

NEWTON LOCAL LANDMARKS REPORT

THE DR. SAMUEL WARREN HOUSE

424-432 CHERRY STREET

NEWTON LOCAL LANDMARKS PROGRAM

428-432 CHERRY STREET

The Newton Historical Commission, with the assistance of preservation planner, Gretchen Schuler, prepared this landmark report, completed in June 1997.

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Dr. Samuel Warren House - 424-432 Cherry Street

1. *Name of Property*

- a. *Historic Name:* William Williams
- b. *Common Name:* Dr. Samuel Warren House

2. *Location*

- a. *Street Address:* 424-432 Cherry Street
- b. *Zip Code:* West Newton, 02165
- c. *Assessor's #:* 33-011-0002

3. *Classification*

- a. *Ownership of Property:* private
- b. *Type of Property:* building
- c. *National Register Status:* NR IND, 1985

4. *Function or Use*

- a. *Historic Functions:* Best known as the Dr. Samuel Warren House for the mid-nineteenth century owner, the building was constructed as a dwelling and was the residence of merchants and physicians in the eighteenth century and in the early to mid-nineteenth century. It is entirely likely that the building also served as a store when owned by merchants, a shoe shop when owned by a cordwainer, and office when owned by physicians. From 1868 when it was moved from Waltham Street to its present location it was converted into three tenements, thus served as a multi-family dwelling.
- b. *Current Functions:* Presently the building serves as office space and has since 1960 when it was converted from residential use (three-family at the time) by Zenith Products for offices to replace the loss of their building due to the turnpike. For a period of time in the 1980s it housed an antique business and today continues to be used for professional and business offices.

5. *Zoning*

The property now is zoned Business 1 and borders on a Multi-Family 1 Residential District. The minimum lot area is 10,000 square feet and a building may be two stories as or right and three by special permit. This building has been restored and rehabilitated preserving many of the interior features while adapting it to commercial use as office space, thus the use has proved compatible with preservation of the property.

6. Description

- a. *Neighborhood Description:* Located in West Newton, the Dr. Samuel Warren House is one block from Washington Street a major commercial and civic center. This property is adjacent to and behind the Police Station and Court House, two significant early twentieth century Classical Revival structures. The property is on the corner of Cherry and Webster Streets and at a transition point between commercial and residential. On all other sides the property is adjacent to residential properties from the Greek Revival ca. 1840 Nathaniel Topliff Allen Homestead to the late nineteenth century infill on Webster Street.
- b. *Architectural Description:*

(1) *Materials:*

Foundation: fieldstone and mortar

Walls: Wood clapboard *Roof:* Asphalt

Windows: Wood frame, 12/12 sash on main facade and 6/9, 6/6 and other combinations on sides and rear.

Ornamentation: Simple and plain Georgian detail, wood quoins.

Vegetation: Some minor trees and low privet defining lot.

(2) *Verbal Description:*

Historical appearance: Originally constructed as a wood frame building in three parts the two and one-half story, nine-bay structure achieved its present length by the end of the eighteenth century. The gambrel roof of the original building was extended in the rear to form a salt-box line making a deeper building. The time at which this extension was made is unclear, however, the shadow of the former roof line and change in clapboards is particularly evident on the south end and the fenestration of both the north and south ends supports an extension of the rear wall after construction of the full block. In all likelihood this was achieved at the time of moving to this site in 1868.

From the date of construction, ca. 1716, to ca. 1750 the building displayed a three-bay facade (the entrance and window bays on the right side of the main facade) which was one bay deep as seen in the south gable end. The two and one-half stories were topped by a full gambrel roof. In all likelihood the detail was minimal and did not include the door surround evident today.

In ca. 1750 it is believed that the property was expanded to a five-bay, center entrance facade and retained its gambrel roof. Then in ca. 1785 the house was nearly doubled in size again with the addition of a ball room end consisting of an entrance (no longer evident) and four window bays. In all likelihood the Georgian details of corner quoins, and dentil cornice were applied when the entire building achieved its present size although it is possible that the quoins were added in the mid 1700s when the five bay facade was developed. Twelve-over-twelve sash set in plain slightly projecting surrounds were, no doubt, part of the eighteenth century appearance. End windows have six-over-nine sash which may have been used throughout the building and retained in the less important end elevations. The south end displays a single window on all three floors, while the north end has two bays up and down and one in the gable peak. Windows in the north end wall have molded projecting caps or lintels. On both ends there is a single six-over-six window up and down in the extension under the salt box roof. These are part of the historic appearance as the rear wall was pushed out by the late nineteenth century.

