

NEWTON LOCAL LANDMARKS REPORT

EBENEZER STONE HOUSE

391 DEDHAM STREET

**Prepared for:
Newton Historical
Commission
June 1997**

NEWTON LOCAL LANDMARKS PROGRAM

391 DEDHAM 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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Ebenezer Stone House - 391 Dedham Street

1. *Name of Property*

- a. *Historic Name:* Ebenezer Stone House
- b. *Common Name:* same

2. *Location*

- a. *Street Address:* 391 Dedham Street
- b. *Zip Code:* Newton Centre, 02159
- c. *Assessor's #:* 83/036/0052

3. *Classification*

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

4. *Function or Use*

- a. *Historic Functions:* The property was constructed as a residence and was one of several farmhouses in this area that once belonged to the Stone family.
- b. *Current Functions:* Presently the property is privately owned and serves as a residence. Farming has been discontinued.

5. *Zoning*

The property is in a Single Residence 1 Zoning District which means that there must be a minimum of 25,000 square feet and 140 feet of frontage per dwelling. The present house lot has 50,000 square feet.

6. *Description*

- a. *Neighborhood Description:* Located on Dedham Street near the intersection of Parker Street, this property is one of the only eighteenth century dwellings remaining along Dedham Street. Other development includes early and mid twentieth century dwellings and a large condominium complex on the adjacent property which once was an abutting farm.

b. *Architectural Description:* The five-bay gabled roof dwelling displays a center chimney plan and Georgian simplicity in design. The house faces south east with a gable end to the street and is set back substantially from the street.

(1) *Materials:*

Foundation: concrete parging

Walls: Wood shingles

Roof: Asphalt shingles

Windows: Wood frame 6/9

Ornamentation: Simplicity of design

Vegetation: Mature trees, large shrubbery, expansive lawn in front, undesigned.

(2) *Verbal Description:*

Historical appearance: The original dwelling was built around a center chimney with a five-bay, center entrance facade. The dwelling was two bays deep with two windows up and two down and one in the gable peak. The overall massing, the pitch of the roof, which is shallow, and the large centered chimney that straddles the ridge are indications of the eighteenth century construction. The six-over-nine windows are set in narrow plain frames. First story window surrounds have crown moldings and second-story windows are set into the cornice. All windows, except those in the two gable peaks, have wood louvered shutters. The only trim pieces are the corner posts and the slightly projecting water table surrounding the main block. The Georgian entrance surround is a key defining feature and displays fluted square pilasters carrying a wide entablature and projecting heavy pediment. A narrow dentil trim piece lines the pediment and the frieze. The door has six raised field panels.

The rear ell that is parallel to Dedham Street was constructed by the early twentieth century and the wrap porch along the north and east sides of rear ell also was in place before 1907 according to historic maps. The shed roof of the porch is supported by squared columns on molded bases and having a trim piece to represent a capital. The balustrade is simple squared balusters and plain rail. Foundation screening is a vertical slat configuration. Wide wood steps lead to the porch on each end, the north side and the east/south side.

Remaining on the lot is the old stone wall along the east lot line perpendicular to the road. Heavy boulders indicate the early date of this wall. Also there are a number of large maple and beech trees that appear to be fifty + years.

Current appearance: The side ell projecting from the south gable end of the house was built in 1925 as a second-story sleeping porch. The two-story hipped roof element is open at the first story and is supported by ordinary posts. The open area serves as a covered entrance to the side/rear entrance door which was a window bay in the original eighteenth century dwelling. The second-story porch has been enclosed with long casement windows on three sides. Rafter ends are exposed. Attached to the rear ell on the south side is a early to mid 1900s greenhouse.

Window and door changes include a first-story projecting bowed oriel on the north side facing Dedham Street, a rear ell door on the south side, and a modern glass door with single side-light in the south wall of the main block (under the second story porch addition). The entrance door on the north side of the rear ell appears to be from the 1920s or 1930s with a square light set in a paneled door.

The 1925 six-bay garage, situated at the back of the lot, is constructed of rusticated concrete block and has overhead doors in each bay. Across the rear are six-light windows, one for each bay. Ivy covers the right corner and extends across the eave line of four garage bays.

7. *History of Property*

a. Deed History Book 13215, Page 683 shows the sale of the property to the present owner in 1979.

b. Development History In the late 1600s the Honorable Ebenenezer Stone was the first member of the long line of Stones to settle in Newton. The next three generations, most of whom lived in the Oak Hill area, worked as farmers and were active in local affairs and in events leading to the Revolutionary War.

