

NEWTON HISTORICAL PROPERTIES SURVEY  
 CITY OF NEWTON  
 PLANNING AND DEVELOPMENT DEPARTMENT  
 HISTORIC NEWTON, INC.

AREA NO. 27 FORM NO. NU-17

ADDRESS <sup>57</sup> ~~27~~ Grove Hill Avenue

OUTBUILDINGS Garage \_\_\_\_\_

Carriage Barn \_\_\_\_\_

Other \_\_\_\_\_

EXTERIOR ALTERATIONS \_\_\_\_\_ minor \_\_\_\_\_ medium  
 \_\_\_\_\_ major

ELLS/ADDITIONS \_\_\_\_\_

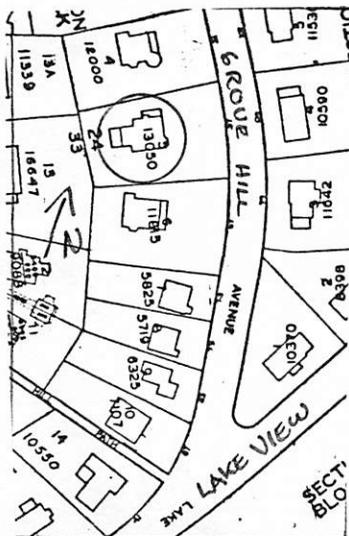
Moved \_\_\_\_\_ date \_\_\_\_\_

SIGNIFICANCE  major \_\_\_\_\_ contributing  
 \_\_\_\_\_ minor \_\_\_\_\_ none

STYLE \_\_\_\_\_ Georgian  
 \_\_\_\_\_ Federal  
 \_\_\_\_\_ Greek Revival  
 \_\_\_\_\_ Gothic Revival  
 \_\_\_\_\_ Italianate  
 \_\_\_\_\_ Mansard  
 \_\_\_\_\_ Stick  
 \_\_\_\_\_ Shingle  
 Queen Anne  
 \_\_\_\_\_ Colonial/Georgian Reviv  
 \_\_\_\_\_ Other \_\_\_\_\_



PHOTO NUMBER 83-I-4/19A





SSION  
MA 02108

AREA 27	FORM NO. NV-17
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orm

Town Newtonville

Address 57 Grove Hill Ave.

Historic Name \_\_\_\_\_

Use: Present Dwelling

Original Dwelling

DESCRIPTION:

Date c. 1887

Source Water & Sewer Records

Style Queen Anne

Architect \_\_\_\_\_

Exterior wall fabric Clapboard & Shingle

Outbuildings \_\_\_\_\_

Major alterations (with dates) \_\_\_\_\_

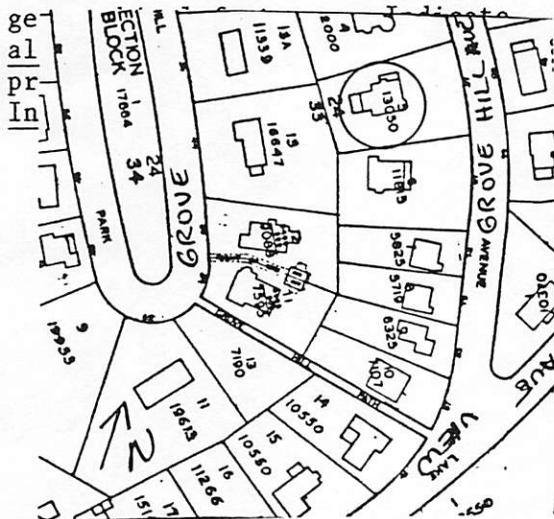
Moved \_\_\_\_\_ Date \_\_\_\_\_

Approx. acreage 13,050 sq. ft.

Setting Set high on a hill near Bullough's

Pond

show property location in relation  
to nearest cross streets and/or



Recorded by Architectural Preservation Assoc.

Organization Historic Newton, Inc.

Date May 15, 1983

(Staple additional sheets here)

ARCHITECTURAL SIGNIFICANCE (Describe important architectural features and evaluate in terms of other buildings within the community.)

