NEWTON LOCAL LANDMARK REPORT

Crehore House

55 Pine Grove Avenue

Prepared for

Newton Historical Commission

December 4, 2025

Name: Address

1. *Name of Property*

    a. *Historic Name:* 55 Pine Grove Avenue
    b. *Common Name:* Crehore House

2. *Location*

    a. *Street Address:* 55 Pine Grove Avenue
    b. *Zip Code:*02462
    c. *Assessors #:* 42020 0010

3. *Classification*

    a. *Ownership of Property:* Private
    b. *Type of Property:* Residence
    c. *National Register Status:* The property is not listed on the National Register. The Newton Historical Commission voted to find the property Historically Significant and eligible for landmark consideration at the September 25, 2025, meeting.

4. *Function or Use:*

    a. *Historic Functions:* This property has historically served as a residence on the Crehore's larger estate holdings which the family subdivided to develop the Grove Street area in the 1830s.
    b. *Current Functions:* The property remains in residential use.

5. *Zoning*

    The Zoning District is SR3.

6. *Description*

    a. *Neighborhood Description:*
    The property is in the Newton Lower Falls area and is one of the remaining structures of the larger Crehore Estate. The surrounding area was mostly developed post-World War II, when the Bonelli-Adams Company subdivided the Crehore Family estate. The buildings vary in style from shingled Foursquares to cottages, Garrison Colonials, and other revival styles.

b. *Architectural Description:*

55 Pine Grove Avenue is a two-story wood-framed house with a hipped roof. The house is a less common interpretation of Stick Style architecture, a typology of Victorian construction. Overall, the style is rarely seen in Newton. Even more rare is the presence of exposed rafter tails, which is not often seen in Stick Style architecture. Moving down from the roof, the second story is clad in vertical board-and-batten siding which is separated from the first story by saw-tooth shingle band. The first story features clapboard that is decoratively divided by a geometric pattern of boards intended to express the structural system of the building. What was once a porch has been enclosed. The enclosed porch attempts to match the original architecture with exposed rafter ends, hipped roof, and a gable porch over the entry. The gable end of the entryway features decorative trusses, a scroll-sawed quatrefoil, and saw-tooth dentils. The entrance sports a fanlight above three sets of transom windows. Below the transoms are the prairie sidelights with a central door. The gabled entry roof is supported by decorative brackets. The east (right) side elevation features a gable dormer decorated with deep overhanging eaves, a hallmark of the Stick Style. The porch is a shed roof supported by curved braces connecting with the square posts. The west (left) side elevation continues the clapboard, shingle band, and vertical board-and-batten siding patterns. There is a small side entryway which projects from the main mass. It mimics the architecture of the front porch with a gable roof, fanlight above the roof, and small sidelights. The rear of the house features a single-story addition which carries on the clapboard and decorative wood trim pattern.

7. *History of the Property*
   a. *Ownership History:*
      - 2025: Rodney Farnsworth III and Trustee and Marguerite Laing Farnsworth Revocable Trust to 55 Pine Grove LLC.
      - 2005: Margurite L. Farnsworth to Rodney Farnsworth III, Margurite Farnsworth, and Marguerite Laing Farnworth Revocable Trust
      - 1955: Edward P. Van Trent Farnsworth and Marguerite L. Farnsworth to Marguerite L. Farnsworth
      - 1951: Antonio and Frances Lombardi to Edward P. Van Trent Farnsworth and Marguerite L. Farnsworth
      - 1943: Henry W. Savage INC. to Antonio and Frances Lombardi
      - 1943: Alexander J. Boris Jr. to Henry W. Savage, INC.
      - 1936: Property is seized by the Brookline Savings Bank and sold to Alexander J. Boris, Jr.
      - 1930: Murphy leased the house to Antonio and Frances Lombardi
      - 1923: John M. and Nina Bullock to Howard H. and Margaret F. Murphy

- 1922: Riverside Sand & Gravel Company, INC. to John M. and Nina Bullock
- 1922: Louis Vassalotti and Amato Pescosolido to Riverside Sand & Gravel Company, INC.
- 1920(five days later): Lyla E. Berry to Louis Vassalotti and Amato Pescosolido
- 1920: Frederick M. Crehore's widow, Frances I. Crehore, sold the whole estate to Lyla E. Berry of Boston
- 1917: Elizabeth Tracy Crehore conveyed her interest to her brother, Frederick M. Crehore
- 1943: Henry W. Savage, Inc. to Antonio and Frances Lombardi
- 1910: House leased to Albret W. Morrill, blacksmith
- 1900: House leased to Andrew Kimball, laborer on Crehore Estate
- 1873: House leased to Reverand Richard F. Putnam, rector of St. Mary's Episcopal Church
- c. 1867: Charles F. Crehore built the house

b. Permit History

- 2025: NHC reviewed and approved the demolition of the garage and a rear addition, replacement of siding materials, restoration of original porch, relocation of the building on the lot, and two-story addition to the rear.
- 2011: repair driveway
- 1923: construct garage
- 1921: construct garage

It has been evident that the property has had many changes over time. Unfortunately, the changes were either not tracked via building permit (as standards for what required a building permit has changed over time) or due to the changes in address number, the documentation was lost.

