

***NEWTON LOCAL LANDMARK REPORT***

***Crane House, 206-208 Concord Street (NWT.72)***

**Prepared for: Newton Historical Commission,  
February 2022**

1. *Historic Name of Property:* Crane House (NWT.72)
2. *Common Name:* None
3. *Location*
  - a. *Street address:* 206-208 Concord Street
  - b. *Zip code:* 02462
  - c. *Assessors' #:* 42029 0003
4. *Classification*
  - a. *Ownership of Property:* Private
  - b. *Type of Property:* Residential
  - c. *National Register Status:* Historic Resource Survey form on MACRIS

5. *Function or Use*

- a. *Historic Functions:* Built c.1830 as a residence.
- b. *Current Functions:* Two-family residential.

6. *Zoning*

The Zoning District is zoned SR3. The lot is conforming to the district, however the two family residential use is nonconforming.

7. *Neighborhood Description*

This property is located close to the corner of Concord Street and Hagar Street. The building is a freestanding structure in a neighborhood of single and two-family structures bounded on two sides by the Charles River. While the surrounding houses on Concord Street are primarily nineteenth century Queen Anne, Italianate and Vernacular homes, Hagar Street and many of the surrounding side streets in this neighborhood are characterized by post WWII Ranch and Colonial style homes built on lots subdivided off from larger estates.



Assessor's Map of 206-208 Concord Street

## 8. Architectural Description:

### (1) Materials:

<i>Foundation:</i>	Concrete, most likely parged over original fieldstone
<i>Walls:</i>	Vinyl siding
<i>Roof:</i>	Asphalt shingle
<i>Windows:</i>	Two-Over-One Wood Sash in 206 Concord Street; One-over-One Vinyl Sash in 208 Concord Street
<i>Ornamentation:</i>	None
<i>Landscaping:</i>	Open, flat front yard with pine trees along left property line and cement walkways leading from each unit to the sidewalk. Asphalt driveway runs along right (east) property line to parking area behind the house. The rear half of the lot is undeveloped with scattered mature pine trees throughout.

(2) *Building Permits:*

**Date:** 1907  
**Owner:** Joseph Lumbert (listed at 206 Concord Street)  
**Use:** Two-Family  
**Permit:** Construct wood frame, flat roofed poultry house

**Date:** 1946  
**Owner:** Joseph Biziak  
**Use:** Two-Family  
**Permit:** Repair fallen chimney including excavating under rear of house to depth of present main chimney

**Date:** 1993  
**Owner:** Joseph Biziak  
**Use:** Two-family  
**Permit:** Remodel kitchen in 208 Concord Street

**Date:** 2021  
**Owner:** Kane Built, Inc.  
**Use:** Two-family  
**Permit:** For 208 Concord Street – replace windows and siding as needed; replace kitchen fixtures and appliances, remodel bathrooms, and finish third floor

**Date:** 2021  
**Owner:** Kane Built, Inc.  
**Use:** Two-family  
**Permit:** For 206 Concord Street – Add first floor bathroom, remodel kitchen, and replace furnace in 206 Concord Road

(3) *Description*

*Current appearance:*

The main body of the two story Georgian style building has a rectangular form under a long, asphalt shingled gable roof. An early addition across the rear (north) façade doubled the width of the building under a shed style roof, and a third addition extends from its northwest corner. The building faces south towards the Charles River and has vinyl clapboard siding and vinyl clad trim. The foundation appears to be solid concrete across the front façade but shows evidence that the concrete was parged over the original stone foundation on the sides and rear facades. The cornice trim consists of a wide, flat band of vinyl trim on the front façade and narrow, flat trim on the side and rear facades. The

window surrounds are also minimally detailed and vinyl clad. A central brick chimney is just visible behind the roof ridge of the original building.

The structure is six bays wide with a double-hung sash window on the first and second floor of each bay, with the exception of the outer bays which include the front entrances to each unit. Each entrance has a new Craftsman style paneled door with a large single light window on top and has had its original wood door surrounds removed and replaced with narrow bands of vinyl trim. Each entrance is reached by a wide set of painted cement steps and flanked by large lantern style light fixtures. Unit 206 is located in the left three bays of the building and has retained early two-over-one wood double-hung sash windows throughout. Unit 208 is located in the right three bays has had all of its windows replaced with one-over-one vinyl double-hung windows. Two large roof dormers are located on the front slope of the gable roof over the second and fifth bays. Each dormer is minimally detailed with vinyl siding and trim and includes a set of paired double hung windows under a shallow hip roof.

