

FORM A - AREA

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET, BOSTON, MA 02116

Area Letter Form numbers in this Area

C	(See Data Sheet)
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Town Newton, Mass. MRA
NEWTON (Lower Falls)

Name of Area (if any) _____

Newton Lower Falls Historic District

Present Use Primarily residential

General Date or Period 1810-1860

General Condition Good

Acreage 6 acres

Recorded by Peter Stott

Organization Newton Historical Comm.

Date April 1986

Photos (3"x3" or 3"x5" black & white) Indicate on back of each photo street addresses for buildings shown. Staple to left side of form.

Sketch Map. Draw a general map of the area indicating properties within it. Number each property for which individual inventory forms have been completed. Label streets including route numbers, if any. Indicate north. (Attach a separate sheet if space here is not sufficient).

(SEE ATTACHED MAP)

UTM REFERENCE	<u>A 19/313920/4688150</u>
	<u>B 19/313820/4688360</u>
	<u>C 19/313980/4688430</u>
	<u>D 19/314060/4688190</u>
USGS QUADRANGLE	<u>NATICK, MA</u>
SCALE	<u>1:25,000</u>

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

The Lower Falls Historic District, encompassing residential and institutional buildings associated with the growth of Lower Falls as a paper-manufacturing village in the first half of the 19th century, is significant as the last remaining historic-period neighborhood in the village of Lower Falls. Most of the residential structures are Greek Revival in style and retain integrity of workmanship and setting. The district thus meets criteria A, B, and C of the National Register of Historic Places.

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

The Lower Falls Historic District consists of fifteen properties in the six-acre block bounded by Concord, Grove, Washington, and Hagar streets, excluding only one modern residence at the corner of Hagar and Grove streets. The district is dominated by St. Mary's Episcopal Church and its burying ground, already listed in the National Register (4/16/1980). The simple, Federal-period church, constructed in 1813, is the oldest religious building in Newton, and is all the more remarkable for its elaborate Gothic Revival trim added later in the 19th century. The oldest building in the district, and in Lower Falls, is the "Baury House" (2345 Washington Street), named after one of the early rectors of St. Mary's, who lived in the house, the Rev. Alfred L. Baury (1794-1865). The original two-story house followed a typical mid-18th-century house plan: it has offset interior chimneys allowing a central hall with two rooms arranged to each side. (The original

HISTORICAL SIGNIFICANCE Explain historical importance of area and how the area relates to the development of other areas of the community.

The village of Lower Falls owes its origins to topographic features as much as Upper Falls. Its location on the flood plain of the Charles River, close to the geological fault which marks the edge of the Boston Basin, made it both an early ford and an important early waterpower site. A ford was in use here as early as 1651 when John Eliot's Nonantum Indians were transferred to the new settlement of Natick. The "Natick Path," along the present Washington Street alignment, is mentioned as early as 1664; the Sherburn Road, which crossed the river at Wales Street, is noted by 1671 (Jones Map). At the latter location, a "horse bridge" was constructed as early as 1683. The village's first settler, Benjamin Mills, built a house on what is today the Wellesley side of the river in 1696. He is thought to have had a 'run-of-the-river' gristmill here as early as 1678, though the first dam and sawmill were not constructed until 1701.

Development of the village on the Newton side began in 1703, when John Hubbard (1648-1710) purchased four acres and erected an iron bloomery for the production of wrought iron from bog ore. (Hubbard and his son Nathaniel (1680-1748) had been earlier connected with iron works in Braintree. There is little information either concerning the source of the ore or the bloomery's production, though the works appear to have been in operation for several decades.) A smithy was erected in 1710, and a sawmill in 1740. By 1775, there were five residences on the Newton side of the river (and ten on

BIBLIOGRAPHY and/or REFERENCES

(See continuation sheet)

INVENTORY FORM CONTINUATION SHEET

Community:	Form No:
NEWTON, MASS. MRA	AREA C
Property Name: Lower Falls H.D.	

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

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

ARCHITECTURAL SIGNIFICANCE, cont.

kitchen ell was demolished in the 1970s when the house was turned 45 degrees to front on Concord Street.) In the late 18th century, the building was enlarged by the addition of a third floor and hipped roof.

The remainder of the district consists of modest Greek Revival-period residences built along Grove Street between 1835 and 1855. Four are cottages and five are two-story gable-roofed structures. Nos. 660, 665, and 671 Grove Street, are attributed to a local resident, Vaughn Jones (1813-1868). The matching pair of residences at 665 and 671 Grove Street are both two stories in height with pedimented gable end and wide frieze supported by two-story corner pilasters. Entrance porches are supported by Ionic columns, though Colonial Revival alterations have glazed in the porch of #665. William Lyon, a Needham builder also responsible for both of the Curtis houses (#128 and #LF-42), is credited with construction of 666 and 676 Grove Street.