Regardless, in reviewing the historic photographs, the following changes are evident:

- Enclosed front porch
- Enclosed left-side porch
- Rear single-story addition

8. *Significance of Property*

   a. *Period of Significance*

      The period of significance for this building begins in 1867 with the house constructed under the ownership of the Crehore Family. Their ownership officially ends in 1920 when Frederick M. Crehore's widow, Frances I. Crehore, sold the whole estate to Lyla E. Berry of Boston. After this many of the changes documented in section 7(b) were made.

   b. *Historical Significance*

      Newton Lower Falls was started along the banks of the river. John Hubbard and Caleb Smith saw promise in using hydropower to run an iron works and constructed a dam in 1704. The industrial power of Newton Lower Falls was realized, and other businesses joined such as a tannery, nail factory, snuff mills, and papermaking. John Ware was the first to begin papermaking in Newton Lower Falls in 1790. Soon other mills began popping up, numbering six total in the upper dam and four in the lower falls by 1816. As water became a commodity for all the hydro-powered industries, water rights became a concern. The first right to water was granted in 1816 to the paper companies, ensuring their reign in the area. Lemuel Crehore was a prominent individual in Lower Falls as the owner of the Ware Paper Mill in 1834. The Crehore Paper Mill operated under many names during its history showing the evolution of family ownership. The Crehore's owned and operated the Mill through the 1940s. The Crehore's purchased Starr farm and built their estate bounded by Pine Grove Ave, Grove Street, a no longer existing branch of a railroad, and a little past where I-95 is today. On this land, many buildings were constructed, some of which survive today including Charles F. Crehore's house at 55 Pine Grove, a farm manager house at 50 Clearwater Road, and a mill worker house at 473 Grove Street.

   c. *Architectural Significance*

      The Crehore House was constructed c. 1867 in the Stick Style, a typology of Victorian construction. The building is characterized by its ornamental features such as the trim boards on the first floor, the original front entry gable with saw-tooth dentils and decorative gable end, as well as the presence of curved and scroll bracing and the shingle band separating the first and second stories. Who designed 55 Pine Grove Avenue is unknown, but this is not uncommon for older construction.

9. *Designation*

a. *Landmark Designation Criteria:* The criteria for landmark designation as set forth in Section 22-93 of Newton's Landmark Ordinance:

- The property significantly represents an architectural type, style or design distinguished by innovation, rarity, uniqueness, or overall quality of design, detailing, materials or craftsmanship.
- The property is meaningfully associated with a person or persons who significantly contributed to the cultural, historic, architectural or archeological aspect of the development of the City of Newton, Commonwealth of Massachusetts, or the United States of America.
- The property's identification as a notable work of an architect, designer, engineer or builder whose work is significant in the history or development of the City of Newton, Commonwealth of Massachusetts or the United States of America.
- Historic events or activities occurred at the property that may have made an outstanding contribution to, or which best represent some important aspect of, the historic of the City of Newton, Commonwealth of Massachusetts, or the United States of America.

In determining whether to designate a property as a landmark, the commission shall also consider the following conditions:

- That the distinguishing characteristics of significance are for the most part original and intact or capable of restoration
- That the property, location and setting is compatible with future preservation and maintenance; and
- The property's context in relation to the City's policies and adopted plans and the property's surrounding area.

The property meets the criteria in the following ways:

- The property is meaningfully associated with the Crehore family and their work in growing Newton Lower Falls through the Crehore Mill, subdivision of land and development of worker housing, and ultimate subdivision of estate land for Post-War development of the Barbara Park area.
- The Crehore House at 55 Pine Grove Avenue is a Stick Style Victorian, which is a rare style of architecture within Newton.

10. Standards of Review

a. *General Standards*
The property should generally be reviewed by the Secretary of the Interior's Standards for Rehabilitation. Any alterations to the footprint of the building through demolition or addition, to fenestration and door openings, to siding, and to character defining features such as the ornamental features outlined in section 8(c) and 10(b) should come before the commission for review.

b. *Specific Standards*

- *Ornamentation*
  Existing ornamentation on the building should be preserved, including: the main entryway gable end with decorative trusses, a scroll-sawed quatrefoil, saw-tooth dentils, and supportive brackets; the geometric pattern of boards intended to express the structural system of the building on the first floor; the curved braces of the right side porch; and the saw-tooth shingle band separating the first and second stories.

- *Siding Orientation*
  The board-and-batten second floor and the clapboard first floor are character-defining features for the house and should be maintained.