Tradition states that of the cluster of Stone houses along Dedham Street this property is the oldest extant dwelling built by the Stone family. First occupant was Ebenezer Stone (1757-1800) who in 1788 married Mindwell Richardson, thus the ca. 1788 date of construction for this dwelling. The property was inherited by Ebenezer's son, Samuel Stone (1793-1849) who married Lucinda White in 1818. Sons of Samuel Stone were Ebenezer, born in 1823, and Samuel, born in 1830. When Samuel Stone died in 1849, this house was purchased by a nephew, Deacon Eben Stone who was son of Deacon Ruben Stone. In the 1870s the property was occupied by Mary C. Stone, widow of David Stone who as Eben Stone's brother.

Throughout the nineteenth century members of the Stone family lived in four houses clustered on Dedham Street near Parker Street. All were farmers. This property passed to Levi C. Wade (1843-1891) in the 1880s and was probably lived

in by Wade's farmer or caretaker. Wade was president of the Mexican Central Railroad and built a large estate just east of this property. Wade's land wrapped around the twenty-nine acre parcel of Ivory Harmon with 391 Dedham Street west of Parker Street and Wade's estate house east of Parker Street (See 1895 Map).

From 1919 the owner/occupant was Pietro Volante (1881-1953) who was a gardener and later developed a market garden on the twenty-four acres of this property. Volante lived here by 1917 and appears to be the owner by 1919. The property had a large hothouse by the 1920s. Other additions made by Volante were a farm produce shed in 1925, the concrete block six-car garage in 1927, a cement block barn for farm tools in 1930, a vegetable stand in 1950. Only the six-car garage remains. Members of Volante's family remained here until Mario Volante's death in 1969. By 1980 the present owners purchased the property. Clearly farming continued at this site until the mid 1900s.

The lot shown on the 1874 map is smaller than later years. The reason is that adjacent lots were in common ownership and sold in a different configuration in the late 1800s and early 1900s. In the 1880s Levi Wade became the owner of much of the surrounding land that had belonged to the Stone family. The early twentieth century lot that was cut from former Stone land had approximately twenty-four acres.

8. *Significance of Property*

a. *Period of Significance* For the purposes of the Landmark consideration the period of significance for this property extends from its construction date in ca. 1788 and extends throughout the Stone family ownership during which time the family farmed in the area and contributed to the agricultural history of Newton and served in town government as well. It would be appropriate to extend the period of significance to the mid 1900s for the continued farming activity with the farmhouse serving as the farmers residence.

b. *Historical Significance* The property is historically significant for its association with the agricultural history of the Newton and for the Stone family, descendants of one of the earliest settlers of Newton.

c. *Architectural Significance* The house is one of eighteen pre-1800 houses remaining in Newton. The house retains the massing and scale of its eighteenth century origins and retains

d. *Landmark Designation Criteria* The Ebenezer Stone House meets criteria for landmark designation as set forth in Section 22-93 of Newton's Ordinance T-288.

The property is:

- individually listed on the National Register of Historic Places;
- importantly associated with the agricultural development of Newton,
- historically and architecturally significant for its representation of an eighteenth century farmhouse;
- at a location and setting that continues to be used and preserved as a residence,
- representative of the original design.

9. *Recommendations*

a. Preservation Recommendations The property has been maintained and materials needing replacement appear to have been replaced with similar materials. The addition, on the south side, that is inconsistent with the architectural fabric, is not in the public view.

b. Important Features The simplicity of design and of building materials are key features. The Georgian Revival door surround is a key feature worthy of preservation. Also the setting retains some of the rural quality and is worth preserving.

10. *Standards for Design Review*

a. General Standards All projects affecting the property should be evaluated by considering the effect that proposed changes would have on the general design, arrangement, texture, material and color of the features involved and the relationship of such features to the surrounding area. In the case of additions, the appropriateness of size, shape and location of the additions is of critical concern. The Secretary of Interior's Standards for Rehabilitation should provide a baseline for review of changes to a landmark property.

b. Specific Standards The Ebenezer Stone House is one of only a few remaining farmhouses. It's setting while not agricultural is important with its mature trees, ancient stone wall, and orientation of this property to the road.

Exterior Walls

- No new openings should be considered for the main and side facades of the main block;
- No existing openings should be filled so that the original opening is not recognizable. Thus a change in an existing opening should be done in such a fashion as to still read as an opening.
- Wood shingles probably once were wood clapboards. Replacement of sheathing with clapboards would be appropriate.

