

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Warren Sweetser House

other names/site number _____

2. Location

street & number 90 Franklin Street not for publication

city or town Stoneham vicinity _____

state Massachusetts code MA county Middlesex code 017 zip code 02180

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this ☒ nomination
☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of
Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property
☒ meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant
☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Betsy Friedberg, National Register Director April 6, 2005
Signature of certifying official/Title Cara H. Metz, State Historic Preservation Officer Date
Massachusetts Historical Commission

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional Comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

- ☒ entered in the National Register
☐ See continuation sheet.
☐ determined eligible for the
National Register
☐ See continuation sheet.
☐ determined not eligible for the
National Register
☐ removed from the
National Register
☐ other (explain): _____

Signature of the Keeper

Date of Action

Patrick Ardus

5/26/2005

Middlesex, MA
County and State

(Describe the historic and current condition of the property on one or more continuation sheets.)

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National Register of Historic Places Continuation Sheet

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Warren Sweetser House
Stoneham (Middlesex), MA

CLASSIFICATION

Number of contributing resources previously listed in the National Register:

1 at the Sweetser House's previous location as a contributing element of the Central Square HD, NRDIS (1990), a part of the Stoneham MRA

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Stoneham (Middlesex), MA

Description:

The Sweetser House is considered by the Stoneham Historical Commission to be "Stoneham's finest remaining Greek Revival house." It is eligible under criterion C at the local level, and criteria consideration B as a moved property. Built in 1842 according to Sweetser's obituary published on January 25, 1890, by the Stoneham Independent, the house incorporates chestnut timbers from an earlier structure in its frame. The home's gable-end-to-the-street temple form has many distinguishing characteristics which are hallmarks of "high style" domestic Greek Revival houses in America. These include a fully enclosed pediment on the principal façade, a deep entablature supported by pilasters at each corner, and a one-story porch supported by Ionic columns. The porch extends around the right side of the house to shelter the front entrance, which is located in a projecting entrance and stairwell structure separate from but attached to the main block. It appears that this entry/stairtower dates to ca. 1900 when late Victorian and Colonial Revival modifications were made to the house following Sweetser's death. The application of this entry/stairtower notwithstanding, the Sweetser House always had its entrance on the front of the right stairwall, and not on the principal façade as would be the case with a side-hall plan house. In fact the stairhall runs parallel with the front wall of the house, and is located behind two side-by-side parlors which face the street.

The entrance/stairtower measures 10' x 10' and rises 2.5 stories where its gabled roof intersects the main gable midway between the eave and ridgepole. A large gabled dormer with enclosed pediments emerges from, both side of the main gable at the third floor level. These dormers appear to be Colonial Revival-style additions put on the building ca. 1890.

While the house is sheathed in wood clapboards the entire principal façade and the right side up to the point of intersection with the stairtower are flush-boarded in keeping with higher-style Greek Revival buildings of the period. One large chimney installed as part of the 1900 modifications (and replacing an earlier one) emerges from the right plane of the gable roof at a point between the entrance/stairtower roof and the right side dormer.

Due to space limitations at its new location, a two-story service wing dating to ca. 1890 was removed and demolished. This rear wing housed two kitchens and larders as well as a secondary stair.

Fenestration throughout the Sweetser House is a mixture of 6/6 double-hung, single-glazed wood sash, some of which is original to the construction date of 1842 and 6/1 Colonial Revival style sash presumably installed in the 1940s. All of these sash were acquired by the present owner when he bought the house and moved it and all have been restored to their original condition. Among the original 1842 sash are floor-length triple hung 6/6/6 sash that open onto the porch at

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the first floor level. As mentioned above, the 6/1 upper level and secondary façade sash date to renovations ca. 1940 when interior ca. 1890 Queen Anne woodwork was covered up. Four replicated 6/6 through-muntin single-glazed wood sash were installed by the present owner during the recent rehabilitation at the rear of the building where the service wing was formerly attached. The purpose of these is to provide natural light to an emergency egress stair occupying the portion of the rear wall previously accessing the utility wing.

There are two exterior doors: the ca. 1890 front entrance into the stairtower/entry hall and an emergency egress door at the rear of the house. The front entrance is Greek Revival in style with a transom light and sidelights and a Victorian door set into the Greek frame. The inner door to the front hall appears to be the original 1842 door and enframement but includes delicate lead tracery added as a Colonial Revival feature.

In 2003 the house was moved on a flatbed trailer approximately 1,500 feet to the northeast from its original location on Main Street south of Stoneham Square to a new location at 90 Franklin Street at the corner of Dale Court, approximately the same distance to the east of the Square. A small house of ca. 1900 not considered to have any architectural merit by the local Historical Commission was razed in order to accommodate the Sweetser House in this new location. On its new lot, formerly a sloping site which was partially filled, the Sweetser House was placed on a new poured concrete foundation. The house is the only structure on the lot, and no other house could be built under the present zoning by-law.

In its historic location, the Sweetser House had been surrounded by commercial structures for decades. At its new location, the Sweetser House is surrounded on all sides by 19th c. houses. The largest of these is an Italianate house of comparable stature dating to the 1850s or 1860s two doors west.

In its original location, the Sweetser House was considered individually eligible for listing on the National Register under Criterion C. Because of the previous owner's objection it was not listed in the National Register but rather, was formally considered eligible for listing by the Keeper. Several years after the Multiple Resource nomination, the Stoneham Square NR district was added, at which time the Sweetser House was included as a contributing element and thus, was listed in the National Register.

