

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received DEC 6 1984

date entered JAN 3 1985

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections**1. Name**historic Dr. Samuel Warren Houseand/or common Zenith Products Company**2. Location**street & number 432 Cherry Street N/A not for publicationcity, town Newton N/A vicinity ofstate Massachusetts code 025 county Middlesex code 017**3. Classification**

Category	Ownership	Status	Present Use
☒ district	☐ public	☒ occupied	☐ agriculture
☒ building(s)	☒ private	☐ unoccupied	☒ commercial
☐ structure	☐ both	☐ work in progress	☐ educational
☐ site	Public Acquisition	Accessible	☐ entertainment
☐ object	☐ in process	☒ yes: restricted	☐ government
	☐ being considered	☐ yes: unrestricted	☐ industrial
		☐ no	☐ military
			☐ museum
			☐ park
			☐ private residence
			☐ religious
			☐ scientific
			☐ transportation
			☐ other:

4. Owner of Propertyname Edward B. Thomas and Louise C. Proctorstreet & number 432 Cherry Streetcity, town Newton N/A vicinity of state Massachusetts**5. Location of Legal Description**courthouse, registry of deeds, etc. Middlesex County Registry of Deedsstreet & number 208 Cambridge Streetcity, town Cambridge state Massachusetts**6. Representation in Existing Surveys**Inventory of the Historic Assets of
title the Commonwealth #3121 has this property been determined eligible? ☐ yes ☒ nodate 1978 ☐ federal ☒ state ☐ county ☐ localdepository for survey records Massachusetts Historical Commissioncity, town Boston state Massachusetts

7. Description

Dr. Samuel Warren House, Newton, MA

Condition

☒ excellent
☐ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☐ original site
☒ moved date 1868

Describe the present and original (if known) physical appearance

The Dr. Samuel Warren House, a Georgian-style residence built ca. 1716, originally stood on Washington Street in the center of West Newton. It was moved to its present location on Cherry Street, adjacent to the town center and business district of West Newton, in 1868. Flanked by closely trimmed hedges, the building now sits close to the street on a slightly sloping lot at the corner of Washington and Cherry Streets. There is a grass and stone driveway along the building's north side, and a small lawn and parking area on the east side. The present location is at the fringe of a residential area, and the building now houses an antiques business.

Built in three stages spanning a seventy-five-year period in the 18th century, the Warren House is now unusually long, extending nine bays along its main facade. The three bays at the right (a door and two windows) are the earliest portion of the building. Two bays at the center form the middle addition, while the four bays at left (at one time, five bays) are the final, and most extensive, addition. The building was somewhat modified in 1868, when it was converted to a multifamily residence, and again ca. 1960, when its 18th century appearance was restored and its interior was slightly altered for business purposes. Decorative detailing is Georgian in character. The building presents a gambrel roof construction on its front elevation, but drops to a deep shed roof in the rear.

The Warren House rises 2 1/2 stories from a fieldstone foundation. The exterior is sheathed with narrow clapboards, and quoins define the building's corners. An off-center pedimented doorway-- a 20th century replacement--is flanked by Doric pilasters and a wooden architrave scored to imitate ashlar blocks. A modillion cornice tops the nine-bay facade. The gambrel roof is broken by a single, low chimney sitting just behind the ridge in the center of the building's earliest section.

The western elevation, flanking Cherry Street, exhibits an 18th century character. The earliest section, at the far right of the present building, has an entry and two bays. An 1818 drawing of the building shows a doorway with flat entablature; the modillioned pediment over the doorway, though appropriate for a mid-Georgian building, is a modern reproduction added in the ca. 1960 restoration. The 1750 addition to the original structure almost doubled its size, creating a five-bay center entrance facade with slightly asymmetrical fenestration. The third section, ca. 1785, added five more bays, but a first-floor door and second-floor window have since been closed off. Windows with 12/12 reproduction sash are not original, but the 18th century pegged frames with cap moldings remain.

The north elevation at one time included an entryway, added when the building first became a multifamily house in 1868. The door was removed in the mid-20th century conversion of the building from dwelling to office space. Today the north facade has three bays asymmetrically placed, topped by a single 6/9 window beneath the gambrel peak. Windows in the two bays closest to the front of the building are 6/9 sash topped by a hood. The first and second-story windows of the third, rear bay are 6/9 sash with simple cap molding.

continued

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Continuation sheet Dr. Samuel Warren House

Item number

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Page

1

The two-bay south elevation is similar, but more simple. A single bay aligned with the gambrel peak features plainly framed 12/12 sash windows on the first two stories and 6/9 sash in the attic. Smaller 6/9 windows make up the rear bay.

