

FORM A - AREA

Assessor's Sheets

USGS Quad

Area Letter

Form Numbers in Area

53, 54

Boston N.

AK

1343-1368

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125



Town: Lexington

Place (neighborhood or village):

Name of Area: Glen Estates (The Glen at
Countryside)

Present Use: Residential

Construction Dates or Period: 1960-1966

Overall Condition: good

Major Intrusions and Alterations: additions

Acreage: approximately 20 acres

Recorded by: Lisa Mausolf

Organization: Lexington Historical Commission

Date (month/year): April-July 2000



(See continuation sheet
for detailed map)

AREA FORM

ARCHITECTURAL DESCRIPTION

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

The Glen at Countryside (also known as Glen Estates) is a development of twenty-six contemporary style houses constructed between 1960 and 1966 off Woburn Street in the eastern part of Lexington, near the Woburn town line. The development is roughly H-shaped in plan and includes houses on Fessenden Way which is laid out parallel to Woburn Street with Marshall Road extending from Woburn Street intersecting the east end of Fessenden Way and terminating in a cul-de-sac. Rolfe Road is the western end of the subdivision and extends from Woburn Street along the west end of Fessenden. Several additional houses are located on Rogers Road which extends to the northwest from Fessenden. The development is laid out on land which is largely level with higher elevations including the north side of Fessenden Way and east of Marshall Road. All of the houses are examples of the award-winning, split-level design known as the "Peacock Farm" house. The design of each house reflects the contours of its particular site and harmonizes with the natural wooded setting. To the northwest of the development is the 16.8 acre Shaker Glen Conservation Property which features the fern-lined Shaker Glen Brook and an open grassy corridor flanked by an oak-hickory woods. The two lots at the end of Rolfe Road were laid out as part of the Glen Estates subdivision but remained open until 1976 when the Colonials at 9 and 10 Rolfe Road were built. A single lot, between 5 Fessenden Way and 3 Rolfe Road, remains unbuilt upon today.

As originally constructed, the "Peacock Farm" houses contained roughly 1,800 square feet. The three-level interior was designed to divide functions with three bedrooms and bath on the top level, the living room, dining room, kitchen and main entrance on the middle level and a playroom, utility room and/or garage (convertible to two additional bedrooms) on the lower level. The houses are all capped by a low pitch roof with one slope longer than the other. The broadly overhanging eaves display exposed beams. The houses are all sheathed in stained vertical cedar siding. Fenestration consists of horizontal bands of windows which include single-pane glass as well as casement units with clerestory windows tucked under the eaves.

Shaker Glen retains a high degree of integrity although over the years many of the houses have been enlarged. Among the larger additions are those at 10 Marshall Road and 3 Rogers Road; the latter overwhelms the original structure. Only a few of the houses including 9 Fessenden Way and 7 Marshall Road appear to have been constructed with lower level garages. Several properties including 7 Fessenden Way, 4 Marshall Road, 10 Marshall Road and 8 Rolfe Road display carports, either detached or attached. At 7 Rolfe Road the longer roofline has been extended to shelter a carport. Other buildings including 9 Marshall Road, 6 Fessenden Way and 12 Fessenden Way have seen the construction of detached garages or outbuildings. Most of the buildings retain their original fenestration. The integrity of the house at 10 Fessenden Way has been lessened by the replacement of the original windows with heavier, more obtrusive units. Several buildings have had decks added. Among the most intact are the dwellings at 5 Fessenden Way, 7 Marshall Road and 9 Marshall Road.

Lexington's developments of Contemporary style houses (see also Areas S, AL, AM, AN), including Glen Estates, are some of Lexington's most significant architectural resources.

HISTORICAL NARRATIVE

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

Glen Estates (also known as The Glen at Countryside or Shaker Glen) is one of five areas in Lexington developed with a split-level dwelling which became known as the "Peacock Farm" house. In addition to the Peacock Farms development [Area S] (1950s), the other areas included Rumford Road [Area AM] (1959); the Grove [Area AL] off Burlington Street (1962-4); and on Turning Mill Road [Area AN] in North Lexington. The Glen at Countryside embodies many of the characteristics of the Peacock Farms development which met national acclaim in 1957.