Interior

The importance of the Warren Sweetser House derives not only from its status as Stoneham's finest surviving Greek Revival house, but in equal measure from its elaborate interior, which includes Victorian and Colonial Revival overlay added in connection with its conversion to a

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duplex ca. 1890. This material includes, in addition to a Colonial Revival entry door system, a complex room divider arrangement incorporating rectilinear leaded glass panels surmounted by an opulent multi-colored stained glass transom and flanked by wooden spindled screens. Likewise similar screens were added to the windows of the principal rooms on the first floor to create a comprehensive late Victorian "effect." Interestingly, these delicate finishes were added without the removal of original 1842 window enframements and folding interior shutters which remain in the window pockets of the first floor front rooms.

Sometime in the early to mid-20th century certain of the windows were completely covered with drywall, as was the opening between the two principal first floor rooms. The result was to encase the stained glass divider, which lay undiscovered within the closed wall until the present rehabilitation was being planned.

The interior of the Sweetser House took on its present configuration during the renovations of ca. 1890, when it was reconfigured, presumably by Warren Sweetser's daughter Matilda, to accommodate two living units, one on each floor. The downstairs apartment is accessed from the stairtower vestibule through what probably was the original entry door opening of the house. Once inside the vestibule, one must pass through a second, even more elaborate Colonial Revival door arrangement (ca. 1890) with highly decorative lead casement transom and sidelights to enter the original stairhall of the house. This presumably replaced the original Greek Revival main entry. To the left of the main staircase and entry hall are the principal formal rooms of the house. These have extraordinary woodwork from two periods: the original Greek Revival woodwork of ca. 1842 and exuberant late Victorian Queen Anne woodwork dating to 1890.

The woodwork is a combination of spindlework applied to Greek Revival casings and a magnificent bookshelf/cabinet combination designed to separate the two front rooms (originally open to each other). This architectural element contains exuberant stained glass as well as elaborate Queen Anne woodwork. It was discovered by the present owner during preparations for the house move. The spindlework and stained glass had been hidden under sheetrock at an indeterminate date (probably ca. 1940). Fortunately it was easier to cover than to remove the late 19th century material during that remodeling.

The two front rooms on the first-floor level each has a fireplace and surround dating to the renovations of 1890. Fireplace mantles in the second-floor front rooms appear to be original 1842 mantles, one having received a ca. 1890 applied shelf and freestanding fluted columns attached to the 1842 mantle.

Window and door enframements throughout the interior are in a restrained Greek Revival style with corner blocks. Also original is a transom and sidelighted Greek Revival-style entrance. It is believed that this was the original doorway into the house and that it was deliberately moved to

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the base of the entryhall/stairtower to keep a consistent Greek Revival appearance following the house's conversion to multi-family use ca. 1890. In the location of the original rectilinear Greek Revival entrance was placed a magnificent Colonial Revival-style doorway which serves as the principal entrance off the entryhall to the lower-level unit. This has an elliptical fanlight and sidelights embellished by delicate lead tracery.

The balance of the interior finishes are of slightly lesser but still impressive quality, with heavy baseboards and bullseye window and door enframements extending up to the third-floor level. Some of this material is presumed to date to the 1890 renovation but complements the surviving original 1842 woodwork elsewhere in the house.

The lower level of the house occupies space within the new poured concrete foundation created in 2002 to receive the historic house after its move to the new site on Franklin Street. This level has all new finishes.

A code-required secondary egress stair is located within a stairwell that projects off the back of the house.

The Warren Sweetser House was threatened with demolition in 2003 and moved with much fanfare from its former and original location at 434 Main Street (between Franklin and Hancock streets) to its new location at 90 Franklin St., where it has been rehabilitated in conformance with the Secretary of the Interior's Standards.

Archaeological Description

No ancient Native American or historic archaeological resources have been identified on the Sweetser House property and it is highly unlikely that resources will be found. While four Native sites are known in the general area (within one mile), locational characteristics (slope, soil drainage, proximity to wetlands) of the property are not especially favorable for the presence of ancient sites. The property is located over 1,000 feet from the nearest wetlands, and grading has destroyed the original slope and soil type of the property. Grading would also destroy any ancient or historic resources that might have been present. Given the above information, the small size of the property (0.29 acres), and the move of the house from its original site to the present address in 2003, a low potential exists for the recovery of both ancient Native American and historic archaeological resources on the Sweetser House property.

(end)

Sweetser House

Name of Property

Middlesex, MA

County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☐ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by religious institution or used for religious purposes.
- ☒ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS): HPCA#11798

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1842- 1955

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

N/A

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☒ Local government
- ☐ University
- ☐ Other

Name of repository:

Stoneham Public Library

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Statement of Significance:

The Warren Sweetser House, Stoneham, MA was originally proposed for nomination to the National Register of Historic Places in 1984 as one of nine individually nominated properties within a townwide Multiple Resource Area nomination. At the time it was not listed in the National Register, but rather, was formally Determined Eligible for listing by the Keeper of the National Register due to owner objection. Five years later, in 1989, the Sweetser House was added to the National Register with the establishment of the Stoneham Central Square National Register District, within which it was a contributing building. It is due to its relocation in 2003 to avoid demolition of this most important Greek Revival structure in the town, that it is now re-nominated as an individually listed building, fulfilling Criterion C on the local level for its architectural distinction.