This is one of a group of Queen Anne houses which explored for their suburban owners the possibilities of special spacial effects and decorative design. Here an offset gable pavillion with decorated gable field tops a 2 story bay window. The gables as well as a band just above the slight "Garrison overhang" have patterned shingle. A porch which extends to the side has simply cut brackets, while the bracket which support the overhanging gable has a starburst motif resembling that of the gable field. An inset balcony at the side has a bowed hood above it, a commonly used shingle style effect.

HISTORICAL SIGNIFICANCE (Explain the role owners played in local or state history and how the building relates to the development of the community.)

In 1883 a hostly debated proposal for the town to buy the still wild and lovely 174 acres surrounding Bullough's Pond for a central park for \$87,000 failed as too costly for the City of Newton. Thereafter, much of the property was purchased by George Morse and the Newton Land Improvement Company. Streets were laid out and houselots surveyed. Four houses on Grove Hill were built in 1887, but the plots on Grove Hill Park did not sell till after 1907.

BIBLIOGRAPHY and/or REFERENCES (name of publication, author, date and publisher)

Atlas 1907 Ed. K. Hall

1895 Emily H. Potter

{Directory 1909 Ed. K. Hall, lawyer, Boston

(

Address 57 Grove Hill Avenue

# NEWTON HISTORICAL PROPERTIES SURVEY

PLANNING AND DEVELOPMENT DEPARTMENT

NEWTON HISTORICAL COMMISSION

## HISTORICAL DATA SHEET

### 1. Atlas

1907 ~~Emil H. Potter~~ Ed K ball  
1895 Emil H. Potter  
1886  
1874

### 2. Bird's Eye (1890)

### 3. Directories

1909 Ed. K. ball young school house to school

### 4. References

# NEWTON HISTORICAL PROPERTIES SURVEY

CITY OF NEWTON  
 PLANNING AND DEVELOPMENT DEPARTMENT  
 NEWTON HISTORICAL COMMISSION

ADDRESS:

57 Grove Hill Avenue

## BUILDING TYPE

Single House  Double House  Rowhouse  Triple Decker  Apartment Block  Industrial  Commercial  Public  Other

## PLAN TYPE

SQUARE  RECTANGULAR  RECTANGULAR  L  T  U  PAVILION  IRREGULAR  Other

## FOUNDATION MATERIAL

CUT STONE, COURSED  RUBBLE  PLAIN OR SPLIT FIELDSTONE  BRICK  CONCRETE BLOCK  CONCRETE, POURED  Other

## NUMBER OF STORIES

1  $\frac{1}{2}$   2  2  $\frac{1}{2}$   3  3  $\frac{1}{2}$   Other

## NUMBER OF BAYS (Main Block)

3

## WALL COVERING (More than one may be checked)

**Wood**  
 CLAPBOARD  SHIPLAP  FLUSH BOARD  ASHLAR IMITATION  SHINGLE  DECORATIVE SHINGLE  VERTICAL BOARD & BATTEN  Other

**Stone**  
 ROCK-FACED  RUSTICATED  TOOLED  SMOOTH  Other  FLEMISH BOND  ENGLISH BOND  COMMON BOND  STRETCHER  DECORATIVE BRICK  Other

**Other**  
 PLASTER OR STUCCO  COMPOSITION SHINGLE  ALUMINUM SIDING  METAL SHEET  COMPOSITION STONE  Other

## WALL DETAIL (More than one may be checked)

ARCADING  RECESSED PANEL  ENGAGED COLUMN OR PILASTER  END BOARD  CORNER PILASTERS  STRING OR BELT COURSE  PROJECTING FRONTISPIECE  Other

