

PH0660027

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

DATA SHEET

FOR NPS USE ONLY

RECEIVED JAN 6 1978

DATE ENTERED MAY 22 1978

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORMSEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

Ware Paper Mill

AND/OR COMMON

Ware Paper Mill

2 LOCATION

STREET & NUMBER

2276 Washington Street

NOT FOR PUBLICATION

CITY, TOWN

Newton

CONGRESSIONAL DISTRICT
4th Massachusetts

STATE

Massachusetts

VICINITY OF

CODE

025

COUNTY

Middlesex

CODE

017

3 CLASSIFICATION

CATEGORY

DISTRICT

X BUILDING(S)

STRUCTURE

SITE

OBJECT

OWNERSHIP

PUBLIC

X PRIVATE

BOTH

PUBLIC ACQUISITION

IN PROCESS

BEING CONSIDERED

STATUS

X OCCUPIED

UNOCCUPIED

WORK IN PROGRESS

ACCESSIBLE

YES: RESTRICTED

YES: UNRESTRICTED

NO

PRESENT USE

AGRICULTURE

MUSEUM

X COMMERCIAL

PARK

EDUCATIONAL

PRIVATE RESIDENCE

ENTERTAINMENT

RELIGIOUS

GOVERNMENT

SCIENTIFIC

INDUSTRIAL

TRANSPORTATION

MILITARY

OTHER:

4 OWNER OF PROPERTY

NAME

G. Arnold Haynes

STREET & NUMBER

44 Washington Street

CITY, TOWN

Wellesley

VICINITY OF

STATE

Massachusetts 02181

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,

REGISTRY OF DEEDS, ETC. Middlesex County Registry of Deeds

STREET & NUMBER

208 Cambridge Street

CITY, TOWN

Cambridge

STATE

Massachusetts

6 REPRESENTATION IN EXISTING SURVEYS

TITLE Inventory of Historic Assets of the Commonwealth

DATE

1975

FEDERAL X STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Massachusetts Historical Commission

CITY, TOWN

Boston

STATE

Massachusetts

7 DESCRIPTION

CONDITION

☒ EXCELLENT
☐ GOOD
☐ FAIR

☐ DETERIORATED
☐ RUINS
☐ UNEXPOSED

CHECK ONE

☐ UNALTERED
☒ ALTERED

CHECK ONE

☒ ORIGINAL SITE
☐ MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Ware Paper Mill is located in the Lower Falls district of the City of Newton. It is sited close to the street in a highly commercialized area. The Lower Falls was the subject of an urban renewal program several years ago, and the Paper Mill is one of the few surviving fragments of the earlier community. To the rear of the mill is the Charles River, original source of its power.

The original portion of the mill (1790) is 1½ stories high with a partially exposed basement. It has a slate covered ridge roof with gable to the street. It is constructed of random ashlar rubble, with heavy quoins and massive stone lintels. The facade is three bays wide; side elevations are six bays deep. Fenestration is 8/8. The center entry is reached by a porch with steps to either side. The mill was altered considerably in 1973. The interior was stripped and the entrance was replaced by a larger opening composed of the original doorway connected to the window of the attic half floor.

During the 19th c. a 36'x43' section was added to the rear of the original 44'x32' portion. This brick addition has a slightly pitched ridge roof and extends a single bay's width beyond the older portion. It is one story high with a fully exposed basement. Fenestration is framed by segmental arch and irregularly placed. The rear elevation has a large opening, slit window and glass door on the upper level, all cut during the 1973 alterations. The doorway is reached by a modern open tread steel staircase with landing and banister.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
☐ PREHISTORIC	☐ ARCHEOLOGY-PREHISTORIC	☐ COMMUNITY PLANNING	☐ LANDSCAPE ARCHITECTURE	☐ RELIGION
☐ 1400-1499	☐ ARCHEOLOGY-HISTORIC	☐ CONSERVATION	☐ LAW	☐ SCIENCE
☐ 1500-1599	☐ AGRICULTURE	☐ ECONOMICS	☐ LITERATURE	☐ SCULPTURE
☐ 1600-1699	☐ ARCHITECTURE	☐ EDUCATION	☐ MILITARY	☐ SOCIAL/HUMANITARIAN
☒ 1700-1799	☐ ART	☐ ENGINEERING	☐ MUSIC	☐ THEATER
☒ 1800-1899	☐ COMMERCE	☐ EXPLORATION/SETTLEMENT	☐ PHILOSOPHY	☐ TRANSPORTATION
☐ 1900-	☐ COMMUNICATIONS	☒ INDUSTRY	☐ POLITICS/GOVERNMENT	☐ OTHER (SPECIFY)
		☒ INVENTION		

SPECIFIC DATES 1790

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Ware Paper Mill is significant as an early (1790) paper mill in continuous use for that purpose until 1938.