The Greek Revival style was not one that was particularly well-represented in Stoneham due to its modest economy and agrarian profile in the first half of the 19th century; however, as described in the 1984 Multiple Resource Area nomination to the National Register:

...the style does exist in a number of residential forms in the town. Most of these are very simple one-and-a-half story cottages. One represents a transition from the Federal period and has a five-bay façade centered around an entry with ¾ sidelights, a gable roof, wide frieze, and twin exterior chimneys. Examples are 391 William Street (1820), 342 William Street (ca. 1830) and 107 William Street (ca. 1820). A latter example of this same form is 9 Warren Street (ca. 1850), whose date is revealed in heavy corner pilasters and pedimented dormers. Another similar type exhibits a full front porch formed by the overhand of the roof. Two excellent examples, both dating from ca. 1840 are 269 Green Street and the Silas Deane House at 8 Pine Street. The final type, and generally the latest in date is the side hall variety which has its focus on the gable end (facing the street) to assume a pedimented silhouette. Examples are the Maxwell House at 58 Elm Street (1850) and Stoneham's most elaborate remaining Greek Revival style residence, the (Warren) Sweetser House.

Warren Sweetser (1799-1890)

Warren Sweetser was "a respected gentleman," according to his obituary published in the Stoneham Independent on January 25, 1890. Born in the neighboring town of Wakefield, Massachusetts, he became a resident of Stoneham in 1819 at the age of twenty. Over the course of a lengthy business career, Sweetser ran a succession of small businesses and was twice the Town of Stoneham's postmaster (in aggregate eighteen years at that position), a duty he no doubt carried out from within his general store. (Until the later years of the twentieth century this was a

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common practice in rural New England towns.) Warren Sweetser built a structure in the Square to house his activities in 1835, alternatively referred to as a grocery and dry goods business. In this venture he initially partnered with his brothers Lot and Brown Sweetser (1803-1879). Later, Warren Sweetser expanded his business profile to include the manufacture of razor straps and shoes made by cobblers employed by him for the purpose. The Sweetser dry goods store featured these items. At that time his brother Brown Sweetser left the grocery and dry goods business to devote full-time energies to the new leather goods enterprise.

In addition to his brother Brown, Warren Sweetser was joined in the shoe and razor strap manufactory by his son Marshall Sweetser, whom he all but disinherited in his will (see below). His obituary records that "this business continued for several years and (was) then given up." One may surmise that the partnership between father and son fared less amicably than those between the father and his own brothers.

Sweetser became a widower with the death of his wife in 1875. One other son, Warren Sweetser, Jr., also predeceased him. It is worth noting here that among others, the 1889 George H. Walker & Co. map of Stoneham shows the Stoneham Cooperative Shoe factory immediately adjacent to Mr. Sweetser's large Greek Revival house on Main Street. Although there is no empirical evidence to support that supposition, it is likely, based on the large size of Sweetser's parcel of land (by far the largest privately held parcel in central Stoneham) that he was instrumental in construction of the factory. It also is a reflection of the land use pattern common in the early to mid 19th century, where mill owners' mansions were often located in very close proximity to the mills and worker housing. Absentee ownership and/or geographical distancing of mill owners and managers from their mills and employees (as in such places as Manchester, NH and Lawrence, MA) would come only after the Civil War.

A Brief History of the Town of Stoneham and Warren Sweetser's Place In It.

The town of Stoneham, originally known as Charlestown End or Charlestown Farms, was first settled in 1678. It was incorporated as a district municipality in 1725 following a fervent petition by its citizens to the General Court (Massachusetts State Legislature), which read in part "we derived none of the advantages of connection (with Charlestown) and suffered all of the inconveniences attending a community separated from the church and the school by miles of wilderness."

At that time a meetinghouse and a burial ground were established at Summer and Pleasant Streets where a tavern and a schoolhouse had already been located. Despite its early date of settlement Stoneham remained a sparsely populated and very poor farming community with a disbursed settlement pattern through the end of the 18th century. In 1754 the town was one of the poorest in

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Middlesex County with a province tax assessment of only thirty-one pounds sterling. At the date of its incorporation in 1725, the town's population was only 250 persons. By the outbreak of the American Revolution, it had doubled to approximately 500.

It was construction of the privately financed and built Medford-Andover Turnpike in 1806 (along the route of present Main Street) that brought profound changes to the community. By providing a direct link to the larger regional markets closer to Boston, this toll road triggered growth of the cottage-style shoe industry that had first emerged before the Revolution.

Warren Sweetser left a sizeable estate, which included his own house on Main Street (then occupying 27,000 s.f. of land and valued for estate purposes at \$1,000), two acres of land "situated on the South side of Marble Street," three and 3/16 acres of "meadowland" on the West side of Pine Street, and household goods valued at \$102.25. The total of this real estate and chattel was \$9,950 although presumably there were other assets not probated. His will, drawn up in 1881, nine years before his death, provides for bequests of \$1 each to his daughter Sarah Marsh, his granddaughter Lillie Sweetser (daughter of his deceased son Warren H. Sweetser), his son Marshall R. Sweetser, a second daughter Mary Ann S. Price, a living son Albert Sweetser, and a third daughter Catherine A. Sweetser.

To his fourth daughter Matilda he bequeathed "all the remaining part of my estate whether the same shall consist of real estate or mixed estate to which I may be entitled at the time of my decease." Presumably his total estate, valued, as noted above, at nearly \$11,000 in 1855 had by 1890 grown to several times that amount.

More Recent History of the Sweetser House

As discussed in Section 7 Description, the house was converted into two spacious and well-appointed apartments (presumably by his daughter Matilda, who inherited it). In order to accomplish this, significant modifications to the house were undertaken in the early 1890s.

