



NewGov - Newton, MA

11/22/2022

HDC-22-304

Historic District Application

Status: Active**Date Created:** Oct 31, 2022

Applicant

Trevor Mack
 drummer8001@gmail.com
 197 Grove St
 Auburndale, MA 02466
 5855639636

Primary Location

197 GROVE ST
 AUBURNDALE, MA 02466

Owner:

Trevor and Megan Mack
 197 Grove St Auburndale, MA 02466

Internal Only

Commission Review Required**Total Hearings**

1

Type of Certification/Documentation Issued

Requested Approvals, Inspections, and Reviews:

Application Details

The individual filling out this application is the
 property owner

Local Historic District Application Information

Name of Local Historic District

Auburndale

Type of Structure(s) Affected (check all that
 apply):

House**Other****Describe****What year was the structure built?**

Covered Attached Front Porch

???

Local Historic District Application Proposed Work

Type of Proposed Work (check all that apply): **Repair or Replacement**

Describe Scope of Work

Repair In-Place Front Porch Structural Components

11-14-2022: Repair and replace front porch elements in-kind including the railing systems, decking, stairs and lattice porch skirt.

Request commission review of option to use composite decking.

Briefly Describe the History of the Property

We moved to Auburndale and bought this property summer of 2019. Historically known as the "Snow & Owen Home" build in mid 1800 for Mr Snow a Newton resident and stairbuilder.

Application Authorization

I am the owner of the property subject to this application and I consent as follows:

Property Owner Signature

Trevor Mack
10/28/2022

1. This application for a land use permit or administrative approval for development on my property is made with my permission.
2. I grant permission for officials and employees of the City of Newton to access my property for the purposes of this application.

HISTORIC DISTRICT FINAL PROJECT APPROVAL PROCESS

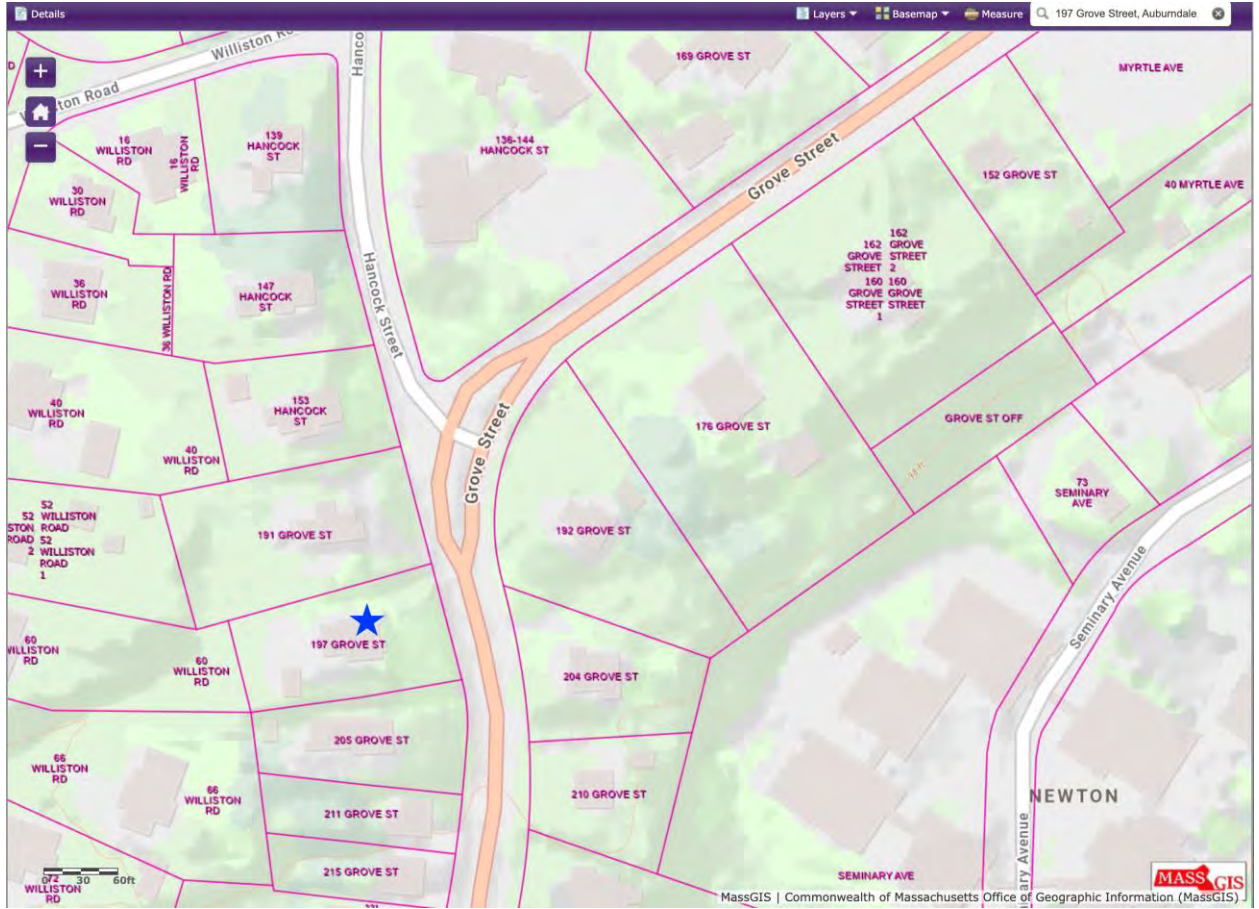
Historic Preservation Staff, and sometimes the Historic District Commission, must approve the final project work. Without that approval, ISD will not close out the building permits and will not issue a Certificate of Occupancy. Please contact Historic Preservation Staff once all of the project work is completed to start the process. On average, the approval process may take a week and may take longer if the

Commission needs to review the project work.

It is the owner's responsibility to make sure that the completed work matches the site plans, exterior plans and elevations, details and materials that were approved by the Commission. Any changes to what was approved and any new elements must be submitted to the Commission for review and approval.

If it is determined that the final project work does not match exactly what the Commission approved, or includes new elements that were not approved, the project will be considered to be in violation and the final project approval will not be issued until all of the discrepancies are satisfactorily resolved.

All future work will be put on hold and no new building permits will be issued pending resolution with the Commission. The Commission can require that work be redone to match what was approved. The Commission is also authorized to issue a fine of up to \$300.00 per offense for each day that the violation continues.



197 Grove Street Project Description

The owner was approved to rebuild the entry porch structure and to repair and replace in-kind the wood architectural elements except for the fascia and trim where flat stock AZEK was approved and for the vinyl lattice where more appropriate wood and composite was approved.

The owner is requesting approval for the option to use composite TimberTech decking and stair treads and requesting approval of the appropriate product and color options.

Composite decking is not currently allowed to be administratively approved.



City of Newton, Massachusetts

Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone
(617) 796-1120
Telefax
(617) 796-1142
TDD/TTY
(617) 796-1089
www.newtonma.gov

Ruthanne Fuller
Mayor

Barney S. Heath
Director

RECORD OF ACTION:

DATE: November 14, 2022

SUBJECT: 197 Grove Street - Certificate of Non-Applicability

Repair and replace the existing front entry porch architectural elements (railing systems, posts and caps, stair treads, and decking) in-kind with wood, replace flat trim elements (fascia, stair risers, stringers, etc.) with AZEK or composite flatstock to match existing dimensions, and replace the inappropriate vinyl lattice with a more appropriate wood and composite structure. Pressure-treated wood is only approved for the new porch structure and is not approved for the architectural elements.

B Kurze

Barbara Kurze, Commission Staff

DATE TRACKING

Date Notice Sent: NA

Date of Hearing: NA

Date of Decision: 11-14-22

ACTION TAKEN

Accepted: X

Denied:

Reason for action: Repair and replacement in-kind.

TYPE OF CERTIFICATION ISSUED

Appropriateness

Non-Applicability

Hardship

B Kurze

Chairman or Secretary

11-14-2022

Date

Please check with Inspectional Services Department to see if a building permit will be required and note that final project work requires Historic Preservation staff or Historic District Commission approval (see attached *Historic District Final Project Approval Process.*)

Choose What's Right For You

LEARN MORE

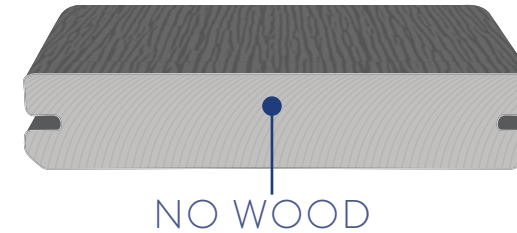


Capped Polymer Decking



UNRIVALED DESIGN AND PERFORMANCE

Bring stylish sophistication and premium performance to your backyard. Made from **the most advanced material technology** in both the cap and core, TimberTech® AZEK® decking offers **unbeatable moisture resistance**, up to 40% **better slip resistance** than competitors, and **stays cooler*** on sunny days. All boards are made from a complex blend of **up to 54% recycled material**. Available in narrow, standard, and wide widths as well as MAX thickness, it's easy to design a truly one-of-a-kind deck with AZEK.



