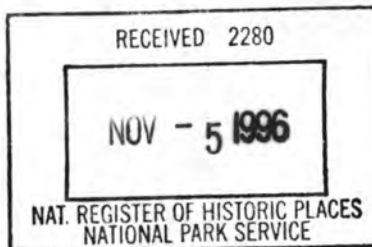


1466

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 Frederick Fiske and Gretchen Osgood Warren House

other names/site number The Hutch

2. Location

street & number 42 Bolton Road N/A not for publication

city or town Harvard N/A vicinity

state Massachusetts code MA county Worcester code 027 zip code 01451

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.)

Judith B. McDonough 10/28/96
Signature of certifying official/Title Judith B. McDonough, Executive Director Date
Massachusetts Historical Commission, State Historic Preservation Officer

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

Edson H. Beall
Entered in the
National Register

12.6.96

Fiske and Gretchen Warren House
Name of Property

Harvard (Worcester County), Massachusetts
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

(Check only one box)

☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
3	2	building
0	0	sites
0	0	structures
0	0	objects
3	2	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: single dwelling ;

camp

Current Functions

(Enter categories from instructions)

DOMESTIC: single dwelling ;

camp

7. Description

Architectural Classification

(Enter categories from instructions)

Shingle

Craftsman

Materials

(Enter categories from instructions)

foundation stone and brick

walls shingle and concrete

roof asphalt shingle

other

Narrative Description

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

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):

- ☐ 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

COMMUNITY PLANNING AND DEVELOPMENT

SOCIAL HISTORY

Period of Significance

1894-1946

Significant Dates

1940

Significant Person

(Complete if Criterion B is marked above)

Fiske Warren

Cultural Affiliation**Architect/Builder****Primary location of additional data:**

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

Name of repository:

Massachusetts Historical Commission

Fiske and Gretchen Warren House
Name of Property

Harvard (Worcester County), Massachusetts
County and State

10. Geographical Data

Acreage of Property 10 acres

UTM References See continuation sheet.

(Place additional UTM references on a continuation sheet)

1. 19 287 460 4707 220
Zone Easting Northing

2. 19 287770 4707220
Zone Easting Northing

3. 19 287540 4707020
Zone Easting Northing

4. 19 287380 4707020
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 Claire W. Dempsey with Betsy Freidberg, National Register Director

organization Massachusetts Historical Commission date October, 1996

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

city or town Massachusetts 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 Donna Conklin

street & number 42 Bolton Road telephone

city or town Harvard state MA zip code -1451

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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Harvard (Worcester County), Massachusetts

7. DESCRIPTION

The Fiske and Gretchen Osgood Warren House was constructed in 1894 as the country retreat known as "the Hutch" for a family of wealthy Boston intellectuals and eccentrics. Both Warrens were well-known for their broad intellectual interests and pursuits, and Fiske in particular became a period celebrity for his anti-imperialist activities, his embrace of the simple life, and his establishment of "enclaves of economic rent." His summer estate in Harvard became the nucleus of hundreds of dispersed acres, most on Bolton, Slough, and West Bare Hill roads, incorporated into such an enclave, known as Tahanto. The house is located at 42 Bolton Road, the primary north-south artery south of Harvard's center village, positioned within a large lot of over ten acres, down a long drive away from the road and oriented toward Bear Hill Pond to the west. The same lot is the location of a small subterranean garage just east of the house, a small cottage to the west behind the house, and two modern stables to the north along the drive in front of the house. At present, the house includes two primary masses, the large gable block house of 1894 and a hip-roofed addition of 1940, both executed in the Shingle style. The well-maintained house and property are an important component in Harvard's distinctive late 19th and early 20th century landscape of retreat and respite.

Harvard, Massachusetts, is a suburban and exurban town located in eastern Worcester County, in the uplands east of the Nashua River valley. First settled late in the 17th century and experiencing little industrial growth during the 19th century, the town's landscape retains elements of its early experience of village and outlying farms beneath a post-World War II veneer of suburban development. The town's civic focus, Harvard Center, is located in the town's geographic center, while the older village of Still River overlooks the Nashua in the southwest, and the remnants of the longstanding Shaker village survive in the northeast.

As the 19th century progressed, Harvard's attractive farm landscape and its location just thirty miles to the northwest of Boston combined to make the town attractive for vacationers. While some purchased existing farms, others built fashionable houses in popular picturesque and revival styles. The Warren House falls into this category as do two other of the summer houses associated with enclave members. The Mason House is a large brick Georgian Revival house set far back from 90 Bolton Road (MHC # 181), a 2 1/2-story hip-roof block with flanking wings. The Dixon House is a large Tudor Revival house sited within a large lot at 16 West Bare Hill Road (MHC # 180), a complex-gabled mass constructed of brick on the first floor and stuccoed above, the facade ornamented by half-timbering. While some summer visitors chose large rural estates, others selected smaller and more rustic pondside cottages for their visits. On the shores and on the islands of Bare Hill Pond, small cottages were constructed at the end of the 19th century, small single-story structures that share many characteristics of campground cottages. Early in the 20th century these picturesque examples gave way to Craftsman cottages, and the cabin on Warren Avenue (MHC # 185) is among the best-preserved examples constructed by the pond, probably between 1916 and 1927. Much of its charm lies in its setting, the cabin, garage, and studio set on a small rise covered in pine needles within a wooded lot. The cottage has a broad gabled roof over its primary mass with a rustic fieldstone chimney and foundations. A similar structure is located within the same lot as the