The side facades of the original gable roofed building each have a centrally located double hung window in the gable end and a similar window at each corner of each floor below. The rear (north) façade, though, is uniquely different on each unit. The addition is still clearly visible in unit 206 and extends beyond the left (west) façade of the original building in a shorter, one-and-a-half story addition that has a more steeply sloped saltbox style roof and form. The first floor of the front (south) façade of this addition appears to have been extended towards the street at a later date under a shed style roof to create a side entrance to the building. This entrance is also reached by a set of cement steps and includes a newer half-light paneled door with a double hung window to its left. Above the shed roof, a single double hung window is centered on the front (south) façade. The left (west) façade of this addition is an unbroken wall. The rear (north) façade of unit 206 has a shorter two story façade under unusually wide eaves not seen elsewhere on the building. These eaves extend out over the two double hung windows on the second floor and three double hung windows on the first floor. In the northwest corner of this addition is a square brick chimney which separates the earlier structure from a long and narrow one-story, gable roofed ell. The ell extends north from the building along the west property line and also has no features or detailing on its west façade. On its east façade, the addition has a rear entrance, with the same door shown in the side entrance to unit 206, in its southeast corner and a single double hung window at the center of the facade. At the northwest corner of the one-story addition, a vinyl privacy fence extends along the west property line to the center of the property.

The rear (north) façade of unit 208 is both larger and simpler in design. At an unknown date, presumably following an 1874 fire, the north façade of unit 208 was enlarged with the addition of a substantial cross gable roof. Newer rectangular casement windows are

located on each floor of its east façade. On the rear (north) façade, the unit has a single double hung window in its gable end and two double hung windows on the right half of each floor below. The left side of each floor has been altered with a single narrow casement window on the second floor over a newer entrance and adjacent double hung window on the first. The new door is a nine light half door with bronze kick plate that leads to a wide, painted wood deck with square posts and flat board railings. Both the rear entrances lead to a large asphalt paved parking area at the rear of the building. A bulkhead entrance is also located at the center of the rear façade between the two units.

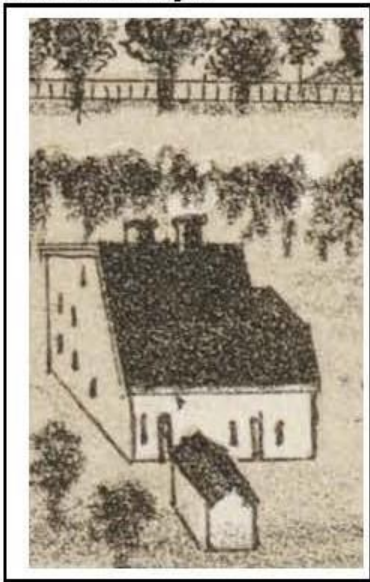
*Historical appearance:*

The majority of the significant changes made to the building appear to have happened relatively early in its history. While the house appears on Newton City maps as early as 1831, when it is still listed as belonging to “Kingsbury,” detailed information on the form and changes to the structure are not available until on the City’s maps until 1874. The house is partially obscured in the 1874 Hopkins Atlas of the City of Newton, but the 1874 Beers Atlas of the City of Newton clearly shows the house in its current form, including the one story addition extending from the northwest corner of the house, suggesting that most if not all of the later additions to the original gable roofed structure were added during the Crane family’s residency. A newspaper report from November 1874 remarks that a fire destroyed one half of the roof, which was presumably rebuilt shortly thereafter into the large cross gable roof found in unit 208. The 1880 Birds-Eye view of Lower Falls also shows the house with the large shed-roofed addition across its rear façade at that time but does not show the northwest ell. However, the Birds-Eye view does show a small separate building located to the right of the rear ell which also appears on the 1886 Beers Atlas of the City of Newton. This small rectangular building is gone by the 1895 G.W. Bromley Atlas of the City of Newton, which also shows for the first time two small projections on the north façade of the main house, possibly the existing bulkhead and rear entrance to unit 208. These extensions are not shown in either the 1907 or 1917 G.W. Bromley Atlases of the City of Newton or the 1929 Barnes and Beal Atlas.



1874 Hopkins Atlas

1880 Birdseye



Cropped image taken from 1880 Leventhal Map of Newton Lower Falls of the rear side of 206-208 Concord Street



1886 Beers Atlas

While the form of the house as viewed from the street has not changed significantly over time, its detailing has been substantially altered and/or obscured with the replacement of the original wood siding and trim and the installation of replacement windows and doors. The existing windows at 208 Concord Street appear to have been installed sometime between 1975 and 2011 based on the photographs available in the property's Inventory Forms but the doors cannot be as clearly dated. The cross gable roof at the rear of unit 208 is also visible in the photo from the early 1975 inventory form. While the existing vinyl siding was installed within the last year, these earlier photos show that the house had already had its wood siding replaced prior to this work, making it difficult to put an exact date on the changes made to the trim and detailing.

## 9. History of Property

### a. Deed History:

**Date:** June 29, 2021  
**From:** Susan D. Lockner  
**To:** Kane Built, Inc.  
**Book/Page:** 78149/188



**Date:** 1997  
**From:** Joseph Biziak, Helen Driscoll, and Elizabeth Felton as administrators of the Estate of Alice E. Biziak  
**To:** Spencer P. and Susan D. Lockner  
**Book/Page:** 27810/229

**Date:** 1984  
**From:** Joseph F. Biziak  
**To:** Joseph F. and Alice E. Biziak  
**Book/Page:** 15780/504

**Date:** 1980  
**From:** Robert F. Biziak, Joseph F. Biziak, and Olympia Recchia, heirs of Helen N. Biziak  
**To:** Joseph F. Biziak  
**Book/Page:** 14104/477