These included construction of an entry vestibule/stairtower on the right sidewall designed to access the first floor apartment through the original entry door (now made an interior entrance accessed from within the then new tower), and a private stair with stained glass window to access the second-floor unit. The third floor was finished as living space and two large Colonial Revival dormers were constructed on the gable roof. A utilitarian service wing containing two kitchens (one for each of the two units) was constructed to the rear of the main block. This probably replaced a smaller one-story wing, which housed the original kitchen and pantries and which may have connected to the barn referenced in the Assessment of 1855.

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In this duplex configuration, the house remained until it passed out of the hands of the Sweetser family sometime by 1929, according to local lore. Following this sale, in response to the almost complete transformation of Stoneham Square into a commercial district, the Sweetser House became a retail property.

In early 1999 the Sweetser House and its lot were purchased by a local developer who announced his intention to demolish the Sweetser House and to construct on its site a new retail/office complex.

Recent Activity, Preservation, and Resiting

When the Stoneham Historical Commission put out an emergency public appeal for someone to step in and save the Sweetser House by moving it, Richard A. Johnson of Winchester, MA, a well-known local preservationist came forward, committing up to \$300,000 to acquire, move, and rehabilitate the old house.

The ensuing months saw increasing tension develop between the Town, Mr. Johnson, and the developer over contractual disagreements. Finally, at the urging of the Stoneham Historical Commission, the Stoneham Board of Selectmen authorized Johnson to move the house to a temporary staging area on Franklin Street, giving him precious additional time to locate and acquire a suitable lot for permanent siting of the structure. In early November of 1999 the Sweetser House was moved in two sections to the temporary location. (Street widths and utility lines necessitated that the original 1842 main block and the 1890 rear service wing be separated for the move.)

While the search continued for a permanent site, neighbors adjacent to the temporary site began complaining that the house, up on its cribbing, constituted an attractive nuisance for children and a possible danger. At the urging of the town and faced with possible litigation by the neighborhood, Mr. Johnson reluctantly obtained a demolition permit in the spring of 2000. Coincidentally on the very same day he received a call advising him that a small house and lot at the corner of Franklin Street and Dale Court had come up for sale.

Mr. Johnson immediately purchased the property, removed the existing house with the concurrence of the local Historical Commission, and began steps to regrade the lot, pour a new foundation, and mobilize the house movers to complete the transfer. The Sweetser House was to be saved after all.

Due to dimensional limitations of the new lot, reapplication of the 1890 rear service wing of the

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house was clearly not going to be possible. After on-site consultation with the Massachusetts Historical Commission, the 1890 service wing was demolished and removed from the temporary site, while the original 1842 main block of the house was finally moved to its new location and set on its new concrete foundation. Now fully restored and with the lot appropriately landscaped, it fits in comfortably in an area of mid-to-late 19th century residential structures.

Franklin Street was laid out to connect Main Street with Noble's Corner in 1843, just months after the Sweetser House was completed. The earliest houses that once lined Franklin Street closer to the Square have all since been torn down and replaced with commercial buildings, a phenomenon similar to that which occurred on Main Street near the Sweetser House's original location. Today approximately ¼ mile from the Square, mid-19th century houses persist, gradually thinning out from beyond the present location of the Sweetser House and giving way to 20th century structures further out.

Thus, in addition to its distinctive Greek Revival architectural characteristics (Criterion C) the local significance of the Warren Sweetser House to Stoneham, Massachusetts, must now include its dramatic rescue thanks to a vigorous coordinated effort by local preservationists committed to saving an important piece of Stoneham's patrimony, and a far-sighted and public-spirited new owner.

(end)

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Warren Sweetser House
Stoneham (Middlesex), MA

Major Bibliographical References:

Donahue, Nancy, "Inside the soon-to-be relocated Warren Sweetser House," The Stoneham Independent, October 27, 1999

Editorial, Stoneham Sun, May 26, 1999

Editorial, Stoneham Sun, July 21, 1999

Mandrini, Lou "Future Uncertain For Historic House," Stoneham Sun September 8, 1999

Mandrini, Lou "Wouldn't It Be Sweet To Save This Ol' House," Stoneham Sun, May 26, 1999

Obituary of Warren Sweetser, Stoneham Independent, January 25, 1890

Rogers, David "Revival! Historic Home Gets a Second Chance," Stoneham Sun, September 29, 1999

Stoneham Central Square Historic District nomination to the National Register of Historic Places

Stoneham Multiple Resource Area nomination to the National register of Historic Places

Turco, Al "Private Citizen Comes To Aid of Sweetser House," Stoneham Sun, July 7, 1999

Maps:

Map of the Town of Stoneham, Middlesex Country, MA, 1874 by G.M. Hopkins, C.E., Philadelphia, PA

Part of Stoneham (MA), 1889, by George H. Walker & Co., Boston, MA

(end)

Sweetser House
Name of Property

Middlesex, MA
County, State

10. Geographical Data

Acreage of Property less than one acre

UTM References See continuation sheet.