Windows

- All windows that retain their wood six-over-nine sash should be preserved. If replacement is necessary, the configuration and dimensions of mullion profile are important;
- Original window design and arrangement of openings on the main block should be retained.
- Deteriorated and missing window elements and architectural features should be replaced with material and elements that match the original in material, color, texture, size, shape, profile, configuration and detail of installation.

Entrances/Doors

- The original entrance retains its architectural design. Repair should be done according to physical evidence or according to appropriateness of design for an eighteenth century dwelling.

Roof

- Roof shape should be preserved. The use of asphalt shingles is acceptable. Replacement with wood shingles would enhance the property;
- All replacement gutters should be wood while downspouts may be synthetic if of a high grade and with a carefully chosen profile.

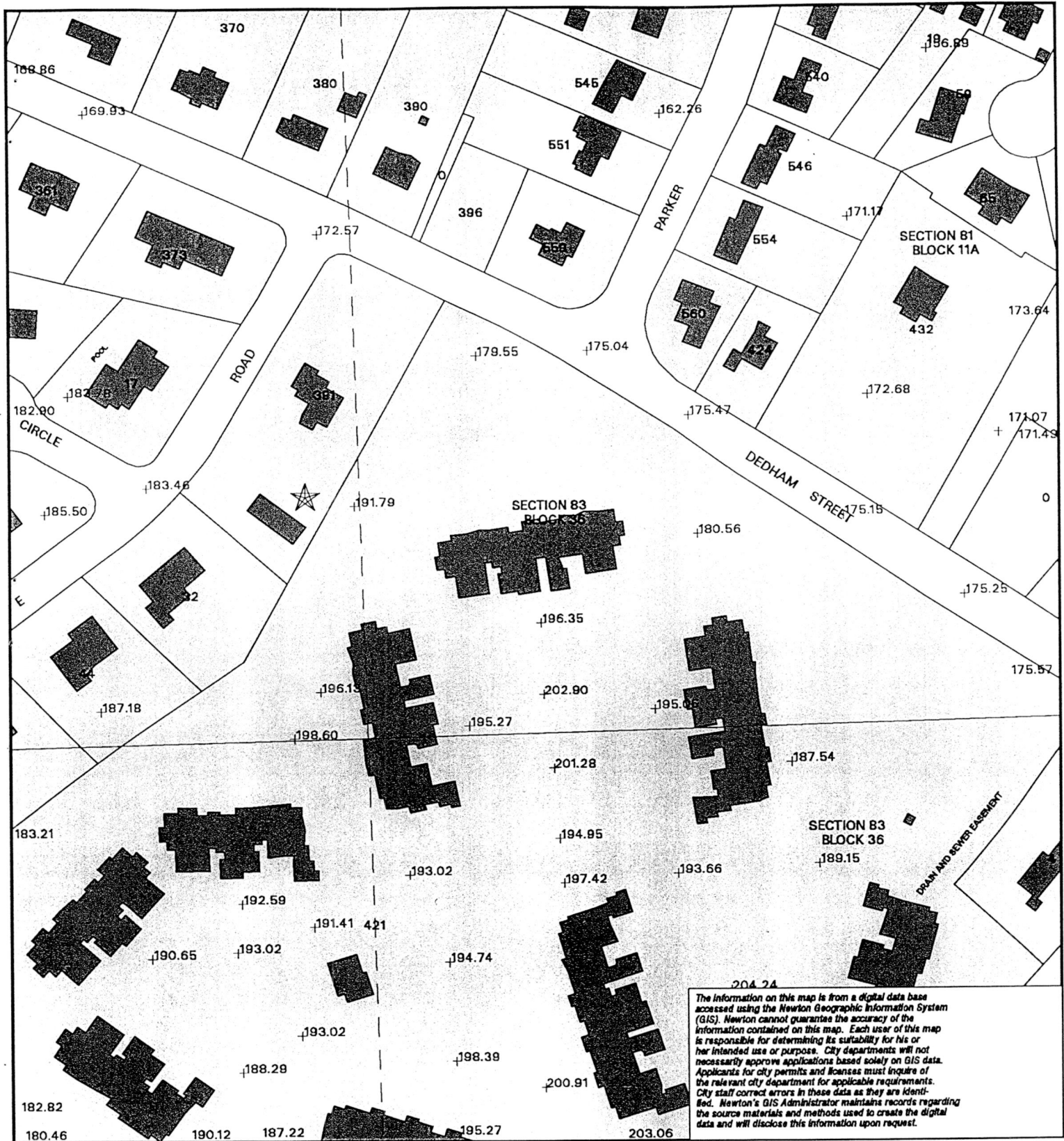
Additions

- Location of an addition is an important decision to retain the massing and scale. No additions should be made to the main facade nor the north side to retain integrity of design. An addition on the south side would be possible.
- Material of an addition should be similar to those of the existing building.