\$\$\$\$

VINTAGE COLLECTION®

- Wire-brushed, low-gloss finish
- Highly blended colors

\$\$\$

LANDMARK COLLECTION™

- Cathedral wood grain with crosscut finish
- Highly blended with unique coloring

\$\$

HARVEST COLLECTION®

- Cathedral wood grain finish
- Solid colors



4-Sided Capped Composite Decking



PREMIUM STYLE AND PERFORMANCE

Explore premium decking in bold, beautiful colors with **exceptional cap protection**. Boards in these collections are covered from top to bottom and in the grooves with advanced **Mold Guard® Technology** to prevent moisture damage. Composed of **up to 80% recycled material** and offering color options ranging from solid to infinitely variable, the TimberTech PRO® decking line doesn't disappoint.



\$\$\$

LEGACY COLLECTION

- Hand-scraped finish
- Highly blended with unique coloring

\$\$\$

RESERVE COLLECTION

- Cathedral wood grain finish
- Highly blended colors

\$\$

TERRAIN COLLECTION®

- Cathedral wood grain finish
- Blended and solid colors
- Scalloped boards



3-Sided Capped Composite Decking



ATTAINABLE AND ATTRACTIVE

Step into the world of **long-lasting, low-maintenance**, composite decking. This attainable decking line allows you to ditch the costly and laborious maintenance that comes with traditional wood for good! Plus, it's composed of **up to 80% recycled material**, making it the sustainable option. With TimberTech EDGE® decking, backyards everywhere can venture into the world of composites that look good initially and for decades to come.



\$

PREMIER COLLECTION

- Straight wood grain finish
- Solid colors

\$

PRIME+ COLLECTION®

- Straight wood grain finish
- Blended colors
- Scalloped boards

*Although AZEK Deck products are cooler to the touch than many other deck products, all decking products will get hot in the sun. Additionally, the darker the decking color, the hotter it will feel. For hotter climates, consider choosing a lighter color.



CAPPED
POLYMER

Decking Advantages



Mahogany + Coastline® Decking with Dark Hickory Accents

LEARN MORE



ADVANCED MATERIAL
TECHNOLOGY



LOW
MAINTENANCE



FADE RESISTANT**



STAIN RESISTANT



SUSTAINABLE



MOISTURE RESISTANT



MOLD RESISTANT



STAYS COOLER*



SLIP RESISTANT



SCRATCH RESISTANT



DESIGNER COLORS
& TEXTURES

*Although AZEK Deck products are cooler to the touch than many other deck products, all decking products will get hot in the sun. Additionally, the darker the decking color, the hotter it will feel. For hotter climates, consider choosing a lighter color.

**Depending on environmental conditions, AZEK Deck colors may appear to change over time as part of the natural weathering process consistent with the warranty guarantees where applicable.



RICH. SOPHISTICATED. STYLISH.



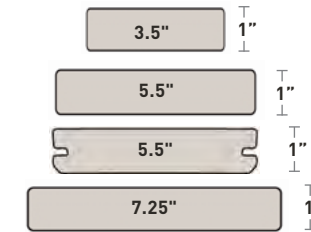
Vintage Collection®

\$\$\$\$

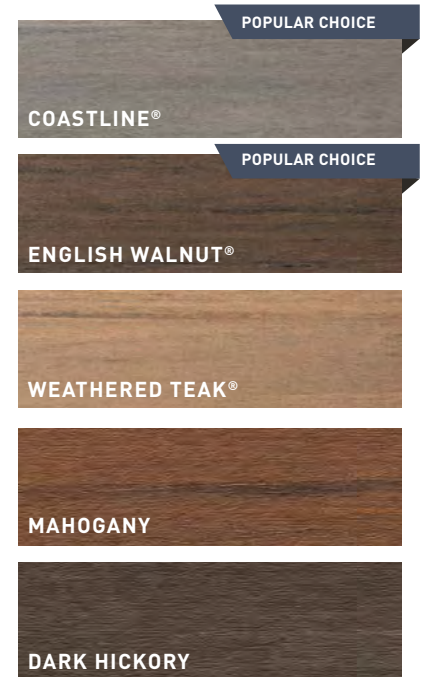


Explore the "Designer Series" of decking to make your outdoor living space a masterpiece. This sophisticated collection features the most natural-looking colors with a wire-brushed, low-gloss finish for a truly authentic, nuanced wood look. Bring the subtle blend of natural colors found in the Vintage Collection to your outdoor living space. These complementary colors can be mixed and matched to make the style statement you've been seeking.

- Wire-brushed, low-gloss finish
- Highly color-blended
- **Multi-Width Options:** Mix it up with stylish narrow, standard, and wide widths available in all colors



- **MAX Boards** available in Coastline. Perfect for docks, boardwalks, and many commercial applications.



Deck Out Your Design



Combine with Classic Composite Series Railing in White



COASTLINE® + MAHOGANY + DARK HICKORY DECKING

Mahogany + Coastline® Decking with Dark Hickory Accents

REFINED. RUSTIC. UNIQUE.

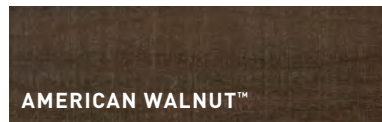
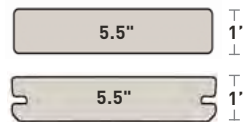
Landmark Collection™

\$\$\$

NEW

Deck out your outdoor living space with the modern wood tones from this collection. Based off of reclaimed lumber, the classic cathedral grain pattern is complemented by a rustic crosscut grain and matte finish. This highly color-blended decking has cascading hues which result in natural color variation. And, just like in nature, the highlights and lowlights in each board's color vary from end-to-end and board-to-board making each deck unique.

- Cathedral wood grain complemented by a rustic crosscut and matte finish
- Highly blended with unique coloring
- Available in standard width and thickness



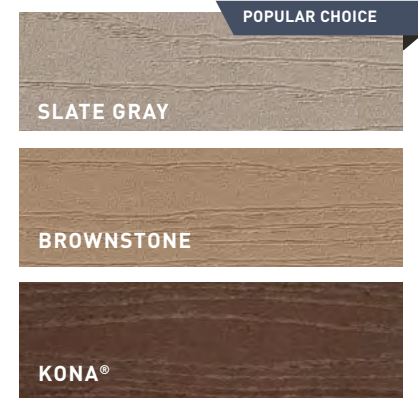
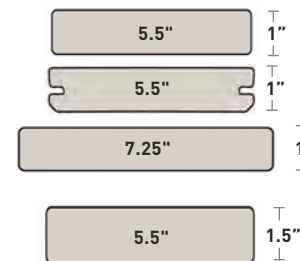
WARM. NATURAL. EFFORTLESS.

Harvest Collection®

\$\$

Tie in traditional, cathedral wood grain patterns and a soft, solid color palette to your deck when using boards from this classic collection. Composed of natural shades, this decking complements a wide range of homes' exteriors. Seeking a freshly painted wood look? Look no further than the Harvest Collection.

- Cathedral wood grain pattern
- Solid colors
- Available in standard width and thickness
- **Wide width** available in Brownstone and Slate Gray
- **MAX boards** are available in Slate Gray. Perfect for docks, boardwalks, and many commercial applications



Deck Out Your Design



Combine with Impression Rail Express® in Dark Bronze with Glass Infill

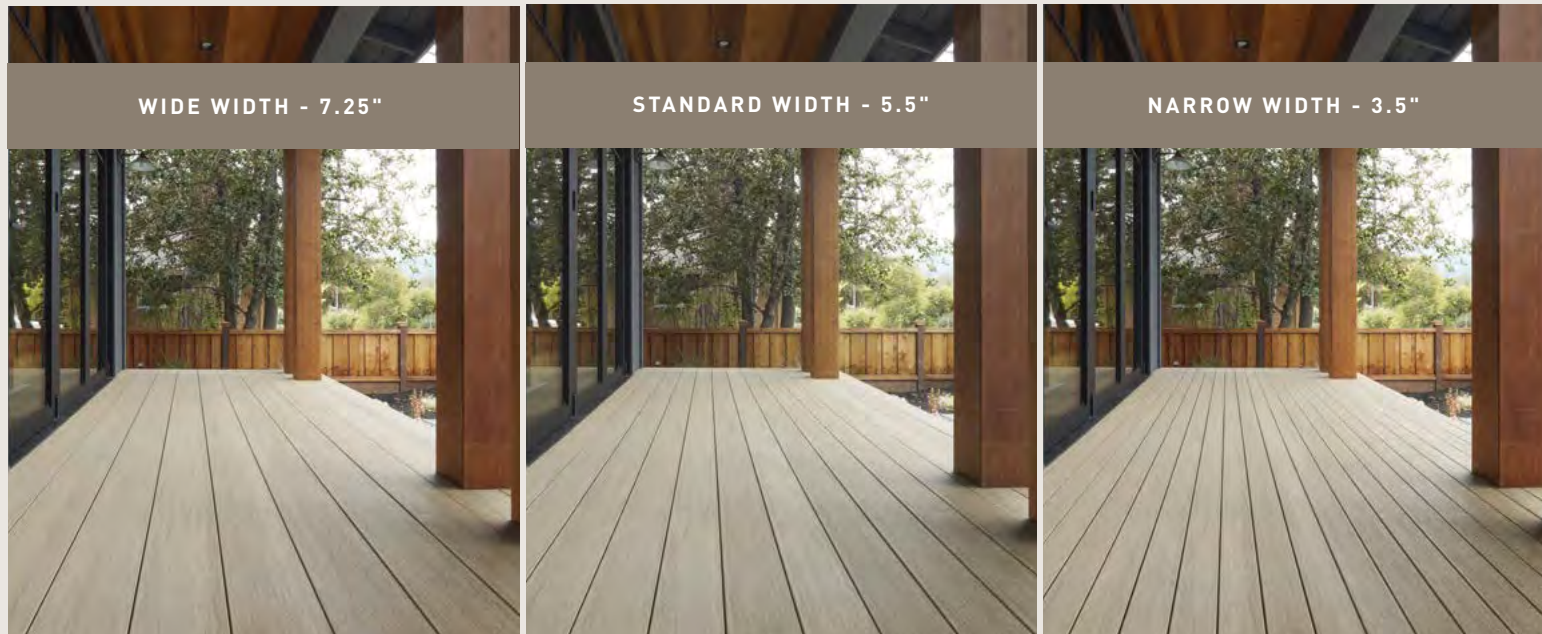




MULTI-WIDTH DECKING

Do Decking Differently®

Standard width decking is not the standard anymore. Choose from wide or narrow width, in addition to standard width, boards to add a touch of the unexpected — and an element of style. Follow the wide width flooring trend into your own outdoor living space. Tap into the classic vibe with narrow width decking. Or, turn up the volume on your deck design by mixing all three widths.