John Ware (b. 1753) was a veteran of the siege of Boston and the Battle of Bunker Hill. In 1790 Ware bought 14 acres, the dam and watercourses and built this mill, the first paper mill on the banks of the Charles.

In 1815 Ware sold the mill to Charles Bemis, John Marston and Charles Hackson for \$3,000. Later Hurd bought out his partners and in 1825 went into partnership with Lemuel Crehore. Hurd sold his interest to Crehore in 1832. During this time the mill was producing 1½ tons of paper daily. By the late 19th century, production had diversified to include jacquard prints, carpets and curtains, but the specialty of the company was bonnet board used as stiffening for straw hats.

The Ware Paper Mill was the first in the U.S. to use the Foundriner machine. This produced rolls of paper instead of sheets.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Wiswall, Clarence A.: One Hundred Years of Paper Making, Reading: The Reading Chronicle Press, Inc.

Sweetser, M.F.: King's Handbook of Newton, Newton: Moses King Corporation, 1889.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 4700 Sq.Ft.

UTM REFERENCES

A 19 314180 4688220
ZONE EASTING NORTHING

B
ZONE EASTING NORTHING

VERBAL BOUNDARY DESCRIPTION

less than one

43,560 sq. ft. = 1 acre

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
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STATE	CODE	COUNTY	CODE
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11 FORM PREPARED BY