11. Notification

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

<u>ADDRESS</u>	<u>S/B/L</u>
17 Countryside Street	83/036A/0004
32 Countryside Street	83/036/0051
373 Dedham Street	83/036A/0003
390 Dedham Street	81/017/0006
396 Dedham Street	81/017/0008
401 Dedham Street	83/036/0003



Newton Assessor's Sheet

Map Produced on: August 13, 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.

Scale: 1" = 145 ft.





South side

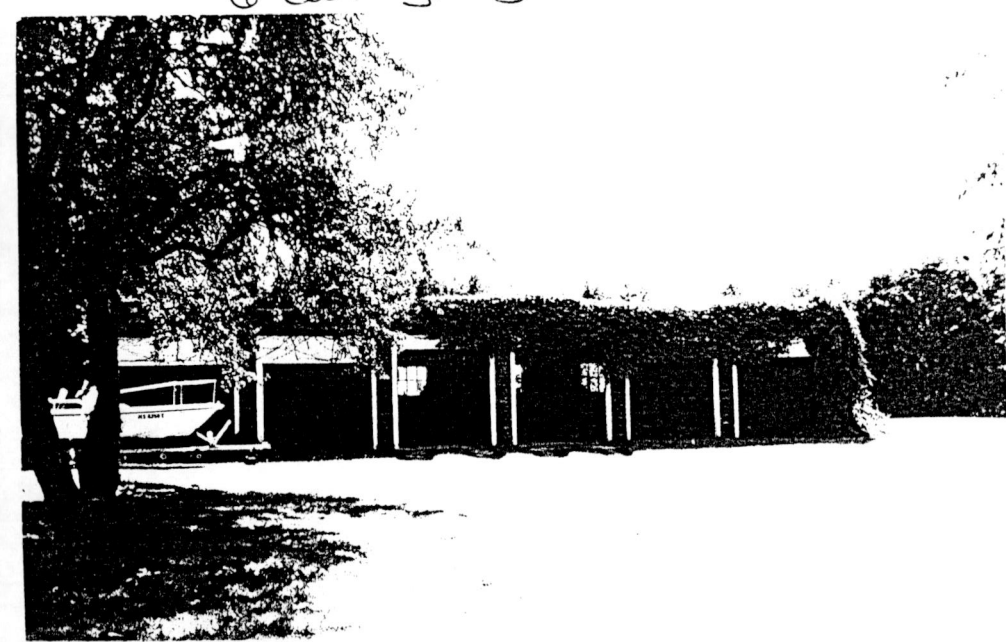
6-car garage



Main facade

391 Dedham Street

Main + north sides

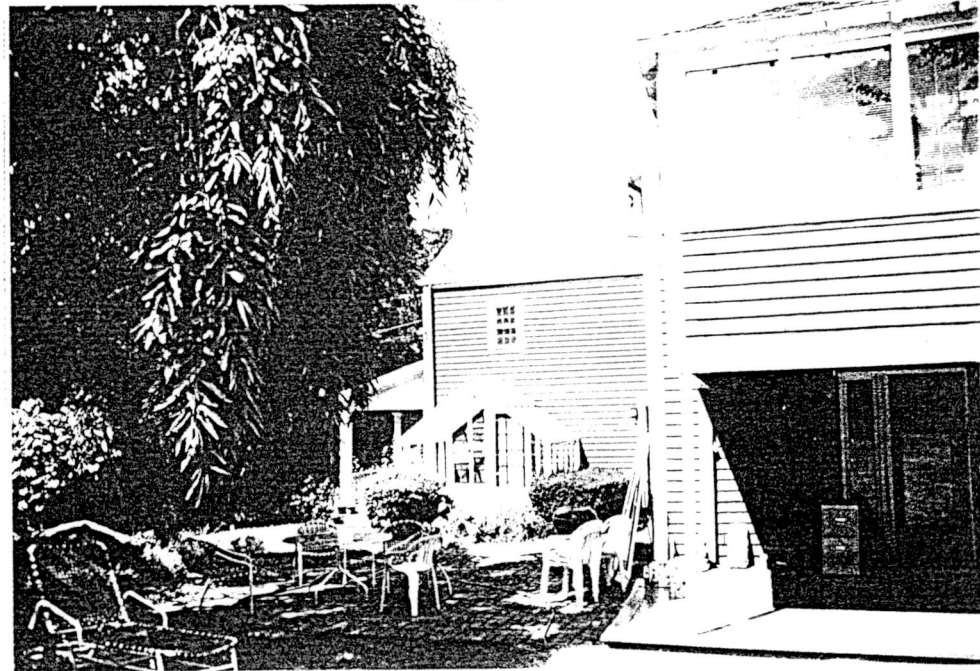




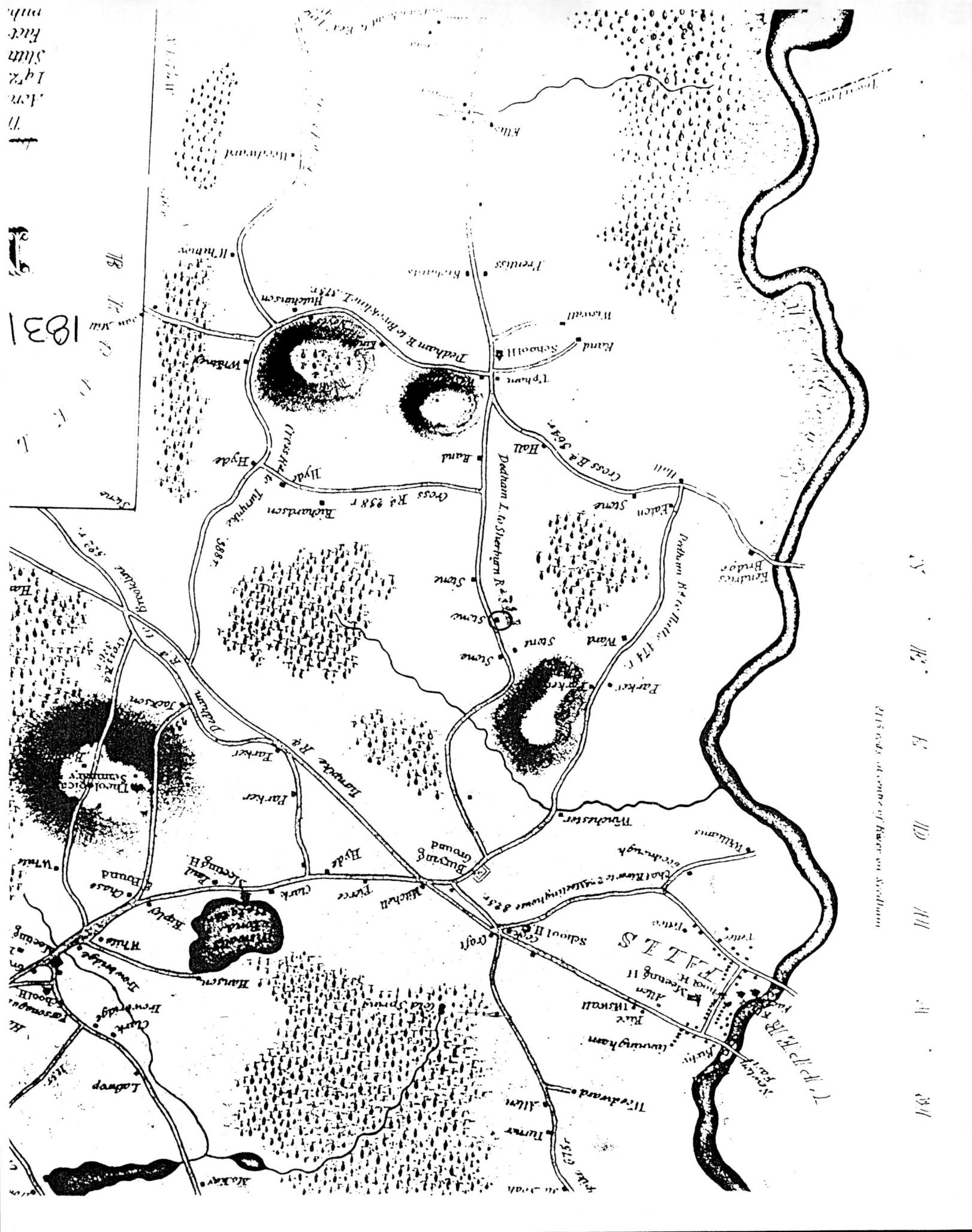
North side looking west

391 Dedham Street

REAR + SOUTH SIDES



HISTORIC PHOTOGRAPHS AND MAPS

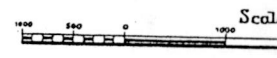


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215 rods at center of River on Dedham