The only brick structure in the district is the two-story Hose House #6, built in 1900 to the designs of the acting city engineer, William P. Morse. The scale of the Renaissance Revival style building with its distinctive center cross gable and cupola makes it a fitting entrance to the entrance on Grove Street. Today it is a two-family residence.

HISTORICAL SIGNIFICANCE, cont.

the Wellesley side). One of these was the house at 2345 Washington Street, built by John Parker for his son Ezra, probably at the time of the latter's marriage in 1755. A later owner of the house, William Hoogs, probably responsible for the addition of the third floor, was also responsible for constructing the Lower Washington Street Dam about 1790.

The manufacture of paper, which as an industry would dominate the village until the 20th century, was begun here by John Ware (b. 1753) in 1790. (The "Ware Paper Mill" [NR-5/22/78], attributed to John Ware, was probably constructed on the site of Ware's mill in the 1830s as part of the later Crehore mills.) Ware was followed in quick succession by other paper manufacturers on both sides of the river. By 1831, the Crehore, Hurd, and Curtis mills alone employed over 70 men and women and probably represented the largest industry in Newton at that time. A major impetus to the industry was the introduction of the continuous-feed Fourdrinier paper-making machine. One of the first U.S. examples is said to have been installed in the Curtis Mill in 1828. The Curtis mills remained one of the premier paper manufacturers until after the Civil War; for many years, the products of the mills won national awards and recognition. The industry gradually moved west, however, and the introduction of the sulphide process and the inability of the older mills to modernize eventually drove all the mills out of business.

The oldest feature of the village which developed around the mills is St. Mary's Episcopal Church (NR-4/16/80), built in 1813 on land donated by the paper-mill owner, Samuel Brown. Grove Street began to be developed in the 1830s, when Benjamin Neal and Lemuel Crehore, partners in Crehore's paper mill, began to develop lots on the north side of Grove Street for employees in the local mills. Residences at 650 Grove Street, 656 Grove Street, and

Staple to Inventory form at bottom

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: NEWTON, MASS. MRA	Form No: AREA C
Property Name: Lower Falls H.D.	

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

HISTORICAL SIGNIFICANCE, cont.

666 Grove Street, built between 1837 and 1845, were all occupied by paper makers. The cottage at 676 Grove Street was built in 1842 for Rufus Moulton (1816?-1890), one of the founding partners of Eaton, Moulton & Co., the Lower Falls manufacturer of paper-making machinery. The detailed specifications for his house and contract with Needham housewright William Lyon are recorded in the Middlesex County Registry of Deeds.

The most elaborate of the surviving Grove Street residences, reflecting the prominence of their owner, are the pair of two-story Greek Revival residences, 665 and 671 Grove Street, built for Vaughn Jones (1813-1868). Local historians identify Jones as a builder, responsible for constructing the pair, as well as his earlier house, 660 Grove (1845). However, Jones' obituary, which describes him as the founder of the express business between Lower Falls and Boston, makes no mention of building or construction skills. Born in New Hampshire, Jones came to Lower Falls as a boy, where he initiated the express business, which he carried on with success and prominence until his death.

By the end of the 19th century, with most of the mills no longer operating or in limited production, new construction had all but ceased. The last building constructed in the district was Hose House No. 6, at 677 Grove Street, completed in August 1900. With the formation of the Cataract Engine Company in 1813, Lower Falls had become the first village in Newton to maintain a volunteer bucket brigade. Later, the company was the first company to purchase an engine, Cataract No. 1. The company headquarters were on Washington Street until its move to the Grove Street building.

Lower Falls today is a shadow of its 19th-century activity. The construction of the circumferential highway (Route 128) in the 1950s effected considerable change. Coupled with the 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. Along Washington Street, only remnants remain of this once prosperous mill village. Only the historic district retains a significant concentration of 19th-century architectural styles reflective of life in the village before the Civil War.

BIBLIOGRAPHY and/or REFERENCES

Frederick A. Jones, "Lower Falls Village," map compiled in 1957, collection of the Wellesley Historical Society; redrawn by Franklin P. Parker. Copy courtesy of the author and the Jackson Homestead.
Franklin P. Parker, "People of Lower Falls Village on the Charles," (draft manuscript, courtesy of the author and the Jackson Homestead).
Newton's 19th Century Architecture: Upper & Lower Falls (Historic Newton, Inc., 1982).
Newton's Older Houses: Newton Lower Falls. Publication No. 8 (Jackson Homestead, 1974).