(Place additional UTM references on a continuation sheet)

1. 19 327660 4704700
Zone Easting Northing

2. Zone Easting Northing

3. Zone Easting Northing

4. Zone Easting Northing

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Frederick W. Lyman, American Landmarks, LLC, with Betsy Friedberg, NR Director, MHC

organization Massachusetts Historical Commission date April 2005

street & number 220 Morrissey Boulevard telephone 617-727-8470

city or town Boston state MA zip code 02125

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Richard A. Johnson; R.A. Johnson Realty

street & number 1026 Massachusetts Avenue telephone _____

city or town Arlington state MA zip code 02476

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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Continuation Sheet**

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**Warren Sweetser House
Stoneham (Middlesex), MA**

Geographical Information

Verbal Boundary Description

The Sweetser House is located at the corner of Franklin Street and Dale Court in Stoneham, Massachusetts, as shown on Map 13, Parcel 0, Lot 60 of the Stoneham Assessors' Office. The parcel contains 12, 705 s.f. of land.

(end)

Photograph Index:

Name of Property: The Warren Sweetser House, 90 Franklin Street, Stoneham, MA

County and State where property is located: Middlesex County, MA

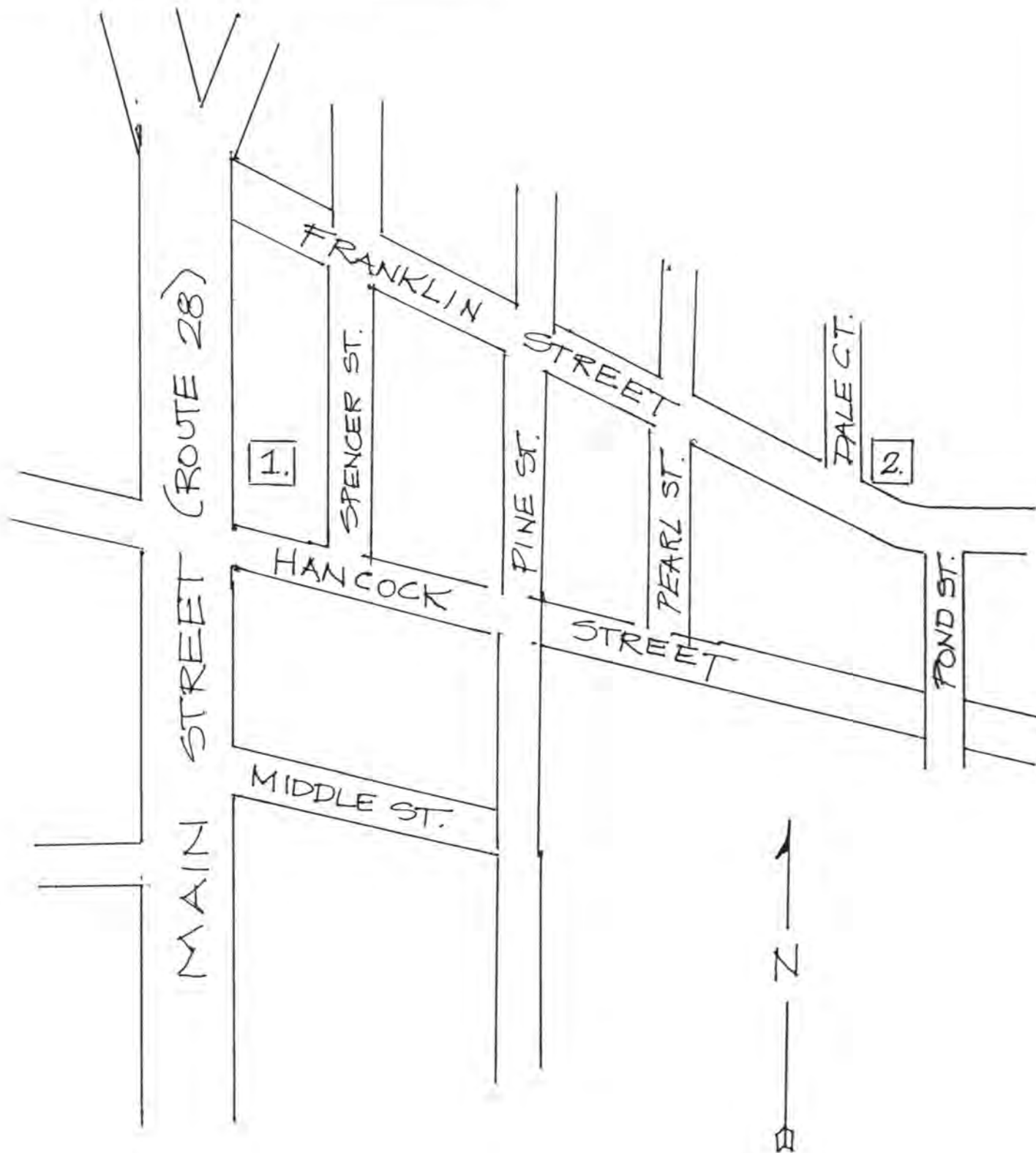
Name of Photographer: Frederick W. Lyman

Date of Photograph: October 31, 2003

Location of Original Negative: 1 Mount Vernon Street, Winchester, MA 01890

Description of View(s) indicating direction of camera:

- Photo 1. Northeast, showing principal façade
- Photo 2. North showing front and right side elevations
- Photo 3. East showing left elevation
- Photo 4. South showing left and rear elevations
- Photo 5. Front porch view Northwest