The rear elevation no longer presents its original appearance. It contains eight irregularly spaced bays and a mix of modern and early sash. Some of the sashes may be original. One of the two entrances on the rear elevation retains a Georgian entrance surround.

The interior of the Warren House retains many of its original features. There are only three large rooms on the first floor, reflecting the three stages of the building's construction. Wood panelling and beams are intact, as is one of the three original fireplaces and mantels (another fireplace, in the oldest portion of the house, is framed by a reproduction mid-18th century mantel). Second-floor rooms have been somewhat altered for office use, although some original panelling remains.

In 1960, new owners converted the house from a multi-family tenement in very poor condition to office space, and at the same time restored the Warren House's 18th century appearance. Today, the same owners use the building as an antiques business.

8. Significance

Dr. Samuel Warren House, Newton, MA

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/
☒ 1700–1799	☐ art	☐ engineering	☐ music	☐ humanitarian
☒ 1800–1899	☐ commerce	☐ exploration/settlement	☐ philosophy	☐ theater
☒ 1900–	☐ communications	☐ industry	☐ politics/government	☐ transportation
		☐ invention		☒ other (specify) Community Development

Specific dates ca. 1716, ca. 1750, 1785 **Builder/Architect** William Williams

Statement of Significance (in one paragraph)

The Dr. Samuel Warren House possesses integrity of design, materials, workmanship, feeling, and association. It is significant for its part in West Newton's community development, for its Georgian architecture, and for its three-part construction over a seventy-five-year period during the 18th century. It is the oldest of three colonial-period buildings surviving in West Newton and is associated with several individuals closely involved in the town's early development. Additionally, it is one of approximately a dozen extant colonial-period buildings in Newton. It has served several purposes since it was built in 1716-- single family dwelling, multifamily dwelling, commercial space and, possibly, tavern. Its original owner/builder, William Williams, a local housewright, also built the Dr. Samuel Wheat House nearby on Waltham Street, which has an identical roofline. The building thus meets criteria A, B, and C of the National Register for Historic Places at a local level.

The town of West Newton in the 18th century consisted of a few buildings clustered around a town center and several outlying farms. The community was located along one of the major roads to Boston, Old Natick Road (now Washington Street). William Williams built the oldest portion of the nominated property on Washington Street at the village center in about 1716. Williams, a yeoman and well-known housewright in the village, purchased the Washington Street lot from his father, Isaac, one of the first settlers of West Newton. There he built a three-bay, side-entry home. He sold the building in 1732.

Although many of West Newton's early homes were passed down from father to son, Williams' house changed family ownership numerous times, belonging to eight different families during the 18th century. In 1750, Dr. John Allen, a local physician, doubled the size of the building by adding two bays to the left of the doorway, therefore creating a center-entrance, five-bay facade.

The Warren House is associated with John Pigeon, one of the town's Revolutionary War patriots. Pigeon, a merchant, had been active in Boston's developing revolutionary movement prior to his arrival in West Newton in 1769. He quickly rose to a position of prominence in West Newton's local government, serving as chairman of the committee to instruct the town's representative to the Massachusetts General Court, and he was appointed a delegate to the First Massachusetts Provincial Congress at Concord in 1774.

The house again changed hands in 1777 and was expanded still further in approximately 1785. A five-bay addition, with four windows and a door (now closed), contained one substantial room and made the house the largest and most elaborate residence in West Newton. The house at this time was known as the "Mansion House," and it may have served as a tavern at the close of the 18th century, with its enormous addition used as the taproom. Its occupants over the next seventy years were for the most part local merchants. The house takes its present name from Samuel Warren, a prominent West Newton physician and deacon of the West Newton Congregational Church. Warren owned the building between 1836 and 1868. This period represented the longest single ownership in the building's history.

continued

9. Major Bibliographical References

See Continuation Sheet

10. Geographical Data

Acreage of nominated property 14,199 sq. ft.

Quadrangle name NEWTON

Quadrangle scale 1:25,000

UTM References Newton

A

1	9	3	3	9	9	5	0	4	6	1	0	6	8	0
Zone		Easting				Northing								

B

Zone		Easting				Northing								

C

Zone		Easting				Northing								

D

Zone		Easting				Northing								

E

Zone		Easting				Northing								

F

Zone		Easting				Northing								

G

Zone		Easting				Northing								

H

Zone		Easting				Northing								

Verbal boundary description and justification

SEE MAP TO SCALE

List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state code county code

11. Form Prepared By

name/title Betsy Friedberg, Preservation Planner, (MHC), with Elsie M. Husher, Member, Newton Historical Commission

organization Massachusetts Historical Commission date September, 1984

street & number 294 Washington Street telephone (617) 727-8470

city or town Boston state Massachusetts

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 Valerie A. Talmage

title State Historic Preservation Officer
Massachusetts Historical Commission

date November 16, 1984

For NPS use only

I hereby certify that this property is included in the National Register

Entered in the
National Register

date 1-3-85

Keeper of the National Register

Attest:

date

Chief of Registration

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

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Continuation sheet Dr. Samuel Warren House