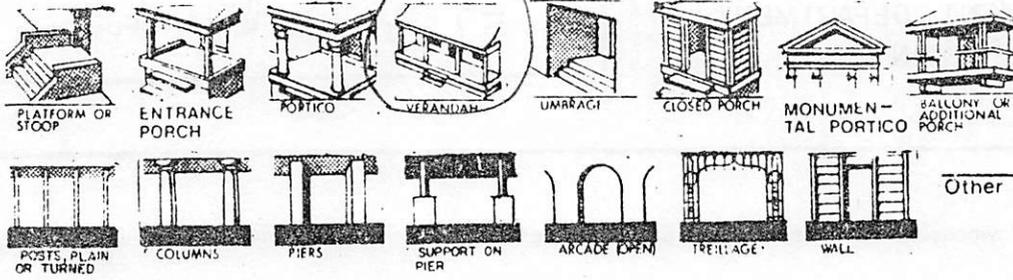
## ENTRANCE LOCATION

CENTRE DOOR, GABLE FACADE  CENTRE DOOR, MAIN FACADE  OFF-CENTRE, GABLE FACADE  OFF-CENTRE, MAIN FACADE  MULTIPLE GABLE  MULTIPLE MAIN  Other

## ENTRANCE DETAIL (More than one may be checked)

MOLDED TRIM  SHELF OR ENTABLATURE  PEDIMENT  PILASTERS OR ENGAGED COLUMNS  LINTEL PLAIN  ARCH RADIATING  HOOD FLAT, PLAIN OR BRACKETED  SIDE LIGHTS  TRANSOM  FAN LIGHT  Other

PORCH TYPE AND DESCRIPTION (More than one should be checked)

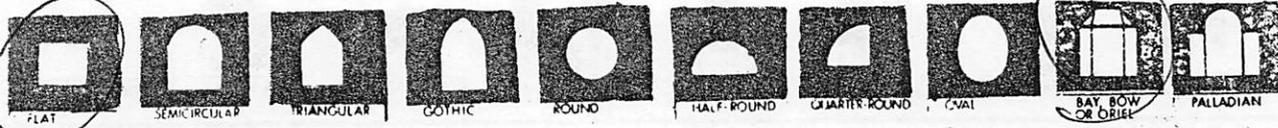


Other side

One-story  
Two-story

Brick  
Stone  
Wood  
Other

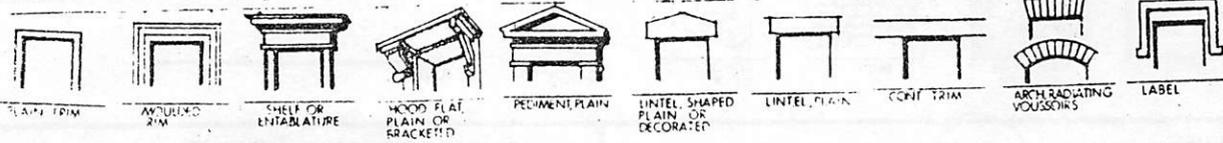
WINDOW SHAPE (More than one should be checked)



Stained Glass

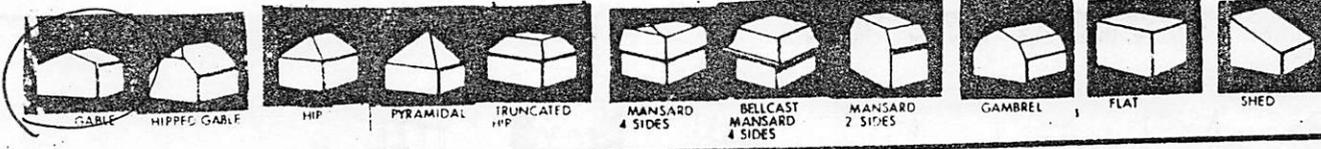
Other

WINDOW DETAIL (More than one may be checked)



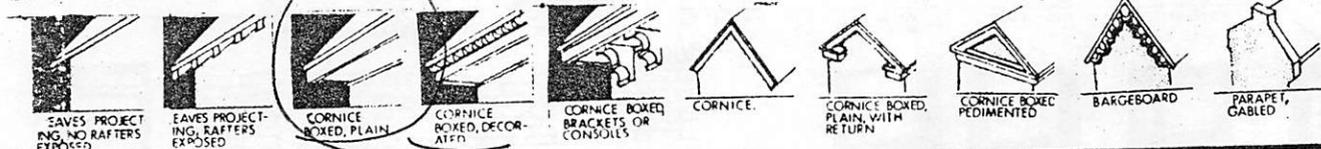
Other

ROOF TYPE



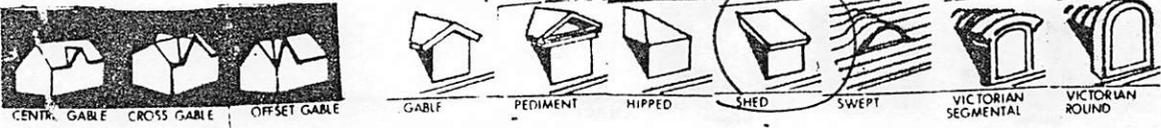
Other

EAVES DETAIL (More than one should be checked)