- *Future Development*
  The Crehore House should remain open to historically sensitive additions to accommodate Rehabilitation standards. Any new construction on the site of the Crehore House, including following the subdivision of land, should be reviewed regarding the impact on the Crehore House and should adhere to the Standards for Rehabilitation.

11. Notification

The following properties are considered abutters for the purposes of notification. Owners of these properties should receive notice when this property is considered for landmark designation and for any future under the Landmark Ordinance.

Address	S/B/L
81 PINE GROVE AVE	42012 0001
8 CLEARWATER RD	42012 0002
12 CLEARWATER RD	42012 0003

22 CLEARWATER RD	42012 0004
28 CLEARWATER RD	42012 0005
33 SHERRIN RD	42015 0002
41 SHERRIN RD	42015 0003
49 SHERRIN RD	42015 0004
25 CLEARWATER RD	42015 0005
31 CLEARWATER RD	42015 0006
39 CLEARWATER RD	42015 0007
36 CREHORE DR	42016 0007
30 CREHORE DR	42016 0009
12 GOFF ST	42016 0010
40 SHERRIN RD	42016 0013
34 SHERRIN RD	42016 0014
30 SHERRIN RD	42016 0016
5 CREHORE DR	42019 0001
11 CREHORE DR	42019 0002
17 CREHORE DR	42019 0003
25 CREHORE DR	42019 0004
33 CREHORE DR	42019 0006
15 HALLRON RD	42019 0011
19 HALLRON RD	42019 0012
25 PINE GROVE AVE	42019 0013
11 CLEARWATER RD	42020 0001
56 SHERRIN RD	42020 0003
7 GOFF ST	42020 0005
16 CREHORE DR	42020 0006
10 CREHORE DR	42020 0007
4 CREHORE DR	42020 0008
67 PINE GROVE AVE	42020 0011
541 GROVE ST	42021 0001
82 PINE GROVE AVE	42022 0001
78 PINE GROVE AVE	42022 0002
72 PINE GROVE AVE	42022 0003
1 CORNELL ST	42022 0004
9 CORNELL ST	42022 0005
9 ITHACA CIR	42022 0006
15 ITHACA CIR	42022 0007
10 ITHACA CIR	42022 0012
19 CORNELL ST	42022 0013