Coastline® Decking in Narrow and Wide Width

TIMBERTECH® AZEK® PORCH

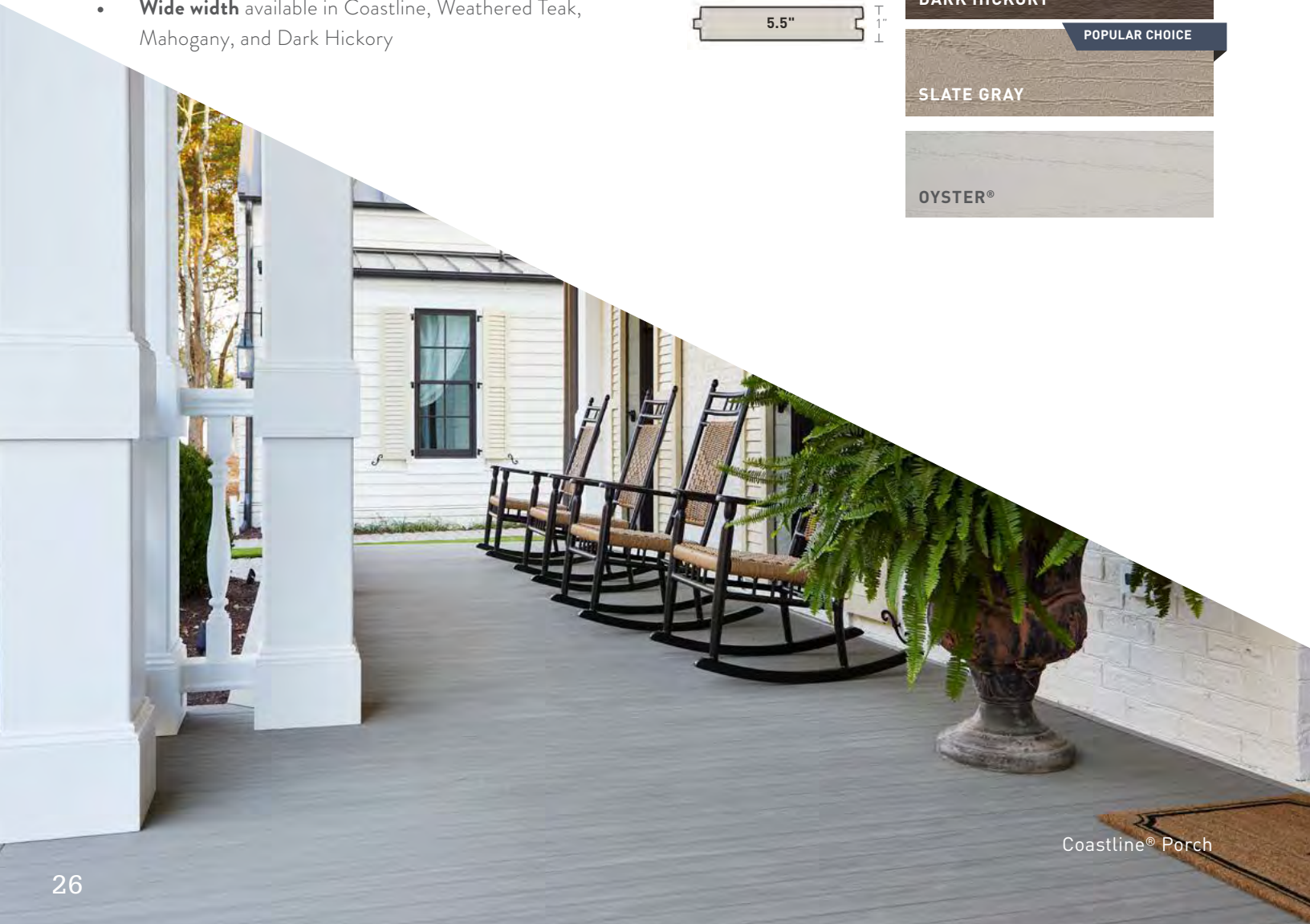
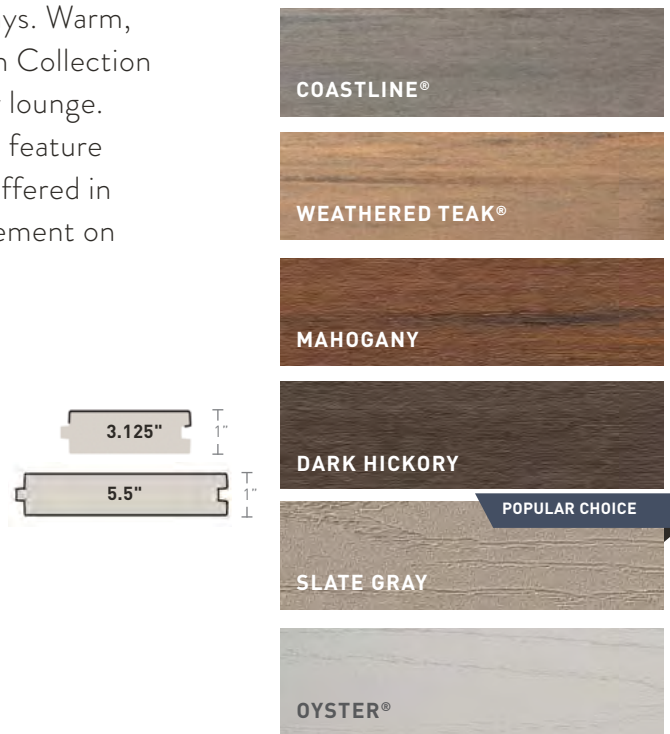
Perfect Porch Appeal

ELEGANT. STYLISH. DURABLE.

\$\$\$

Forget curb appeal — it's all about porch appeal these days. Warm, natural-looking, and nuanced colors round out the Porch Collection to help create an inviting space to greet guests or simply lounge. With tongue and groove technology, these porch boards feature a tighter-fit between boards for a more polished look. Offered in both standard and wide width, you can make a style statement on your front porch.

- Available in a variety of wood grain patterns and colors
- Available in standard width and thickness
- **Wide width** available in Coastline, Weathered Teak, Mahogany, and Dark Hickory