Other

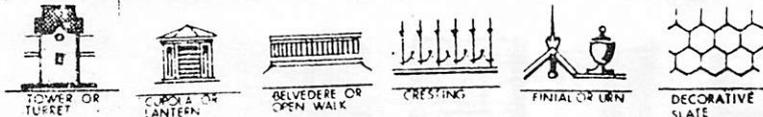
ROOF DETAIL



Other

Gable Types

Dormer Types



Other

SURROUNDING ENVIRONMENT (Circle more than one)

Residential Commercial Industrial Densely Built-up Moderately Built-up Scattered Buildings  
Strip Development Major Street/Highway Secondary Street Tree-Lined Street Part of Cohesive Group Other

ADDITIONAL ARCHITECTURAL DESCRIPTION

Work Sheet for: 57 Grove Hill Ave

Date: 1887 First owner name: \_\_\_\_\_

*c. 1887  
Water  
sewer*

It is not necessary to fill in all the details listed here, they are only shown as a check list of resources. If there is no Historic Property Survey Form at The Jackson Homestead, start your research with the Newton City Directories at the Newton Library. The Directories were published every two years, and for most houses built from the late nineteenth century on, this will provide a reasonably reliable date of construction as well as the name of the first owners.

**Newton Directories 1868-1985.** Residents are listed alphabetically. Beginning in 1889, properties are cross-reference by name and by address.

	Atlas-1895	Dir 1893	1891	1889
	Adams	Adams	Adams	Adams
	Thompson	Thompson	Vacant	Cummings
	Hunt	Hunt	Hunt	Hunt
1909 Ed. K. Hall	<u>Potter</u>	Coolidge	<u>Potter</u>	Parkman HB
	Keenan	Vacant	Keenan - Keenan	
			no Dir	
			for 1887	
			not in 1885	

**City of Newton Atlases.** Property owner's names appear on these maps.

- 1874
- 1886 undeveloped
- 1895 Emily H. Potter
- 1907 Ed. K. Hall
- 1917
- 1929

**City of Newton Water records.** If the Directory information is not definitive, a water record may be helpful in determining a date of construction.

*9/22/87 water 1893 sewer*

**Middlesex County Deeds.** After researching property owner names, one may use the grantor and grantee indexes at the Registry of Deeds to find the book and page number for original deeds to a property. The Registry is located at the Corner of Cambridge and Second streets in East Cambridge. This step is only necessary if the date of construction can not be determined from local records.

## How To Date Your House

Homeowners may use the following resources for determining the date of construction of a Newton house.

Newton Historic Property Survey Forms: These forms cover most houses built before 1907 and a small number of twentieth-century houses built before 1950. The forms are kept at The Jackson Homestead and may be copied for \$3.00.

Resources used to compile the Historic Properties Form may include:

- Town of Newton maps 1831-1866
- City of Newton Atlases 1874-1929
- City of Newton Directories 1868-1985
- City of Newton Water Records after 1880
- City of Newton Building Permits after 1915
- Middlesex County Deeds