**Date:** 1961 Affidavit  
**From:** Helen N. Biziak  
**To:** Joseph F. and Helen N. Biziak  
**Book/Page:** 14061/110

**Date:** 1955  
**From:** Joseph F. and Alice E. Biziak  
**To:** Francis M. and Helen N. Biziak  
**Book/Page:** 8520/420

**Date:** 1955  
**From:** Francis M. and Helen N. Biziak  
**To:** Joseph F. and Alice E. Biziak  
**Book/Page:** 8520/416

**Date:** 1950  
**From:** Joseph F. Biziak  
**To:** Francis M. and Helen N Biziak  
**Book/Page:** 7555/432

**Date:** Sept. 11, 1946  
**From:** Andrew Huminick  
**To:** Joseph F. Biziak  
**Book/Page:** 7045/248

**Date:** May 29, 1923  
**From:** Mary Jane Lumbert, widow  
**To:** Andre Huminick  
**Book/Page:** 4631/521

**Date:** May 13, 1898  
**From:** Rutherford V. Lumbert  
**To:** Mary Jane Lumbert, wife of Joseph Lumbert  
**Book/Page:** 2658/63

**Date:** April 6, 1898  
**From:** Percy L Wallbridge, Augustus Arnold, and Malcolm Nye – estate auction  
**To:** Rutherford V. Lumbert  
**Book/Page:** 2658/63

**Date:** June 1884  
**From:** George and Alma D Reaves of Montreal, Quebec  
**To:** Joseph Lumbert  
**Book/Page:** 2658/63

**Date:** May 8, 1877  
**From:** Sarah M. Crane of Cambridge, Widow of Luther Crane  
**To:** George and Alma D Reaves of Montreal, Quebec  
**Book/Page:** 1434/542

**Date:** November 9, 1843  
**From:** Charles Stearn Jr. et al.  
**To:** Zenas and Luther Crane  
**Book/Page:** 450/312

## **10. Significance of Property**

### *a. Period of Significance*

The period of significance for 206-208 Concord Street is c.1830 to 1972. This period includes the visible periods of construction and additions at this house site; the historic and current residential use and ownership of the site including the ownership of the Crane family; and acknowledges the site's continued residential use prior to the 50-year cut-off for historical significance.

### *b. Historical Significance*

The two-family structure was constructed c. 1830 presumably by Daniel Kingsbury. Kingsbury and his brother Asa, local house wrights, was listed as residing on the street according to the 1830 census, and Kingsbury is listed as the owner on the 1831 town map. According to records, the Kingsbury brothers also constructed the abutting house at 198-200 Concord Street between 1828 and 1830, in which one resided, as well as 186 Concord Street. The property at 206-208 Concord Street was sold to Luther and Zenas Crane,

brothers and paper manufacturers, in 1843 for \$1,225 by Charles Stearns Jr. et al who were Trustees of the Brookline School Fund and held a mortgage on the property.



1831 Town Map

The Crane family has a long and highly significant history in the paper making trade, which continues today with the nationally known Crane paper company, with headquarters and its museum located in Dalton MA. The notable company was first started by Zenas Crane, the uncle of Stephen Jr.'s sons Luther and Zenas Crane, in 1801. The elder Zenas Crane's father, Stephen Crane Sr., who served in the Revolutionary War and died in 1778, was associated with and lived close to the first paper mill in New England, the Liberty Paper Mill in Milton, MA. Accounts report that his sons, Stephen Crane Jr. and Zenas Crane, learned the trade at a young age in that mill. Stephen Crane Jr., his wife Elizabeth, and their children, moved to Newton Lower Falls between November 1791, when he is listed as living in Watertown on marriage records, and 1793. However, he was also associated with Newton earlier, and is listed on the 1790 Newton tax list as a nonresident. In 1793, Crane entered into an agreement with Edward Jackson, William Hoogs, Francis Wright and Joseph Greene to build a set of paper mills on the Needham side (now part of Wellesley) of Lower Falls. The Nehoiden mills were constructed, and paper began being made the following year in 1794. Stephen Crane Jr. was not associated long with the mill as his interest in the property was sold to the others in 1796. According to a report, that same year Crane Jr. bought for \$1,000 the dwelling of Hoog's son-in-law, which served as a temporary shelter until he moved to larger quarters on the newly opened county road, now Concord Street. Numerous reports, dating as far back to 1899, state that the elder Zenas Crane, who was

eleven years younger than his brother, continued to learn the trade from his older brother in the Lower Falls mill before heading west in 1799. The elder Zenas Crane's still prominent company became notable early in its history for manufacturing bank notes for the U.S. Government using a process which Crane patented that incorporated silk threads into the paper to make counterfeiting more difficult. Today, Crane Currency in Dalton still makes all of the paper used in US currency.