Item number 8

Page 1

In the mid-19th century, West Newton's population increased dramatically and the town's character changed. Trains running a newly-opened route between Boston and Worcester stopped in the center of West Newton, close to the Warren House. By the 1860s, townspeople were commuting to Boston on a regular basis and the town was no longer the largely rural community that it had been in the 18th century. In 1868, builders Milo and Oscar Lucas moved the Warren House around the corner to Cherry Street to make room for a grammar school. Oscar Lucas, the new owner, converted the mansion to a three-family residence.

Multi-family residences were common in West Newton by the late 1880s, and the Warren House remained in steady use as an apartment house until 1960.

Today, the structure and frame of the Warren House remain intact, but the overall appearance of the building is once again that of a Georgian single-family residence. Typical Georgian features present on the Warren House include quoins, narrow clapboards, pegged frame windows, and a gambrel roof. These features reflect the third stage of the Warren House's construction. Its present owner restored these details, and added a reproduction Georgian-period doorway to the main facade. He retained all surviving period moldings, beams, and panelling.

For the past twenty-five years, the building has served as home for several local businesses. Edward Thomas bought the house in 1960 and converted the interior into office space for his business, Zenith Products Company. Today the Warren House houses an antiques business.

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Continuation sheet Dr. Samuel Warren House Item number 9 Page 1

Jackson, Francis, History of Newton, 1845.

Newton City Atlas, 1874.

Newton City Directory, 1868, 1875.

Newton Historical Commission, Newton's 19th Century Architecture: West Newton, 1978.

Files at Jackson Homestead: "432 Cherry St., West Newton."

Maps of Newton: 1700/1800, 1831, 1848, 1855.

South Middlesex Courthouse, Registry of Deeds, East Cambridge, MA.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Warren, Dr. Samuel, House
Middlesex County
MASSACHUSETTS

Working No. DEC 6 1984

Fed. Reg. Date: 2/4/86

Date Due: 1/3/85 - 1/30/85 -

Action: ☒ ACCEPT 1-3-85

☐ RETURN

☐ REJECT

Federal Agency: _____

Entered in the
National Register

- ☐ 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

Check one

- ☐ unaltered
☐ altered

Check one

- ☐ original site
☐ moved date _____

Describe the present and original (if known) physical appearance

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

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

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification _____

11. Form Prepared By

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 _____

13. Other

- ☐ Maps
- ☐ Photographs
- ☐ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____