Photographs and Maps

Front Elevation

Right Elevation

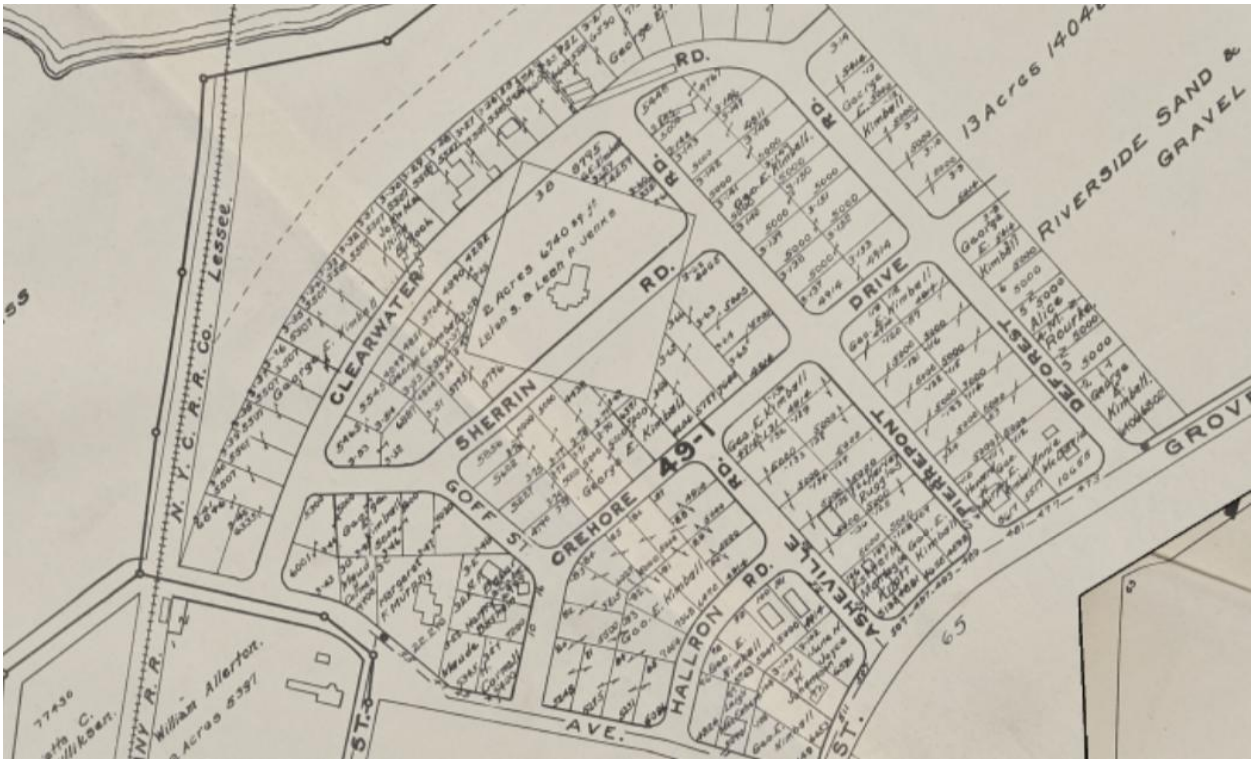
Rear Elevation

Left Elevation

1874, Hopkins Atlas

1895, Bromley Atlas

1917, Bromley Atlas



1929, Barnes Atlas

c. 1880 photo showing the Crehore Estate including the main estate house, Glenmary, on the right, and the Crehore House on the left. (Historic New England)

c. 1880 photo showing the front elevation of the Crehore House. Note, residents are sitting on the porch at the time of this photo. (Historic New England)

c. 1880 photo showing the front elevation of the Crehore House. Note, Charles F. Crehore is believed to be the man standing on the walkway. (Historic New England)

c. 1880 photo showing the right front corner of the Crehore House. (Historic New Engand)

CITY OF NEWTON
Planning and Development Board

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Barney Heath
Director
Planning & Development

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Edward Dailey, Member
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Ken Gould, Member
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James O'Connell, Alternate
Barney Heath, ex officio

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December 1, 2025

To: Mr. Doug Cornelius, Chair
Newton Historical Commission
1000 Commonwealth Avenue
Newton, MA 02459

Subject: Planning & Development Board Recommendation on the Proposed Landmark Designation for 55 Pine Grove Avenue

CC: Honorable Newton City Councilors
David Lewis, Chief Preservation Planner
Planning & Development Board
Drew Willison, City Clerk
Cassidy Flynn, Deputy City Clerk

Dear Mr. Cornelius:

The Planning and Development Board is authorized under Newton's Landmark Ordinance (Sec 22-64 (d)) to make recommendations to the Newton Historical Commission regarding properties that have been nominated for landmark designation. The role of the Board in making such a recommendation is to evaluate "the relationship of the proposed designation to the City's adopted policies and plans and the effect of the proposed designation on the surrounding area." In addition, the Board "shall also make recommendations regarding any other planning considerations relevant to the proposed designation."

At its regular monthly meeting held on Monday, December 1, 2025, the Planning & Development Board reviewed the nomination materials for 55 Pine Grove Avenue, including the landmark nomination form, as well as a historical report submitted by the nominators, the MACRIS inventory forms for the building and area and the accompanying staff memorandum prepared by Chief Preservation Planner David Lewis.

Ed Dailey moved, seconded by Peter Doeringer, the following:
The Planning & Development Board recommends that the Newton Historical Commission landmark the property at 55 Pine Grove Avenue.
Based on planning considerations, the Board found that the proposed designation is consistent with the City's adopted policies and plans and

that the preservation of the property would not have a detrimental effect on the surrounding area. The motion was approved 7-0-0.

Sincerely,

Kevin McCormick, Chair

Massachusetts Cultural Resource Information System
Scanned Record Cover Page

Inventory No:	NWT.5226
Historic Name:	Crehore, Charles F. House
Common Name:	Putnam, Rev. Richard F. - Kimball, Andrew House
Address:	55 Pine Grove Ave
City/Town:	Newton
Village/Neighborhood:	Lower Falls;
Local No:	42020 0010; LF-41;
Year Constructed:	C 1867
Architectural Style(s):	Stick Style;
Use(s):	Single Family Dwelling House;
Significance:	Architecture;
Area(s):	
Designation(s):	
Building Materials:	Roof: Asphalt Shingle; Wall: Board and Batten; Wood; Wood Clapboard; Wood Flushboard; Foundation: Stone, Uncut;
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

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FORM B – BUILDING

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

Assessor's Number	USGS Quad	Area(s)	Form Number
42020 0010	Boston North		NWT.5226

Town/City: Newton

Place: *(neighborhood or village)*:
Newton Lower Falls

Address: 55 Pine Grove Avenue

Historic Name: Charles F. Crehore House

Uses: Present: single family residence

Original: single family residence

Date of Construction: ca. 1867

Source: deeds, historic atlases

Style/Form: Stick Style

Architect/Builder: unknown

Exterior Material:
Foundation: stone

Wall/Trim: wood clapboards and board & batten

Roof: asphalt shingles

Outbuildings/Secondary Structures:
garage

Major Alterations *(with dates):*
Front piazza enclosed, early 20th century
Window sash replaced