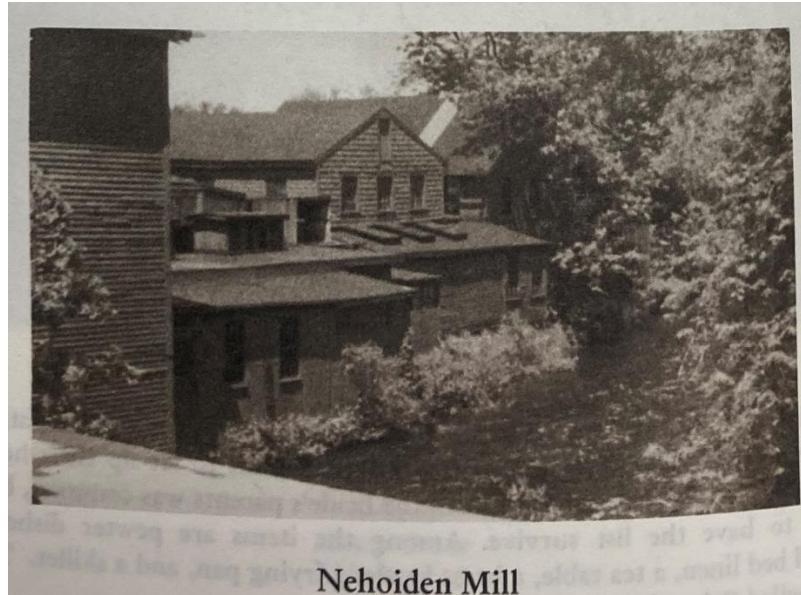
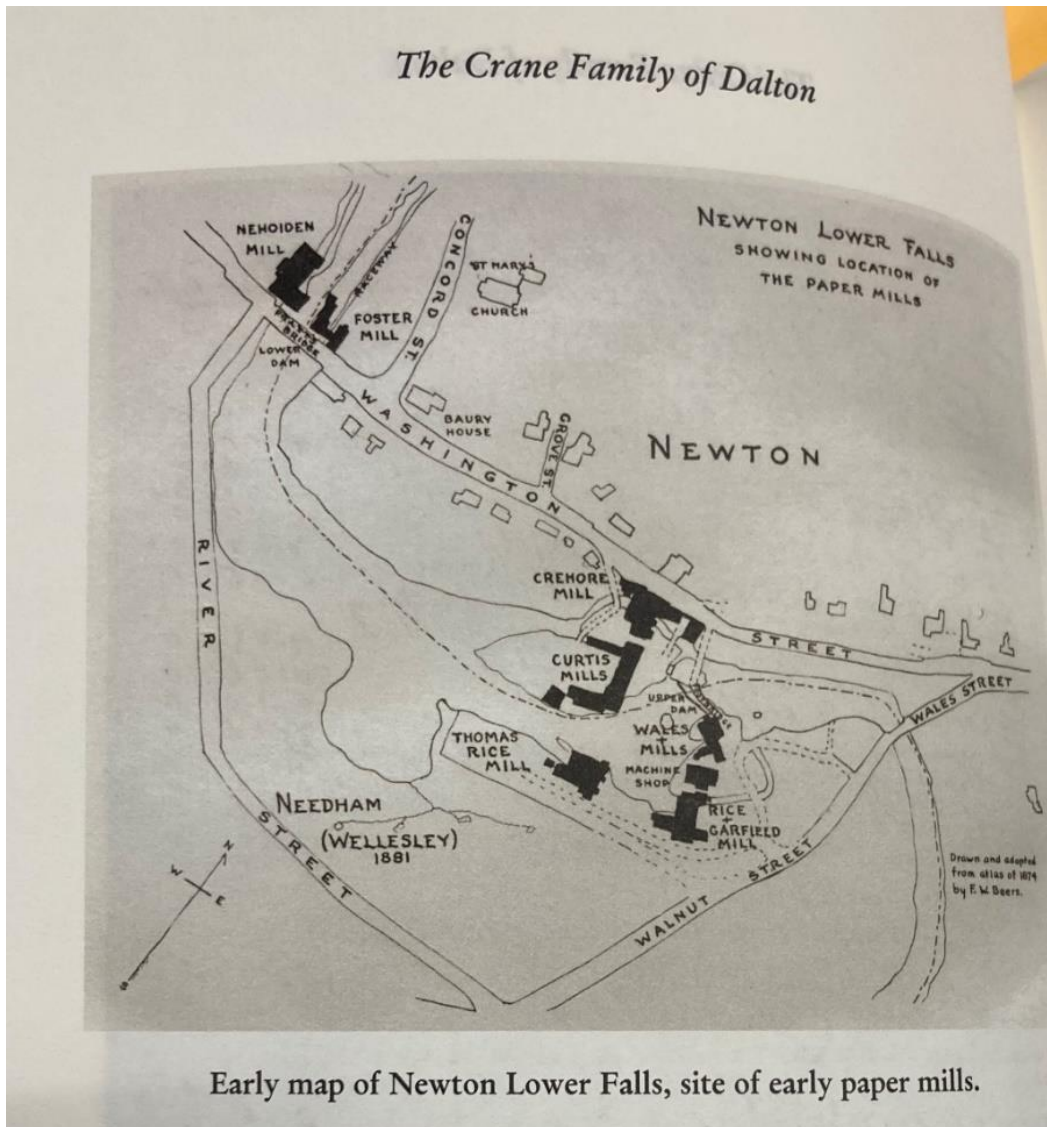