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Harvard (Worcester County), Massachusetts

Warren House. These properties provided a contrast within the landscape not just in their scale and style, but also in their siting within the landscape. While earlier builders clung to the roadways, these newcomers sought privacy and quiet deep within their properties, preferring natural vistas to the steady traffic of everyday life. (Dempsey and FitzPatrick 1992-94: passim)

The parcel that now includes the Fiske Warren House is set far back from Bolton Road, with a narrow neck extending between two of the lots that have been subdivided along the former frontage, and then expanding into a large rectangular lot of over ten acres. Since Warren purchased hundreds of acres within the town, it is not certain what relationship this present configuration bears to earlier lot lines in the vicinity. Much of the parcel is wooded, with clearings around the buildings and an equestrian training ring near the front or east of the lot. The primary drive into the property is a gravel drive curving off to the southwest from the small street frontage. Along this path are located two modern farm buildings, each a framed gable block. The northern building is oriented with its gable end and wide entry to the drive. Nearby to the south, a long perpendicular block is entered at its south end. The long drive forms a circle in front of the house. The portion of the circular drive away from the house to the east rises on a fieldstone retaining wall over a two-car garage set into the rise. In this area there once stood a separate service section of the house, rising above the surviving garage and connected to the main portion by an enclosed bridge. The portion of the lot around the house falls off to the rear, marked by terraced retaining walls and covered with small portions of lawn and many shade trees. The drive extends beyond the house to the rear of the lot, where another circular drive is positioned before a small hip-block cottage, probably constructed between 1916 and 1927. Covered in clapboards and lit with 6/6 sash, the rectangular building has a new deck extending from the south elevation. The entry to the cottage is directly into a living room extending the full width of the south section of the building. A kitchen and dining area form an ell-shaped room on the north side of the building, with closets and a bath in the re-entrant angle.

The Fiske Warren House is a large house combining elements of the Shingle and the Colonial Revival styles. The house is covered in brown shingles with a painted boxed cornice, plain board corners, and plain board window surrounds. It combines two primary masses, both of a single pile in depth, two stories in height on the street or east elevation, three stories on the west elevation, where the lowest story opens onto the lower lawn level. Near the lateral walls of the house, where the land slopes dramatically off toward the rear, stone retaining walls run alongside the foundation, providing a buffer to the damp, while a ramp connector to the coal storage is flanked by stone retaining walls as well. The original house is the left or south section, the primary block with a high gable roof. The hip-roofed service section of the house on the right or north is set forward and was added to the house in 1940.

The original gabled block is divided into two broad bays, with a single-story, flat-roofed wing extending two bays to the left or south of the house. The entry to the house is located near the juncture of the two blocks, marked by a broad facade gable and extended forward as a lower, gable-roofed enclosed entry porch. The porch is lit on its side elevation with narrow 4/4 sash and on the facade with a half-round fan in the pedimented gable. The doorway has a simple surround of Doric pilasters and a narrow entablature. The section of the facade marked by the facade gable is lit by a small window on the first floor and a

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Harvard (Worcester County), Massachusetts

centered small window in the gable. The building's chimney is also located at the north end of the gabled block, rising along the rear wall; a projecting polygonal bay is located at the south end of the gabled block. The remainder of the rear elevation is regularly fenestrated with similar double-hung sash. The south side elevation is lit by two double-hung sash in the basement and second floor, and a broad triple window in the third story wall set back behind the porch over the lower wing. Most of the building's sash are 6/6; those in the second story of the gabled section are 8/8.

The interior arrangement of the original house is more distinctive, reminiscent of resort houses designed to maximize sleeping and entertaining spaces, and probably the origin of the name "the Hutch." Entry to the building is into a vestibule and stair hall trimmed in wainscoting said to have come from a family house in Ireland. All of the rooms are arranged so that their windows face the west to take advantage of the pond view now partially blocked by recent growth trees. The public rooms of the house are located in its upper story, dominated by the huge living room, warmed by a large stone Arts and Crafts style fireplace, and open to the gable with chestnut trusses adding to the medieval flavor. To the south beyond this room is a smaller conservatory with a bay window, opening onto the porch over the lower wing. On the floor entered from the primary east entry are three of the bedrooms, each with private bath, accessed from a hallway leading out of this vestibule and extending south along the east side of the house; the original function of the fourth room directly beyond the vestibule is presently unknown. The northern sitting rooms are heated with corner fireplaces. The lower floor, exposed to the rear lawn along its west wall, is configured with a long east hallway, a large bedroom at the south end, three rooms along the west wall (two bedrooms and a bath), and a large ornamentally painted room at the north end, opening onto the rear lawn. Still further below beneath this exposed ground level is a subterranean area including storage and a furnace room.