Condition: good

Moved: **no** ☒ **yes** ☐ **Date:**

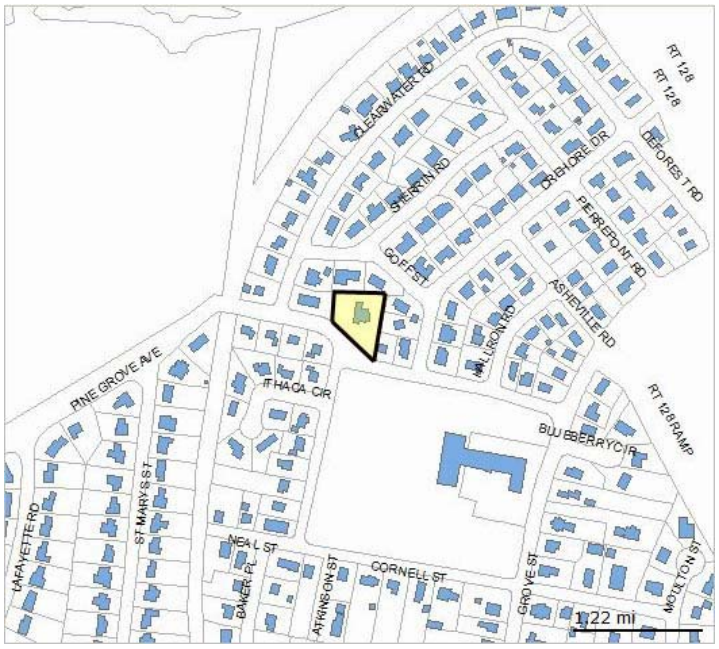
Acreage: 22,290 sq. ft.

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.

Photograph

View from SE

Locus Map (north at top)



Recorded by: Neil Larson

Organization: Newton Historical Commission

Date (*month / year)*: June 2014

RECEIVED
AUG 25 2014
MASS. HIST. COMM.

☒ 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 house with a hipped roof is located on the north side of Pine Grove Avenue opposite Cornell Street in Newton Lower Falls. The house is an unusual example of Stick Style design, rare in the city, with clapboard siding on the first story broken up by a geometric pattern of boards intended to express the structural system of the building. The second story is covered with vertical board-and-batten siding that terminates at a decorative saw-tooth band separating the two levels. The roof overhangs the walls with a deep eave and exposed rafter ends. A gable dormer on the east side of the house is ornamented in a similar manner.

The irregular three-bay front façade contains a two-story hipped roof pavilion on the east side of the central entrance. The entrance is concealed within a piazza covering the rest of the first story but is distinguished by a gable hood cantilevered on curved braces with truss work and scroll-sawn quatrefoil in the pediment. The porch enclosure is fabricated with casement windows on a paneled base and surmounted by arched transoms in an early 20th-century taste. A piazza on the east side is composed of distinctive truss work; a first-story bay window with beveled sides is contained within the structure. A one-story kitchen ell is attached to the rear of the house with its west façade in aligned with the house; an secondary entrance with a truss work porch is located on the façade.

The house is centered on a trapezoidal lot created when the periphery of the original acre parcel was subdivided in 1926. It is set back from Pine Grove Avenue behind a large lawn with mature trees and plantings. Side and rear yards are similarly landscaped, and vegetation along the lot lines has been allowed to grow up to provide screening from neighboring properties. A paved driveway enters the southwest corner of the lot and carries uo to the west side of the house; a one-story, hipped roof two-car garage with a single overhead door is sited west of the house.

HISTORICAL NARRATIVE:

The cottage at 55 Pine Grove Avenue probably was built in 1867 as the home of Charles F. Crehore on his father Lemuel Crehore's personal estate in Newton Lower Falls. In his *History of Paper-manufacturing in the United States, 1690-1916*, Lyman Horace Weeks provides the following account of this important local industry.

> Toward the middle of the century Newton Lower Falls developed into the notable paper-manufacturing center of eastern Massachusetts. Among the leading owners and operators there were William Hurd, Amos Lyon & Co., William Parker, Joseph Foster, Moses Garfield, Lemuel Crehore, William Curtis, Amasa Fuller, Joseph H. Foster, Thomas Rice, Charles Rice and John Rice. One mill, which was built soon after 1800 by William Hoogs, had the record of passing successively through the hands of nearly all those paper-men until it finally became the property of Augustus C. Wiswall & Son by whom it was operated in the closing years of the century to the time of its demise…
>
> The Crehore family interests in paper-making in Newton Lower Falls began in 1825 when Lemuel Crehore, who had learned the trade in the old Milton mill, established himself in business with William Hurd. Mr. Crehore, in 1834, purchased the John Ware paper-mill of 1789 and, with partners or alone, maintained the business for twenty years. As he advanced in life he associated with him his sons, George C. and Charles F. Crehore. He died in 1868. In the third generation the business passed into the hands of Frederic M. Crehore, son of Charles F. Crehore, continuing in name as Charles F. Crehore & Son. From the start the Crehore mills made a specialty of press board and jacquard cards.[1]

[1] (1916), 199.