☒ 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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HISTORICAL NARRATIVE

As part of the Peacock Farm development, Cambridge architect Walter Pierce was commissioned by developers Harmon White and Edward Green to design a house which would meet the needs of the young professional buyers they hoped to attract. The resulting design, known as "the Peacock Farm house" contained 1,825 sq. ft. including garage and sold for just over \$20,000. For an extra \$1,500 buyers had the option of adding two bedrooms and a bath in the basement garage space and a separate garage outside the house. Most apparently opted for the living space rather than the basement garage.

Glen Estates as it was originally known, was first laid out in 1959 on land owned by George Avadanian. Most of twenty-nine the lots measured approximately 30,000 square feet. Waymint Realty later acquired title to the property from Avadanian. The builder of the twenty-nine houses was Benjamin Franklin Homes of Newton (Green and White), who also constructed the houses in the Lexington's other "Peacock Farm" developments. All but two of the twenty-six "Peacock Farm"-style houses within the Glen were constructed between 1960 and 1962. The final two, at 6 Rogers Road and 8 Rolfe Road, were constructed in 1966.

The construction of Contemporary-style developments in Lexington in the late 1950s and early 1960s coincides with the trend of outward movement from Boston to the surrounding suburbs. Route 128 was opened in 1951 and in the years that followed many new jobs were created at the various companies that were established in proximity to the highway. In 1950 Lexington's population stood at 17,335; by 1960 it was 27,691, a 60% increase in ten years. The town's farmland found new value as residential subdivisions.

The "Peacock Farm" house prototype was popular with the young professional buyers that populated the suburbs and the Glen Estate houses were no exception. The typical male head of household was in his thirty's and employed as a physicist, research scientist or engineer. Most of the residents came to Lexington from out-of-town. Of the twenty-six original homeowners, eight continue to occupy the dwellings today, approximately forty years after their construction.

BIBLIOGRAPHY and/or REFERENCES

Comprehensive Cultural Resources Survey of Lexington, Book 1, 1984 [Area S, Peacock Farm].

House and Home, October 1956, June 1957.

Lexington Assessors records.

Lexington Building Department Records.

Lexington Planning Board records.

Middlesex County Register of Deeds, Plan of Glen Estates, Plan Dated Nov. 1959, Plan 609 of 1960, Book 9584, Pg. 29.

Seney, Noel. "A Split-Level that Makes Sense", *Better Homes and Gardens*, May 1960.

Time, May 20, 1957.

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DISTRICT DATA SHEET
AREA AK
GLEN ESTATES (GLEN AT COUNTRYSIDE)

Assessors	Resource	Address	Style	Date	MHC#
53/49	Ali & Lenore Naqvi House	4 Fessenden Way	Contemporary	1960	1343
53/45	Daniel & May Rosmarin House*	5 Fessenden Way	Contemporary	1961	1344
53/50	Donald & Adrienne Theophilus House	6 Fessenden Way	Contemporary	1960	1345
53/44	Murray & Joan Blair House	7 Fessenden Way	Contemporary	1960	1346
53/43	Irwin & Mona Forman House	9 Fessenden Way	Contemporary	1960	1347
53/56	Louis & Dian Berkofsky House	10 Fessenden Way	Contemporary	1960	1348
53/42	Curt & Lila Sternweiler House*	11 Fessenden Way	Contemporary	1961	1349
53/57	John & Caryl Stoker House	12 Fessenden Way	Contemporary	1960	1350
53/	Henry & Valery Nash House	3 Marshall Road	Contemporary	1960	1351
53/41	Arthur & Marion Wexler House	4 Marshall Road	Contemporary	1962	1352
53/63	Angelo & Ann Velardocchia House	5 Marshall Road	Contemporary	1961	1353
53/62	Calvin & Helen Hoyle House*	7 Marshall Road	Contemporary	1961	1354
53/58	George & Harriet Berkowitz House	8 Marshall Road	Contemporary	1962	1355
53/61	Stephen & Helen Brookner House*	9 Marshall Road	Contemporary	1961	1356
53/59	Yale & Nancy Altman House	10 Marshall Road	Contemporary	1961	1357
53/60	William & Joan Harkins House	11 Marshall Road	Contemporary	1961	1358
53/51	Nathan & Barbara Sidley House*	2 Rogers Road	Contemporary	1960	1359
53/55	Milton & Shirley Kay House	3 Rogers Road	Contemporary	1961	1360
53/52	Oscar & Susan Lowenschuss House	4 Rogers Road	Contemporary	1961	1361
53/54	John & Rosemary Batter House	5 Rogers Road	Contemporary	1961	1362
53/53	Howard & Marilyn Cravis House*	6 Rogers Road	Contemporary	1966	1363