Image taken from *The Crane Family of Dalton, Massachusetts: Descendants of Zenas Crane and his descent from Henry Crane of Milton, Massachusetts*, by Joseph Boardman Greene, John Kitteridge, and Judith Hill Kittredge, 2005 edition

Stephen Crane Jr.'s late 18<sup>th</sup> century relocation to the Lower Falls was likely associated with the growing industry there and his family's history with the trade. Paper production emerged as the village's leading industry in the early years of the 19<sup>th</sup> century given its location next to the Charles River. The village's first paper mill, the Ware Papermill, located at 2276 Washington Street, was constructed in 1790 and still stands today. The building was designated a Local Landmark by the NHC in 2000. Paper mills were evident on both sides of the river, and by 1816, nine (9) paper mills had been set up in the area. By 1823, the population of Lower Falls had increased to 405 due to the increased success of the paper making industry. By 1831, the Crehore, Hurd, and Curtis mills alone employed over 70 men and women, and were likely the largest industry at the time in Newton. According to the survey form on file with the state for the Lower Falls National Register Historic District, "By the end of the 19<sup>th</sup> century, with most of the mills no longer operating or in limited production, new construction had all but ceased...Lower Falls today is a shadow of its 19<sup>th</sup> century activity. The construction of the circumferential highway in the 1950s effected considerable change. Coupled with Urban Renewal programs of the 1970s, the

village has been radically altered by the demolition of mill owners' and laborers' houses, a church and schools."



Early map of Newton Lower Falls, site of early paper mills.

Image taken from *The Crane Family of Dalton, Massachusetts: Descendants of Zenas Crane and his descent from Henry Crane of Milton, Massachusetts*, by Joseph Boardman Greene, John Kitteridge, and Judith Hill Kittredge, 2005 edition

While the elder Zenas Crane headed west to eventually begin the notable Crane Paper Company, his brother, Stephen Crane Jr., remained in Lower Falls and his sons, Zenas (b. 1802) and Luther (b. 1805) were born in Newton. Stephen Crane Jr. was also a founder of St. Mary's Church in Newton Lower Falls, which was consecrated in 1813 and located close to 206-208 Concord Street and the Crane family has a crypt in the cemetery. Stephen Crane Jr. died in 1820, but his sons, Charles, Zenas and Luther, continued to work in the paper making business which they had undoubtedly learned from their father and

relatives. Archival records show that the family remained close to Lower Falls for decades and that they continued to play a role in the development of the local paper industry on both sides of the river. Luther owned a share of the Thomas Rice Paper Mill in Needham Lower Falls from 1831 to 1835, and the following year Zenas and Luther jointly purchased a paper mill on Longfellow's Pond in Needham (this area is now part of Wellesley).

Zenas married Rebecca Bassett of Dalton in 1832 in St. Mary's Church. Luther married Sarah Kingsbury in 1840. As previously noted, Zenas and Luther purchased the property in Lower Falls at 206-208 Concord Street in 1843, and Zenas died shortly thereafter in 1846. Zenas' widow Rebecca and their three children, Eliza, Cornelia and Zenas Allen, continued to reside in the two-family house for decades and are noted on atlases, census records, and directories at the address. Luther, who died in 1874, and his family relocated first to Somerville by 1850 and then to Cambridge, MA by 1860, but throughout Luther continued his ownership in the Concord Street house. While residing at 206-208 Concord Street, the Crane family had boarders who worked at or were associated with the nearby paper mills, as would have been typical in a mill village. According to the 1855 census, two gentlemen in their early twenties, Joseph and Walter Foster, listed as paper makers, resided at the dwelling. Room and board were often included in the salary package for workers in paper mills and local women were paid by the mills for this service. Rebecca continued to rent out the other half of the structure, and by 1870 Alfred Whitten, a conductor, and others are listed as residing on the property. According to a newspaper report, the house suffered from a large fire due to a defect in the chimney in November 1874 which entirely destroyed one half of the roof. The report states that the house was valued at \$4,000 and that it was a heavy loss for Mrs. Crane as the damages were valued at \$2,000 and she had no insurance with the rent from the other half of the house as her only support. Rebecca Crane is still listed in the 1884 directory as residing in the house, so it is presumed she died around this time. The property at 206-208 Concord Street remained in the Crane family until 1884 when it was sold by Alma Reaves, the daughter and only living heir of Luther Crane, to Joseph and Mary Lumbert.

Joseph Lumbert, originally from Maine, was a carpenter and lived at the property in unit 206 until his death in 1921. According to deed research, for unknown reasons, in 1898 the property was sold through an estate auction to Lumbert's son, Rutherford, a druggist who resided at the 208 side with his family. Rutherford subsequently resold the property a month later to his mother, Mary Jane. Mary Jane retained ownership until after her husband's death and in 1923, sold the property to Andre Huminick, a laborer and Polish immigrant who resided in unit 206 with his family and rented out the other half of the structure. According to the 1930 census, 208 was occupied by Ella Murphy, a widow, and her children. The family sold the property in 1947 to Joseph Biziak, a laborer, though the Biziaks had been living at the property and had likely rented from Huminick since at least 1941. The property was owned at various times by both Joseph and wife Alice, and his

parents Helen and Frank, Polish immigrants, who all resided in unit 206. Records show that Joseph's sister, Olympia and her husband Franklin Recchia resided in unit 208. The Biziak family owned the property until 1997 when it was sold to Susan and Spencer Lockner.