Lemuel Crehore (1791-1868) was the sixth generation descended from Teague Crehore, probably Irish in origin, who settled on a farm in Milton, Massachusetts around 1645. Born in Dorchester, he was the son of John Shepard Crehore (1767-1833) and Hannah Lyon. His first job was as clerk in a general store in Roxbury. A few years later he went to Cincinnati, Ohio to work, returning to New England in 1825 and soon after settling in Newton where he entered a partnership with William Hurd. In 1827 Lemuel Crehore married Mrs. Mary Ann Clark Dodge (1795-1875), who was born in Staffordshire, England, a daughter of Thomas Clark and Lydia Farmer. They had two children, Charles Frederick (1828-1893) and George Clarendon (1830-1870). Charles Frederick Crehore graduated in 1848 from the Rensselaer Polytechnic Institute in Troy, New York. As a civil engineer, he employed in building roads for the government in Minnesota, and laid out the town of Faribault, of which he was one of the proprietors. He returned to Massachusetts and entered Harvard Medical School, from which he was awarded the degree of Doctor of Medicine in 1859. Crehore opened a medical practice in Boston, but when the Civil War began, he joined the army as a surgeon.[2] In 1867 Charles F. Crehore retired from the medical profession, and joined his father, Lemuel Crehore, in the manufacture of paper in Newton Lower Falls. It would have been at this time that the subject house was constructed for Charles and his family.

George C. Crehore began working with his father in the paper mill, but about the time his brother entered the business, he moved to Newbury Street in Boston and was regarded there as a merchant. The 1870 census attributed substantial values of real and personal estate to him, indicating that he received a sufficient inheritance from his father's estate to retire from the paper business. When Lemuel Crehore died in 1868, his property in Newton Lower Falls was divided between his sons, with Charles taking possession of the family's "homestead estate" north of Pine Grove Avenue and George having the lands (and dwellings) on the south. Charles moved to his father's mansion with a household, consisting of his wife, Mary and children Frederick T. (b. 1858) and Elizabeth T. (b. 1860), and two Irish female domestic servants.

In 1873 Charles F. Crehore conveyed the Pine Grove Avenue house and a lot of land to Rev. Richard F. Putnam. the rector at St. Mary's Episcopal Church in Lower Falls.[3] Richard F. Putnam had been living in a house he owned at 108 Concord Street, which he later conveyed to the church for its rectory (NWT.2746). He had been installed as the rector of St. Mary's in 1868, having previously been associated with a church in Dorchester. He was the son of John Putnam, a Boston printer, and Adeline Putnam. Putnam accepted a position with a church in New York City in 1875 and left the area. At that time, title to the Pine Grove Avenue property apparently reverted to Charles F. Crehore, although the 1886 map of Lower Falls associates the house with Benjamin W. Gilbert, who resided in the house across the street on the corner of Pine Grove Avenue and Cornell Street (not extant). Benjamin W. Gilbert (1832-1906) was a member of a Boston family of bankers. He married Mary G. Thaxter in Boston in 1862; her brother, Samuel G. Thaxter, lived next door at 31 Cornell Street (NWT.2755). Their father was the Boston merchant and politician Adam W. Thaxter, Jr., a partner in Bates & Co., merchants engaged in trade with Russia[4] He was active in the Democratic Party and ran for mayor in Boston in 1851, losing to Benjamin Seaver.

In 1900 the subject house was occupied by 62-year-old farm laborer Andrew Kimball, who probably was employed on the Crehore estate, along with his wife, Martha, and son Fred, an instructor at the Massachusetts Institute of Technology. Ten years later, the blacksmith Albert W. Morrill, age 39 years, was enumerated at the address at the head of a household that included his wife, Mary A., age 36, and their two daughters, Lila M., age 10, and Jennie E., age eight. The parents had been born in Canada and the daughters in Massachusetts. The family was still living in the house in 1920. By then Lila M. Morrill was employed as a typist at the arsenal and Jennie E. Morrill was working as a clerk at a dental school. Mima Ross, Mary A. Morrill's sister, boarded with the family; she was a cook for a private family.

In 1917 Charles F. Crehore's daughter, Elizabeth Tracy Crehore, had conveyed her interest in the "homestead estate of the late Charles F. Crehore," which included the subject house, to her brother, Frederick M. Crehore, along with other land on Washington Street and the Charles River.[5] Frederick's widow, Frances I. Crehore, sold the 41-acre estate willed to her, to Lyla E. Berry of Boston in 1920.[6]

[2] *Biographical Sketches of Representative Citizens of the Commonwealth of Massachusetts* (1901), 693.
[3] According to the 1981 B Form for this property the transaction is recorded in Middlesex County South Registry of Deeds, Book 1277:326,1873. Hereafter cited as MSD [Book#] : [Page#]. [date].
[4] Walther Kirchner, *Studies in Russian-American Commerce, 1820-1860* (1975).
[5] Middlesex County South Registry of Deeds, Book 4124:15, 20 March 1917. Hereafter cited as MSD [Book#] : [Page#]. [date].
[6] MSD 4388:443, 20 September 1920.