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DISTRICT DATA SHEET
AREA AK
GLEN ESTATES (GLEN AT COUNTRYSIDE)
(continued)

Assessors	Resource	Address	Style	Date	MHC#
53/47	Anton & Sabra Morton House*	3 Rolfe Road	Contemporary	1962	1364
54/102	David & Sheila Franklin House	4 Rolfe Road	Contemporary	1962	1365
54/103	Kenneth & Mavis Champion House*	6 Rolfe Road	Contemporary	1961	1366
53/48	Richard & Lillian Bersin House	7 Rolfe Road	Contemporary	1961	1367
54/104	Martin & Beatrice Nissel House	8 Rolfe Road	Contemporary	1966	1368

*Still owned by members of the same family in 2000.

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9 Fessenden Way at right



5 Fessenden Way at right

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6 Rogers Road



4 Rolfe Road (rear)

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5 Fessenden Way



5 Marshall Road

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7 Marshall Road



8 Rolfe Road

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4 Marshall Road

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Community Property Address

Lexington Glen Estates

Area(s) Form No.

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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 Glen Estates subdivision should be evaluated for National Register eligibility as it turns 50 years old. The area is potentially eligible for the National Register under Criterion C as an intact example of an early 1960s subdivision of award-winning, split-level residences known as the "Peacock Farm" house, named after the Lexington neighborhood where the houses were first constructed in the 1950s. Built between 1960 and 1966, Glen Estates is the fourth of five areas in Lexington developed with this type of dwelling giving the town a concentration of these Contemporary-style houses which is without parallel in the region or the state.

Glen Estates 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 surrounding and the unique way in which each dwelling is oriented to make the most of the site and its natural topography. The wooded setting adds to the character of the neighborhood and harmonizes well with the natural stained siding which predominates on the houses. Although the siting of the houses varies considerably, all of the houses are built according to the same basic plan and retain a distinctive, asymmetrical gable roof with broadly overhanging eaves, fenestration which includes horizontal bands of windows as well as clerestory units and vertical cedar siding. Although a number of the houses in the neighborhood have been enlarged over the years, in most cases the original form is still discernible. Glen Estates continues to exhibit a distinctive character.