The one chimney extending behind the ridge in line with the third bay is consistent with the periods of construction and is no doubt part of the original construction so that once the five-bay dwelling was achieved the chimney was centered.

Current appearance: While the rear salt box roof extension is part of the historic fabric and was probably constructed at the time of the move of the building in 1868, the fenestration of the rear elevation has been substantially changed in recent history. The nine-bay rear elevation is framed with narrow corner posts and a narrow unadorned cornice molding. The entrance in the third bay from the right is slightly recessed and framed by square pilasters supporting a projecting pediment with a dentil ornamentation.

A slope of the land accounts for the half raised basement evident on the rear elevation. The nine bays include from south to north; 8/12 down with nothing up, 8/12 up with nothing down, 8/12 down over a doorhood shielding a basement entrance and nothing up, small 6/6 up and down, 8/12 up and paired small 6/6 down, 8/12 up and small 6/6 down, 8/12 up and canvas awning over a modern entrance door down, no windows in the eighth bay, and 6/6 up with nothing down in the end bay. Storm windows on all windows are modern.

7. History of Property

a. *Deed History* Book 14476, Page 526. In 1868 the property, then located on Waltham Street in the approximate location of the current Court House, was conveyed to the Town of Newton by heirs of Dr. Samuel Warren, A. Catherine Warren of Newton and S. Edward Warren of Troy, New York. (Book 1034, Page

304). At that time the building was sold to Oscar and Milo Lucas who moved it to its present location on Cherry Street.

The deed history of the dwelling when located on Washington Street provides information about the use of the building and the lives of the inhabitants. The property was bound by land of the meetinghouse on the west - the Second Congregational Church of Newton and by Cheesecake Brook on the north. In 1836 when Nathan Warren, gentleman, conveyed the property to his son, Samuel Warren, physician, it included a dwelling house, store and other buildings. (Book 865, Page 295). Nathan Warren (then of Weston) had acquired the same from merchant, Samuel Cooper in 1832 also with the right to use the sheds and manure from the meetinghouse property. (Book 316, Page 529). Mention of the store and other buildings first occurred in a deed of 1808 (Book 108, Page 232). Prior to that deeds referred to dwelling house and barn. The first mention of buildings on the land was a deed of 1732 from William Williams, yeoman, to Richard Coolidge, cordwainer. (Book 33, page 292). In this deed the dwelling was referred to as a "mansion house". The deed history from the time that William Williams purchased the land from his father in 1716 to the removal of the building to Cherry Street is attached.

b. *Development History* In 1716 William Williams acquired from his father, Isaac Williams, 60 acres of land with no buildings thereon. Thus it is known that the first part of the building was constructed after that date. Williams, known to have been a housewright and a yeoman, sold to Richard Coolidge, a cordwainer, in 1732 twenty-one acres with mansion house and the newest end of the barn. At that point the house is said to have been three bays with a single entrance. The next prominent owner was Dr. John Allen who inherited the property from his father in 1751 and is believed to have doubled the house by making a five-bay center entrance Georgian dwelling out of the original house. Allen owned the property until his death in 1764 at which time it again was owned by a cordwainer, followed by merchant, John Pigeon. Pigeon owned the house from 1769 to 1777 and served as Newton's representative to the General Court from 1774 and as Newton's Delegate to the Provincial Congress at Concord.

Several other merchants owned the property during the next fifty years. In 1832 the Estate of Samuel Cooper sold to Nathan Warren, a gentleman from Weston who in turn sold to Dr. Samuel Warren, a physician of Newton. Thus in 1836 the property was owned by the person from whom the house takes its historic name. Warren lived here and probably had his office in the house which was of substantial size with an additional entrance on the main facade (no longer extant). His heirs, A. Catherine Warren of Newton and S. Edward Warren of Troy, New York sold the property to the "Inhabitants of Newton" in 1868. The building was sold to Milo and Oscar Lucas who moved it around the corner to its present location and

rehabilitated it as a three family tenement. The then Town of Newton built the first Pierce School on the original site of this dwelling. During the late 1800s and early 1900s the property at its Cherry Street location was owned by Nathaniel Toppliff Allen and his heirs who also owned the residence and school at 35 Webster Street. The school took in boarders and a number of Allen's relatives worked at the school so it is possible that this building was used to house teachers and/or students of the school. Until 1960 the property served as a residence when it was purchased by Zenith Products Company for office space. The second entrance and second story window over that entrance were removed, but interior panelling, moldings, and fireplaces are said to have been preserved.