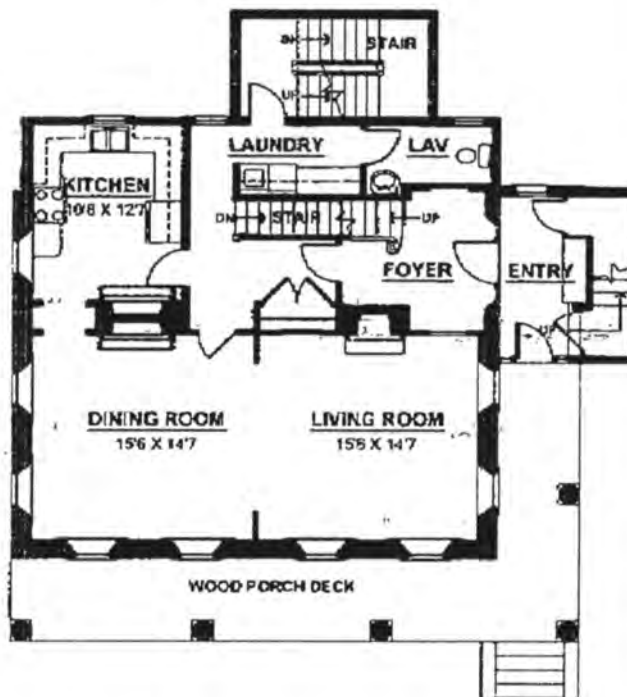


WARREN SWEETSER HOUSE NR NOMINATION
SKETCH MAP OF STONEHAM, MA SQUARE
AND,

1. FORMER LOCATION OF HOUSE AT 434 MAIN ST.
2. PRESENT LOCATION OF HOUSE AT 90 FRANKLIN ST.



BASEMENT FLOOR PLAN



FIRST FLOOR PLAN

The Sweetser House

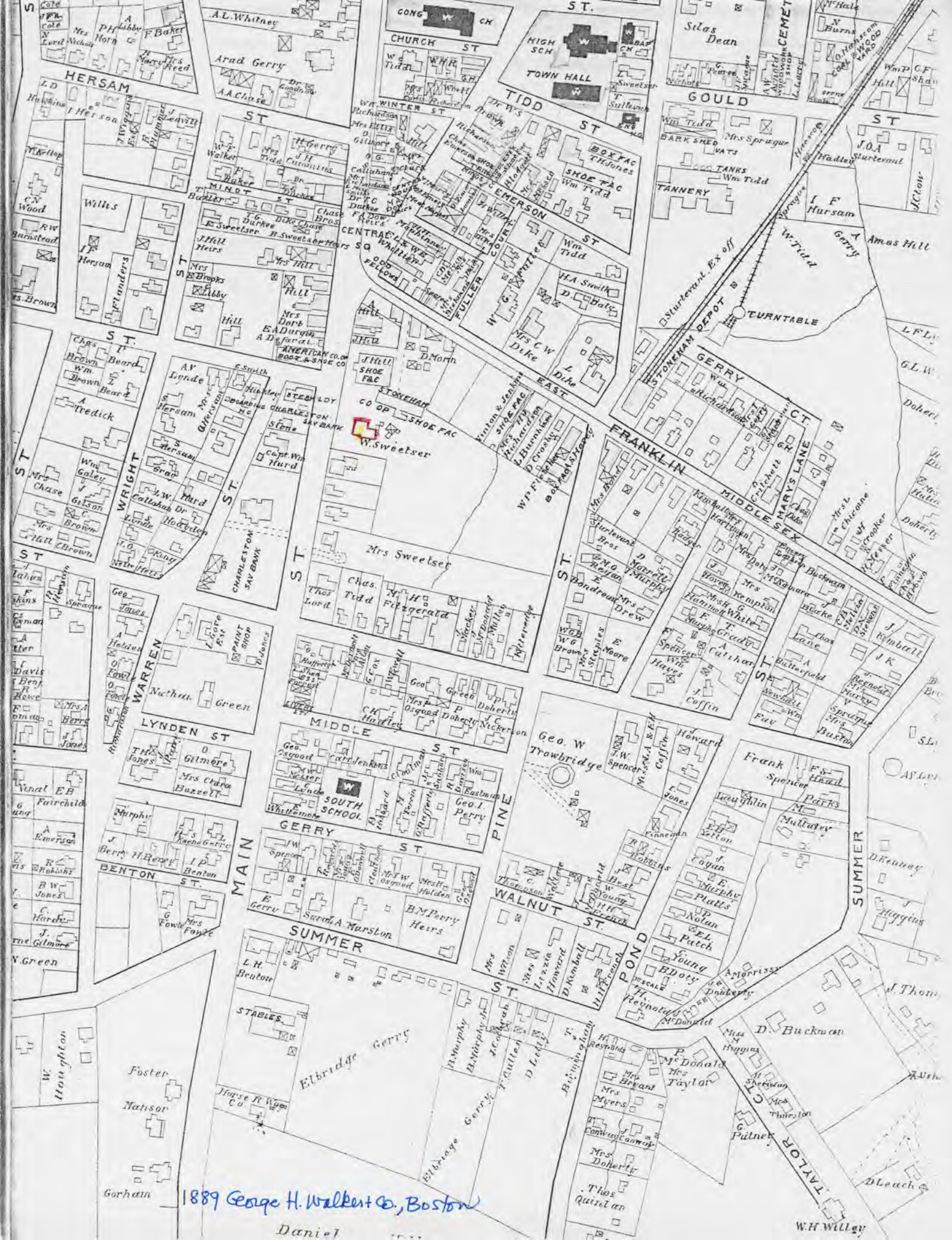


90 Franklin Street
Stoneham, MA

Unit A
± 1630 S.F.

