

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET
BOSTON, MA 02116

AREA	FORM NO.
154	NH-300

Town Newton, Mass. M.R.A.
Newton (Newton Centre)

Address 156 Grant Avenue

Historic Name Adams Claflin Estate

Photo (3"x3" or 3"x5", black and white) Indicate address of property on back of photo. Staple to left side of form.

Use: Present dwelling

Original dwelling

DESCRIPTION

Date 1890

Source Water Records

Style Colonial Revival/Shingle Style

Architect Samuel Brown

Exterior Wall Fabric wood shingle

Outbuildings garage

Major Alterations (with dates) _____

2-story wing added to side elev.,
date unknown

Condition excellent

Moved no Date _____

Acreage 58,655 square feet (1.35 acres)

Setting suburban residential, atop
small hill, obscured from street

Recorded by Archit. Pres. Assocs.

Organization Newton Hist. Comm.

Date 5/15/83, rev. 3/86 by
H. White

Sketch Map: Draw map showing property's location in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection(s).
Indicate north

(SEE ATTACHED MAP)

UTM REFERENCE 19.319760.4689000

USGS QUADRANGLE NEWTON, MASS.

SCALE 1:25,000

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

156 Grant Ave meets Criterion A as the home of Adams Claflin, who was president of the Boston & Suburban Electric Company, an owner of considerable real estate in Newton, and son of Governor William Claflin who resided in Newtonville.

Criterion C is met as the house is the work of architect Samuel Brown, and as an outstanding example of the very large suburban houses in the Colonial Revival style found in Newton.

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

The Claflin house is a 2½-story cross gable house with steep gambrel roofs. The broad areas of roof and wall surfaces are punctuated by dormers and fenestration of varying size and placement, a vestige of the Queen Anne style. There are all manner of porches, balconies, and bay windows. The structure is clad with wood shingles laid in a staggered butt pattern. Much of the decorative detailing is inspired by the Colonial Revival style including the Palladian window motif in the rear gable, and the fanlight tracery and pedimented entrance porch.

Samuel Brown the architect of this house was also responsible for a number of the Norumbega Park structures, and numerous large suburban houses in the Newton and Boston environs at the turn-of-the-century. Brown lived in Newtonville, not far from his street railway patron, James L. Richards, director of 6 street railway companies and president

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

156 Grant Ave was the residence of Adams Claflin, who initially rented the house from Hannah M. Parker, and later purchased it from her, probably between 1895-1907.

Adams Claflin was president of a large utility company, the Boston & Suburban Electric Company, and owner of considerable real estate holdings in Newton. His father, William Claflin was a governor of Massachusetts, and resided in Newtonville at an estate known as "The Elms."

Adams Claflin was also a major figure in the development of the street railway in Newton and a director of several of the individual companies which had franchises in the city. In 1907 Claflin became president of the new Middlesex and Boston Street Railway Company which merged many of the lines in Newton and the surrounding communities. Under Claflin street car usage reached a peak in 1913, when the Middlesex and Boston operated two hundred and sixty-four cars in twenty cities and towns of the metropolitan Boston area.

BIBLIOGRAPHY and/or REFERENCES

Atlases: 1907: Agnes Claflin
1895: Hannah Parker
1874: Land of Edward Ellis
Directories: 1907: Mr & Mrs Adams D. Claflin
1895 " " " " " " " "

Newton's 19th Century Architecture: Newton Centre, Oak Hill & Chestnut Hill.
Newton Historical Commission, 1985. pp. 18.

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Newton Centre	Form No: NC-300
Property Name: Adams Claflin Ho.	

Indicate each item on inventory form which is being continued below.

ARCHITECTURAL SIGNIFICANCE: continued from page previous

of the Norumbega Park Company.

An interview with the 1985 owner revealed that she possesses the architect's plans for this house, and that two adjacent houses were designed for Claflin family members and designed by Samuel Brown as well.

A large carriage house at 142 Grant Avenue was a companion building to this house, but is now under separate ownership and has been converted to residential use.

Staple to Inventory form at bottom

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received 7/23/86
date entered

Continuation sheet

Item number

Page

Multiple Resource Area
Thematic Group

Name Newton MRA
State Middlesex County, MA

Nomination/Type of Review

Date/Signature

31. Buckingham, John, House

Entered in the
National Register

for Keeper

Helene Byers 9/4/86

Attest

32. Building at 1--6 Walnut
Terrace

Entered in the
National Register

for Keeper

Helene Byers 9/4/86

Attest

33. Central Congregational
Church

Entered in the
National Register

for Keeper

Helene Byers 9/4/86

Attest

34. Chestnut Hill, The

Entered in the
National Register

for Keeper

Helene Byers 9/4/86

Attest

35. Claflin, Adams, Estate

Entered in the
National Register

for Keeper

Helene Byers 9/4/86

Attest

36. Clark House

Entered in the
National Register

for Keeper

Helene Byers 9/4/86

Attest

37. Collins, Frederick,
House

Entered in the
National Register

for Keeper

Helene Byers 9/4/86

Attest

38. Curtis, Allan Crocker,
House--Pillar House

Entered in the
National Register

for Keeper

Helene Byers 9/4/86

Attest

39. Curtis, William, House

Entered in the
National Register

for Keeper

Helene Byers 9/4/86

Attest

40. Davis, Seth, House

Entered in the
National Register

for Keeper

Helene Byers 9/4/86

Attest

86001783

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Clafin, Adams, Estate (Newton MRA)
Middlesex County
MASSACHUSETTS