Coastline® Porch



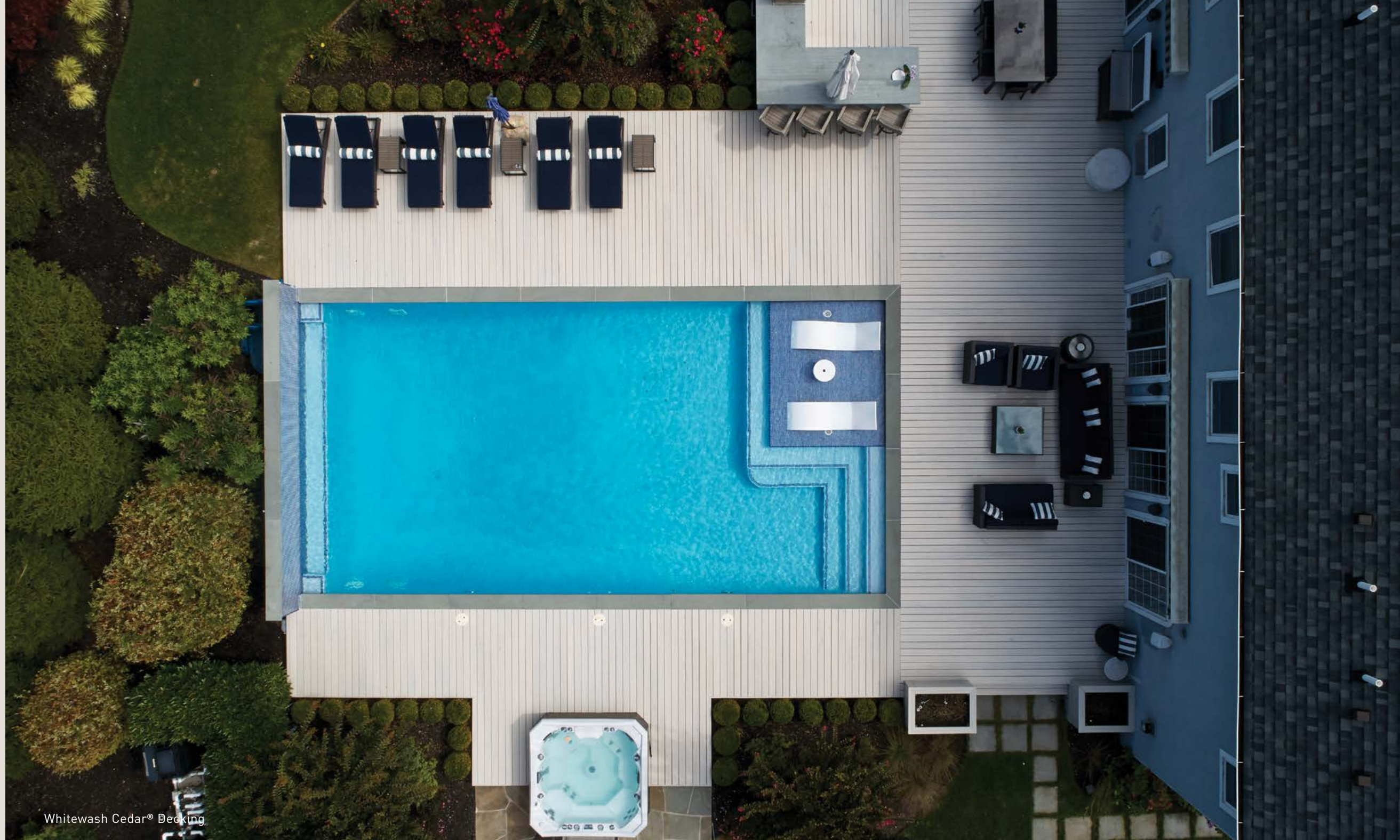
Coastline® Porch





4 - SIDED
CAPPED
COMPOSITE

Decking Advantages



Whitewash Cedar® Decking

LEARN MORE



LOW MAINTENANCE



FADE RESISTANT



STAIN
RESISTANT



SUSTAINABLE



MOISTURE
RESISTANT



MOLD GUARD®
TECHNOLOGY



PREMIUM COLORS
& TEXTURES

*Depending on environmental conditions, PRO Deck colors may appear to change over time as part of the natural weathering process consistent with the warranty guarantees where applicable.



Tigerwood Decking

BOLD. DRAMATIC. UNIQUE.

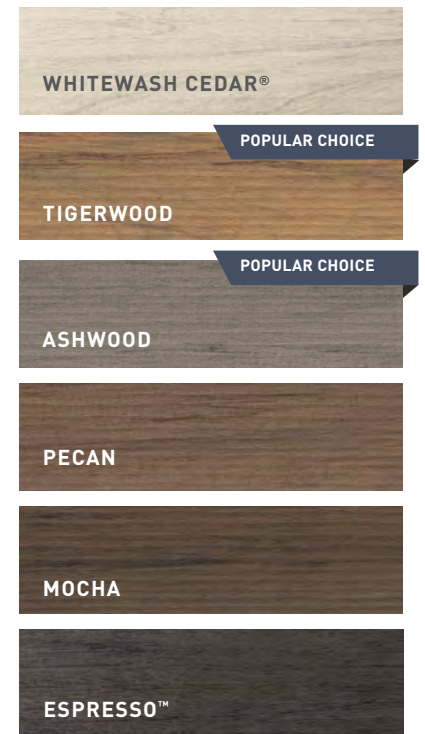
Legacy Collection

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Stand apart from run-of-the-mill decks with this stunning, artisanal collection. This decking features a complex blend of several colors, natural board-to-board color variation, and a hand-scraped texture that offers Old World charm. Just as every tree found in nature is unique, every deck board in the Legacy Collection is unique so you can create a one-of-a-kind deck.

- Hand-scraped finish
- Highly blended with unique coloring
- Available in standard width and thickness



Deck Out Your Design



Combine with Classic Composite Series + RadianceRail® Top Rail in Black + Aluminum Baluster Infill



PECAN DECK + MOCHA ACCENTS

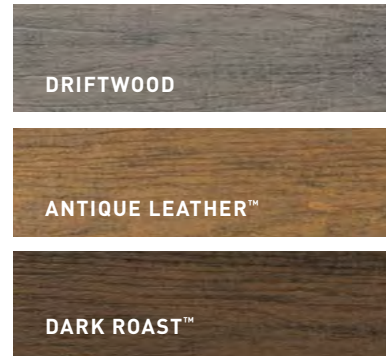
AUTHENTIC. RECLAIMED. INSPIRING.

Reserve Collection

\$\$\$

Turn up the volume on composite decking with the vivid and elegant blend of colors in the Reserve Collection. Inspired by reclaimed wood, the heavy wire-brushed, low-gloss finish highlights the classic cathedral wood grain pattern. This resilient collection will add charm and character to your outdoor living space.

- Cathedral wood grain finish
- Highly color blended
- Available in standard width and thickness



Stone Ash Decking

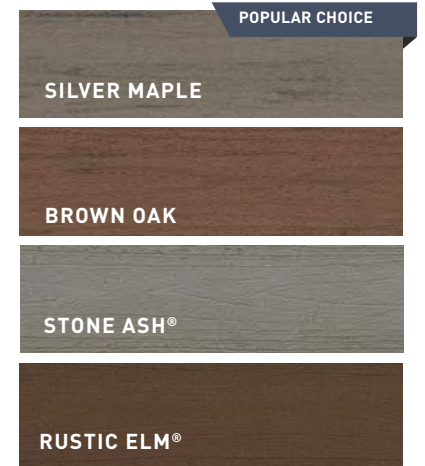
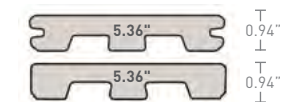
TRADITIONAL. TIMELESS. RUGGED.

Terrain Collection®

\$\$

Tap into traditional and timeless hues for your outdoor oasis. Ranging from solid to minimally blended colors, these scalloped boards offer a complex, rugged wood grain pattern designed to camouflage wear and tear from everyday life. This practical collection is the perfect combination of value and performance.

- Cathedral wood grain pattern
- Blended and solid colors
- Scalloped boards



Dark Roast Decking



3 - S I D E D
C A P P E D
C O M P O S I T E

Decking Advantages



Coconut Husk™ Decking

LEARN MORE



LOW MAINTENANCE



FADE RESISTANT*



STAIN RESISTANT



SUSTAINABLE

*Depending on environmental conditions, EDGE Deck colors may appear to change over time as part of the natural weathering process consistent with the warranty guarantees where applicable.

Approved 11-14-2022 except for the composite decking which will be reviewed in the December 13, 2022 meeting. BKurze
Pages 1-17.

197 Grove St. - Front Porch Replace In-Kind

Applicants/Homeowners: Trevor and Megan Mack
Address: 197 Grove St, Auburndale
GID Property ID: 43028 0014
Year Build: 1867

Site Information

Site Plan: *N/A*
Property Survey: *N/A*
Landscape Plan: *N/A*

N/A Rationale: Replacing an existing architectural component no site survey required.

House from Street (Fall and Spring)



Project Description

Scope and Material Overview

Replace In-Kind existing front porch, same footprint and overall design as existing:

- install proper footings, 12" sono tubes
- reframe with 10" pressure treated lumber, 16" on center with proper pitch and fasteners
- Hardwood decking to replace existing* (see addendum)
- replace front rotted steps, stringers and supports
- replace all fascia with composite trim, white
- reuse railings and post caps
- reuse hand rails (*where possible*)
- reuse columns (*where possible*)
- repaint columns, railings same color (white)
- skirting, composite 3" spaced 1/2" vertical (white)

Existing Non-compliant Material(s)

Vinyl Lattice - Deck/Porch Skirting

Currently our front porch/deck is built using all wood except for the lattice structure around and visible beneath the deck itself (lattice skirting). The material used currently for the lattice skirting is Vinyl with a wire mesh backing (used to try and prevent animals). Not only does the wire mesh not work and looks terrible after there is a tear, but the vinyl isn't a compliant material it also doesn't have a finish that resembles the product that it would have been originally wood.

As part of this application we would like to seek approval of replacing the existing vinyl lattice with a wood and composite structure that would more resemble the time period the district was built. Same flat stock AZEK fascia used for the risers, fascia and other trim work as outlined above.

See Specifications at the end for sample material stock imagery

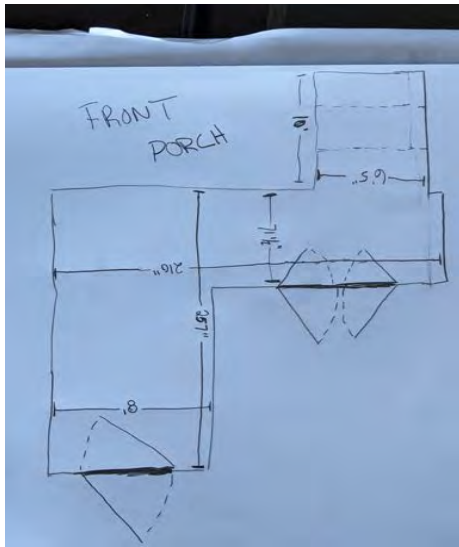
Existing Dimensions

Dimension from street

- 45ft sidewalk to first step (up steep grade hill, only visible architectural components will be the fascia, trim, handrails and columns which are staying intact and repainted)
- 53ft sidewalk to top step (level of the deck)

Dimensions of covered porch

- 8ft by 12.5ft - main side porch
- 7.5ft by 17.5ft - front porch (overlaps with side)
- 6.5ft by 10ft - stairs off front porch
- 6x6" vertical columns
- 2 entrances, one on side, one french style front doors (both doors have exterior storms)



Project Addendum(s)

The previous project scope is an exact rebuild and replacement of the existing structure. Following section(s) are to extend beyond the replacement in kind work and ask for acceptance of stylistic and/or material changes in the process of rebuilding the deck.