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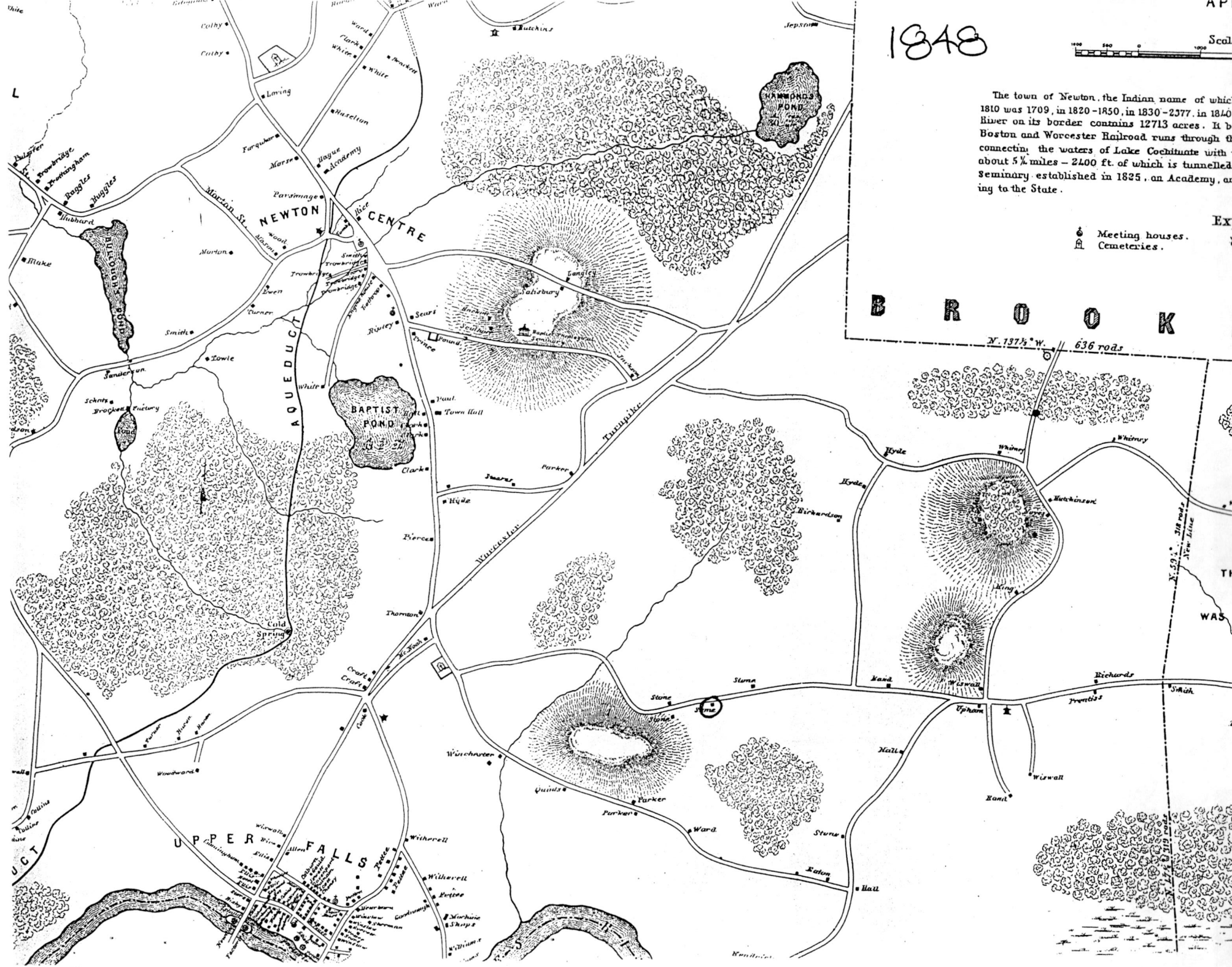
1848



The town of Newton, the Indian name of which in 1810 was 1709, in 1820-1850, in 1830-2377, in 1840 River on its border contains 12713 acres. It by Boston and Worcester Railroad runs through it connecting the waters of Lake Cochichewick with about 5 1/2 miles - 2400 ft. of which is tunneled Seminary established in 1825, an Academy, an ing to the State.