8. *Significance of Property*

a. *Period of Significance* The period of significance extends from the date of construction of the first part in ca. 1716 and extends to 1960 when the property was preserved and converted to its present commercial use.

b. *Historical Significance* The property is one of the earliest extant buildings in West Newton and is significant for its social history having owners of various occupations contributing to the development of the village. The entire property is interesting for the way in which it has been adapted to the needs of the period and preserved by moving.

c. *Architectural Significance* The property is the only nine-bay wood frame eighteenth century building representing three periods of development all within the 1700s in Newton. The building is one of the best preserved examples of Georgian Style architecture.

d. *Landmark Designation Criteria of Significance* The Dr. Samuel Warren House meets criteria for landmark designation as set forth in Section 22-93 of Newton's Ordinance T-288. The property is:

- individually listed on the National Register of Historic Places;
- importantly associated with the development of eighteenth and nineteenth century West Newton as a village within the City of Newton;
- historically and architecturally significant for its representation of a Georgian dwelling built in three stages.
- at a location and setting which continues to be used and preserved;
- representative of the original design retaining much of its original fabric.

9. Recommendations

a. *Preservation Recommendations* The property has been well maintained and materials needing replacement have been completed with compatible and sensitive materials and styles. The main and side elevations are representative of the eighteenth and nineteenth century appearance of the building. Only the rear elevation has been altered inappropriately.

b. *Important Features* Defining and important features include the simple facade with symmetrical fenestration pattern, the clean lines and simple ornamentation. Also the overall dimensions including depth, height and roof pitch define the period of development. Window sash are critical to the architectural integrity of the building.

10. Standards for Design Review

a. *General Standards* All projects affecting the property should be evaluated by considering the effect that proposed changes would have on the general design, arrangement, texture, material and color of the features involved and the relationship of such features to this eighteenth century building. In the case of additions, the appropriateness of size, shape and location of the additions is of critical concern. The Secretary of Interior's Standards for Rehabilitation should provide a baseline for review of changes to a landmark property.

b. *Specific Standards* The long street facade of this building and the bulk that is viewed when traveling in either direction on Cherry Street are the features reminiscent of the historic village. This is the only extant eighteenth century property in the immediate neighborhood.

Specific design standards have been addressed in the ca. 1960 preservation of the property with regard to height, proportion of windows and doors, scale and architectural detail. The same principles should be applied in developing a design for changes and in reviewing proposed changes, such that the key features retain their prominence and the building continues to stand out as an excellent example of the period of construction. Any discovery of documentation of historic fabric should be used in planning appropriate alterations or preservation.

Exterior Walls

- No new openings should be allowed on the main and side facades with the exception of the tenth bay on the main facade which is thought to have been in the wide space between the fourth and fifth bays.
- No existing openings should be filled so that the original opening is not recognizable. Thus a change in an existing opening should be done in such a fashion as to still read as an opening.
- Wood siding should be retained and replaced in kind.

Windows

- All windows on the main and side elevations should be preserved if possible.
- Original window design and arrangement of openings should be retained with the exception of the rear elevation which has been altered and would benefit from treatment consistent with other fenestration.
- Deteriorated and missing window elements and architectural features should be replaced with material and elements which match the original in material, color, texture, size, shape, profile, configuration and detail of installation.

Entrances/Doors

- The original entrance design and arrangement of door openings shall be retained.
- When replacement is necessary, it should be based on physical and documentary evidence.
- Replacement of the front door on Cherry Street with a paneled door is appropriate and replacement of rear doors with paneled doors would enhance the property, unlike the use of flush metal or vinyl doors which are inappropriate.