Originally, the service spaces of this house were located in an addition to the house's east elevation, which was demolished in 1940. The two-story gabled block was oriented perpendicular to the main house, with irregular fenestration. This section of the building was connected to the main block over the drive by a bridge, enclosed and fenestrated, and apparently joining the main block at the second level into what is now a window in the projecting gable. It was removed at the time the 1940 wing was added to the main house. The added hipped block brought the service spaces of the house closer to the main block. It is also a single-pile structure, divided into three broad bays, with paired windows in the central bay; the north, side elevation has a single rear sash over the two sash on the first floor. The interior of this addition is exceptional for having retained all of its original General Electric metal cupboards, although some appliances have been replaced. Closest to the original house is the butler's pantry, fitted with cupboards along each long wall, plumbed, and housing the dumb waiter, access to the secondary stair, and the buzzer system. The middle of the wing houses the kitchen, with the largest windows above the sink and ample work and storage areas. Each of these rooms' cupboards are fitted with electric lights that turn on automatically when their doors open. The outer room, with windows on three sides, is the laundry, with built-in ironing area. The second floor includes three more bedrooms. From the right rear corner of the house a modern lower basement-level extension is sited, opening onto the terraced yard at the rear of the house and barely visible from the front of the house. (Conklin 1995)

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Harvard (Worcester County), MassachusettsArchaeological Description

While no prehistoric sites are currently recorded on the Fiske Warren House property, it is possible that sites are present. One site is recorded in the general area (within one mile). The physical characteristics of the property included several well drained level to moderately sloping locales in close proximity (within 1000 feet/300 meters) to the small unnamed ponds east of Bolton Road. These factors represent favorable locational criteria for many Native American subsistence and settlement activities. Given the above information, the size of the nominated property (10 acres), known prehistoric site densities and locations in the region and the availability of undeveloped land, a moderate to high potential exists for recovering significant prehistoric survivals.

There is also a moderate to high potential for significant historic archaeological resources on the Fiske Warren House property. Structural remains may survive from an addition to the house's east elevation which housed its service space which was demolished in 1940. The remains of outbuildings and trash areas may also survive although none have been identified to date. Sheet refuse patterns may also exist from activities conducted in the vicinity of the house.

(end)

8. STATEMENT OF SIGNIFICANCE

The Frederick Fiske and Gretchen Osgood Warren House is an important historical monument within the town of Harvard, Worcester County, Massachusetts. Fiske Warren was a well-known figure at the turn of the century, a vocal anti-imperialist and follower of a range of Progressive-era movements toward the simple life, characterized by cultural historians as anti-modernist in inspiration. A large estate on an ample parcel of land, the property is the key component in Tahanto, an "enclave of economic rent" established by Warren in the town, its distinctive property-ownership scheme and alternative community originating in the theories of economist Henry George. The ample Shingle style house is a well-preserved example of a distinctive form of resort architecture, linking it to the broader patterns of seasonal rural and seaside retreats that arose in the 19th century. The Frederick Fiske and Gretchen Osgood Warren House meets National Register criteria A, B, and C at the local level. It retains integrity of location, setting, design, materials, workmanship, feeling, and association. Additional properties within the town associated with the Tahanto Enclave are also believed to be potentially eligible as part of a multiple property nomination. Properties purchased by Warren and other Tahanto trustees, and the remodeling and building undertaken on these properties, added important new historic resources to the town, while the businesses Warren established provided employment for displaced farmers and other workers. Scattered across the town, these elements make an important contribution to Harvard's historic landscape.

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Harvard has its municipal roots in the granting of the Nashaway Plantation in 1643, a large parcel measuring eight by ten miles that became the town of Lancaster, as well as the similarly large town of Groton, incorporated in 1655. Settlement in the area began in the west near the Nashua River, and as settlers increased in number, Harvard was incorporated as a separate town from parts of these communities in 1732. Dispersed agricultural settlement and mixed grain and husbandry characterized the town's colonial period, followed by Federal-period intensification of agricultural settlement. Clustered villages and hamlets could be found in Harvard's center village and at the turnpike village in Still River. A cluster of mills could be found on Bowers Brook north of the center village, the town's only example of traditional 19th century water-powered industrial development. The town participated to a degree in the mid-19th century shift to dairy farming, but it was its proximity to eastern cities and the presence of the railroad that made its farmers turn their fertile lands to market gardening. Its chief agricultural development, however, came with the rise of apple culture in the town and region, leading to its position as the Commonwealth's chief producer in 1940. During the 18th and 19th century, Harvard was exceptional for its repeated attraction into its midst of unusual if not eccentric communal societies. Shadrach Ireland started the pattern with his community in the northwest part of the town, which in turn attracted Mother Ann Lee and her earliest Shaker followers at the end of the 18th century. Far more short-lived but no less emblematic and influential was the Transcendentalist Fruitlands on Prospect Hill. (Nourse 1894 and Anderson 1976, passim)

