Mill Rd.	Contemporary (Split Level)	1960 (III)	1249
82/53	Myron & Phyllis Karess House	13A Turning Mill Rd.	Contemporary (Raised Ranch)	1961 (III)	1250
82/53	James & Nancy Ullom House	14 Turning Mill Rd.	Contemporary (Split Level)	1960 (III)	1251
82/52	Gerald & Linda Stone House	15 Turning Mill Rd.	Contemporary (Raised Ranch)	1960 (III)	1252
82/47	Stanley & Judith Kolodkin House*	16 Turning Mill Rd.	Contemporary (Raised Ranch)	1960 (III)	1253

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**DISTRICT DATA SHEET**  
**AREA I**  
**MIDDLE RIDGE**

Tax Map #	Resource	Address	Style	Date (Sect.)	MHC#
82/51	Murray & Roberta Black House	17 Turning Mill Rd.	Contemporary (Raised Ranch)	1960 (IV)	1254
82/48	William & Jean Schreiber House	18 Turning Mill Rd.	Contemporary	1960 (IV)	1255
82/50A	Edward & Doris Anderstrom House	19 Turning Mill Rd.	Contemporary (Chalet)	1961 (IV)	1256
82/49	Theodore & Joan Leavitt House	20 Turning Mill Rd.	Contemporary (Raised Ranch)	1960 (IV)	1257
86/51A	John & Ethel Hardy House*	21 Turning Mill Rd.	Contemporary (Raised Ranch)	1960 (IV)	1258
86/52	Charles & Sarah Malone House	22 Turning Mill Rd.	Contemporary (Raised Ranch)	1960 (IV)	1259
86/50	Henry & Ann Nicoll House	23 Turning Mill Rd.	(Contemporary Split Level)	1960 (IV)	1260
86/53	Onys & Irene Kelley House	24 Turning Mill Rd.	Contemporary	1961 (IV)	1261
86/49A	Louis & Phyllis Elias House*	25 Turning Mill Rd.	Contemporary (Raised Ranch)	1966 (IV)	1262
86/54	Eric & Nancy Ansetz House*	26 Turning Mill Rd.	Contemporary (Chalet)	1961 (IV)	1263
86/48	Chris & Athena Theodore	27 Turning Mill Rd.	Contemporary (Raised Ranch)	1966 (IV)	1264
86/55	James & Isabelle Nicoll House	28 Turning Mill Rd.	Ranch	1961 (IV)	1265
86/47	John & Donna Murdock House	29 Turning Mill Rd.	Contemporary (Raised Ranch)	1965 (IV)	1266
86/56	Stanley & Rhoda Gelles	30 Turning Mill Rd.	Contemporary	1961 (IV)	1267
86/31	Allen & Phyllis Whitman House*	31 Turning Mill Rd.	Contemporary (Techbuilt)	1959 (II)	1268
86/57	Raymond & Elaine Quick House	32 Turning Mill Rd.	Contemporary (Techbuilt)	1959 (II)	1269
86/28	Wayne Goldman House	33 Turning Mill Rd.	Contemporary (Split Level)	1966	1270
86/58	George & Mary Curry House	34 Turning Mill Rd.	Contemporary (Techbuilt)	1959 (II)	1271
86/27	William Shoupe House	35 Turning Mill Rd.	Contemporary	1976	1272
86/10	Bernard & Mildred Selikson House	36 Turning Mill Rd.	Contemporary (Techbuilt)	1958 (II)	1273
86/26	Lawrence & Grace Butler House	37 Turning Mill Rd.	Contemporary	1976	1274
86/11	Robt. & Freda Colbourne House	38 Turning Mill Rd.	Contemporary (Techbuilt)	1958 (II)	1275
86/25	Robt. & Norma Laskin House	39 Turning Mill Rd.	Contemporary (Techbuilt)	1958 (II)	1276
86/12	Louis & Beryl Fischer House	40 Turning Mill Rd.	Contemporary (Techbuilt)	1957(II)	1277
86/24	Daniel & Jeanne Holland*	41 Turning Mill Rd.	Contemporary (Techbuilt)	1958 (II)	1278

\* Still owned by original family in 2000.

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6 Demar Road



4 Demar Rd.

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21 Demar Road

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32 Turning Mill Road



5 Demar Road

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3 Partridge Rd.



29 Partridge Rd.

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15 Turning Mill Road



25 Turning Mill Rd.

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23 Turning Mill Road



27 Partridge Road

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### National Register of Historic Places Criteria Statement Form

Check all that apply:

- Individually eligible     Eligible only in a historic district  
 Contributing to a potential historic district     Potential historic district