NAME / TITLE

Joseph R. Orfant, National Register Editor & E. Clohesey Lichman

ORGANIZATION

Massachusetts Historical Commission

DATE

20 October 1977

STREET & NUMBER

294 Washington Street

TELEPHONE

617-727-8470

CITY OR TOWN

Boston

STATE

Massachusetts 02108

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL ☐

STATE ☐

LOCAL ☒

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

Elyabeth Reed Amadon

TITLE Executive Director, Massachusetts Historical Commission

DATE

12/22/77

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

Walter H. Cole

KEEPER OF THE NATIONAL REGISTER

DATE

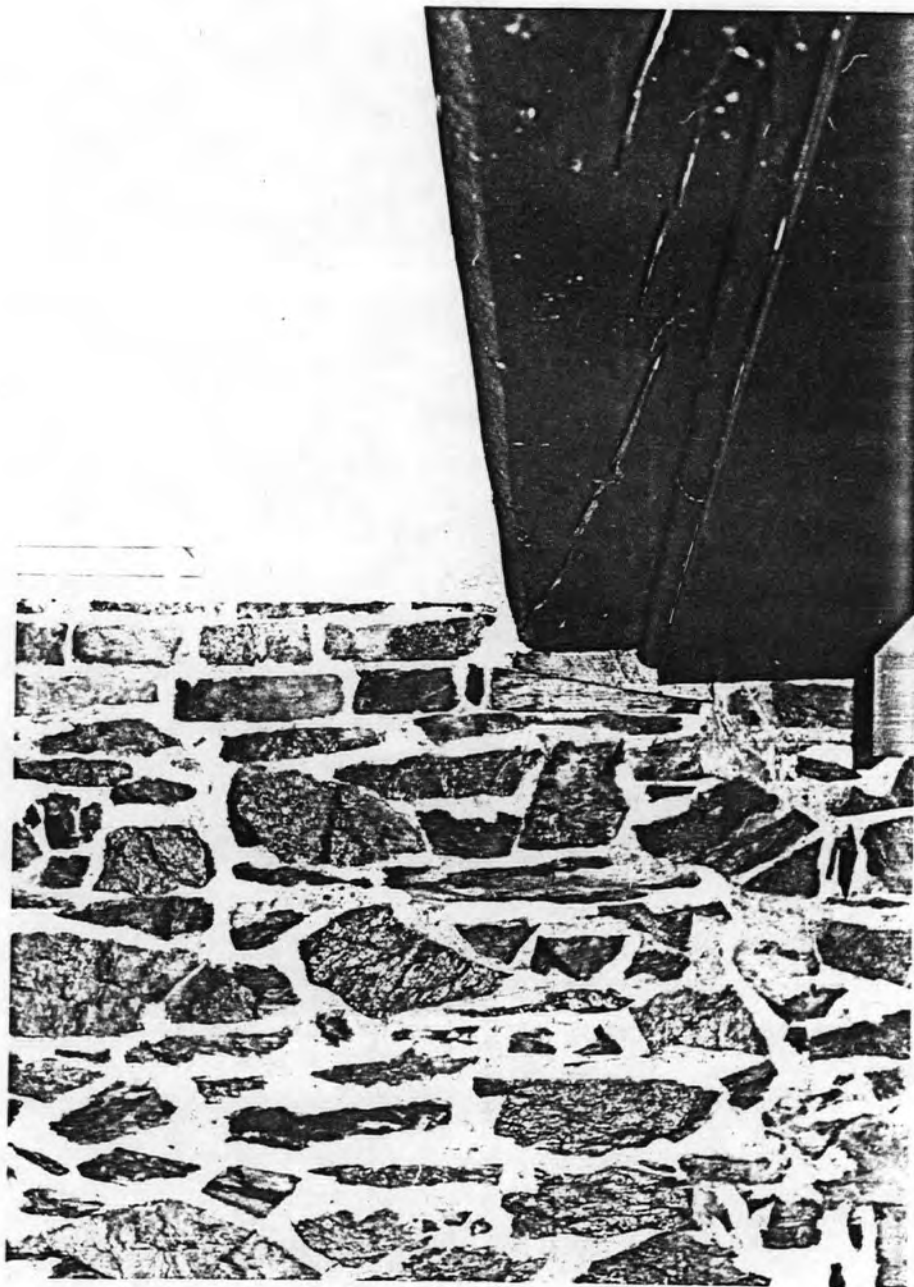
5-22-78

KEEPER OF THE NATIONAL REGISTER

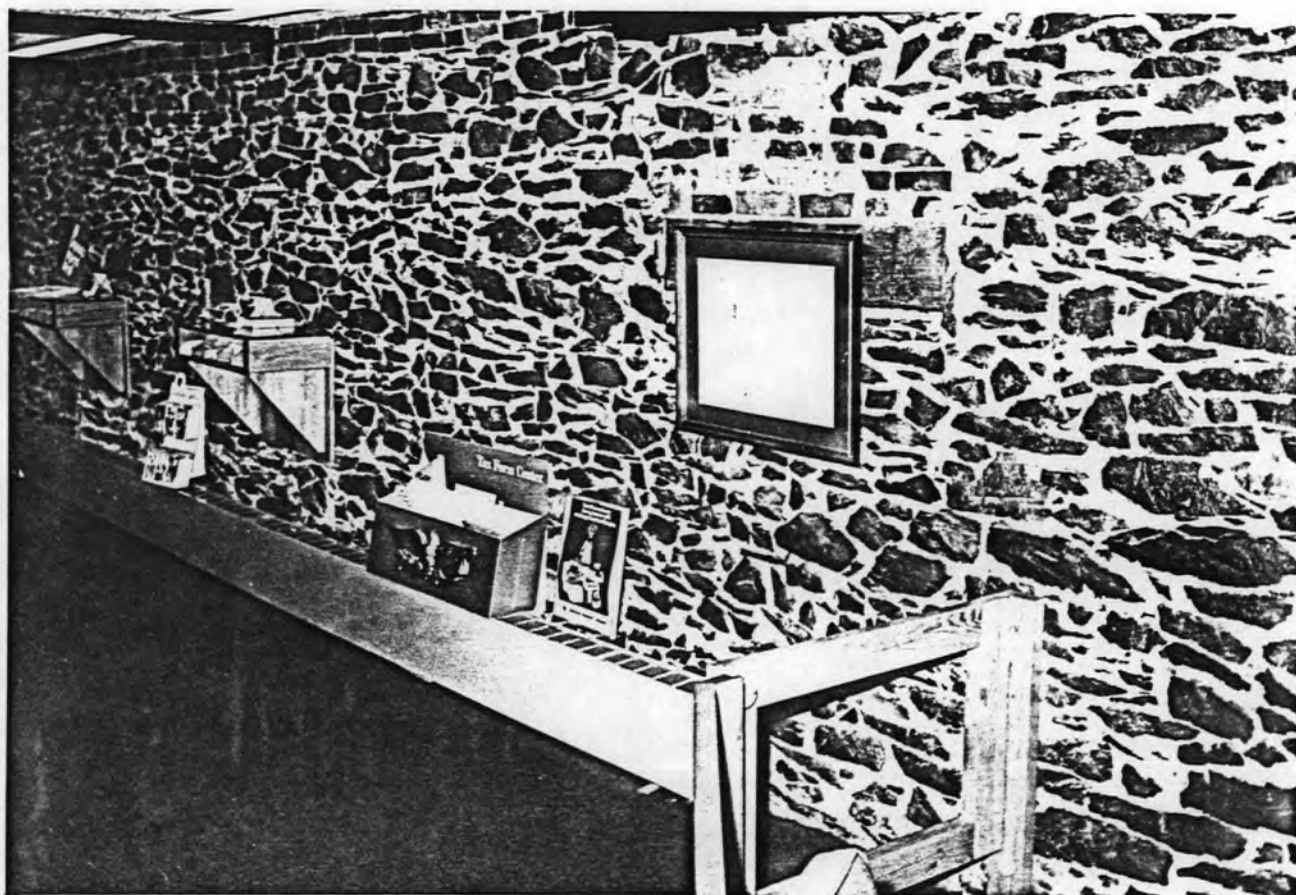
DATE

5-5-78

PICTURE A-2
building detail
exposed beam and stone wall



PICTURE A-3
building as it looks in 1975
NEWTON CO-OPERATIVE BANK OFFICES

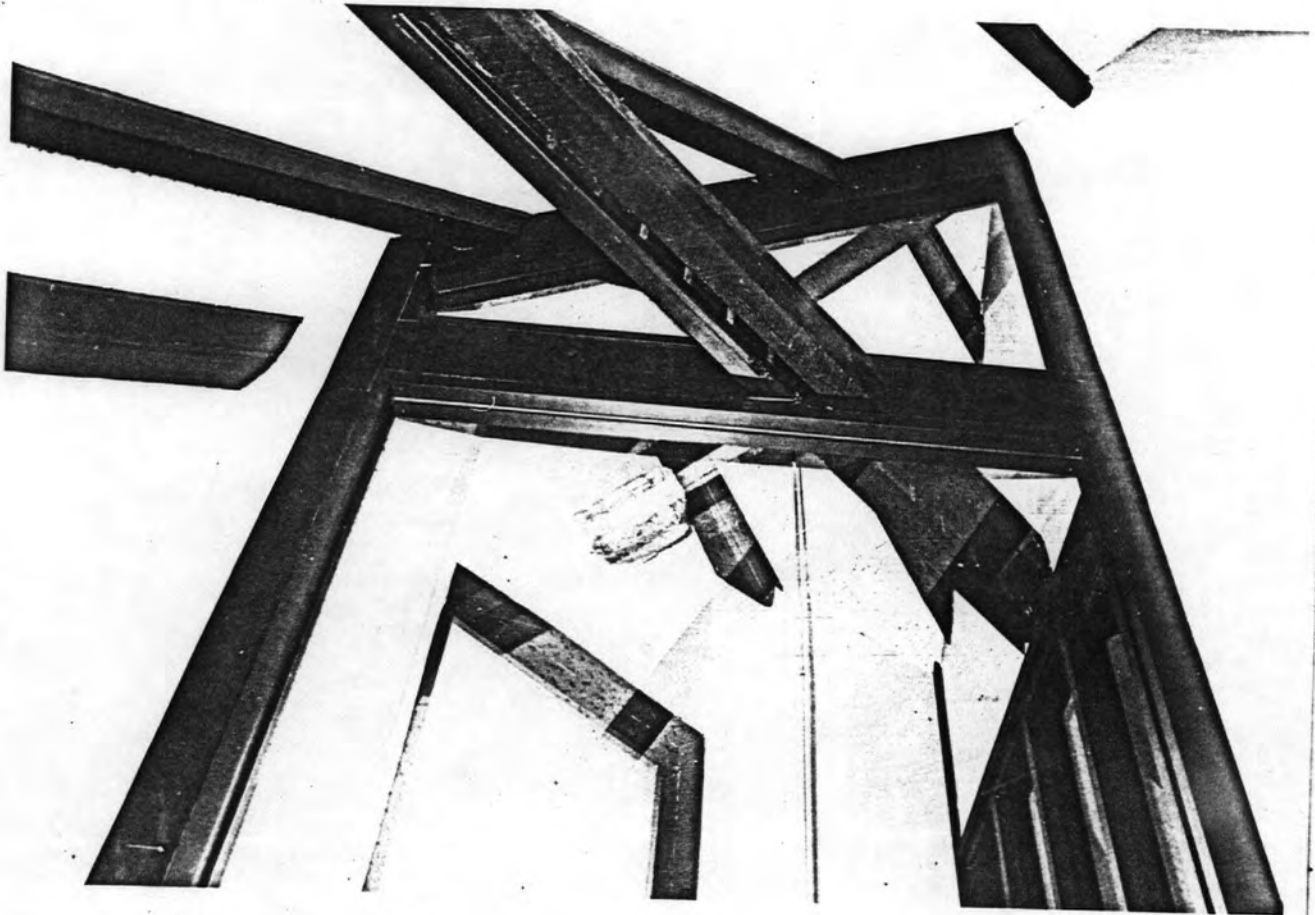




4-4
WARE PAPER MILL 1975

Do not film

PICTURE A-5
pictured is ceiling and original beams
note stone which goes through the
building believed to be used as a hoist



Property Ware Paper Mill

State Mass.

Working Number 1. 6. 78. 2195

Middlesex

TECHNICAL

Photos 2
Maps 1

average

CONTROL

OK - 1.9.78

HISTORIAN

Accept
Franklin
3.22.78

ARCHITECTURAL HISTORIAN

Accept
Brannan
3.8.78

ARCHEOLOGIST

OTHER

Site is of local significance in terms of
industrial development, a rare ~~surviving~~ example of an industrial structure in Newton,