The town's natural beauty made it increasingly attractive to visitors, and summer homes became a popular feature in the town. At first many of the summer visitors were former residents, returning seasonally to their family farms from their new middle-class lives in city and suburb. Others boarded with residents, in the handful of inns, or at the Shaker Rural Retreat. By the turn of the century, however, wealthier visitors began to purchase tracts and construct larger and more fashionable homes. Clara Endicott Sears bought the Alcott farm, built a home, the Pergolas, and surrounded it with historic structures, the core of the Fruitlands Museums. Fiske Warren developed a Single Tax Enclave in the town, Tahanto, and to it came his similarly minded associates, purchasing significant acreage in the town along Bolton Road and West Bare Hill Road, as well as the Shaker Village when it was abandoned by the dwindling group in the 1910s. Author F.S. Savage notes about Harvard in the first quarter of the 20th century: "There are many old farms that have been purchased by city people and much land has been brought and nice houses erected by people of wealth that probably would never have known the town..." had it not been for Warren. (Savage 1924: 49)

Frederick Fiske Warren (1862-1938) built this house as his summer home, probably shortly after he selected Harvard for his rural retreat in about 1894. Warren was the youngest son in the family of Samuel Dennis and Susan Cornelia Clarke Warren, residents of Boston and Waltham. S.D. Warren had made his wealth in paper manufacturing at the Cumberland Mills in Westbrook, Maine, at first making manila and newsprint, later shifting to fine-quality book and magazine papers when others shifted to pulp paper. The Warrens divided their time between art-filled homes on Mount Vernon Street in Boston and their Cedar Hill estate in Waltham. A delicate child, educated at Harvard in the family tradition, Fiske made Emerson's essay "Self Reliance" his guide. Fiske Warren was an unusual member of an unusual and

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Harvard (Worcester County), Massachusetts

wealthy family that included brother Sam, who carried on the family business and served as board member and president of the Museum of Fine Arts; Ned, a collector of art; Cornelia, founder of the Dennison House settlement; and Henry, a Harvard Oriental scholar. In 1891 he married Gretchen Osgood, daughter of Hamilton and Margaret Cushing Pearmain Osgood. Gretchen was an exceptional woman, raised in a household of intellectuals, Oxford-educated, a mezzo-soprano, poet, and lecturer, and perhaps best known for the portrait of her by John Singer Sargent in 1903, "Mrs. Warren and Her Daughter." Together and separately Gretchen and Fiske participated in the social and intellectual life of Massachusetts elite during the turn of the century and beyond. (Green 1989: passim)

Fiske Warren was a well-known eccentric during his life, notorious as an anti-imperialist, a vegetarian, and a wearer of reform clothing like digital socks, when he wore clothing at all. Warren was an early automobile owner and avid traveler, U.S. tennis champion in 1893, and publisher of *The Warren-Clarke Genealogy* the following year. While many found humor in his pursuits, Warren was a participant in a range of causes that fall under the large umbrella of Progressive-era reform. A social, political, and intellectual movement of the early 20th century, Progressives aimed to improve and restore a nation corrupted by overseas expansion, industrialization, labor and working-class unrest, and corporate arrogance. A member of the Massachusetts Reform Club and president of the American Peace Society from 1903 to 1911, Warren's most active political role came in his efforts to gain independence for the Philippines. As a founding member of the Anti-Imperialist League in Boston in 1898, Warren became acquainted with Sixto Lopez, a member of the Philippine delegation traveling the world to gain recognition for the newly formed Republic of the Philippines. He wrote and spoke on the topic, studied and visited the islands, and eventually devised a compromise position on the issue, independence for the Philippines only, which led to the demise of the Anti-Imperialist League. (Greene 1989: 149, 186-87, 221-25)

Warren's importance to the Town of Harvard lies in his establishment here of a single tax enclave, one of a handful of similar communities established by followers of Henry George early in the 20th century. George (1839-1897) was the author of *Progress and Poverty* (1879) in which he set forth his system to establish communities and governments based on the long-held point of view that the right to use and occupy land belongs to all, and that private ownership of real estate is no more acceptable than ownership of air or of sunshine. Others had held this belief, but George had set forth a means to accomplish it in the form of the "single tax" and "economic rent" that many believed made the goal possible without the addition of a huge bureaucracy. The plan was acceptable perhaps because it included no expectation that the land would be divided equally or even involve large-scale land takings. George's plan would focus on diminishing the importance and power of landlords by taxing their rental income at a rate of 100%. He believed that rental income was unearned and so appropriate for a high rate of taxation, and that the large sum so raised would eliminate the need for any other taxes. Landlords would thus become mere land agents, receiving a moderate compensation for their rent-collecting activities. There would be no taxation on anything made by human hands and, with no tariffs, truly free trade would emerge. In his anti-landlord position, George found many adherents and, with the visionaries Edward Bellamy (*Looking Backward*, 1888) and Henry Demarest Lloyd (*Wealth Against Commonwealth*, 1894), he was a very popular figure during his lifetime.

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Harvard (Worcester County), Massachusetts

A small number of these adherents made attempts to put George's system into practice, establishing single-tax enclaves during the period from the 1890s through the 1930s. Although a full history of the enclavial movement has yet to be written, Fiske Warren's publication, the annual *Enclaves of Single Tax*, published in Harvard between 1921 and 1933, provides useful information. Fifteen enclaves were founded during this period, beginning with Fairhope, Alabama, in 1895, and including settlements in Delaware (two), New Jersey, Maryland, Michigan, Ohio, Andorra, Australia, France, and Germany. In part because of Warren's efforts, New England held the largest concentration of enclaves, with Tahanto, Shakerton, and Trapelo in Massachusetts, and Halidon in Maine. Warren established Tahanto and Shakerton in Harvard and neighboring Ayer, as well as the Maine enclave located near his family's paper mills. Enclaves varied from one another in size and reform activities including cooperative stores, credit unions, craft guilds, schools, and the promotion of Esperanto. Many of them began as resorts, and most members resided at the enclaves only during the summer months.