Working No. _____
Fed. Reg. Date: JUL 23 1986 2/3/87
Date Due: 8/31/86 - 9/6/86
Action: ACCEPT 9-4-86
____ RETURN _____
____ REJECT _____
Federal Agency: _____

Entered in the
National Register

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review: sample request appeal NR decision

Reviewer's comments:

Recom./Criteria _____
Reviewer _____
Discipline _____
Date _____
_____ see continuation sheet

Nomination returned for: _____ technical corrections cited below
_____ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership Public Acquisition	Status Accessible	Present Use
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4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? yes no

7. Description

Condition excellent good fair

deteriorated ruins unexposed

Check one unaltered altered

Check one original site moved date _____

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

8. Significance

Period _____ Areas of Significance—Check and justify below

Specific dates _____ Builder/Architect _____
Statement of Significance (*in one paragraph*)

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature _____

title _____

date _____

13. Other

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____



Claflin, Adams, Pestak

Newton, Mass. MRA

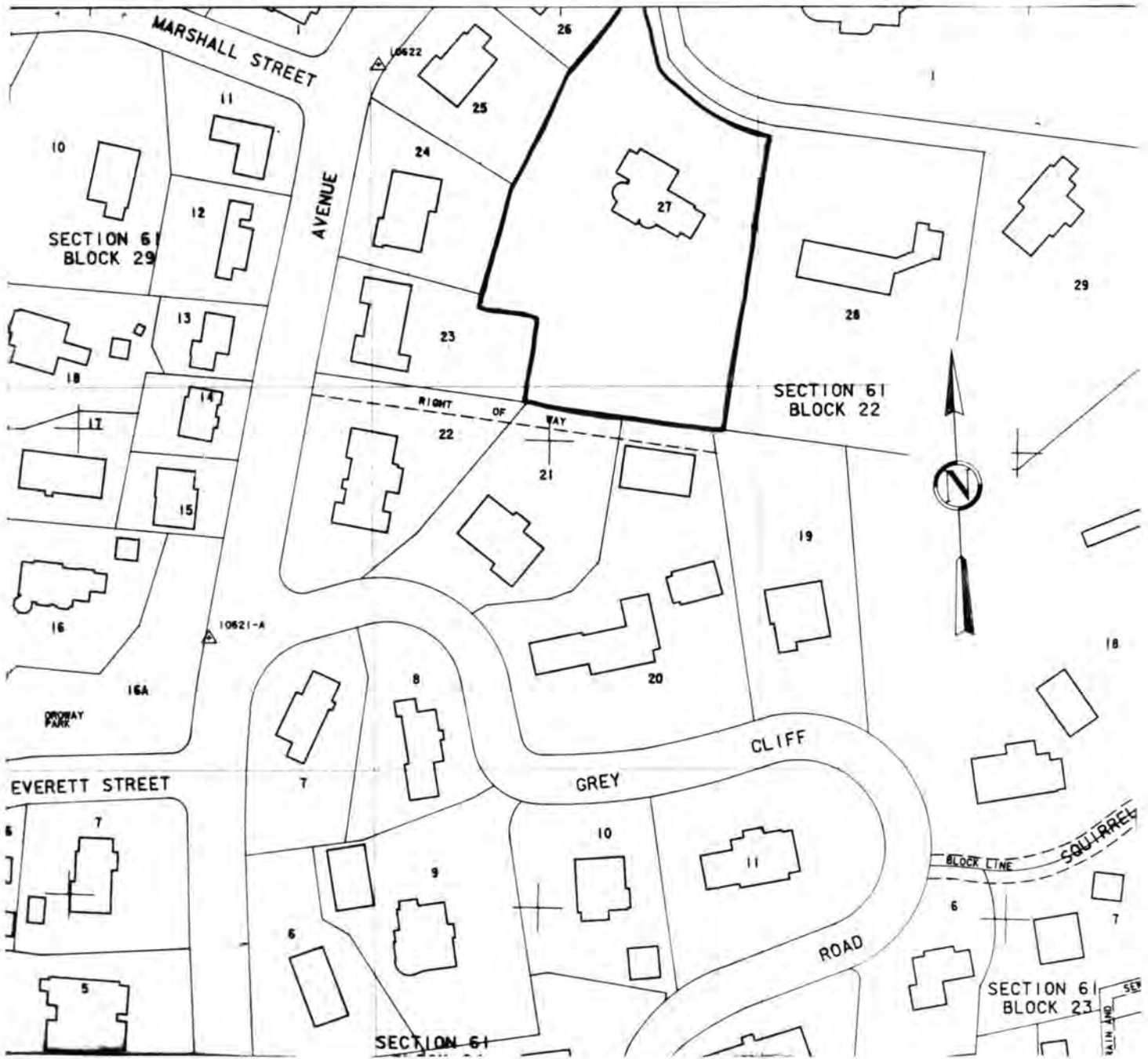
- 156 Grant Ave, Newton Centre -
MR-A-4 (8)



Chaplin, Adams, Estate

Newton, Mass. MIRA

156 Grant Ave, Newton Centre
- (rear) K-16 (35) -



City of Newton Assessor's Maps. Sheet **91**
 Metric Series. 1979
 Scale: UTM grid line interval = 100 meters (328 feet)

Newton, Mass. M.R.A.
 156 Grant Avenue, Newton Centre
 Adams Claflin House
 61-22-27