Criteria:     A     B     C     D

Criteria Considerations:     A     B     C     D     E     F     G

Statement of Significance by: Lisa Mausolf

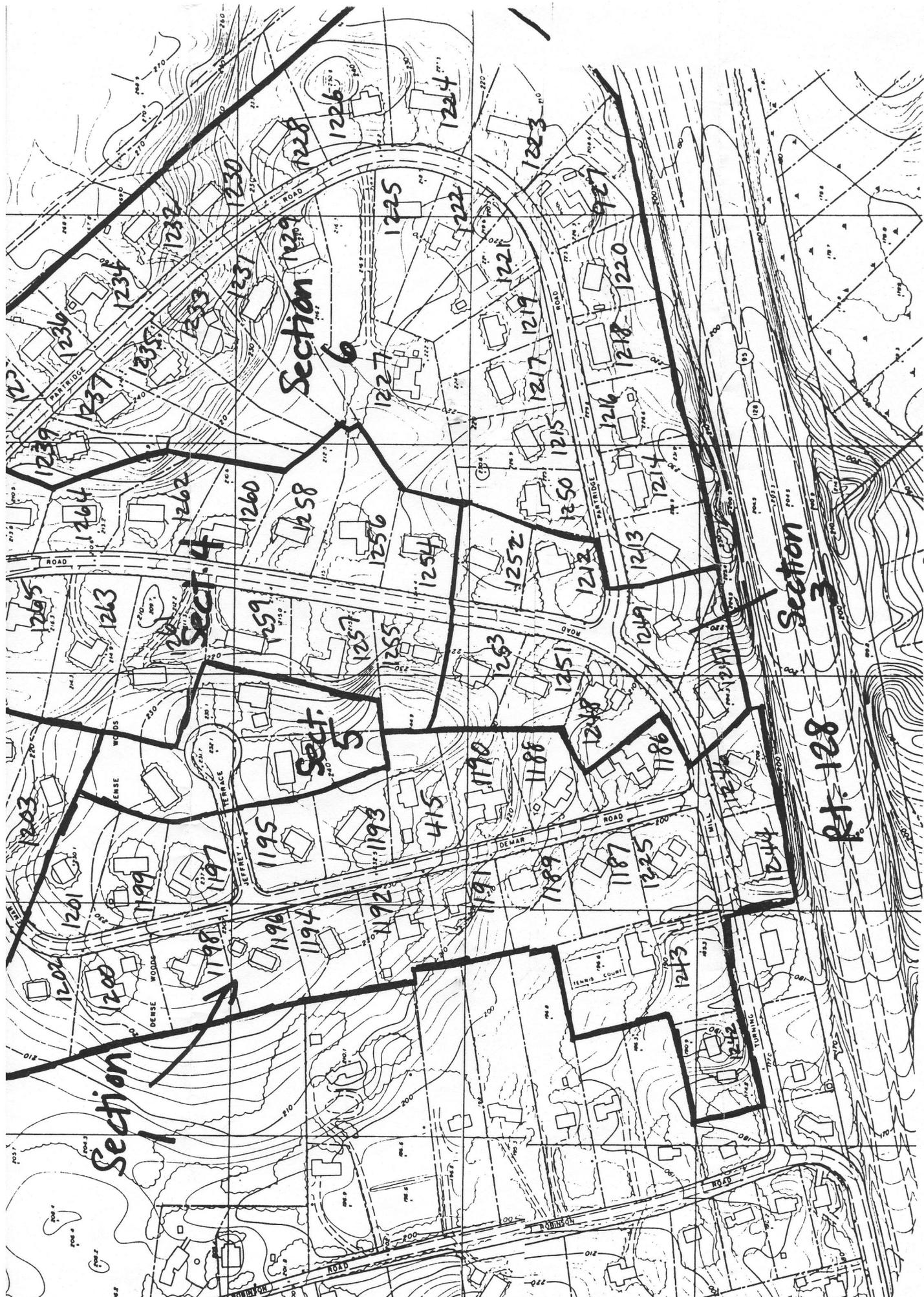
*Justify criteria that are checked in the above sections:*

The Middle Ridge subdivision was constructed in six phases between 1956 and 1967. While portions of the subdivision have not yet reached the National Register's 50 year cut-off, there are at least two sections which appears to be eligible for the Register under Criterion C. The initial phase of construction, spanning from 1956 to 1957, consists of approximately 23 houses of Techbuilt construction. The houses are significant as one of the largest groups of this award-winning and innovative semi-prefabricated house in the Boston area. Section II saw the construction of approximately a dozen additional Techbuilt houses. While a number of the houses have seen substantial additions, many continue to display widely overhanging eaves and glazed gable ends with panels between the stories which are characteristic of the house form.

Middle Ridge continues to exhibit integrity of location, design, setting, materials, workmanship, feeling and association. The aspects of integrity which are most important to the neighborhood include setting, design, and materials. Critical elements include the relationship between the houses and their surroundings as the dwellings were sited to take advantage of the natural features. The wooded setting is an important feature which adds to the character of the neighborhood and harmonizes well with the simplicity of design. Another significant aspect of integrity is the retention of original materials. When constructed, the Techbuilt houses incorporated various structural innovations such as the use of modular prefabricated stressed skin panels in place of conventional framing, and the use of steel posts and wooden beams for support rather than load bearing walls. Large window areas and the use of stained redwood or cedar clapboards for interior walls are other important features of the original buildings. Although a number of the houses in the area have been enlarged over the years, Middle Ridge continues to exhibit a distinctive character and remains an architecturally cohesive neighborhood.

# Middle Ridge Area I





Section 1

SECT. 4

SECT. 5

Section 6

Section 3

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