Addendum #1: Composite Decking **Option will be reviewed in the 12-13-2022 meeting.**

We would like to use composite decking material from Timbertech / AZEK for the decking boards. Currently as outlined above in the **Scope and Material Overview** the deck has hardwood which has with age (last deck permit was pulled and closed 10 years ago by a prior owner) become unreliable and unsafe (see following **Existing Conditions**).

In replacing the hardwood decking with a composite material this will add years to the lifespan of the porch/deck and lower annual use of materials and labor for consistent and regular scraping, staining and/or painting required to keep **non pressure treated wood** from decay and eventual replacement. Whereas composite decking comes with a minimum of 25 yr warranty guarantee. This means over 25+ years no fading and no additional materials or labor needed to keep the high end appearance and quality of the porch as visible to passersby on Grove St.

Composite material we would like to seek additional approval for use is contained in the end Specifications documentation and is also viewable online at <https://www.timbertech.com/product/azek-harvest-collection>

Exact color to be selected by the homeowner.

Existing Conditions



Existing front porch has very apparent structural and physical issues. Several joists are rotten and have fallen away from the decking material. Entire deck structure including roofing is showing signs of prior soil settlement leading to the entire structure leaning away and separating from the primary structure. The decking material used wasn't spaced to allow for proper water draining from the elements leading to fastener location rot. Many decking pieces have completely fallen or broken due to human usage and stress.

Existing Stair Condition (prior to temporary measures)

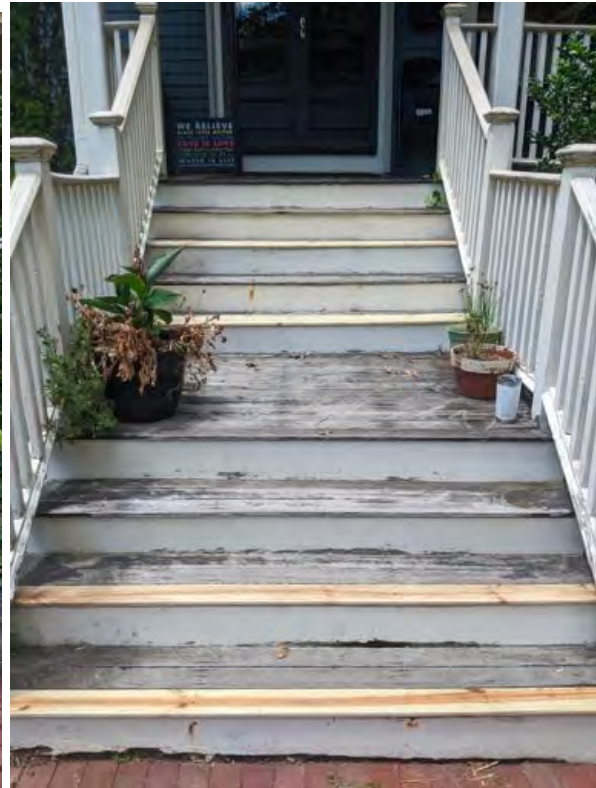
- Several stair treads rotten (close ups available from day of temporary emergency work performed for safety of inhabitants and visitors)
- Fascia rotten, exposed earth immediately behind (animal and settling of dirt)



Existing Stair Condition (after temporary measures)

The homeowner has taken some temporary measures as outlined below to prevent bodily harm to family or estate visitors, however upon further inspection and review there is substantial and irreparable damage leading to a larger scoped repair needed.

- 4-6 decking planks have been removed (due to breakage or large rot and decay) and have been replaced by 1x4 to match existing planks (un-painted, due to temporary measure)
- Easily accessible stair stringers were reinforced / sistered with new PT 2x6
- Many more decking planks are in need of replacement, though temporary work stopped given the extent of damages found with the structure (see above note on stringer reinforcement)





Existing Porch Skirting

- Tongue and groove trim boards rotten, wet and broken
- Bowing of entire substructure due to weight of above structure and settling occurring due to lack of proper footers and structural weight support
- Skirting material is *vinyl plastic lattice*, several cracked or damaged by animals (see replacement request above in **Existing Non-compliant Materials**)

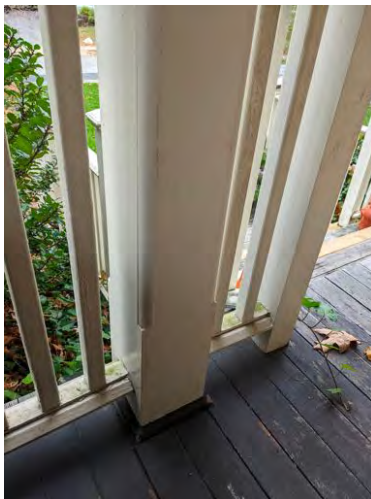


Existing Decking, Railings and Vertical Columns

- Deck is leaning heavily away from main structure
- Several boards are rotten and breaking apart
- Visible gaps along entire structure show past movement and settling impacting integrity and safety of the porch
- Most railings and spindles are in relatively good condition (require stripping and paint)
- Few spindles have become dislodged or disconnected (maintenance or partial replacement)
- Ceiling and roof are in decent condition
- Vertical Columns appear solid and in good condition
- Several pieces of trim have rotten and broken







Weight-Bearing Posts, Footers and Structural Components

- Posts are under rated 2x4 boards (code requires at least 4x4 posts)
- Footers are ***completely non-existent*** leading to the settling and weight issues as described above
- Cinderblocks are surface mounted and have evidence of prior movement
- Joist hangers are only used on half the porch
- Several locations where girder and framing connect are not true (leaning, bowing, occasional rot)
- Girder is gravity connected to support posts (no evidence of toe-nail, or screw fasteners)

Code Violations

Against current building code the following violations will be corrected in the rebuild. Each of the following are missing ***completely*** or are not within specification in the existing porch structure causing over time the state that the porch is in. In approving this project we will bring each and every one of these violations up to meet existing building code through the permitting and town building inspection office.

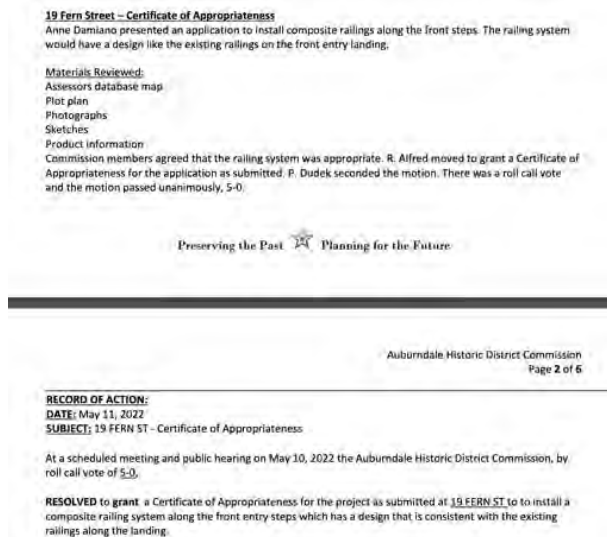
- **Proper Footers** - minimum of 36" below grade wrapped concrete footers
- **Weight Bearing Structural Posts** - minimum of 4x4 ground contact PT Posts
- **Metal Joist Hangers** - 12-16" OC joists must be toe-nailed and hung on appropriately sized metal joist hangers



District Precedent

Vinyl and Composite use already present in district

- 324 Central St. recently had a **street visible vinyl and composite fencing** project approved unanimously by the Auburndale commission
- 304 Central St. has a **front porch with composite decking** within 15ft of street/sidewalk (unable to find commission minutes, project completed 2+ years ago)
- 19 Fern St. recently had a **composite railing** approved along front steps



Auburndale District Allowable Styling

- AZEK flat composite board is allowable for fascia and trim work (only visible architectural component from the street other than the skirting, railings, columns, and barely wood edge)
- Composite Railings can and have been approved for visible front of house work
- Exterior Window Casings can and have been approved for composite board for visible front of house work

Specifications

Decking Boards

Initial project seeks approval for replacement in kind. Wood for wood decking. Decking installed will be a hardwood that is sealed with either a stain or paint (existing is painted).