The 24-year-old Berry was a stenographer in an unidentified real estate office evidently serving as a temporary holder for the title, which was conveyed five days later to Louis Vassalotti, a house builder, and Amato Pescosolido, a banker, probably representing a firm catering to Italian immigrants, which both men were.[7] Vassalotti also was a partner in the Riverside Sand & Gravel Company, incorporated in 1920, which obtained the Crehore property in 1922.[8] A few months later, Riverside sold 28-plus acres of the estate, including the subject house, "being Lot A on a plan of land," to Boston cigarmaker John M. Bullock and his wife Nina Bullock.[9] The Bullock's conveyed the house and a little more than an acre of land to Howard H. Murphy and Margaret F. Murphy, his wife, in 1923.[10] Malden real estate broker, James D. White, purchased the rest of the acreage from the Bullocks' in 1925, which he turned over to Bonelli Adams Company of Boston, which platted a subdivision for residential development.[11] The real estate and construction company was known to have developed a number of subdivisions in the Boston suburbs.[12] The Newton Lower Falls subdivision was named Barbara Park.

Howard H. Murphy, a salesman of wholesale groceries in Boston, had been renting the Thaxter House at nearby 31 Cornell Street (NWT.2755) for a short time prior to the transaction, and he moved into the house at 55 Pine Grove with his wife, Margaret F., and their four young children. In 1926 he filed a subdivision plan leaving the house with its present 22,290 sq. ft. lot, and the following year he mortgaged the reduced property to the Brookline Savings Bank for $8500.[13] By then city directories listed his occupation as real estate, and in 1930 his address had changed to 68 Pierrepont Road, a new house in the Barbara Park subdivision. Antonio Lombardi, a studio photographer, rented the house, and the 1930 census enumerated him there with his wife, Frances, both of them born in Italy, and their four children aged seven to 18 years, all born in Massachusetts. No information regarding Lombardi's work as a photographer or the location of his studio has been found.

In 1936 the Brookline Savings Bank seized the property and sold it to Alexander J. Boris, Jr.[14] Boris was living in the Milton home of his father, a house painter, and mother, Mary, along with six brothers and sisters. His parents were immigrants from Poland, and they had eight children, all born in Massachusetts. In 1930 Boris was a self-described real estate agent; by 1940 he was employed as a salesman for a coal company. He had bought the house with loans from the Brookline Savings Bank and Henry W. Savage, Inc., a real estate and private mortgage company in Brookline.[15] By 1943 Henry W. Savage, Inc. had obtained title to the house, when it transferred the deed to Antonio Lombardi and Frances Lombardi.[16]

Edward P. Van Treat Farnsworth purchased the property from the Lombardis in 1951.[17] An electrical engineer, Farnsworth conveyed the title to his wife, Marguerite in 1955, evidently in a divorce proceeding, as he was next recorded as living on Warwick Road in West Newton.[18] Marguerite Laing Frnsworth deeded the house to the MLF Revocable Trust in 2004, which is the current owner of the property.[19]

[7] MSD 4388:444, 25 September 1920.
[8] *Pit & Quarry*, Vol.5 No. 6 (March 1921), 83. MSD 4489:354, 19 January 1922.
[9] MSD 4516:181, 18 May 1922; Plan Book 313 Plate 46.
[10] MSD 4644:447, 7 August 1923.
[11] MSD4897:73, 29 September 1925 and 4897:76, 1 October 1925. Also Plan Book 371 Plate 14, 31 October 1925.
[12] *Harvard Alumni Bulletin*, Vol. 24 Part 2 (1922), 669.
[13] MSD Plan Book 379:31, 10 July 1926 and Deed Book 5176:587, 15 December 1927.
[14] MSD 6082:591, 30 October 1936.
[15] MSD 6062:591 & 592, 30 October 1936.
[16] MSD 6732:341, 16 December 1943.
[17] MSD 7813:255, 15 October 1951.
[18] MSD 8519:482, 21 November 1955.
[19] MSD 44944:396, 15 December 2004.

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PHOTOGRAPHS (all photos by Neil Larson, 2012)

View from SW

View from SE

[Delete this page if no Criteria Statement is prepared]

National Register of Historic Places Criteria Statement Form

Check all that apply:

☒ Individually eligible ☐ Eligible **only** in a historic district

☐ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ **A** ☒ **B** ☒ **C** ☐ **D**

Criteria Considerations: ☐ **A** ☐ **B** ☐ **C** ☐ **D** ☐ **E** ☐ **F** ☐ **G**

Statement of Significance by Neil Larson
The criteria that are checked in the above sections must be justified here.