Warren was one of a small number of converts to this system financially capable of acting on his belief and assisting in the establishment of an enclave in Harvard. He had a nucleus of property there already and eventually purchased a total of ten farms and other miscellaneous acreage totaling over 1,000 acres. During his earliest years in the town, he had, according to Savage, spent significant sums establishing his farm and supporting his property with a waterworks and electric generator, and employed many local men in these endeavors (Savage 1924: 45-46). Most of the land was in the vicinity of his house, along the west side of Bolton Road toward Bare Hill Pond, along both sides of West Bare Hill Road, and at the north end of East Bare Hill Road near its intersection with Bolton Road. With this base of operations in place, Warren read George's book in 1909 and immediately established an enclave when he leased the first lot of land to Ellen Mongovin. Warren at this time served as landlord and land agent as he gave special leases to interested participants in the scheme in return for their payment of an economic rent. He was joined in the venture by a number of influential members of the academic and intellectual community. Not all members of the enclave even resided there, apparently joining to demonstrate their support of the enterprise. Most maintained only summer residences, but several occupied their houses year-round and engaged in farming, lumbering, and box manufacture. Warren and his family registered to vote in Harvard.

In 1912 Warren and two other men, Lewis Jerome Johnson and William L. Price, established the Tahanto Trust, which held a portion of the land (Warren retained a portion himself) and provided a structure for life in the enclave. In the deed of trust, Fiske and the others stated their purpose to establish "a social system of progress, industry, and mutual helpfulness" and established a system of governance for its members and the land they leased. Members of the community determined land uses and spent the accumulated rents by vote of the membership, which included all residents or leaseholders over fifteen years of age and "without discrimination based on sex." An elected council of three conducted most of the business, including the allocation of land and the assessment of rent, with the assistance of an appointed treasurer and clerk. From the collected rents would be paid the local and state taxes owed by individuals on real and personal property, and from the residual funds, sums were paid to Warren and others who purchased land for the enclave, as well as for any other projects for the public benefit agreed

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Continuation SheetSection number 8 Page 5Warren House
Harvard (Worcester County), Massachusetts

on by members of the enclave. Any improvement to the property belonged to the lessees who were required, in addition to paying rent, to follow the regulations of the community (including a prohibition against cutting any trees larger than 4" in diameter). Five years after the establishment of the Trust, the enclave included 517 acres with 15 houses, collecting \$3,769 in gross economic rent, yielding a net rent of \$561 after the payment of taxes and for the purchase of land. (Tahanto Prospectus ca. 1916: passim) By 1930 the holdings had grown significantly: Warren himself owned 566.86 acres in the Tahanto lands as well as 517.29 acres at the Shaker Village, while the Trust held 966.46 acres. (Inventory and Valuation of Harvard 1930)

A number of town residents as well as members of the Massachusetts elite came to live or vacation in the enclave, occupying remodeled older homes or building ample new ones for themselves. Membership in the community has not been reconstructed in detail but included both residents of Harvard, who had sold their land to Warren, and wealthy associates of Warren, many of whom were well-known intellectuals. Clark University's president, Harvard University faculty, prominent members of Boston's medical elite, a wide range of individuals of prominence found themselves attracted to Tahanto. Mortimer Phillips Mason, a cousin of Fiske Warren, built a house in Harvard in 1914. Warren's father Samuel Dennis Warren and Mason's father Mortimer Mason were partners in S.D. Warren & Company. Although his brother Herbert Mason followed their father into the paper business, Mortimer Phillips Mason followed his intellectual interests as did his Warren cousins and was a professor of philosophy at Bowdoin College in Maine. Of the extended Mason and Warren clan, Mortimer Mason was the cousin most engaged in Fiske Warren's activities and served as a trustee for the Georgian Trust, established to encourage the formation of single-tax enclaves and the beliefs of Henry George. Mason later sold the house to one of Warren's sons-in-law. Roland B. Dixon is best known for his position as curator of ethnology at the Peabody Museum of Harvard University. Because of their wealth, most of these newcomers to the enclave did not need to concern themselves with balancing their incomes against their economic rent. Although not large in number, handsome turn-of-the-century houses scattered throughout the town's outer reaches are testament to the newcomers to the town.

But Warren was the prime mover in the community. It was his wealth that enabled the enclave to include any substantial moneymaking operations, in the form of a large stock farm and orchard, though these provided employment for town citizens more often than for the wealthy newcomers to Harvard. Warren provided employment during his earliest years as he remodeled houses and other buildings and as he built his house and the secondary buildings, including a stock barn, icehouse, boathouse, and "hermitage" on his other properties and his farm. Author F.S. Savage served as superintendent at this time, overseeing to 70 men and nine teams of two horses. His administration building, from which the entire operation was managed, was located on Bolton Road until a fire nearly destroyed it and the remnant became a residence.