INVENTORY FORM CONTINUATION SHEET

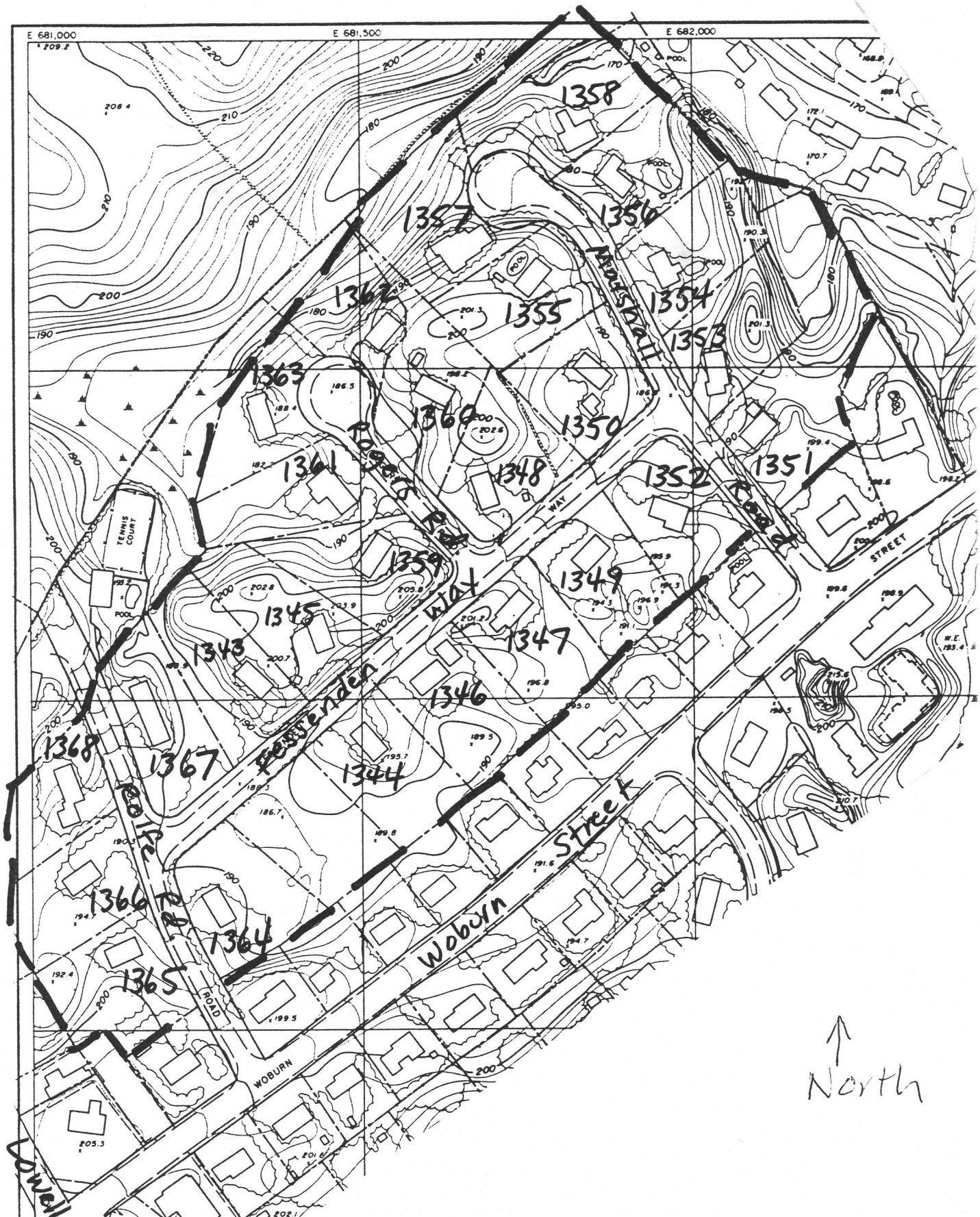
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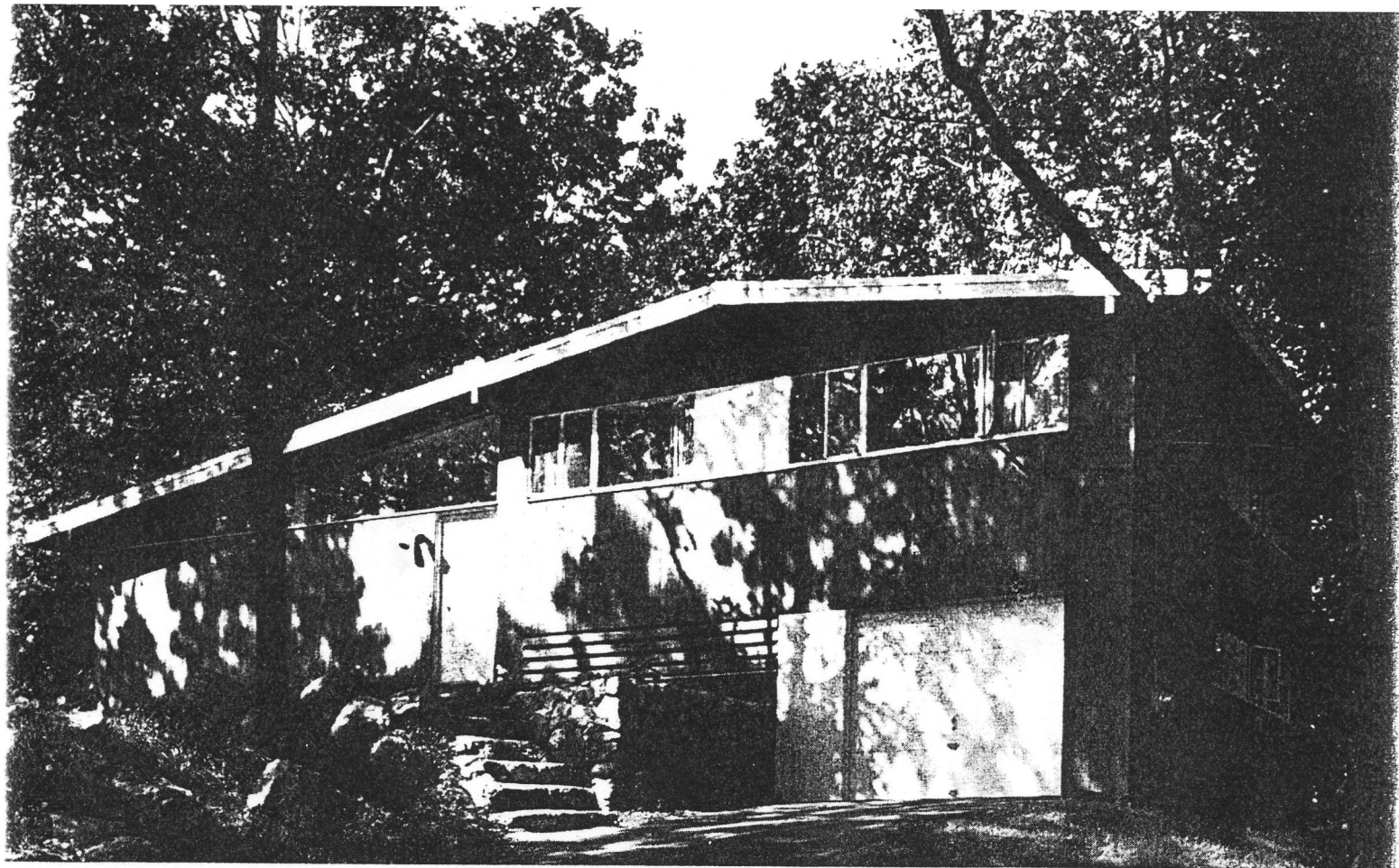
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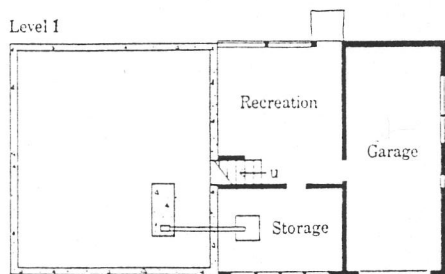
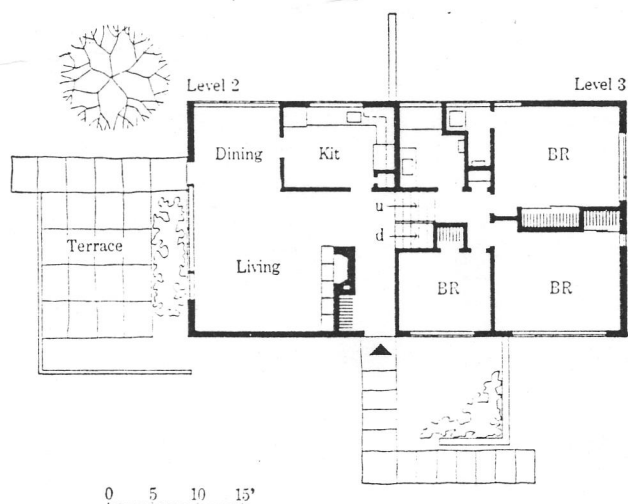
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FRONT ELEVATION. *Jury's comment:* "The well-integrated facade makes the house look considerably larger than it really is. The site planning is excellent, especially the large lot (125' frontage)."