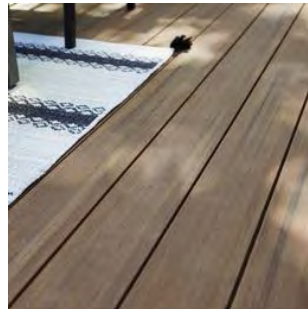
Addendum #1: Composite Decking

AZEK or Trex Composite Decking (durable, sustainable and low cost maintenance)

<https://www.timbertech.com/product/azek-harvest-collection>

https://www.timbertech.com/products/decking/?_sft_pa_material-type=premium-capped-polymer

(example, color may not be representative of final material choice due to supply and demand constraints)



Fascia and Trim

AZEK PVC Fascia Trim Board - Flat/Smooth White

<https://azekexteriors.com/products/trim/trim-boards>

(stock photo example, fascia color and style is representative of material choice)



Structural Components

2x10 Pressure Treated Lumber 16" on center, with proper pitch and metal fasteners as code appropriate/required

(stock photo example, deck framing)



Proper footings within 12" sono tubes, as appropriate for use and required by code

(stock photo example, proper deck footer and fastener hardware)



Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	NWT.6249
Historic Name:	Snow, Henry - Cobb, William B. House
Common Name:	Owens, Hugh - Putnam, Samuel P. House
Address:	197 Grove St
City/Town:	Newton
Village/Neighborhood:	Auburndale;
Local No:	43028-0014;
Year Constructed:	C 1870
Architectural Style(s):	Italianate;
Use(s):	Multiple Family Dwelling House; Single Family Dwelling House;
Significance:	Architecture;
Area(s):	NWT.EH
Designation(s):	Local Historic District (05/23/2005);
Building Materials:	Roof: Asphalt Shingle; Wall: Wood; Wood Clapboard; Foundation: Stone, Cut;
Demolished	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.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Friday, October 28, 2022 at 9:39 PM

FORM B – BUILDING

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

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

43028 0014	Boston North	EH FF	NWT.6249
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LHD (5/23/2005)

Photograph



View from NE

Town/City: Newton

Place: (*neighborhood or village*):
Auburndale

Address: 197 Grove Street

Historic Name: Snow - Owens House

Uses: Present: single-family residence

Original: single-family residence

Date of Construction: ca. 1870

Source: deeds, historic atlases

Style/Form: Italianate

Architect/Builder: unknown

Exterior Material:

Foundation: stone

Wall/Trim: wood clapboards

Roof: asphalt shingles

Outbuildings/Secondary Structures:
garage

Major Alterations (*with dates*):
Front dormer added, early 20th century
Porch rebuilt, late 20th century

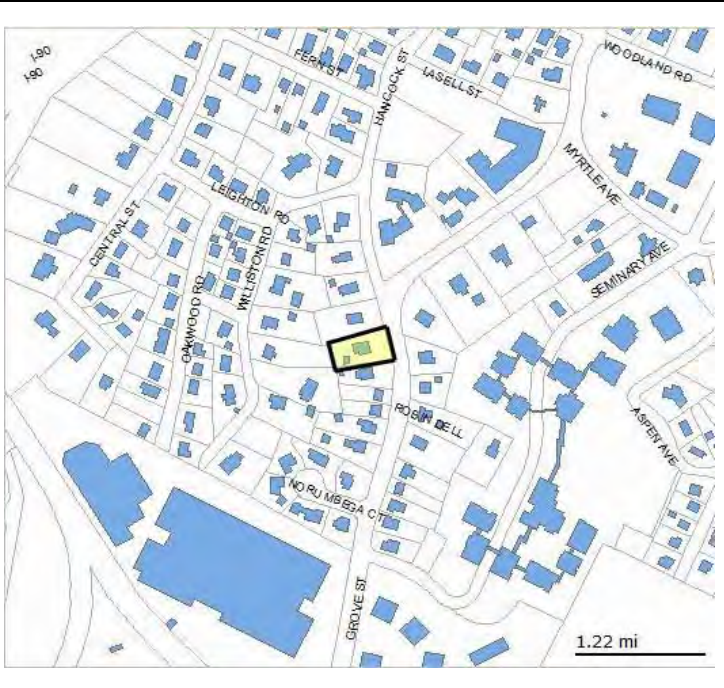
Condition: good

Moved: no yes **Date:**

Acreage: 15,024 sq. ft.

Setting: The house is situated in a dense residential area characterized by single-family dwellings built between the mid-19th century and the mid-20th century.

Locus Map (north at top)



Recorded by: Neil Larson & Kathryn Grover

Organization: Newton Historical Commission

Date (*month / year*): June 2014

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AUG 25 2014

MASS. HIST. COMM.

INVENTORY FORM B CONTINUATION SHEET

NEWTON

197 Grove Street

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

EH, FF NWT.6249

Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION:

The two-story wood frame single-family dwelling with a hipped roof is located on the west side of Grove Street south of Hancock Street in Auburndale. Built ca. 1870, the side passage plan has two principal rooms on the south side of the plan and a third located behind the entry that bumps out in a pavilion on that side of the house. A two-story hipped-roof ell is appended to the rear with a one-story addition extending from it. The two-bay front façade contains an entrance with a pair of glazed doors offset by a two-story bay window with beveled sides; a single window occupies the second story space above the entrance and a porch (rebuilt) covers the entrance and wraps around on to the north side terminating at the projection on that façade. The south side of the house contains a bay window with beveled sides and a single window on the first story and, curiously, no windows on the second story. The roof line is distinguished by a simple entablature decorated with widely-spaced pairs of brackets, The windows on both stories have cornices. A gable dormer centered on the front façade appears to be a later addition.

The house is centered on its lot at the top of a knoll and set back from the street behind a large open yard that slopes down to a stone retaining wall at the street. A driveway follows the north lot line to a parking area behind the house where a one-story wood frame one-car garage with a front gable roof is located. The rear of the lot is wooded.

The house at 197 Grove Street, built ca. 1870 is an intact example of Italianate-style domestic architecture in Newton representing its early suburban period. It is a contributing component of the local historic district

HISTORICAL NARRATIVE:

In June 1869 Auburndale realtor William E. Tyler sold 15,512 square feet of a tract he had acquired the year before from Edmund H. Tileston to stair builder Henry Snow.¹ Born in Paxton about 1827, Snow was living and working as a farmer in his native town in 1849, when he married Caroline Crocker of Royalston. By 1860 the family, when their daughter Mary Hazeltine Snow was born, the family was living in Newton, and Snow had begun work as a stair builder. He was working in a box factory in Newton Corner in 1868 and living on Freeman Street. The 1870 census shows Snow in this neighborhood with \$2500 in real property and living in a household with his wife, their children Joh, Mary, and Grace, and the Maine-born carpenter George C. Johnson and his wife and son.

By December 1874 Snow and his family moved to Hancock Street (and by 1905 to Cambridge), and he sold the property to Mercy Cobb, the wife of master mariner William B. Cobb, who was then living in San Francisco.² Born in Harwich, Mercy Eldredge was living in Boston in 1859 when she married Cobb, originally from Brewster. In 1860 William H. Cobb is listed in the Brewster household of his father Barnabas, a shoemaker, though it is likely he was at sea. Mercy Cobb is never shown in Newton directories or censuses and must have rented the property; by 1880 the census shows her boarding with her husband in San Francisco. Though the 1895 map shows her as owner of the property, 197 Grove Street was acquired at auction in 1889 by Waltham fancy goods dealer Samuel P. Putnam, who lived in Newton. Putnam continued to rent the property, but it appears to have reverted to mortgage holder Cambridge Mutual Fire Insurance Company by 1903, which sold in that year to Sarah A. Elliott, the wife of Reuben Simmons Elliott.³ An engineer born in Weymouth in 1870, Reuben S. Elliott married Rehoboth native Sarah A. Tanner in 1892 in Quincy. The 1903 Newton street directory does not list 197 Grove, but at 203 Grove was Reuben Elliott, shown as a Boston publisher, his widowed mother Cornelia Blanchard Elliott, and Reuben and Sarah's daughters Cornelia, a milliner, and Pearl, a nurse. The Elliotts remained at 197 Grove until about 1907, when they moved to Auburn Street and by 1930 to Manchester, New Hampshire. In April 1908 the county deputy sheriff, in a writ against Sarah Elliott, sold the 197 Grove

¹ William E. Tyler to Henry Snow, 25 June 1869, MSD 1094:99.

² Henry and Caroline Snow to Mercy S. Cobb, 4 December 1874, MSD 1331:174 Henry and Caroline Snow to Mercy S. Cobb, wife of William B., San Francisco CA, 4 December 1874, MSD 1331:174.

³ Cambridge Mutual Fire Insurance Co. to Samuel P. Putnam, 2 August 1889, MSD 2784:447; Cambridge Mutual Fire Insurance Co. to Sarah A. Elliott, 20 January 1903, MSD 3015:239.

INVENTORY FORM B CONTINUATION SHEET

NEWTON

197 Grove Street

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

EH, FF NWT.6249

house and lot to Blanche M. Noyes, who owned but did not occupy it. She sold it in 1919 to E. Morris and Mary Ferguson of Baltimore, who sold it three years later to Hugh and Catherine Owens, who did live in the house and were in fact its first longtime occupants.⁴

Born in Ireland in 1880, Hugh Owens was working as a clerk and “draper” when he came to the United States aboard the S.S. Parisian from Glasgow to Boston, where his brother Francis was already living. The 1920 census shows Owens as a department store buyer in a household with his wife Catherine and their children Edna, Hugh Jr., George, and William, born between 1916 and 1920. Owens worked for Jordan Marsh Company, which noted in a supporting document for a passport application that year that Owens had been a salaried employee of the company since 1907; he was then traveling to Great Britain, France, Belgium, Switzerland, and Italy to buy merchandise for the store.