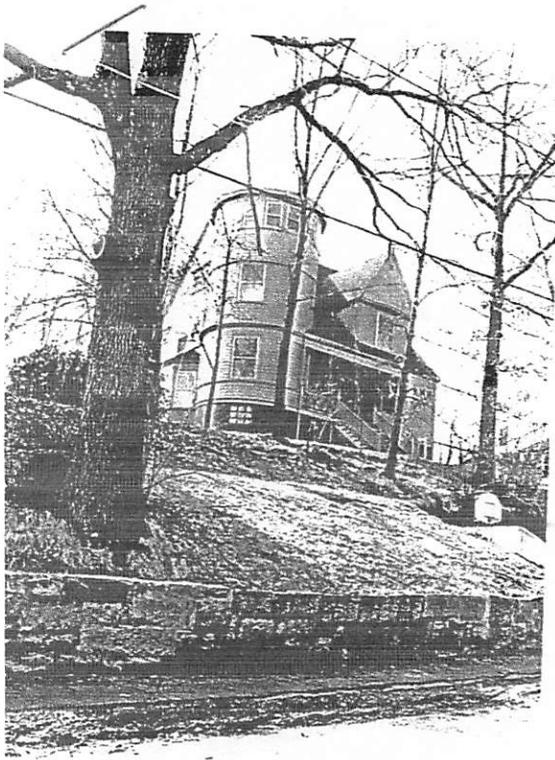
Maps, Atlases and Directories are available at the Newton Free Library and The Jackson Homestead.

Water records are available from the City's Engineering Department.

Building permits for twentieth-century houses begin in 1915. These are available from the City's office of Inspectional Services.

Construction dates given in the City Assessor's records may need to be verified by additional research.

If you are unable to verify date of construction and ownership information about your home, a more detailed investigation will be required. The Newton Historical Society can provide this investigation for you for a contribution of \$35.00 to help defray costs.



SECTION  
MA 02108

AREA	FORM NO.
27	NV-16

(white)  
form

Town Newtonville

Address 51 Grove Hill Ave.

Historic Name \_\_\_\_\_

Use: Present Dwelling

Original Dwelling

DESCRIPTION:

Date 1887

Source Water & Sewer Records

Style Queen Anne

Architect \_\_\_\_\_

Exterior wall fabric Clapboard & shingle

Outbuildings \_\_\_\_\_

Major alterations (with dates) \_\_\_\_\_

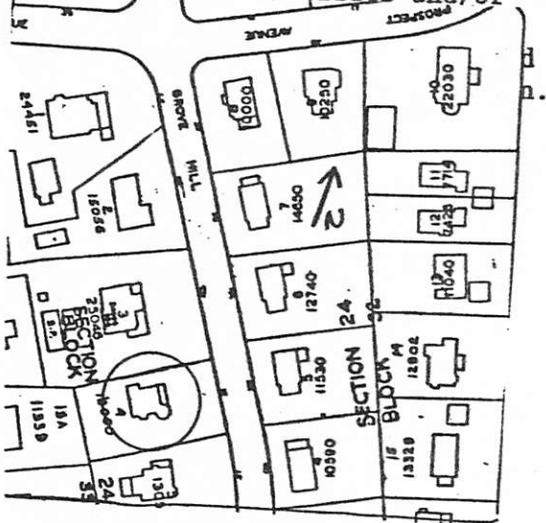
Moved \_\_\_\_\_ Date \_\_\_\_\_

Approx. acreage 12,000 sq. ft.

Setting Set high on hill near

Bullough's Pond

Show property's location in relation  
to nearest cross streets and/or



Recorded by Architectural Preservation Assoc.

Organization Historic Newton, Inc.

Date May 15, 1983

(Staple additional sheets here)

ARCHITECTURAL SIGNIFICANCE (Describe important architectural features and evaluate in terms of other buildings within the community.)

his is one of a group of neighboring houses of similar Queen Anne intentions: o provide their suburban owners a variety of interior spaces exterior decorative effects. The 3 story round bay is like a tower on this house, with lose set windows at 3rd floor level. The wide gable roof extends over an inset entry porch and supports a Shingle Style gable dormer with rounded ornors.

ISTORICAL SIGNIFICANCE (Explain the role owners played in local or state history and how the building relates to the development of the community.)

Charles S. Keene also owned 67 Grove Hill Avenue. He was a manager in Boston. rove Hill Avenue was developed after proposal for the city to purchase for a entral park the 174 acres surrounding Bullough's Pond was voted down. Much of he land was then bought by the Newton Land Improvement Company which developed n this street in 1887.

BIBLIOGRAPHY and/or REFERENCES (name of publication, author, date and publisher)  
tlas 1907 Charles S. Keene  
1895 Minnie L. Hunt