In addition to buildings, Warren added an elaborate water system between the primary houses, portions of which may still be in place but whose location is not precisely known. The Warren Cider Box Factory is the best-preserved survival of the large-scale agricultural operations Fiske Warren established in Harvard

(continued)

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section number 8 Page 6**Warren House
Harvard (Worcester County), Massachusetts**

at the turn of the century. Like many Harvard farms, apples were a primary product, and here boxes were assembled in which to transport them. The factory is situated near the sawmill that cut wood for the boxes. This site was also the location of the Warren generator, which provided power to his properties, and the factory was served by the Warren waterworks, whose reservoir was located at 58 and 60 Bolton Road. Warren's boathouse eventually came to the town, but has been demolished. Warren donated land for both the Green Eyrie Girl Scout Camp on Bare Hill Pond and the Saint Theresa's Roman Catholic Church on Still River Road.

Fiske Warren died in 1938, and the enclave gradually crumbled without his support and enthusiasm. His wife Gretchen Osgood Warren lived until 1959, continuing to summer in Harvard with her children Rachel Warren Lothrop Barton (b. 1892), Marjorie Warren Whitman (b. 1899), and Hamilton Warren (b. 1903). Shortly after Fiske's death the only major alteration to the house was made, the demolition of the independent service building and the construction of a modern attached service wing to replace it. Although each child received some of the Harvard holdings, the principal holders of Warren's property were his wife and oldest daughter Rachel, who is believed to have made the alterations to the house. The family's large holdings were gradually sold off after Gretchen Warren's death by her heirs, including parcels adjacent to this one along Bolton Road and the newly laid-out Tahanto Trail. After members of the Warren family, the property had a single short-term owner before the current owners took possession in the early 1970s. The large interior lot, as well as adjacent parcels purchased by the current owners, are currently worked as a horse farm.

Archaeological Significance

Since patterns of prehistoric occupation in Harvard are poorly understood, any surviving sites could be significant. Prehistoric sites in this area could provide valuable information on the relationships between Native American upland settlement along tributary streams, upland wetlands and larger riverine drainages such as the Nashua River to the west. Several prehistoric sites have been located along the latter drainage in the vicinity of the Fort Devens Military Reservation, approximately three to four miles to the southwest of the nominated property.

Historic archaeological remains described above have the potential to document portions of the house no longer extant and provide detailed information on its inhabitants who characterized a range of Progressive-era movements present at the end of the 19th and early 20th centuries. Foundation remains, footings and construction features may survive from an addition to the house's east elevation which was demolished in 1940. This information can be used to reconstruct that portion of the house as well as define its construction techniques. Detailed analysis of sheet refuse patterns and trash areas around the house, if they exist, can also provide us with information on the activities which occurred on the property and data pertaining to the lifeways of the inhabitants. This information would be important in determining the extent to which the occupants pursued the simple life and anti-imperialist/modernist philosophies.

(end)

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 9 Page 1

Warren House
Harvard (Worcester County), Massachusetts

9. MAJOR BIBLIOGRAPHICAL REFERENCES

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(end)

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

**National Register of Historic Places
Continuation Sheet**

Section number 10 Page 1

**Warren House
Harvard (Worcester County), Massachusetts**

10. GEOGRAPHICAL DATA

Verbal boundary Description:

The boundaries of the Fiske Warren House are marked on the attached town of Harvard assessor's map #22 and include the entire parcel held by the current property owner.

Boundary Justification:

The boundaries of the Fiske Warren House were drawn to include the entire parcel presently associated with the house.

(end)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Warren, Frederick Fiske and Gretchen Osgood, House

MULTIPLE
NAME:

STATE & COUNTY: MASSACHUSETTS, Worcester

DATE RECEIVED: 11/05/96 DATE OF PENDING LIST: 11/19/96
DATE OF 16TH DAY: 12/05/96 DATE OF 45TH DAY: 12/20/96
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 96001466

NOMINATOR: STATE

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: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 12.6.96 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in the
National Register

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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



Fiske Warren House
Harvard MA

(Worcester County)

photograph 10/2

Claire Dempsey 1992



Fiske Warren House
Harvard MA

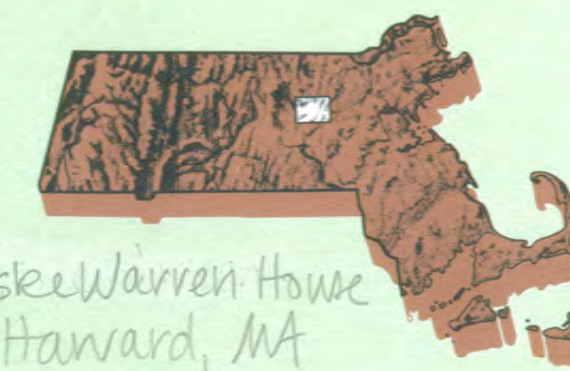
(Worcester County)

photograph 2012

Claire Dempsey 1992

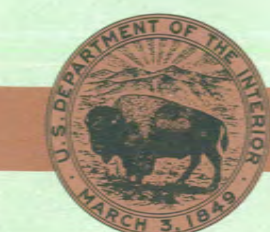
Hudson
MASSACHUSETTS

1:25 000-scale *metric*
topographic map



7.5 X 15 MINUTE QUADRANGLE
SHOWING

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



1988

Produced by the United States Geological Survey
Control by USGS, NOS/NOAA, and Commonwealth of
Massachusetts agencies