Comments for any item may be continued on an attached sheet



DR SAMUEL WARREN HOUSE

432 CHERRY STREET

WEST NEWTON MA 02165

View: front & side
west & north

© Steve Rosenthal

59 Maple Street

Auburndale, MA 02166

617 244 2986

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12 · 2 · 82

#3

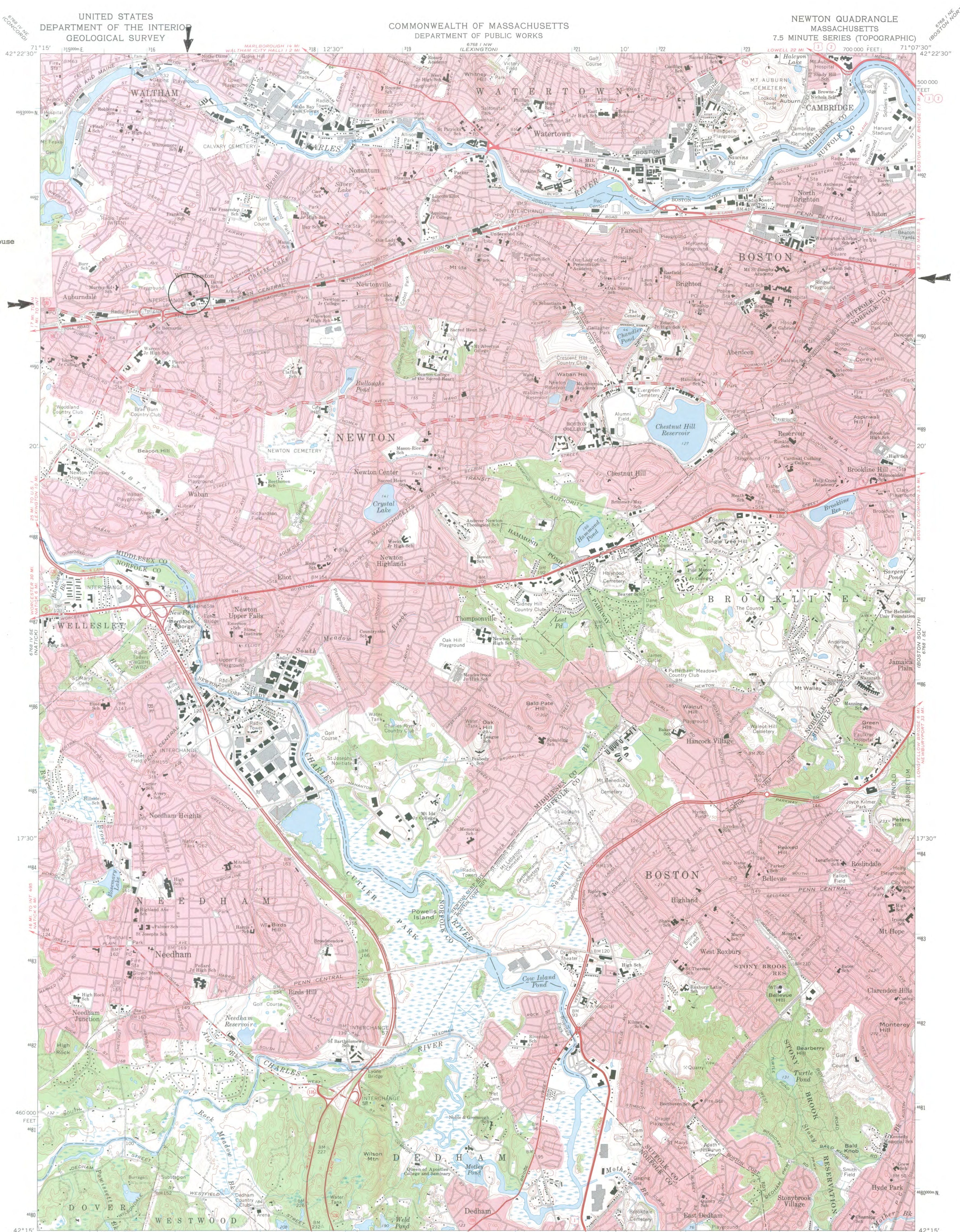
DR SAMUEL WARREN HOUSE
432 CHERRY ST
WEST NEWTON, MASS
- lot line



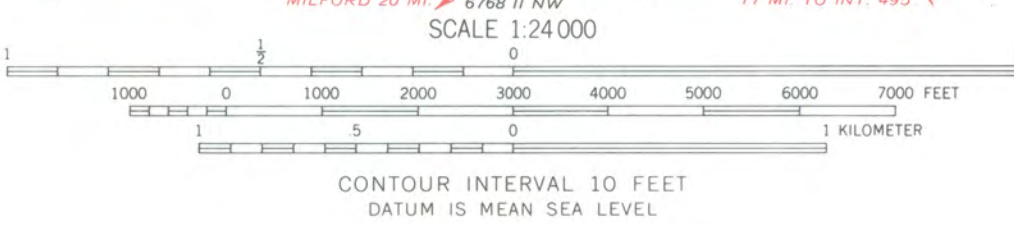
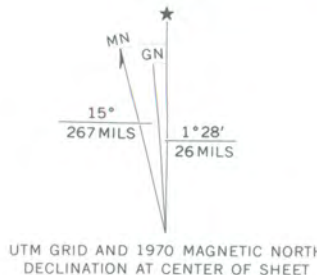
REVISED FEB. 1976
CITY OF NEWTON
ASSESSORS BLOCK SYSTEM
ENGINEERING DEPT. - 1948
SCALE OF FEET, 100

NEWTON, MA
Dr. Samuel Warren House
432 Cherry Street

UTM References:
19/339950/4610680



Mapped, edited, and published by the Geological Survey
Control by USGS, USC&GS, and Massachusetts Geodetic Survey
Planimetry by photogrammetric methods from aerial photographs
taken 1939. Topography by planimetric surveys 1943.
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



CONTOUR INTERVAL 10 FEET
DATUM IS MEAN SEA LEVEL



ROAD CLASSIFICATION	
Primary highway, hard surface	Light-duty road, hard or improved surface
Secondary highway, hard surface	Unimproved road
Interstate Route	U. S. Route
	State Route

NEWTON, MASS.
N4215—W7107.5/7.5

1970

AMS 6768 I SW—SERIES V814

DR. SAMUEL WARREN HOUSE
WEST NEWTON, MASS