HAER

Inventory X

Review 3/7/78

Donald C. Johnson

of industrial significance

REVIEW UNIT CHIEF

photos do not do it justice -
handsome bldg

Accept
Leborich
4/7/78

BRANCH CHIEF

KEEPER

5/22/78

National Register Write-up

Federal Register Entry

7.5.78

Send-back

Re-submit

Entered

MAY 22 1978

INT:2106-74



Ware Paper Mill
Newton, Massachusetts
1976

E. Clohesey Lichman
44 Washington Street
Wellesley, MA.

Middlesex County

Photo #1 & 2

Looking south towards the facade and east
elevation

JAN 6 1978

MAY 22 1978

PROPERTY OF THE NATIONAL REGISTER



Ware Paper Mill
Newton, Massachusetts
1975

E. Clohesey Lichman
44 Washington Street
Wellesley, MA.

JAN 6 1978

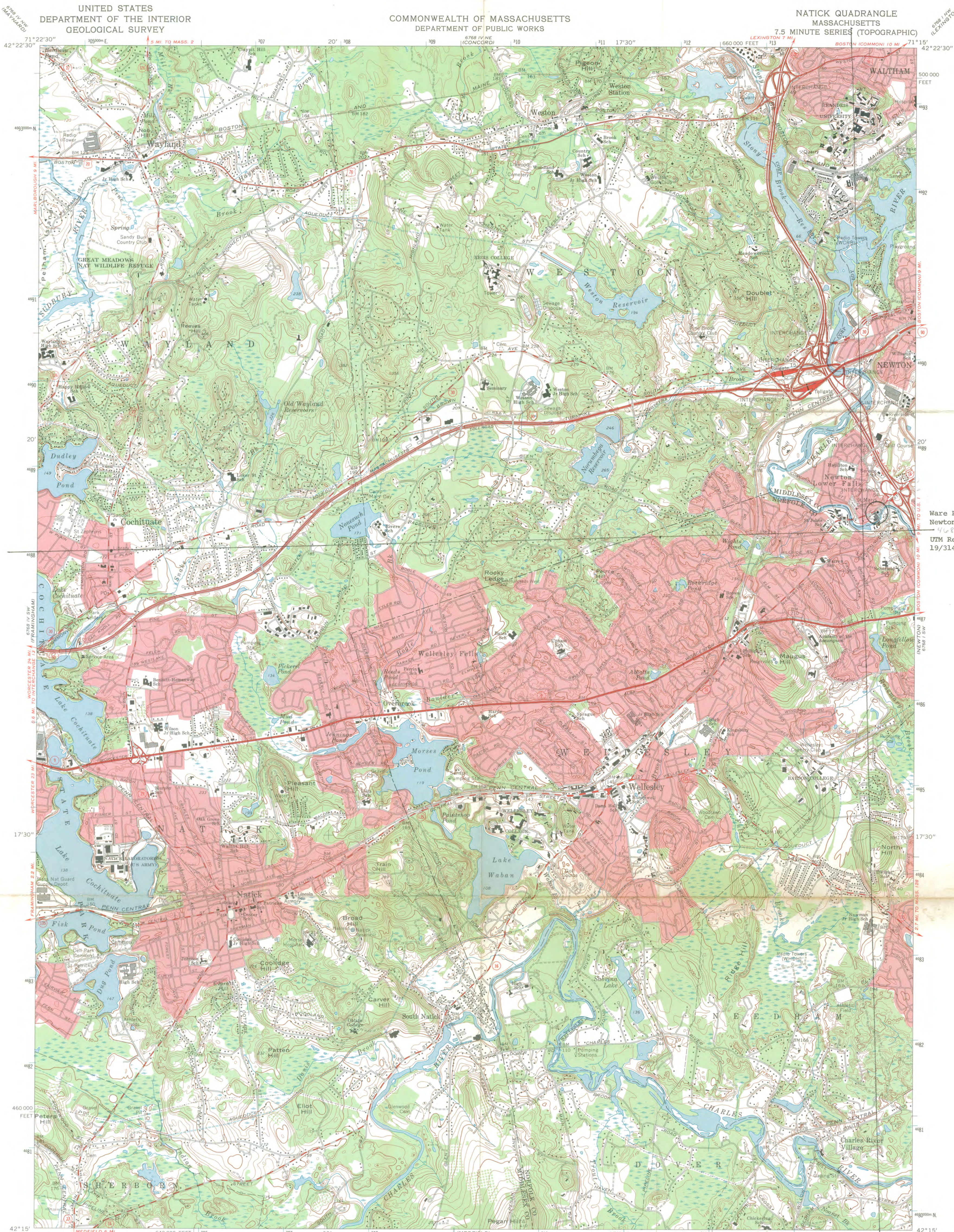
Middlesex County

Photo #202

Looking northwest towards the west elevation

MAY 22 1978

PROPERTY OF THE NATIONAL REGISTER



Ware Paper Mill
Newton, MA.
4688
UTM Reference:
19/314180/4688220

Mapped, edited, and published by the Geological Survey
Control by USGS, USC&GS and Massachusetts Geodetic Survey
Topography by planetable surveys 1940-1941
Revised from aerial photographs taken 1969. Field checked 1970
Polyconic projection. 1927 North American datum
10,000-foot grid based on Massachusetts coordinate system,
mainland zone
1000-meter Universal Transverse Mercator grid ticks,
zone 19, shown in blue
Red tint indicates areas in which only landmark buildings are shown

UTM GRID AND 1970 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET

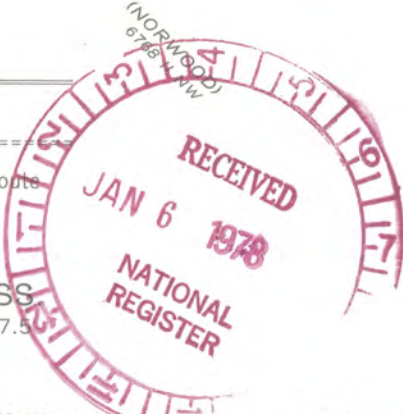
SCALE 1:24 000
1 000 0 1000 2000 3000 4000 5000 6000 7000 FEET
1 0 1 2 3 4 5 6 7 8 9 10 KILOMETER
CONTOUR INTERVAL 10 FEET
DATUM IS MEAN SEA LEVEL