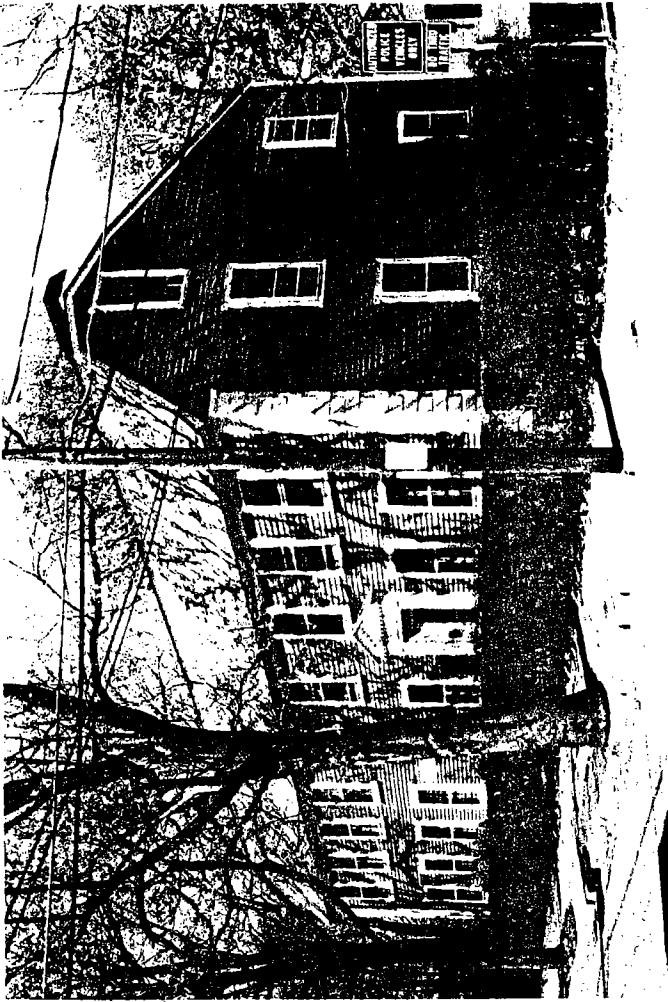
Roof

- Roof elements and shape should be preserved. This is a critical element of this property.
- Continued use of asphalt shingles is acceptable and a heavy textured shingle would contribute to the overall appearance.

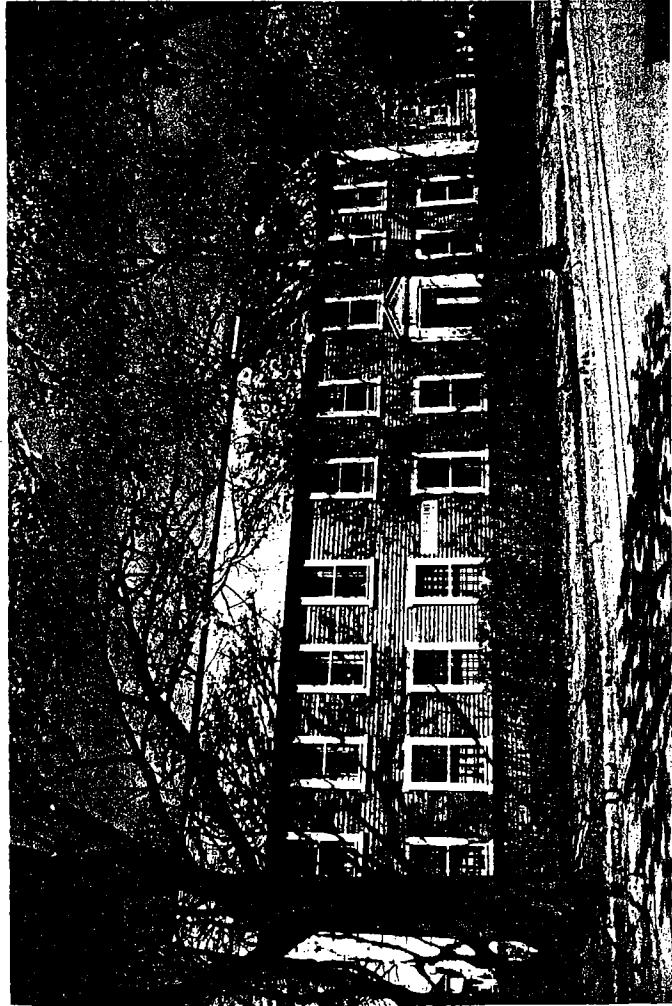
11. *Notification*

The following properties are considered abutters for the purposes of notification. Owners of these properties should receive notice when this property is considered for landmark designation and for any future review under the Landmark Ordinance.

<u>ADDRESS</u>	<u>S/B/L</u>
429 Cherry Street	33/012/0012
1321 Washington Street (Police Station)	33/011/0001
35 Webster Street	33/025/0001
38-40 Webster Street	33/011/0003



432 Cherry Street





The information on this map is from a digital data base accessed using the Newton Geographic Information System (GIS). Newton cannot guarantee the accuracy of the information contained on this map. Each user of this map is responsible for determining its suitability for his or her intended use or purpose. City departments will not necessarily approve applications based solely on GIS data. Applicants for city permits and licenses must inquire of the relevant city department for applicable requirements. City staff correct errors in these data as they are identified. Newton's GIS Administrator maintains records regarding the source materials and methods used to create the digital data and will disclose this information upon request.