Newton, Mass. Multiple Resource Area
 NEWTON LOWER FALLS HISTORIC DISTRICT

Address	S-B-L	Historic Name	Date	Style	C/NC	Inven. #	Area (SF)
Concord St.	42-30-10	St. Mary's Burying Ground (NR-4/16/80)			C		63,365
250 Concord St.	42-30-9	St. Mary's Episc. Church (NR-4/16/80)	1813	Federal-period	C	131	40,850
260 Concord St.	42-30-9A	St. Mary's Rectory	1946	Colonial Revival	NC		11,300
640 Grove St.	42-32-47	Isaac Hagar House	1838	Cape	C	LF 31	10,944
646 Grove St.	42-32-46		mid 1840s	Federal-period	C	LF 32	21,300
650 Grove St.	42-32-45	William B. Davis House	1837-1838	Cape	C	LF 33	16,498
656 Grove St.	42-32-44		1845	Gothic Revival	C	LF 34	15,994
660 Grove St.	42-32-43	Joseph L. Sears House	1845	Greek Revival	C	LF 35	14,216
665 Grove St.	42-30-4		1848-1854	Greek Revival	C	LF 36	10,232
666 Grove St.	42-32-42	Davis House	1837-1838	Greek Revival	C	LF 37	10,706
671 Grove St.	42-30-5	Vaughn Jones House	c.1850	Greek Revival	C	LF 38	7,954
672 Grove St.	42-32-41		c.1970s	Cape	NC		8,350
676 Grove St.	42-32-40	Rufus Moulton House	1842	Cape	C	LF 39	11,179
677 Grove St.	42-30-6	House House #6	1900	Renaissance Revival	C	LF 40	6,112
2345 Washington St.	42-30-8	Baury House; DAR House	c.1755	High Georgian	C	LF 51	12,017

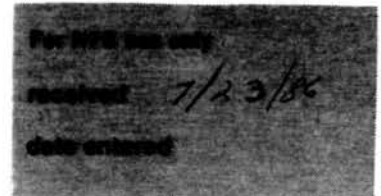
15 Properties with an area of 261,017 square feet (6 acres).

14 Buildings

1 Burying Ground (1.5 acres)

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet

Item number

Page

Multiple Resource Area
Thematic Group

Name Newton MRA
State Middlesex County, MA

Nomination/Type of Review

Date/Signature

- | | | | |
|---|-------------------------------------|------------|-----------------------------|
| 11. Newton Lower Falls
Historic District | Entered in the
National Register | for Keeper | <u>Delores Byers 9/4/86</u> |
| | | Attest | _____ |
| 12. Newton Theological Institution
Historic District | Entered in the
National Register | for Keeper | <u>Delores Byers 9/4/86</u> |
| | | Attest | _____ |
| 13. Newton Upper Falls
Historic District | Entered in the
National Register | for Keeper | <u>Delores Byers 9/4/86</u> |
| | | Attest | _____ |
| 14. Newtonville Historic District | Entered in the
National Register | for Keeper | <u>Delores Byers 9/4/86</u> |
| | | Attest | _____ |
| 15. Old Chestnut Hill
Historic District | Entered in the
National Register | for Keeper | <u>Delores Byers 9/4/86</u> |
| | | Attest | _____ |
| 16. Our Lady Help of Christians
Historic District | Entered in the
National Register | for Keeper | <u>Delores Byers 9/4/86</u> |
| | | Attest | _____ |
| 17. Putnam Street Historic
District | Entered in the
National Register | for Keeper | <u>Delores Byers 9/4/86</u> |
| | | Attest | _____ |
| 18. Sumner and Gibbs Streets
Historic District | Entered in the
National Register | for Keeper | <u>Delores Byers 9/4/86</u> |
| | | Attest | _____ |
| 19. Union Street Historic
District | Entered in the
National Register | for Keeper | <u>Delores Byers 9/4/86</u> |
| | | Attest | _____ |
| 20. Webster Park Historic
District | Entered in the
National Register | for Keeper | <u>Delores Byers 9/4/86</u> |
| | | Attest | _____ |

EG001748

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Newton Lower Falls Historic District (Newton
MRA)
Middlesex County
MASSACHUSETTS

Working No. JUL 23 1986
Fed. Reg. Date: 2/3/87
Date Due: 8/21/86 - 9/10/86
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
----------	---------------------------------	----------------------	-------------