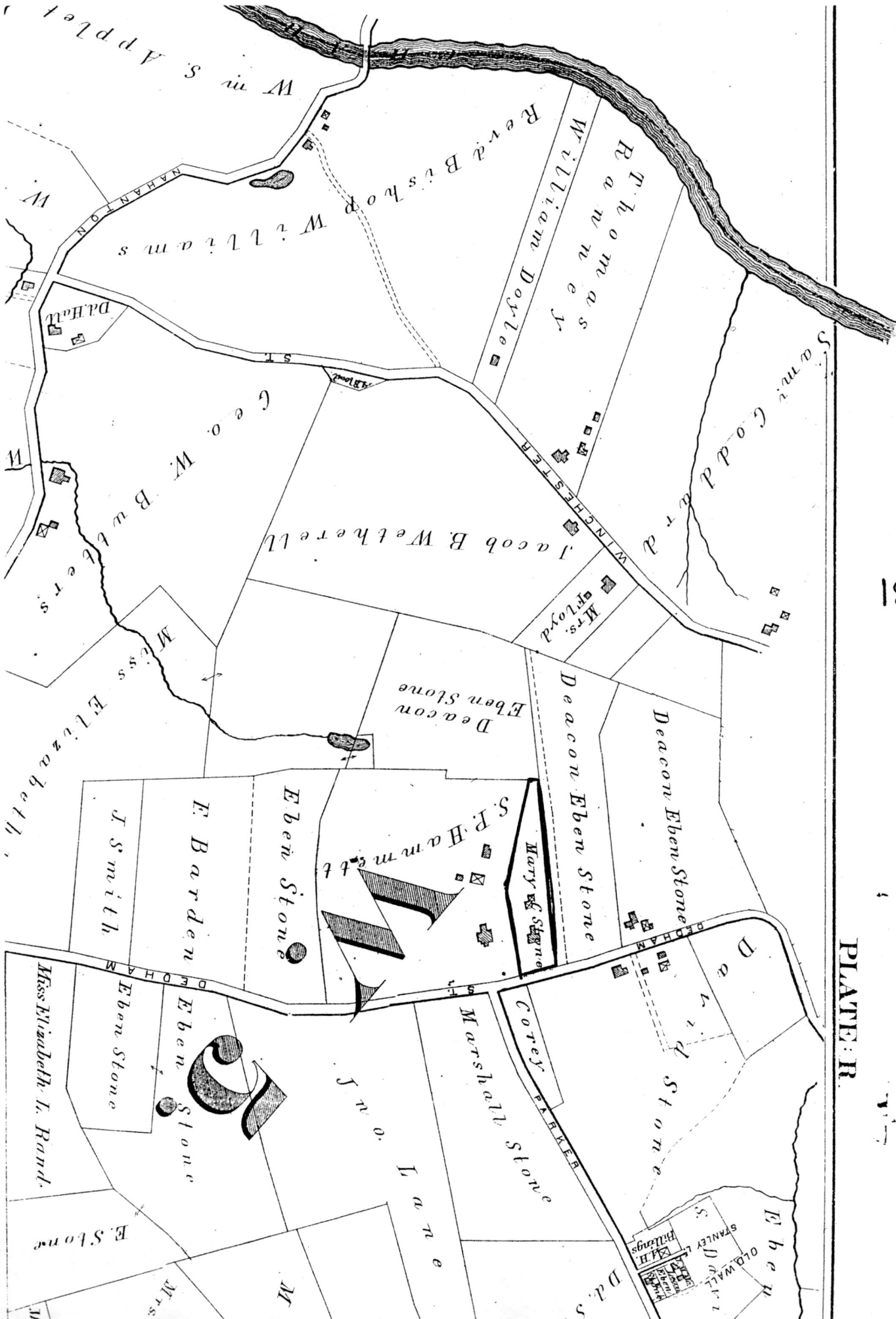
Meeting houses.
Cemeteries.

B R O O K
N. 137 1/2° W. 636 rods



4781

PLATE R.



W. Warren
1a. 15,759

Jeanette M. Stee
16a.

Sarah E. Mick
23a.

Wm. Allen
10a. 10,000

Thos. & R.
5a.