#### **11. Local Landmark Review (Sec. 22-64 (b). Designation)**

- (a) At or after the public hearing, the commission by three-quarters (3/4) vote, but in no instance less than four (4) votes in the affirmative, may designate as a landmark any property within the city being or containing a building, structure or landscape which it determines to meet one or more of the following criteria:
  - (1) the property significantly represents an architectural type, style or design distinguished by innovation, rarity, uniqueness, or overall quality of design, detailing, materials or craftsmanship;
  - (2) the property is meaningfully associated with a person or persons who significantly contributed to the cultural, historic, architectural or archeological aspect of the development of the City of Newton, Commonwealth of Massachusetts, or the United States of America;
  - (3) the property's identification as a notable work of an architect, designer, engineer or builder whose work is significant in the history or development of the City of Newton, Commonwealth of Massachusetts or the United States of America; or
  - (4) historic events or activities occurred at the property that have made an outstanding contribution to, or which best represent some important aspect of, the history of the City of Newton, Commonwealth of Massachusetts or the United States of America.
- (b) In determining whether to designate a property as a landmark, the commission shall also consider the following conditions:
  - (1) that the distinguishing characteristics of significance are for the most part original and intact or capable of restoration;
  - (2) that the property, location and setting is compatible with future preservation and maintenance; and
  - (3) the property's context in relation to the City's policies and adopted plans and the property's surrounding area.

#### **12. Landmark Designation Criteria**

The Crane House at 206-208 Concord Street meets criteria for landmark designation as set forth in the newly drafted Local Landmark Ordinance, Section 22-64. The property is:

- Meaningfully associated with the Crane family, whose involvement with and contributions to the development and history of paper making significantly contributed to the cultural, historic, architectural or archeological aspect of the development of the City of Newton, Commonwealth of Massachusetts or the United States of America;
- Representing a remaining multi-family residence, which housed makers and workers of the local paper mills, and is associated with the historic development of Newton Lower Falls as an important industrial village, which is an important aspect of the City of Newton, Commonwealth of Massachusetts or the United States of America;
- Compatible with future preservation and use because the historic location and setting has been retained.

### **13. Recommendations**

- Preservation Recommendations* The property has been maintained and while the building has endured material alterations, it has retained the style and appearance of its most visible period of historic significance. The main and side elevations are representative of their nineteenth century appearance.
- Important Features* The defining and important features of this building are the general size and massing of the structure, and its simple façade with symmetrical fenestration pattern and clean lines.

### **14. Standards for Design Review**

- General Standards* All projects affecting the property should be evaluated by considering the effect that proposed changes would have on the defined important features of the building. The Secretary of Interior's Standards for Rehabilitation should provide a baseline for review of changes to the landmark property.
- Specific Standards* Specific design standards have been addressed in the existing maintenance of the property regarding height, proportion of windows and doors, and scale. The same principles should be applied in developing a design for changes and in reviewing proposed changes, such that any important features retain their prominence and continue to stand out an example of nineteenth century multifamily housing. Thus, the following specific design standards refer to potential changes to the existing structure:



### *Exterior Walls*

- No new openings should be allowed on the front façade or those sides of the original portion of the house visible from Concord Street
- No existing openings should be filled in on the front façade or those sides of the original portion of the house visible from Concord Street

### *Windows*

- Surviving historic windows should be retained and repaired where possible. If replacement is necessary, the replacements should match as closely as possible the original window in materials, style, and design.

### *Roof*

- No changes should be made to the pitch, style or material of the roof

### *Entrances/Doors*

- No changes should be made to arrangement of the front entrances

## **15. 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.

### ADDRESS

FLOWER SISTERS LLC	18 BAKER PL	NEWTON	MA	02462
COMMONWEALTH OF MASSACHUSETTS	20 SOMERSET ST	BOSTON	MA	02108
GUMINA CLAUDIA P & CONO	9 HAGAR ST	NEWTON	MA	02462
FEENEY BRENDAN F & MARY C L/E	17 HAGAR ST	NEWTON	MA	02462
WELCH ROBIN TR	214 CONCORD ST	NEWTON	MA	02462
214 CONCORD ST MASTER DEED	UN A	NEWTON	MA	02462
KOO HYUN KYUNG RYU & SAMUEL	214 CONCORD ST B	NEWTON	MA	02462
DAY TESSA	204 CONCORD ST	NEWTON	MA	02462
HURNEY JOHN P & BEVERLY E	200 CONCORD ST	NEWTON LWR FLS	MA	02462
KIM CHOON SOON	44 SWALLOW DR	FLS	MA	02462
MOEN OLGA	36 SWALLOW DR	NEWTON	MA	02462