PLAN. *Jury's comment:* "The house has excellent circulation between living-dining and bedroom levels. The plan permits very economical plumbing." (Floor area is 1,860 sq. ft. including garage.)

FIRST AWARD

Class B—\$15,000 to \$20,000

CITATION: "An excellent solution of the entire problem: site planning, arrangement of interior circulation, and treatment of the facade."

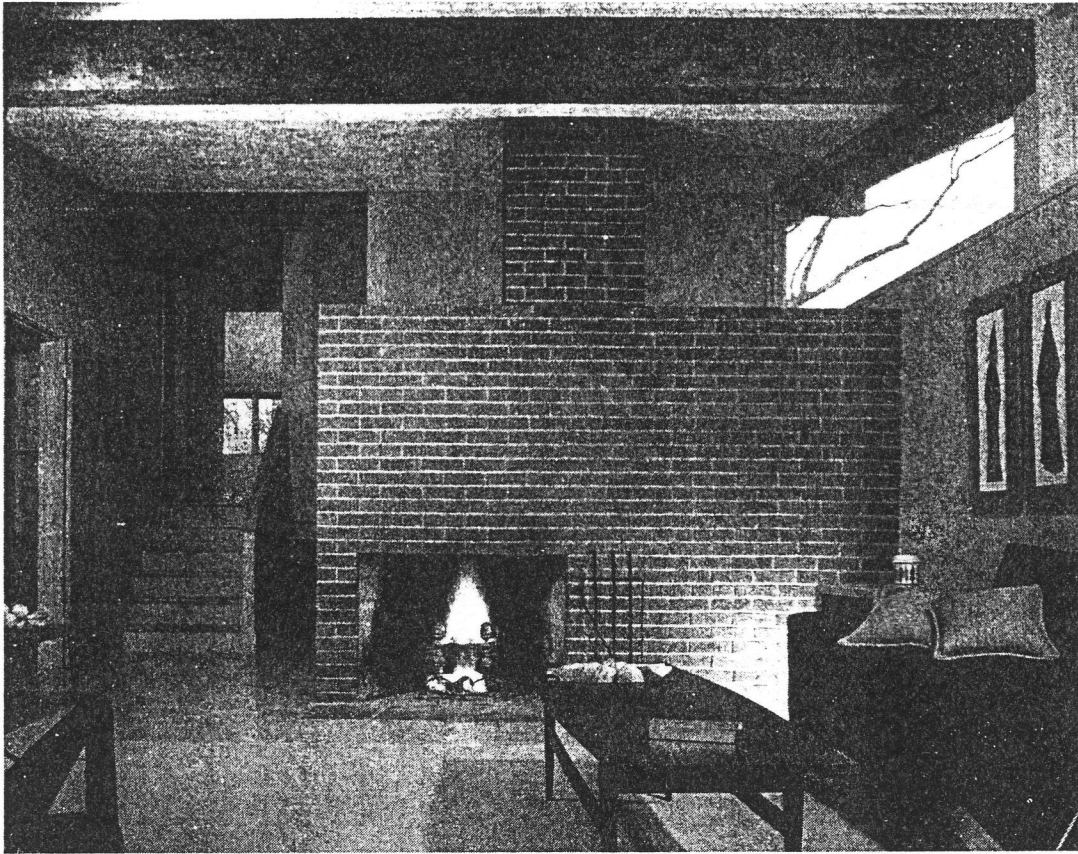
BUILDER: Edward Green & Harmon White

ARCHITECTS: Compton & Pierce

LOCATION: Lexington, Mass.

This house was one of the 57 houses for '57 published in H&H last October.

*House + Home June 1957
pp 142 -*



Photos: Robert D. Harvey Studios

FIREPLACE WALL. *Jury's comment:* "We call particular attention to the way the fireplace is used to give privacy for entry without reducing the sense of space in the living room." (You enter the house from behind the fireplace at the right end.)

LIVING ROOM, below, as seen from the stairway at the fireplace wall.