The Charles F. Crehore house, built ca. 1867, is a distinctive example of Stick Style domestic architecture in Newton, and is equally significant for its direct association with Lemuel Crehore, and his son Charles F. Crehore, who succeeded him as the owner of the paper manufactory that conveyed prominence on Newton Lower Falls industrial history. The two-story wood frame house appears to have been built for Dr. Charles F. Crehore and his family when he returned to Lower Falls to assume leadership of his father's firm; Lemuel Crehore died the following year. The house is an unusual example of Stick Style design, rare in the city, with clapboard siding on the first story broken up by a geometric pattern of boards intended to express the structural system of the building. The second story is covered with vertical board-and-batten siding that terminates at a decorative saw-tooth band separating the two levels. The roof overhangs the walls with a deep eave and exposed rafter ends. A gable dormer on the east side of the house is ornamented in a similar manner.

The irregular three-bay front façade contains a two-story hipped roof pavilion on the east side of the central entrance. The entrance is concealed within a piazza covering the rest of the first story but is distinguished by a gable hood cantilevered on curved braces with truss work and scroll-sawn quatrefoil in the pediment. The porch enclosure is fabricated with casement windows on a paneled base and surmounted by arched transoms in an early 20th-century taste. A piazza on the east side is composed of distinctive truss work; a first-story bay window with beveled sides is contained within the structure. A one-story kitchen ell is attached to the rear of the house with its west façade in aligned with the house; an secondary entrance with a truss work porch is located on the façade.

NWT. 5226

FORM B - BUILDING

Area	Form no.
~~72~~	~~LF 41~~ 5226

MASSACHUSETTS HISTORICAL COMMISSION
294 Washington Street, Boston, MA 02108

Lower Falls

ess 55 Pine Grove Avenue

oric Name

Original Residence

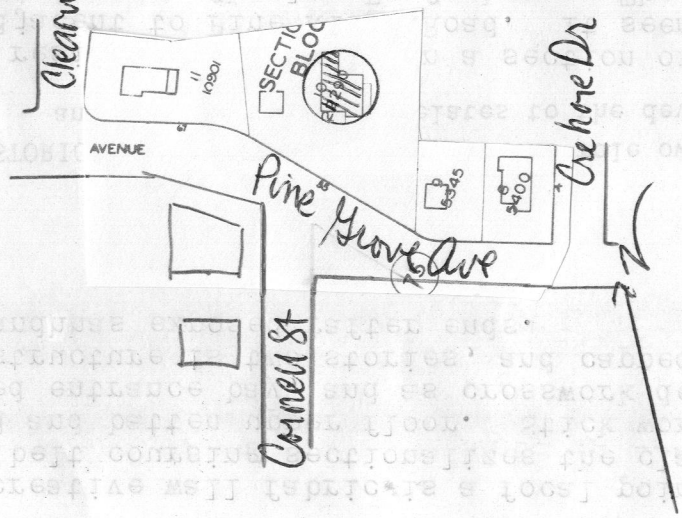
Present Same

rship: [X] Private individual
Private organization

Public

Original owner Dr. Charles F. Crehore

Draw map showing property's location in relation to nearest cross streets and other buildings or geographical features. Indicate north.



Recorded by Deborah Shea

Organization Newton Historical Comm.

Date May, 1981

DESCRIPTION:

Date about 1860

Source Water records

Style Stick Style

Architect local builder

Exterior wall fabric

Outbuildings garage

Major alterations (with dates)

Moved Date

Approx. acreage 1/2 acre

Setting Isolated Victorian era residence set amid later 20th century development.

(Staple additional sheets here)

NWT.5226

SIGNIFICANCE

MAJOR _____

CONTRIBUTING X

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

The creative wall fabric is a focal point of this Stick Style residence. Jig sawn belt coursing sectionalizes the clapboard first story from the contrasting board and batten upper floor. Stick work is also featured in the verandah's gabled entrance bay, and as crosswork detail beneath the window surrounds. The structure is two stories, and capped with a broad hip roof that is projected and has exposed rafter ends.

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

This residence was built on a section of Lemuel Crehore's 53 acre estate, and is adjacent to Pine Ridge Road. It seems to have been the early homestead of Crehore's son, Charles F. Crehore. The estate has since been subdivided and Lemuel Crehore's house has been demolished, though a laborer's cottage - 50 Clearwater Road still stands. Charles F. Crehore was a doctor and a partner with his father in the ownership of the Crehore Paper Mill on Washington St. The company produced 1-1/2 tons of paper daily at its peak. Paper manufacturing was an important industry of the neighborhood, and evidently a chief source of employment judging by the number of papermakers residing in the neighborhood.

Rev. Richard F. Putnam, the Rector at St. Mary's Church purchased this residence from Charles Crehore in 1837.

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