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: _____

Missing Core Documentation

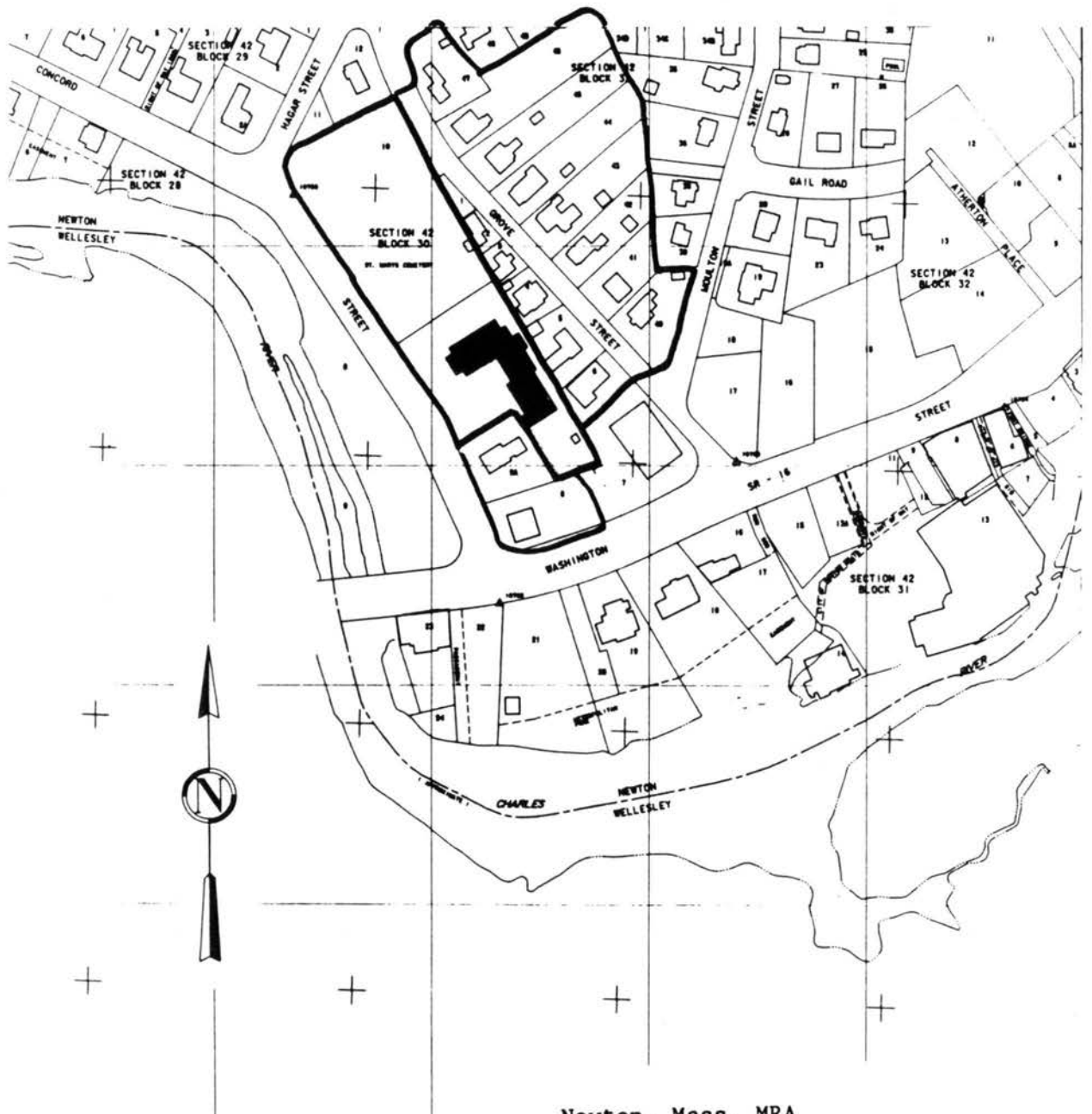
Property Name County, State	Multiple Property Name	Reference Number
Newton Lower Falls Historic District Middlesex County, Massachusetts	Newton MRA	86001748

The following Core Documentation is missing from this entry:

Nomination Form

Photographs

USGS Map



Newton, Mass. MRA
 AREA C
 NEWTON LOWER FALLS HISTORIC DISTRICT

City of Newton Assessor's Maps. Sheet 97
 Metric Series. 1979
 Scale: UTM grid line interval = 100 meters (328 feet)

Lower Falls V S2

BF

file w/NR



May 16, 1986

RECEIVED

MAY 20 1986

MASS. HIST. COMM.

Ms. Valerie A. Talmage
Executive Director
State Historic Preservation Officer
Massachusetts Historical Commission
80 Boylston Street
Boston, MA 02116


RE: 2345 Washington Street
Newton Lower Falls, Historic District

Dear Ms. Talmage:

Pursuant to the notification dated April 18, 1986 regarding registry in the National Register of Historic Places, Spaulding & Co Inc, formerly Spaulding & Whelan Corporation, hereby formally objects to this nomination.

Please withdraw this property from nomination and discussion at the meeting on June 11, 1986.

Very truly yours,
SPAULDING & CO INC


Richard W. Spaulding, President

COMMONWEALTH OF MASSACHUSETTS

SS *Middlesex*

May 16, 1986

Then personally appeared the above named Richard W. Spaulding as President as aforesaid and acknowledged the foregoing instrument to be his free act and deed, before me.


Notary Public

My Commission Expires: 12/14/90