CALDERONE ALBERT ROCCO	605 GROVE ST	NEWTON	MA	02462
KANE BUILT INC	5 KANE INDUSTRIAL DR	HUDSON	MA	01749

**16. Report Appendices**

Appendix A: Exterior photos

Appendix B: MACRIS Survey Forms

# Appendix A



Photograph of the façade of 206-208 Concord Street



Photograph of the right side elevation and façade of 206-208 Concord Street





Photograph of the left side of 206-208 Concord Street



Google Earth image of the rear of 206-208 Concord Street

# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	NWT.72
<b>Historic Name:</b>	Crane, Zenas Allen House
<b>Common Name:</b>	Lumbert, Joseph House
<b>Address:</b>	206-208 Concord St
<b>City/Town:</b>	Newton
<b>Village/Neighborhood:</b>	Lower Falls;
<b>Local No:</b>	133; 42029 0003;
<b>Year Constructed:</b>	C 1830
<b>Architectural Style(s):</b>	Federal;
<b>Use(s):</b>	Multiple Family Dwelling House; Single Family Dwelling House;
<b>Significance:</b>	Architecture;
<b>Area(s):</b>	
<b>Designation(s):</b>	
<b>Building Materials:</b>	Roof: Asphalt Shingle; Wall: Wood; Wood Clapboard; Foundation: Concrete Unspecified; Stone, Uncut;
<b>Demolished</b>	No



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

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Commonwealth of Massachusetts  
Massachusetts Historical Commission  
220 Morrissey Boulevard, Boston, Massachusetts 02125  
[www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)

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# FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

42029 0005

Natick

NWT.72

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

**Town/City:** Newton

**Place:** Newton Lower Falls

## Photograph



**Address:** 206-208 Concord Street

**Historic Name:** Crane House

**Uses:** Present: Multi-family residence

Original: Residence

**Date of Construction:** Circa 1830

**Source:** Historic maps

**Style/Form:** Astylistic

**Architect/Builder:** Unknown

**Exterior Material:**

Foundation: Fieldstone / Concrete

Wall/Trim: Clapboard

Roof: Asphalt Shingle

**Outbuildings/Secondary Structures:**

Garage

**Major Alterations:**

Ells, 19<sup>th</sup> century

**Condition:** Fair

**Moved:** no  yes  **Date:**

**Acreage:** 12, 309 Square Feet

**Setting:** Suburban residential neighborhood located across from the Charles River. The property is narrow and deep with a driveway running across the southwestern side to a garage in the rear of the lot.

## Locus Map



**Recorded by:** Brian Lever

**Organization:** City of Newton

**Date:** 2 / 2011

RECEIVED

JULY 05 2011

MASS. HIST. COMM.

**INVENTORY FORM B CONTINUATION SHEET**

NEWTON

206-208 CONCORD STREET

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

NWT.72

 Recommended for listing in the National Register of Historic Places.**ARCHITECTURAL DESCRIPTION:**

This two and one half story Federal style building has a main block that is six by two bays with a fieldstone foundation and a side gabled roof. The clapboard exterior has double hung replacement windows as well as 2/1 and 4/1 wood windows which are likely mid to late 19<sup>th</sup> century replacements. There are two front entrances with simple molded surrounds at either end of the building with wood four panel two lite doors. The asphalt shingle roof has two hip roofed dormers on the front, a brick interior chimney on the rear ell, and a skylight on the rear ell.

Several additions were added to the building over time. An 1880 birdseye map shows a shed roofed rear addition that was one story two by six bays and protrudes past the northwestern end of the building with a brick exterior chimney later added. This addition was later expanded with a gable end creating a second story over the southeastern end of the ell. A one story one by three bay addition was then added to the northwestern end.

**HISTORICAL NARRATIVE:**

This property was originally owned by the Kingsbury family, possibly Asa or David who owned 198-200 Concord Road (MHC# NWT.2753). By 1848 the Crane family took possession of the property. In 1860 Rebecca Crane (widow of Zenus Crane married in 1832) is listed as the head of the household with children Comelia and Zenas Allen. Zenus Allen Crane went into the paper making business in Newton and later served in the Civil War. Rebecca lived in the home through the 1880's. By 1895, the property was owned by Joseph and Minnie Lumbert. Joseph was a carpenter originally from Maine. The property stayed in the Lumbert family into the early 20<sup>th</sup> century.

The Crane family are believed to be members of the same Crane family as Zenus Crane who established a paper mill in Dalton Massachusetts and became notable for making paper currency. This Zenus Crane began his career in Newton Lower Falls working for his brother Stephen who owned a paper mill there and in 1801 started a mill in Dalton. It is likely that he was an elder relative of Rebecca's husband.