ROAD CLASSIFICATION
Primary highway, hard surface
Secondary highway, hard surface
Unimproved road
Interstate Route
U. S. Route
State Route

NATICK, MASS.
N4215-W7115/7.5

1970
AMS 6768 IV SE-SERIES V814



MAY 22 1978



PAUL GUZZI

Secretary of the
Commonwealth

The Commonwealth of Massachusetts

Office of the Secretary

Massachusetts Historical Commission

294 Washington Street Boston, Massachusetts 02108
(617) 727-8470

2 January 1976

Mr. Charles Herrington
Chief, Registration
National Register Office
Office of Archeology and Historic
Preservation
U.S. Department of the Interior
18th and C Streets, N.W.
Washington, D.C. 20240

Dear Mr. Herrington:

Our director, Mrs. Elizabeth Amadon, suggested that I write you concerning the advisability of nominating the John Ware Mill to the National Register.

This stone mill, located in Newton Lower Falls, Massachusetts, was built in 1790 and functioned as a paper mill from that time until as recently as 1938. Today this mill building is the oldest mill in Newton and one of the few surviving reminders of a once thriving mill village in the Lower Falls area.

Our question concerns the rehabilitation of the building and whether or not you feel it would be eligible for the Register because of certain modernizations. Although the basic materials and features of the building have been retained, you can see from the somewhat unclear photocopy enclosed that a new entrance stairway has been added and the doorway and central window are single glass panes. The building has been adapted for use as a bank and it is the type of reuse we would like to encourage. (Hopefully someday the banker will become a friend of the preservationist!) However, we do not want to pursue a National Register nomination if you feel that the alterations have destroyed the architectural integrity.

Thank you for your attention to this matter.

Sincerely yours,

Judy D. Dobbs

Judy D. Dobbs
National Register Editor
Massachusetts Historical Commission

enclosures

THE NATIONAL REGISTER OF HISTORIC PLACES	
DATE REC'D	JAN 7 1976
☒	INDIVIDUAL RESPONSE (ATTACHED)
☐	INFORMATIVE MATERIAL SENT
☐	TELEPHONE CALL (ATTACHED)
DATE ACTION TAKEN	JAN 12 1976
INITIALS	Jandl

mass misc

Jandl
1/12/76
COK
1/13/76

Newton
Middlesex

Ware Mills

H34-PR

JAN 14 1976

Ms. Judy D. Dobbs
National Register Editor
Massachusetts Historical Commission
294 Washington Street
Boston, Massachusetts 02108

Dear Ms. Dobbs:

Thank you for your letter concerning the John Ware Mill in Newton Lower Falls, Massachusetts.

From the material forwarded in your letter, it appears that the basic materials, architectural features, and scale of the building have been retained. While the industrial importance of the mill may have diminished through adaptive reuse, its architectural integrity appears intact. As the oldest extant mill in Newton, the building appears to have significance at least on the local level. We encourage you to proceed with a National Register nomination for the property.

If you have any additional questions while preparing the nomination, please do not hesitate to call our office.

Sincerely yours,

Charles A. Herrington (Sgd.)

Charles A. Herrington
Acting Keeper of the National Register

cc: Elizabeth Amadon SHPO Mass. w/c inn.

bcc: Regional Director, North Atlantic Region w/c

Director's Reading File

PR w/c

FNP: W JANDL:jln:1-12-76

BASIC FILE RETAINED IN PR

ENTRIES IN THE NATIONAL REGISTER

STATE MASSACHUSETTS

Date Entered MAY 22 1978

Name

Location

Ware Paper Mill

Newton
Middlesex County

Luther Store

Swansea vicinity
Bristol County

Also Notified

Honorable Edward W. Brooke

Honorable Edward M. Kennedy

Honorable Robert F. Drinan

Honorable Margaret M. Heckler

State Historic Preservation Officer

Mrs. Patricia L. Weslowski

Executive Director, Massachusetts

Historical Commission

294 Washington Street

Boston, Massachusetts 02108

NR

Mott/js

5/23/78

NATIONAL REGISTER DATA SHEET

① NAME as it appears on federal register: Ware Paper Mill
 ② OTHER NAMES:
 ③ date of entry: MAY 22 1978
 ④ county code: 17