R.A. Johnson Realty

1026 Massachusetts Ave.
Arlington, MA 02474
(781) 648-2124



1889 Geo H Walker + Co Boston

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Sweetser, Warren, House
NAME:

MULTIPLE Stoneham MRA
NAME:

STATE & COUNTY: MASSACHUSETTS, Middlesex

DATE RECEIVED: 4/12/05 DATE OF PENDING LIST: 5/11/05
DATE OF 16TH DAY: 5/26/05 DATE OF 45TH DAY: 5/26/05
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 05000466

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 5/26/05 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA accept C

REVIEWER Patrick Andrews DISCIPLINE Historian

TELEPHONE _____ DATE 5/26/2005

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.









Warren Ingleton House
Stonham MA

Photo 4







Sweetser House
Pre-rehab

View of 3d floor hallway

Warren Sweetser House
Stonham
Middlesex Co., MA



Post. rehab

Sweetser House

view of 3rd floor hallway

Warren Sweetser House

Stoneham

Middlesex Co., MA



Sweetser • Pre-rehab
right front 2d floor room
and mantel - view toward
stair hall.

Warren Sweetser House
Stoneham

Middlesex Co., MA



Sweetser - post-rehab

Front (main) stairs
to 2^d floor.

Warren Sweetser House

Stoneham

Middlesex Co., MA



Post. rehab.

Sweetser House
stairs from 3^d floor
to 2^d floor.

Warren Sweetser House

Stonham

Middlesex Co., MA



Sweeten House Post rehab.
view of principal 2^d floor rooms.



Sweetser post-rehab
right front 2d floor room
and mantel - view toward
stair hall.

Warren Sweetser House
Stoneham
Middlesex Co., MA



Sweetser House

Pre. rehab

View of 3rd floor hallway
toward stair

Warren Sweetser House

Stoneham

Middlesex Co., MA



Sweetser House Pro. + elev
view of closed connecting
passage between principal
1st floor rooms.

Warren Sweetser House
Stoneham
Middlesex Co., MA



Sweetser . post-rehab
front right 1st floor room
with restored Greek Revival
Victorian and Col. Rev. detail

Warren Sweetser House

Stoneham

Middlesex Co., MA



Sweetser Post - what
Principal 18' from rooms
showing retained woodwork
and restrained divider.

Warren Sweetser House

Stoneham

Middlesex Co., MA



Sweetser Pre-rehab
view of partially opened
connector between principal
1st floor rooms showing
late Victorian divider in wall.

Warren Sweetser House

Stoneham

Middlesex Co., MA



Sweetser pre-teloh
front (main) stair
from 1st to 2^d floor.

Warren Sweetser House

Stoneham

Middlesex Co., MA



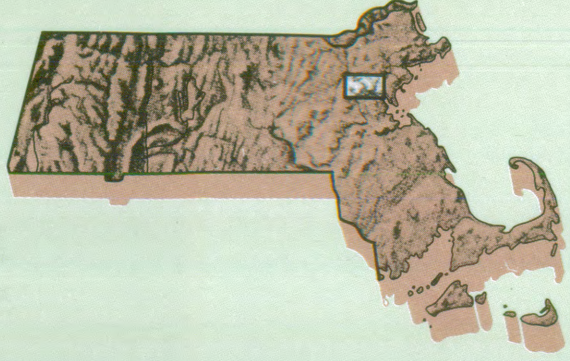
Sweetser Post-rehab

Front hall with
retained Col. Rev.
door - view through
toward entry
vestibule.

Warren Sweetser House

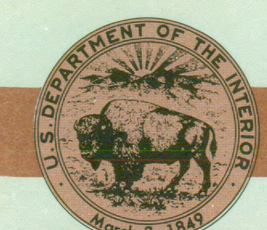
Stoneham

Middlesex Co., MA



7.5 X 15 MINUTE QUADRANGLE
SHOWING

- Contours and elevations in meters
- Highways, roads and other manmade structures
- Water features
- Woodland areas
- Geographic names



GEOLOGICAL SURVEY

1985

Produced by the United States Geological Survey
in cooperation with Massachusetts Department
of Public Works

Control by USGS, NOS, NOAA, and Commonwealth
of Massachusetts agencies

Compiled by photogrammetric methods from aerial photographs
taken 1978. Field checked 1979. Map edited 1985.

Supersedes Boston North and Lexington 1:25 000-scale
maps dated 1971.

Selected hydrographic data compiled from NOS chart 13272 (1982).

This information is not intended for navigational purposes.

Projection and 1000-meter grid: Universal
Transverse Mercator, zone 19.

10,000-foot grid ticks based on Massachusetts coordinate
system, maintained since 1927 North American Datum.

To place on the predicted North American Datum 1983
move the projection lines 6 meters south and
41 meters west as shown by dashed corner ticks.

There may be private inholdings within the boundaries of
the National or State reservations shown on this map.