Levi C. Wade Est.
13a. 42,337

42,560

PARKER

Margaret Wade
12a. 10,614

1895

Ivory Harmon
29a. 16,212

13a. 42,337

59a. 6297

Levi C. Wade Est.
24a. 13,227

Wade

A. Hovey & S.M.
8a. 21,780

1895

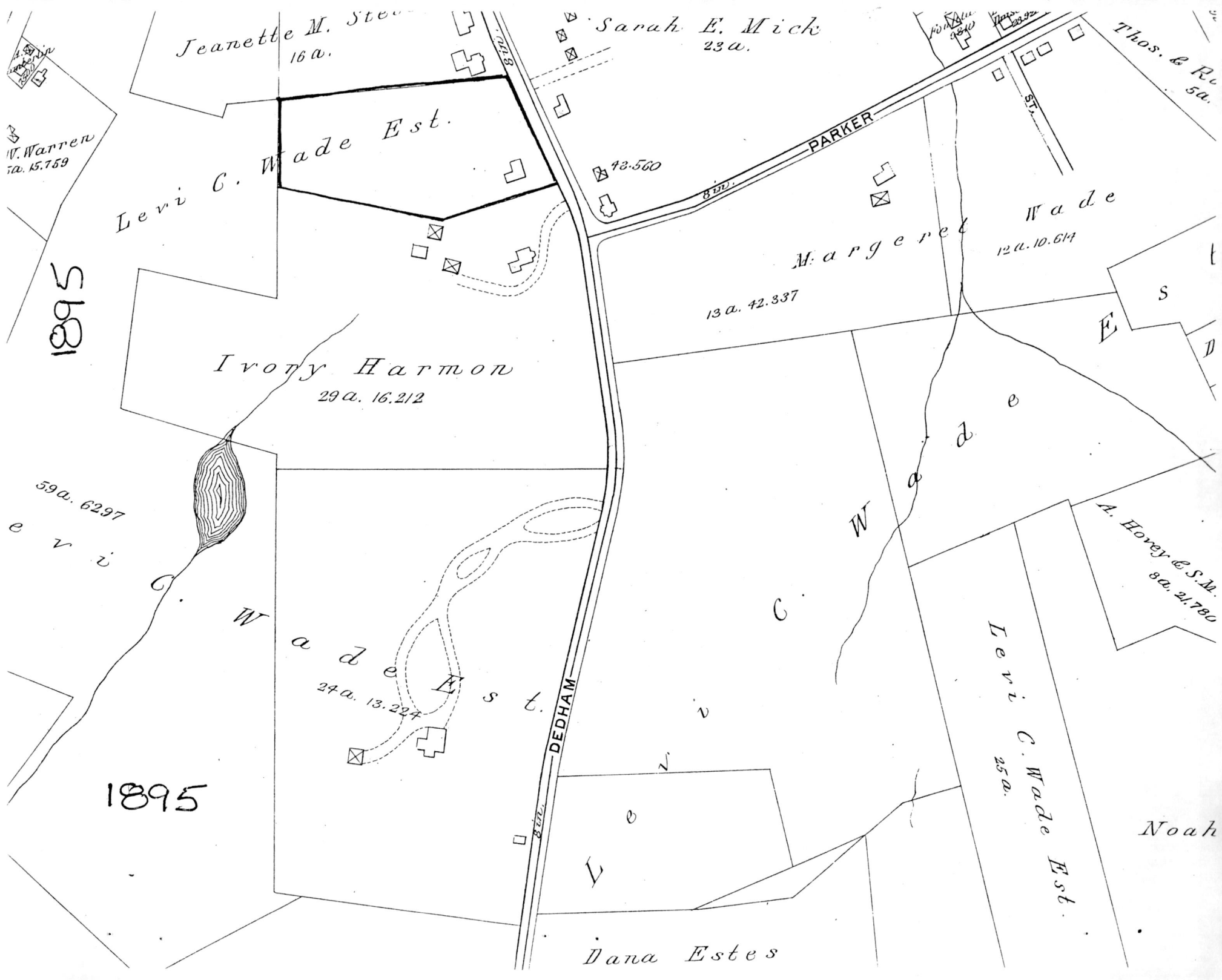
Levi C. Wade Est.
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DEDHAM

Levi C. Wade Est.
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Noah

Dana Estes



Jeanette A. Stetson

16 a. 3652

Anna H. Smith

24 a. 7140

Ivor J. Harmon

30 a. 4477

Harris

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DEDHAM

411

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1907

Margaret Wade

4 a. 25860

PARKER

Nez

