

**FORM B - BUILDING**

MASSACHUSETTS HISTORICAL COMMISSION  
 80 BOYLSTON STREET  
 BOSTON, MA 02116

AREA	FORM NO.
	3069

Newton, Mass. MRA  
 Town NEWTON (West Newton)

Address 1273-1279 Washington St.

Historic Name Railroad Hotel

Use: Present Shops & offices

Original Hotel

Photo (3"x3" or 3"x5", black and white) Indicate address of property on back of photo. Staple to left side of form.

**DESCRIPTION**

Date 1831

Source Newton Histories

Style Federal/Greek Revival

Architect unknown

Exterior Wall Fabric brick

Outbuildings none

Sketch Map: Draw map showing property's location in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection(s).  
Indicate north

Major Alterations (with dates) \_\_\_\_\_

20th cent. storefronts

Condition Good

(SEE ATTACHED MAP)

Moved no Date ---

Acreage 13,540 sq. ft. (less than 1 acre)

Setting Prominent corner lot at

intersection of Washington & Watertown streets, center of W. Newton village

UTM REFERENCE 19.316620.4690750

USGS QUADRANGLE NEWTON, MA

SCALE 1:25,000

Recorded by Kathlyn Hatch, Peter Stott

Organization Newton Historical Comm.

Date January 1978, April 1986

## NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

As an unusual and well-preserved example of a brick hotel, and for its associations with Seth Davis and the growth of West Newton, the Railroad Hotel meets criteria A, B, and C of the National Register of Historic Places.

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

This three-story brick hotel building, located at West Newton's most important intersection, is believed to be West Newton's oldest remaining commercial structure. Many of the hotel's original architectural features remain, although the ground level has been altered, its steep, symmetrical chimneys removed, and changes made to the fenestration pattern on two elevations. Its most notable architectural detail is the louvered Gothic windows at the gable level.

## HISTORICAL SIGNIFICANCE Explain the role owners played in local or state history and how the building relates to the development of the community.

The Railroad Hotel was erected in 1831 by Seth Davis (1787-1888), one of Newton's most prominent residents. A noted teacher, lecturer, and author, Davis also amassed a small fortune based on his real estate investments in West Newton. Davis Street, Davis Court, and Davis Avenue, part of his extensive holdings, were named after him, as was the Davis School on Waltham Street. Erected with red hand-made brick (as was his own house on Eden Avenue [#3073] a few years before), the building represented a major capital investment in the small village of West Newton at the time of its construction.

The building took its present name when the Boston & Worcester Railroad was completed to West Newton in April 1834. Until July of that year the hotel served passengers connecting from the railhead to other forms of transportation. For this reason, the building became known as the "railroad" or "terminal" hotel, a name that is still in current use. Here the railroad directors held a grand fete on the opening of the railroad to West Newton in April 1834. Ten years later, the Unitarians held their first public meetings in a hall in the hotel. In the 1860s known as the West-Newton Hotel, the inn was operated by Artemas H. Cushman. Stephen F.

## BIBLIOGRAPHY and/or REFERENCES

Friends of the Jackson Homestead, Newton's Older Houses: West Newton (1978), p. 48.

"Stephen F. Cate," Newton Journal 7 August 1896, p. 5.

Newton's 19th Century Architecture: West Newton (1978)

M.F. Sweetser, King's Handbook of Newton, Massachusetts (Boston: Moses King, 1889).

Atlases: 1874, 1886, 1895, 1907.

City Directories: 1881, 1883, 1891, 1893.

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, Boston

Community: Newton, Mass. MRA	Form No: 3069
Property Name: Railroad Hotel	

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

HISTORICAL SIGNIFICANCE, cont.

Cate's livery stable stood immediatly to the rear, an important asset to the hotel's business. (Begun in 1861, Cate's was the oldest and best-known livery business in Newton. When the Waltham and Newton Street Railway was started by Royal E. Robbins of Waltham in September 1868, Mr. Cate became its first superintendent, and for several years the first car stables were at Cate's livery stable.) For a brief period in the 1870s, the building became a boarding house.