CONTOUR INTERVAL 3 METERS

NATIONAL GEODETIC VERTICAL DATUM OF 1929

CONTOUR ELEVATIONS SHOWN TO THE NEAREST 0.1 METER

OTHER ELEVATIONS SHOWN TO THE NEAREST 0.5 METER

DEPT. CURVES AND SOUNDINGS IN METERS

DATUM IS MEAN LOW WATER

THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE

SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE
OF MEAN HIGH WATER

THE MEAN RANGE OF TIDE IS APPROXIMATELY 2.9 METERS

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS

FOR SALE BY U.S. GEOLOGICAL SURVEY

DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092

CONVERSION TABLE

DECLINATION DIAGRAM

ADJOINING MAPS

Meters

Feet

1 3280

2 6560

3 9840

4 13120

5 16400

6 19680

7 22960

8 26240

9 29520

10 32800

To convert meters to feet
multiply by 3.2808

UTM grid convergence
(GN and 1985 datum)
at center of map
Diagram is approximate

To convert feet to meters
multiply by 0.3048

Diagram is approximate

UTM grid convergence
(GN and 1985 datum)
at center of map
Diagram is approximate

Diagram is approximate

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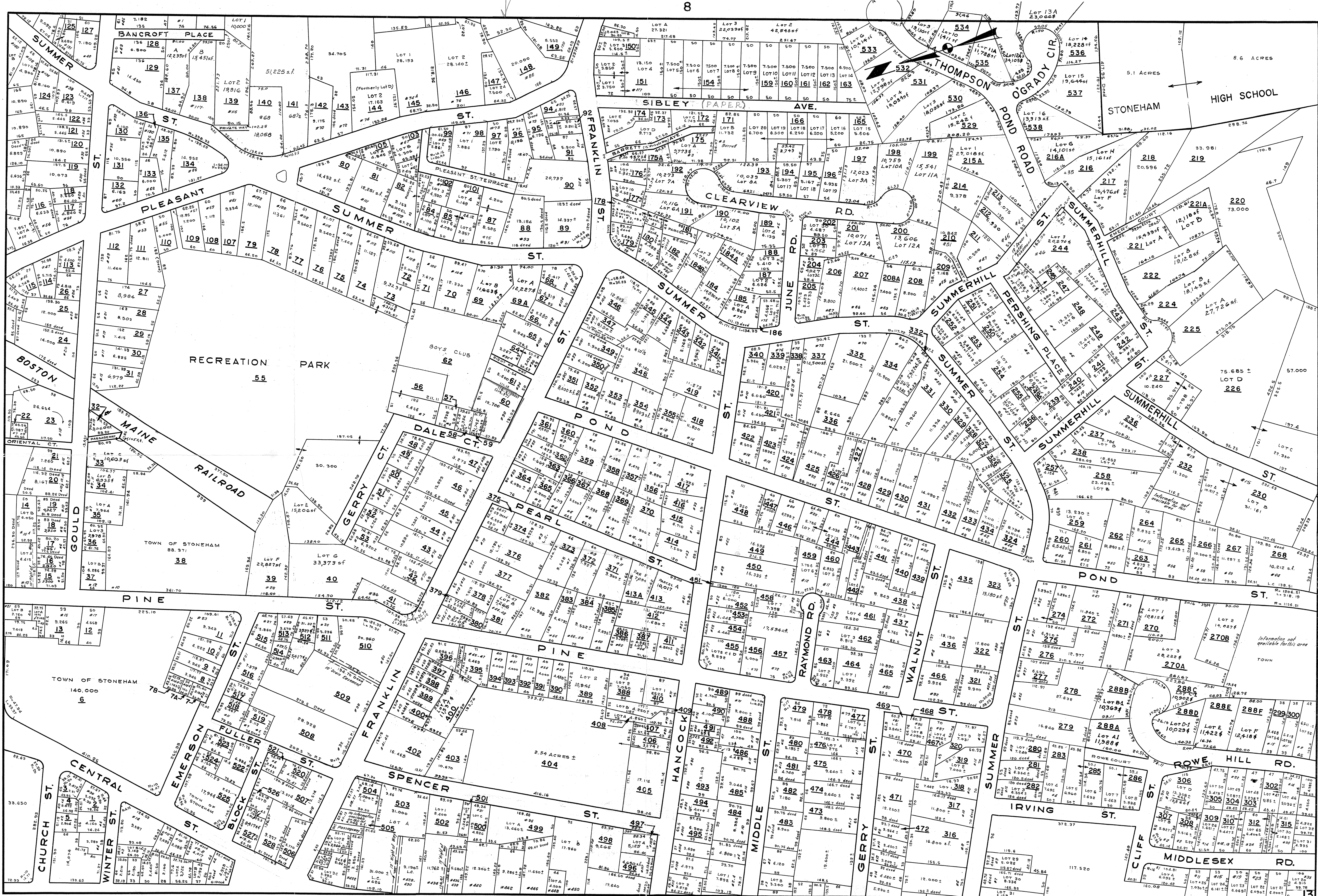
Diagram is approximate

Diagram is approximate

Diagram is approximate

Diagram is approximate

Diagram is approximate



Assessors Map
Warren Sweet House
90 Franklin St., Stoneham

R-137



The Commonwealth of Massachusetts
William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

April 7, 2005

Ms. Carol Shull
National Register of Historic Places
Department of the Interior
National Park Service
1201 Eye Street, NW, 8th floor
Washington, DC 20005

Dear Ms. Shull:

Enclosed please find the following nomination form:

Warren Sweetser House, 90 Franklin Street, Stoneham (Middlesex), MA

The nomination has been voted eligible by the State Review Board and has been signed by the State Historic Preservation Officer. The owners of the property were notified of pending State Review Board consideration 30 to 45 days before the meeting and were afforded the opportunity to comment.

Sincerely,

A handwritten signature in cursive script that reads "Betsy Friedberg".

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

enclosure

cc: Frederick Lyman, American Landmarks, consultant
Richard A. Johnson, R.A. Johnson Realty
Stephen Rotundi, Stoneham Historical Commission
Cosmo Ciccarello, Stoneham Board of Selectmen
August Niewenhous, Stoneham Planning Board