Compiled by photogrammetric methods from aerial photograph
taken 1980. Field checked 1981. Map edited 1988
Supersedes Clinton 1965 and Hudson 1966
1:25,000-scale maps

Projection and 1000-meter grid, zone 19
Universal Transverse Mercator
10,000-foot grid ticks based on Massachusetts coordinate
system, mainland zone. 1927 North American Datum
To place on the predicted North American Datum 1983,
move the projection lines 6 meters south and
40 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
CONTROL ELEVATIONS SHOWN TO THE NEAREST 0.1 METER
OTHER ELEVATIONS SHOWN TO THE NEAREST 0.5 METER

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS

CONVERSION TABLE	
Meters	Feet
1	3.2808
2	6.5617
3	9.8425
4	13.1234
5	16.4042
6	19.6850
7	22.9659
8	26.2467
9	29.5276
10	32.8084

DECLINATION DIAGRAM

UTM grid convergence
(N81 and 1980 magnetic
declination) is 15°14' W
at center of map.
Diagram is approximate

ADJOINING MAPS			
1	2	3	
4	5		
6	7	8	

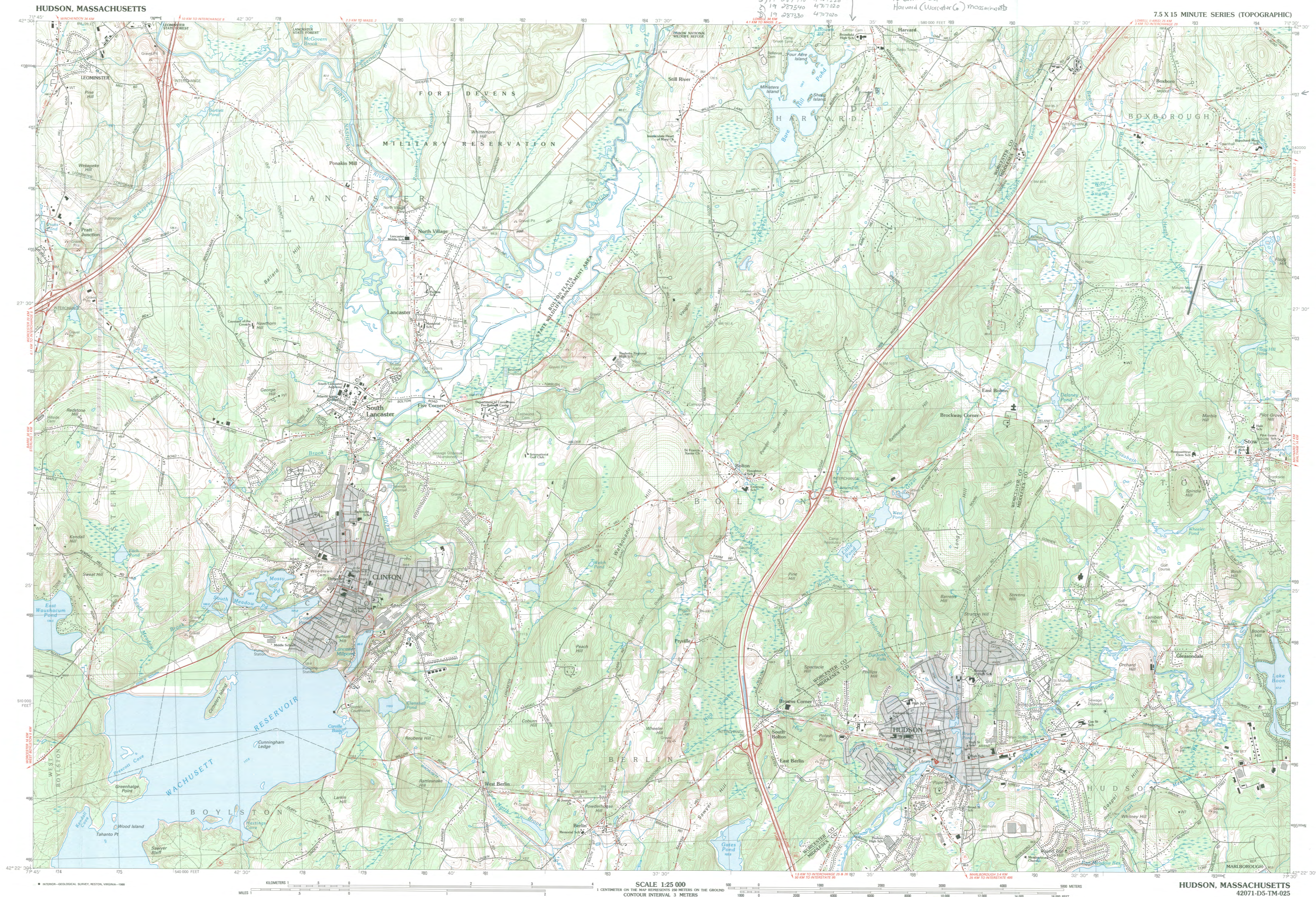
1 Flatburgh
2 Ayer
3 Billerica
4 Sterling
5 Maynard
6 Westborough North
7 Marlborough
8 Frammingham