⑤ LOCATION street & number: 2276 Washington St.
 city / town: Newton
 vicinity of:
 state: MA
 county: Middlesex
 ⑥ NPS REGION: NA

⑦ OWNER ☒ PRIVATE ☐ STATE ☐ MUNICIPAL ☐ COUNTY ☐ MULTIPLE ☐ FEDERAL (agency name):
 ⑧ ADMINISTRATOR:

⑨ EXISTING SURVEYS ☐ HABS ☐ HAER ☐ NHL ⑩ FUNDED? ☐ YES ☐ NO ⑪ CONGRESS. DISTRICT 4th ⑫ SOURCE of NOMINATION ☒ STATE ☐ FEDERAL
 if state who prepared form?

⑬ WITHIN NATIONAL REGISTER HISTORIC DISTRICT? ☐ YES, NAME ☐ NO ⑭ WITHIN NATIONAL HISTORIC LANDMARK? ☐ YES, NAME ☐ NO ⑮ ACREAGE
☐ LOCAL ☐ PRIVATE ORGANIZATION

⑯ CONDITION ☐ excellent ☐ good ☐ fair ☐ deteriorated ☐ ruins ☐ unexposed ☐ unexcavated ☐ altered ☐ unaltered ☐ reconstructed ☐ excavated ☐ original site ☐ moved ☐ unknown
 ⑰ features: ☐ SUBSTANTIALLY INTACT-1 ☐ SUBSTANTIALLY INTACT-2 ☐ SUBSTANTIALLY INTACT-3
 INTERIOR ☐ NOT INTACT-0 ☐ NOT INTACT-0 ☐ NOT INTACT-0
☐ UNKNOWN-4 ☐ UNKNOWN-5 ☐ UNKNOWN-6
☐ NOT APPLICABLE-7 ☐ NOT APPLICABLE-8 ☐ NOT APPLICABLE-9

⑱ ACCESS ☐ YES-Restricted ☐ YES-Unrestricted ☐ No Access ☐ Unknown ⑲ ADAPTIVE USE ☐ YES ☐ NO ⑳ SAVED? ☐ YES ㉑ IS PROPERTY A HISTORIC DISTRICT? ☐ yes ☐ no

㉒ AREAS OF SIGNIFICANCE: ☐ ENGINEERING-11 ☐ LANDSCAPE ARCH.-15 ☐ POLITICS/GOVT.-21 ☐ RECREATION-28
☐ ARCHEOLOGY-prehistoric-2 ☐ COMMERCE-6 ☐ ENTERTAINMENT-26 ☐ LAW-16 ☐ RELIGION-22 ☐ SETTLEMENT-29
☐ ARCHEOLOGY-historic-1 ☐ COMMUNICATIONS-7 ☐ EXPLORATION-12 ☐ LITERATURE-17 ☐ SCIENCE-23 ☐ URBAN PLANNING-31
☐ AGRICULTURE-3 ☐ CONSERVATION-8 ☐ HEALTH-27 ☐ MILITARY-18 ☐ SOCIAL/HUMANITARIAN-24 ☐ OTHER (SPECIFY)
☐ ARCHITECTURE-4 ☐ ECONOMICS-9 ☐ INDUSTRY-13 ☐ MUSIC-19 ☐ SOCIAL/CULTURAL-30
☐ ART-5 ☐ EDUCATION-10 ☐ INVENTION-14 ☐ PHILOSOPHY-20 ☐ TRANSPORTATION-25
 ㉓ CLAIMS: explain
 'first' ☐
 'oldest' ☐
 'only' ☐

㉔ functions
 WHEN HISTORICALLY SIGNIFICANT:
 CURRENTLY:
 ㉕ dates of initial construction:
 major alterations:
 historic events:
 ㉖ ETHNIC GROUP ASSOCIATION

㉗ architectural style(s): ㉘ architect: ㉙ master builder: ㉚ engineer:

㉛ landscape architect / garden designer: ㉜ interior decorator: ㉝ artist: ㉞ artisan: ㉟ builder/contractor:

㊱ NAMES give role & date
 PERSONAL:

EVENTS:

INSTITUTIONAL:

㊲ NATIONAL REGISTER WRITE-UP