The 1930 census shows Hugh Owens at 197 Grove Street with \$10,000 in real property. He was then a department manager at Jordan Marsh. By then he and his wife had four more children—John F., Robert J., Richard, and Albert F.—in their Newton household. Hugh Owens is listed as a “commercial traveler” in the 1932 directory and as a retail furniture salesman in the 1940 census. By then the couple’s eldest child, Edna, was a retail cashier, son Hugh was a public utility electrician, George was a mattress factory inspector, and William was a mattress factory closer. A ninth child, Marjorie, had been born in 1931. The 1948 Newton directory shows Hugh Owens as a salesman at Jordan Marsh, and five of his adult children were still in his household—Edna, a clerk; John, a supervisor in Watertown; Albert, in the Coast Guard; and Robert, a student. Son William, by then a professor at Boston College, lived elsewhere in Newton.

Hugh Owens died in Newton in August 1948, and soon afterward Catherine Owens sold 197 Grove Street to R. Curtis and Rosamond S. Reed.⁵ Born in the District of Columbia about 1910, R. Curtis Reed was a salesman and sales engineer for a printing company, and the family had lived elsewhere in Newton since at least 1940. In 1969 the Reeds sold the property to Stan J. and Shirley T. Fink, who sold it to current owners Russell J. and Claire R. Nauta in 1999.⁶

⁴ George Nutt, deputy sheriff, to Blanche M. Noyes, 18 April 1908, MSD 3362:357; Blanche M. Noyes to E. Morris and Mary Huber Ferguson, Baltimore MD, 20 September 1919, MSD 4296:220; E. Morris and Mary Huber Ferguson to Hugh and Catherine A. Owens, 11 August 1922, MSD 4541:99.

⁵ Catherine A. Owens to R. Curtis and Rosamond S. Reed, 2 September 1948, MSD 7332:354.

⁶ R. Curtis and Rosamond S. Reed to Stan J. and Shirley T. Fink, 197 Grove Street, 11 July 1969, MSD 11706:720; Stan J. and Shirley T. Fink to Russell J. and Claire R. Nauta, 197 Grove Street, 8 June 1999, MSD 30300:122.

INVENTORY FORM B CONTINUATION SHEET

NEWTON

197 Grove Street

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

EH, FF	NWT.6249
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Maps

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1855 Map of the Town of Newton, 1855. H. F. Walling, surveyor.

1874 Atlas of the City of Newton, 1874. G. M. Hopkins & Co.

1886 Atlas of the City of Newton, 1886. J. B. Beers & Co.

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1907 Atlas of the City of Newton, 1907. G. W. Bromley & Co.

1917 Atlas of the City of Newton, 1917. G. W. Bromley & Co.

1929 Atlas of the City of Newton, 1929. Rowland H. Barnes.

INVENTORY FORM B CONTINUATION SHEET

NEWTON

197 Grove Street

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

EH, FF	NWT.6249
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PHOTOGRAPHS (all photos by Neil Larson, 2013)



View from SE



View from north



11/23/2022

HDC-22-312

Historic District Application

Status: Active

Date Created: Nov 22, 2022

Applicant

Mary Torchia
mtorchia3@verizon.net
36 Grove Street
Auburndale, MA 02466
617-678-6688

Primary Location

36 GROVE ST
AUBURNDALE, MA 02466

Owner:

TORCHIA MARY M
36 GROVE ST AUBURNDALE, MA 02466

Internal Only

Type of Certification/Documentation Issued

Requested Approvals, Inspections, and Reviews:

Application Details

The individual filling out this application is the property owner

Local Historic District Application Information

Name of Local Historic District

Auburndale

Type of Structure(s) Affected (check all that apply):

House



What year was the structure built?

1950

Local Historic District Application Proposed Work

repair or replacement

Type of Proposed Work (check all that apply):

Describe Scope of Work

Replace deteriorating front brick staircase (now demolished) with wooden/PVC staircase. In October I received a certificate of non-applicability to replace the front brick staircase in kind. However, after the demolition of the brick staircase, when the contractor began the replacing the brick staircase, I was concerned about the quality of the work, and the contractor and I parted ways. The estimate from a new mason was twice as much as the original estimate and the new mason would not be able to complete the work until the spring. In the interest of safety, I would like to replace the brick staircase with a wooden staircase similar to those of neighboring houses.

Briefly Describe the History of the Property

The house was built in 1950. I purchased it in 2008. Before that, an addition and rear deck were added and it was sided in vinyl.

Application Authorization

I am the owner of the property subject to this application and I consent as follows:

1. This application for a land use permit or administrative approval for development on my property is made with my permission.
2. I grant permission for officials and employees of the City of Newton to access my property for the purposes of this application.

Property Owner Signature

Mary M Torchia
11/21/2022

HISTORIC DISTRICT FINAL PROJECT APPROVAL PROCESS

Historic Preservation Staff, and sometimes the Historic District Commission, must approve the final project work. Without that approval, ISD will not close out the building permits and will not issue a Certificate of Occupancy. Please contact Historic Preservation Staff once all of the project work is completed to start the process. On average, the approval process may take a week and may take longer if the Commission needs to review the project work.

It is the owner's responsibility to make sure that the completed work matches the site plans, exterior plans and elevations, details and

materials that were approved by the Commission. Any changes to what was approved and any new elements must be submitted to the Commission for review and approval.

If it is determined that the final project work does not match exactly what the Commission approved, or includes new elements that were not approved, the project will be considered to be in violation and the final project approval will not be issued until all of the discrepancies are satisfactorily resolved.

All future work will be put on hold and no new building permits will be issued pending resolution with the Commission. The Commission can require that work be redone to match what was approved. The Commission is also authorized to issue a fine of up to \$300.00 per offense for each day that the violation continues.

City of Newton, MA - Assessing Department

Property 36 GROVE ST

Zoom To Share Print 36 Grove St

Search Selection Themes Markup Abutters

Advanced Search

Download Results More

Showing 1-2 results. Scroll to see more.

368 GROVE ST
WOODLAND GOLF CLUB OF AUBURDALE
42009 0004

36 GROVE ST
TORCHIA MARY M
43015 0015

Property

Property SBL	43015 0015
Address	36 GROVE ST
Tax Bill Number	2053628
Land Use	1010
Land Use Description	SINGLE FAMILY
Lot Size	12,000 sq ft
Frontage	80 ft
Zoning	SR2
Map ID	039SW
ID	43015 0015

Property Image



I would like to replace the brick staircase with a wood/pvc staircase to similar to that of 35 Grove Street, which is similar to those of other houses on Grove Street