FOR SALE BY U. S. GEOLOGICAL SURVEY
DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092

Topographic Map Symbols

- | | |
|---|--|
| Primary highway, hard surface | |
| Secondary highway, hard surface | |
| Light-duty road, hard or improved surface | |
| Unimproved road, trail | |
| Route marker: Interstate, U.S., State | |
| Railroad: standard gauge; narrow gauge | |
| Bridge: drawbridge | |
| Footbridge; overpass; underpass | |
| Build-up area: only selected landmark buildings shown | |
| House; lawn; church; school; large structure | |
| Boundary: | |
| National, with monument | |
| State | |
| County, parish | |
| Civil township; precinct; district | |
| Incorporated city, village, town | |
| National or State reservation; small park | |
| Land grant with monument; bound section corner | |
| U.S. land claim survey; railroad survey; section | |
| Range, township; section line: location approximate | |
| Fence or field line | |
| Power transmission line, isolated tower | |
| Ditch; dam with lock | |
| Canalway | |
| Canalway; picnic area; U.S. location monument | |
| Windmill; water wheel; spring | |
| Mine shaft; prospect; adit; ore cavity | |
| Contour: hachure mark; elevation; contour; spot elevation | |
| Contours: interior; intermediate; supplementary; depression | |
| Distorted surface: strip mine, lava; sand | |
| Sounding: depth curve | |
| Perennial lake and stream; intermittent lake and stream | |
| Harbors, large bay and small lake, large and small | |
| Swamp; marsh | |
| Submerged marsh; land subject to controlled inundation | |
| Woodland; scattered trees | |
| Scrub; emergent | |
| Orchard; vineyard | |

A pamphlet describing topographic maps is available on request.





THIS MAP IS FOR ASSESSMENT PURPOSES.
IT IS NOT VALID FOR LEGAL DESCRIPTION
OR CONVEYANCE.

THE HORIZONTAL DATUM IS THE MASS.
STATE PLANE COORDINATE SYSTEM.

PHOTOGRAPHY DATE: APRIL 23, 1983

COMPLETION DATE: FEBRUARY 15, 1985

REVISED & REPRINTED BY
JALBERT ENGINEERING, INC.
STURBRIDGE, MASSACHUSETTS 01556 347-5136

PRODUCED BY
GORDON E. AINSWORTH & ASSOCIATES, INC.

LEGEND SYMBOLS

AREA CALCULATED AcC
AREA SURVEYED Ac
BLOCK LIMIT
BLOCK NUMBER 02
COMMON OWNERSHIP OR Z
EXEMPT PROPERTY E

SUBDIVISION LOT NO. 2
MATCH LINE M.L.
RIGHT OF WAY R/W
RECORD DIMENSION 100'
SCALED DIMENSION 100'S
WETLANDS

SCALE

1 INCH = 200 FEET

FEET
200 100 0 200 400
60.976 30.488 0 60.976 121.95

METERS

INDEX DIAGRAM

16	17A	17B	18
21	22A	22B	23
26	27	28	

ASSESSORS MAP

HARVARD

REVISED THROUGH
1-1-94

MAP NO.
22

Frederick Fiske and
Gretchen Asgaard Warren House
42 Bolton Road
Harvard (Worcester County),
Massachusetts

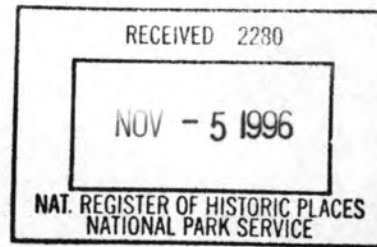


The Commonwealth of Massachusetts

William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

28 October 1996

Carol Shull
Keeper
National Register of Historic Places
Department of the Interior
National Park Service
P. O. Box 37127
Washington, D. C. 20013-7127



Dear Ms. Shull:

Enclosed please find the following nomination form:

Frederick Fiske and Gretchen Osgood Warren House, 42 Bolton Road,
Harvard (Worcester County), Massachusetts, 01451

The nomination has been voted eligible by the State Review Board and has been signed by the State Historic Preservation Officer. Owners were notified of pending State Review Board consideration 30-75 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: John Martin, Chairperson, Harvard Historical Commission
Donna Conklin
Claire Dempsey, Preservation Consultant
Virginia E. Thurston, Chairperson, Board of Selectmen
Nancy Reifenstein, CLG Coordinator, Town of Harvard



The Commonwealth of Massachusetts

William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

November 4, 1996

Carol Shull
Keeper
National Register of Historic Places
Department of the Interior
P.O. Box 37127
Washington, D.C. 20013-7127

Dear Ms. Shull:

Enclosed, please find the supporting documentation for the following nomination, which was inadvertently omitted from the package sent to you on October 28, 1996. The nomination is:

Frederick Fiske and Gretchen Osgood Warren House, 42 Bolton Road, Harvard (Worcester County),
Massachusetts, 01451

I apologize for any inconvenience this omission may have caused. If you have any questions, please do not hesitate to call.

Sincerely,

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

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

enclosure