Staple to Inventory form at bottom

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

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

For NPS use only  
received 7/23/86  
date entered

Continuation sheet

Item number

Page

Multiple Resource Area  
Thematic Group

Name Newton MRA  
State Middlesex County, MA

Nomination/Type of Review

Date/Signature

91. Needham Street Bridge

Entered in the  
National Register

for Keeper

Delores Byers 9/4/86

Attest

92. Newton Street Railway  
Carbarn

Entered in the  
National Register

for Keeper

Delores Byers 9/4/86

Attest

93. Nichols House

Entered in the  
National Register

for Keeper

Delores Byers 9/4/86

Attest

94. Old Shepard Farm

Entered in the  
National Register

for Keeper

Delores Byers 9/4/86

Attest

95. Page, H.P., House

Entered in the  
National Register

for Keeper

Delores Byers 9/4/86

Attest

96. Parsons, Edward, House

Entered in the  
National Register

for Keeper

Delores Byers 9/4/86

Attest

97. Peabody--Williams House

Registered

for Keeper

Delores Byers 9/4/86

Attest

98. Potter Estate

Entered in the  
National Register

Keeper

Delores Byers 12/23/86

Attest

99. Prescott Estate

Entered in the  
National Register

for Keeper

Delores Byers 9/4/86

Attest

100. Railroad Hotel

Entered in the  
National Register

for Keeper

Delores Byers 9/4/86

Attest

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Railroad Hotel (Newton MRA)  
Middlesex County  
MASSACHUSETTS

Working No. \_\_\_\_\_  
Fed. Reg. Date: JUL 23 1986 / 23/37  
Date Due: 8/24/86 - 9/6/86  
Action: ACCEPT 9-4-86  
ENTERED IN THE \_\_\_\_\_ RETURN \_\_\_\_\_  
National Register \_\_\_\_\_ REJECT \_\_\_\_\_  
Federal Agency: \_\_\_\_\_

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review:  sample  request  appeal  NR decision

Reviewer's comments:

Recom./Criteria \_\_\_\_\_  
Reviewer \_\_\_\_\_  
Discipline \_\_\_\_\_  
Date \_\_\_\_\_  
\_\_\_\_\_ see continuation sheet

Nomination returned for: \_\_\_\_\_ technical corrections cited below  
\_\_\_\_\_ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership Public Acquisition	Status Accessible	Present Use
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4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible?  yes  no

7. Description

Condition  excellent  good  fair  deteriorated  ruins  unexposed  unaltered  altered  original site  moved date \_\_\_\_\_

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

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**8. Significance**

Period \_\_\_\_\_ Areas of Significance—Check and justify below

Specific dates \_\_\_\_\_ Builder/Architect \_\_\_\_\_

Statement of Significance (*in one paragraph*)

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

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**9. Major Bibliographical References**

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**10. Geographical Data**

Acreage of nominated property \_\_\_\_\_

Quadrangle name \_\_\_\_\_

UTM References \_\_\_\_\_

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Verbal boundary description and justification

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**11. Form Prepared By**

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**12. State Historic Preservation Officer Certification**

The evaluated significance of this property within the state is:

\_\_\_\_ national      \_\_\_\_ state      \_\_\_\_ local

State Historic Preservation Officer signature

title \_\_\_\_\_ date \_\_\_\_\_

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**13. Other**

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_ Phone: \_\_\_\_\_



JAMES A. RYAN INSURANCE

TRISALE New Estate

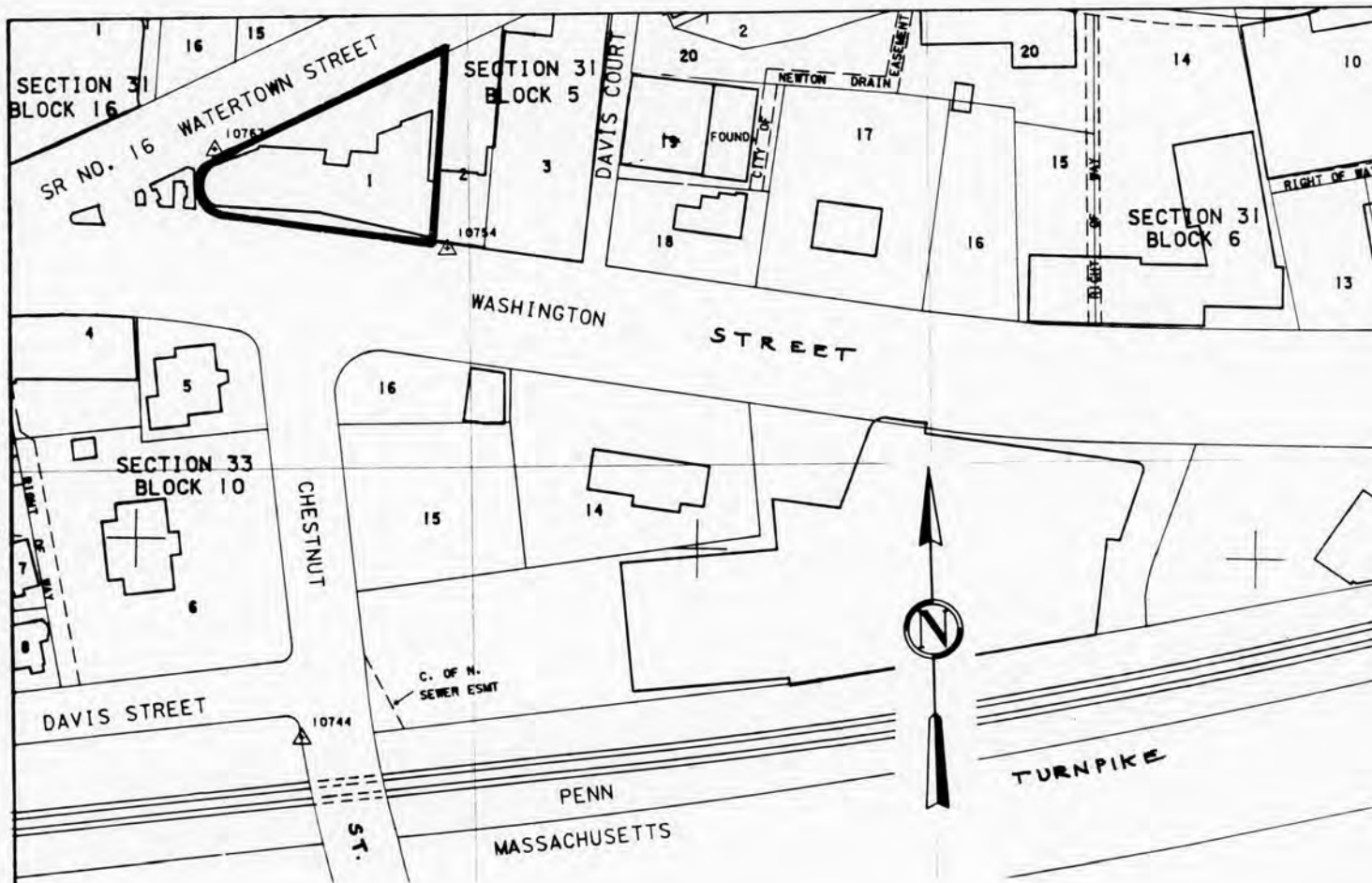
ONE HOUR LYNX

TV

ON SALE  
ENTER

Newton, Mass. MRA  
1273-79 Washington St.,  
(Railroad Hotel)  
Inv. #3069





Newton, Mass. MRA  
 1273-79 Washington St., West Newton  
 (Railroad Hotel)  
 31-5-1

City of Newton Assessor's Maps. Sheet 42  
 Metric Series. 1979  
 Scale: UTM grid line interval = 100 meters (328 feet)