**BIBLIOGRAPHY and/or REFERENCES:**

Ancestry.com, census records

City of Newton Inspectional Services files, Water records, Maps, and Atlases: 1714-1772, 1831, 1839, 1848, 1855, 1856, 1874, 1886, 1895, 1907, 1929

City of Newton Directories (1868-1985)

Jackson Homestead property file

Newton's Older Homes – Lower Falls (1982)

**INVENTORY FORM B CONTINUATION SHEET**

NEWTON

206-208 CONCORD STREET

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	NWT.72
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**ADDITIONAL IMAGES:**

1880 Birdseye





FORM B - BUILDING

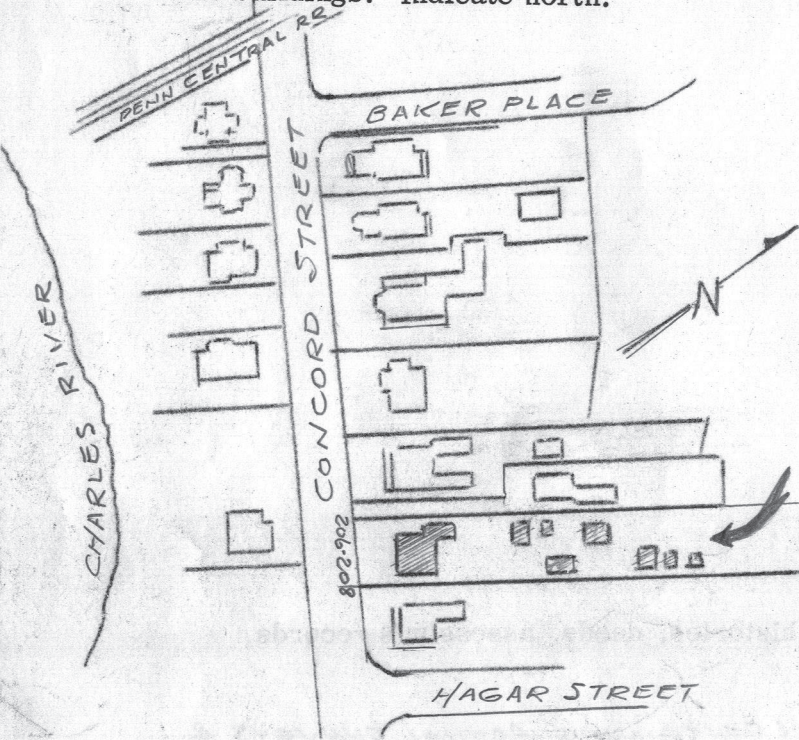
MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, State House, Boston

NWT-72

In Area no.	Form no.
	72-33



in relation to nearest cross streets and other buildings. Indicate north.



DO NOT WRITE IN THIS SPACE  
USGS Quadrant \_\_\_\_\_  
MHC Photo no. \_\_\_\_\_

1. CITY Town NEWTON *USGS-Natick*

Address 206-208 CONCORD STREET  
NEWTON LOWER FALLS, MASS.

Present use 2 FAMILY DWELLING

Present owner HELEN BIZIAK

3. Description: 2 STORY WOODEN FRAME  
MODERATELY PITCHED ROOF - SAW-TOOTHED ROOF ELL

Date c 1830

Source Jackson Homestead

Style \_\_\_\_\_

Architect \_\_\_\_\_

Exterior wall fabric ? \_\_\_\_\_

Outbuildings (describe) ? \_\_\_\_\_

Other features \_\_\_\_\_

Altered \_\_\_\_\_ Date \_\_\_\_\_

Moved \_\_\_\_\_ Date \_\_\_\_\_

5. Lot size: 28,876 SQ FT

Less than one acre  Over one acre \_\_\_\_\_

Approximate frontage 69 FT

Approximate distance of building from street  
42 FT.

6. Recorded by K. W. NEWCOMB

Organization NEWTON HISTORIC STUDY  
STUDY COMMITTEE

RECEIVED Date 1 - -74

(over) FEB 18 1975

MASS. HIST. COMM



NWT.72

OTHER EARLY OWNERS  
1848 & 55 MAP - "EVANS"  
1874 - MRS Z. CRANE \*  
1886 - R. P. CRANE \*  
1895 - JOS. LUMBERT ETAL.

7. Original owner (if known) 1831 MAP SHOWS "KINGBURY"

Original use DWELLING

Subsequent uses (if any) and dates \_\_\_\_\_

8. Themes (check as many as applicable)

- |                             |                                  |                               |
|-----------------------------|----------------------------------|-------------------------------|
| Aboriginal _____            | Conservation _____               | Recreation _____              |
| Agricultural _____          | Education _____                  | Religion _____                |
| Architectural _____         | Exploration/<br>settlement _____ | Science/<br>invention _____   |
| The Arts _____              | Industry _____                   | Social/<br>Humanitarian _____ |
| Commerce _____              | Military _____                   | Transportation _____          |
| Communication _____         | Political _____                  |                               |
| Community development _____ |                                  |                               |

9. Historical Significance (include explanation of themes checked above)

\* CRANE FAMILY - OWNERS OF WELL-KNOWN CRANE PAPER MILL AT DALTON - MANUFACTURERS OF BANK NOTE PAPER FOR U.S. GOVERNMENT

10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

- 1) ATLASES OF THE CITY OF NEWTON (CONTAINING ACTUAL SURVEYS & OFFICIAL PLANS) YEARS 1874, 1886 & 1895.
- 2) HISTORICAL DATA FURNISHED BY JACKSON HOMESTEAD (NEWTON)
- 3) CITY OF NEWTON ENGINEER'S DEPT RECORD.