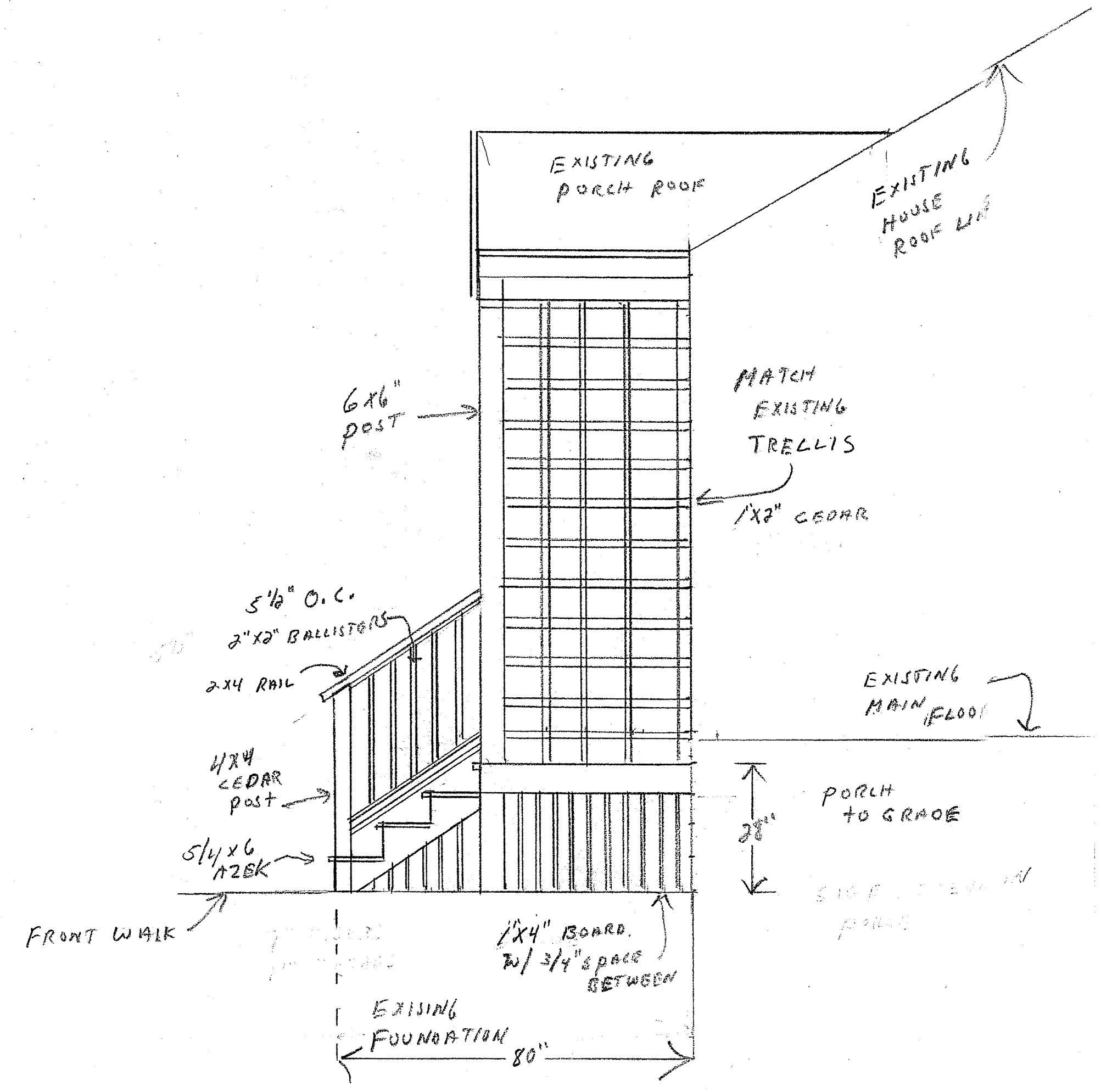
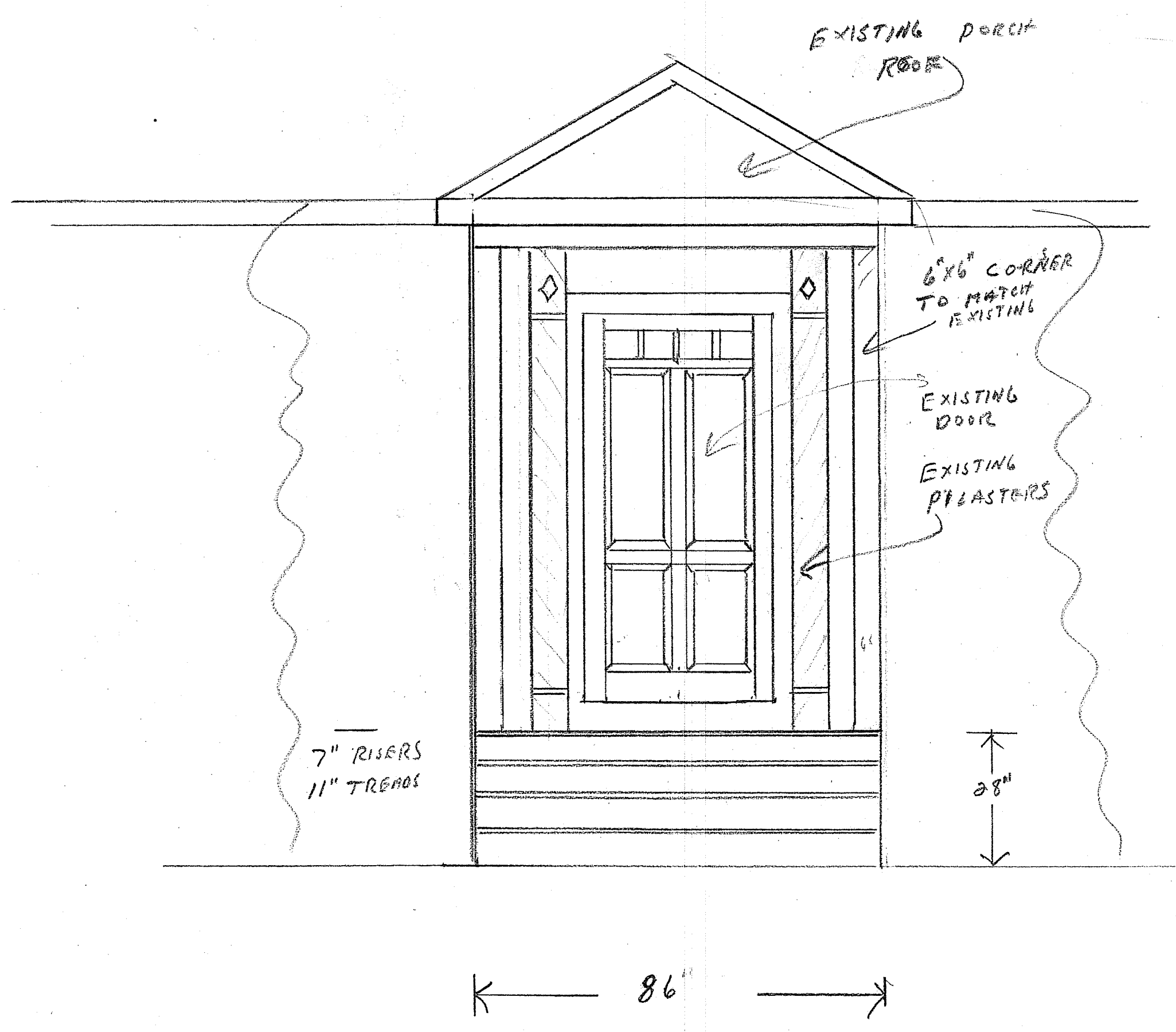
The proposed staircase for 36 Grove Street:

Three stairs 7 feet long with a landing 7 feet by 4 feet (same dimensions as previous brick staircase)

Materials:

- Risers: PVC
- Tread: Composite decking

1/2" = 1'
SCALE





SCALE 1/4" = 1'







STRUXURE



Home > Products > Decking > TimberTech AZEK® > Vintage Collection



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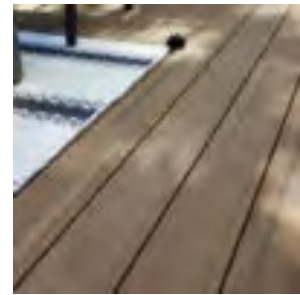


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1' Sample

1' Sample
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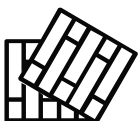
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WHERE TO BUY

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	NWT.6231
Historic Name:	Patterson, James M. House
Common Name:	
Address:	36 Grove St
City/Town:	Newton
Village/Neighborhood:	Auburndale;
Local No:	43015-0015;
Year Constructed:	C 1949
Architectural Style(s):	Postwar Traditional; Ranch;
Architect(s):	Kreider, Albert M.; Todd, George H.;
Use(s):	Single Family Dwelling House;
Significance:	Architecture;
Area(s):	NWT.EH
Designation(s):	Local Historic District (05/23/2005);
Building Materials:	Roof: Asphalt Shingle; Wall: Vinyl Siding; Wood; Foundation: Concrete Unspecified;
Demolished	No



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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Monday, October 3, 2022 at 5:40 PM

FORM B - BUILDING

5/23/05
4412

NWT, 6231

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING

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

43015 0015 NEWTON EH 6231

FF

Town NEWTON

Place AUBURNDALE

Address 36 Grove Street

Historic Name James and Esther Patterson House

Uses: Present Two family residence

Original Residential

Date of Construction ca. 1949

Source Building Permit 7/21/49, Water/Sewer record

Style/Form Cape

Architect/Builder

Exterior Material:

Foundation: Concrete

Wall/Trim: Synthetic Siding

Roof: Asphalt Shingle

Outbuildings/Secondary Structures:

No

Major Alterations (with dates)

Condition: Good/Fair (siding)

Moved no yes Date

Acreage Less than one acre

Setting:

The house is in a suburban neighborhood, located on Grove Street, a busy secondary street. Mature trees line side and rear property lines. A low stone wall defines the front property line. An asphalt walk lined on each side with stones starts at the drive and leads to the brick stoop. The foundation is lined with both evergreen and deciduous mature bushes.



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ny.

Circle and number the inventoried building. Indicate north.

Refer to Continuation Sheet.

Recorded by ADHC/LNA, Linda Sherman, Gail Densler and Caroline Schwirian

Organization Newton Upper Falls Historic District Commission

Date September 2001, February 2002

RECEIVED

APR 0 1 2002

MASS HIST. COMM

Town
NEWTON

Property Address
36 Grove St.

NWT.6231

BUILDING FORM

Recommended for listing in the National Register of Historic Places. *If checked, you must attach a completed National Register Criteria Statement form.*

ARCHITECTURAL DESCRIPTION *see continuation sheet*

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

This single story house is a Cape style. The side-gabled main structure has a rectangular plan with a center entry. Additions to the original house include a low cross-gable wing spanning from front to rear, including an attached single car garage on the north side, the cornice line not aligning with the main roof structure. A cross-gable wing spanning from front to rear of the house, the cornice line aligning with the main roof structure on the south side. The eaves and rake are close. The centered entry is emphasized and covered with a porch having a plain pedimented roof, and supported on plain square columns. Trellis work encloses the porch sides. Single 6/1 windows on the front of the house are symmetrically placed and asymmetrically placed on the sides. Originally wood clapboard, the exterior of this house was sided with synthetic siding in the summer of 2001.

HISTORICAL NARRATIVE *see continuation sheet*

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The property of Lois M. Miller on which this house is located was sub-divided sometime after 1929. The house dates from 1949. The Architect was Albert M. Kreider and the Builder was George H. Todd. The first Owners were James M. and Esther H. Patterson.

BIBLIOGRAPHY and/or REFERENCES *see continuation sheet*

Atlas:

- 1874: Part of E. F. Miller and J. Willard Rice property
- 1886: Part of E. F. Miller and J. Willard Rice property
- 1895: Part of Olive S. Miller and Harry W. Mason property
- 1907: Part of Olive S. Miller Tr.
- 1917: Part of Lois M. Miller property
- 1929: Part of Lois M. Miller property

Directories:

- 1949: No listing
- 1951-1963: James M. and Esther H. Patterson

Building Permit: 7/21/49
Water/Sewer Record: 1949

INVENTORY FORM CONTINUATION SHEET

Town
NEWTON

NWT. 6231
Property Address
36 GROVE ST

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

Area(s) Form No.

EH	6231
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Recorded by: AHDC/LNA
Organization: Newton Upper Falls Historic District Commission
Date: October 2001