Newton Assessor's Sheet

Map Produced on: July 07, 1997

Property boundaries from Newton Assessor's property maps
 Zoning or land use information from Assessor's CAMA database
 Map projection & coordinate system: Massachusetts State Plane - NAD83

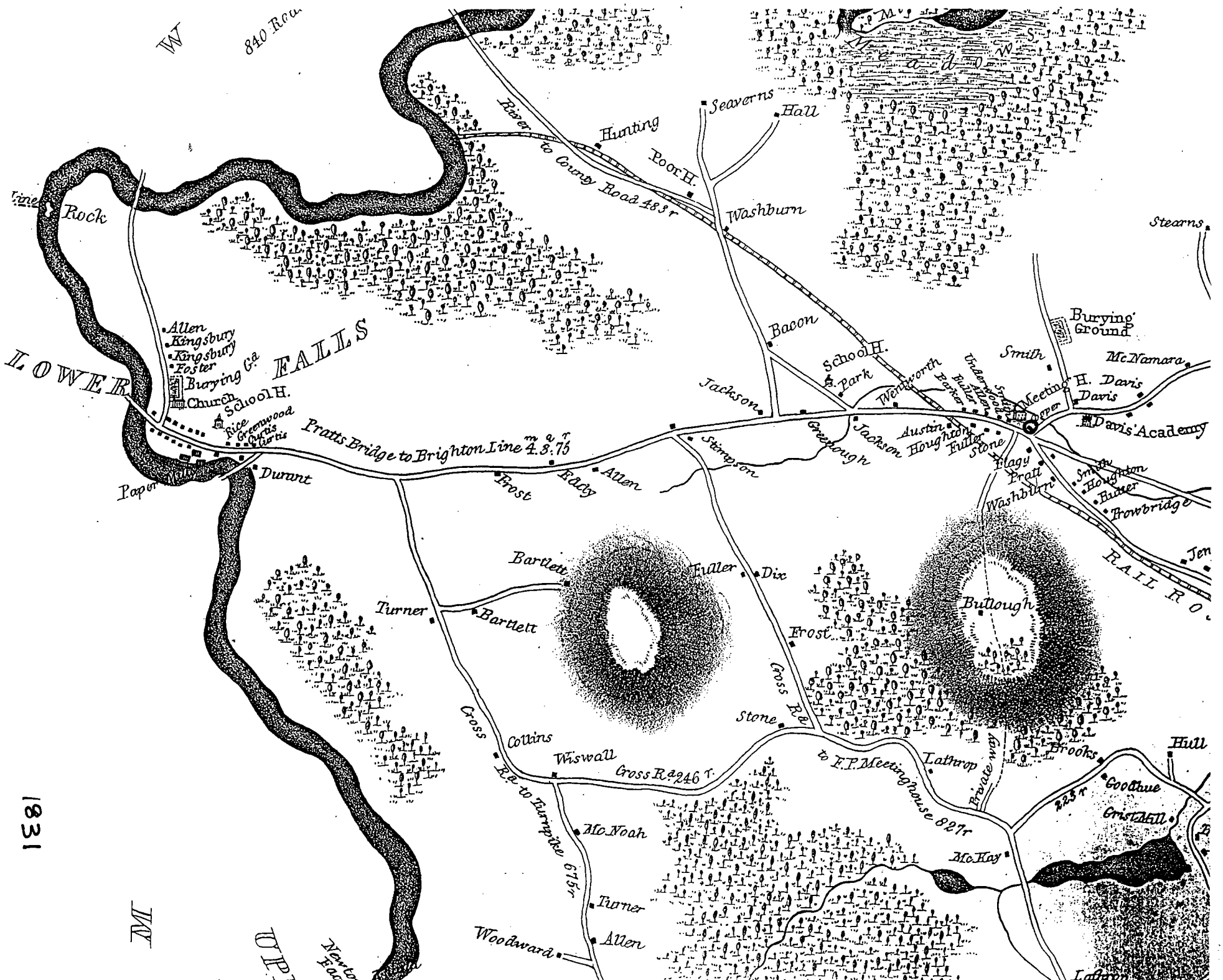
CITY OF
NEWTON
 MASSACHUSETTS
 ASSESSING DEPARTMENT
 1000 COMMONWEALTH AVE.
 NEWTON CENTRE, MA 02159

Scale: 1" = 149 ft.

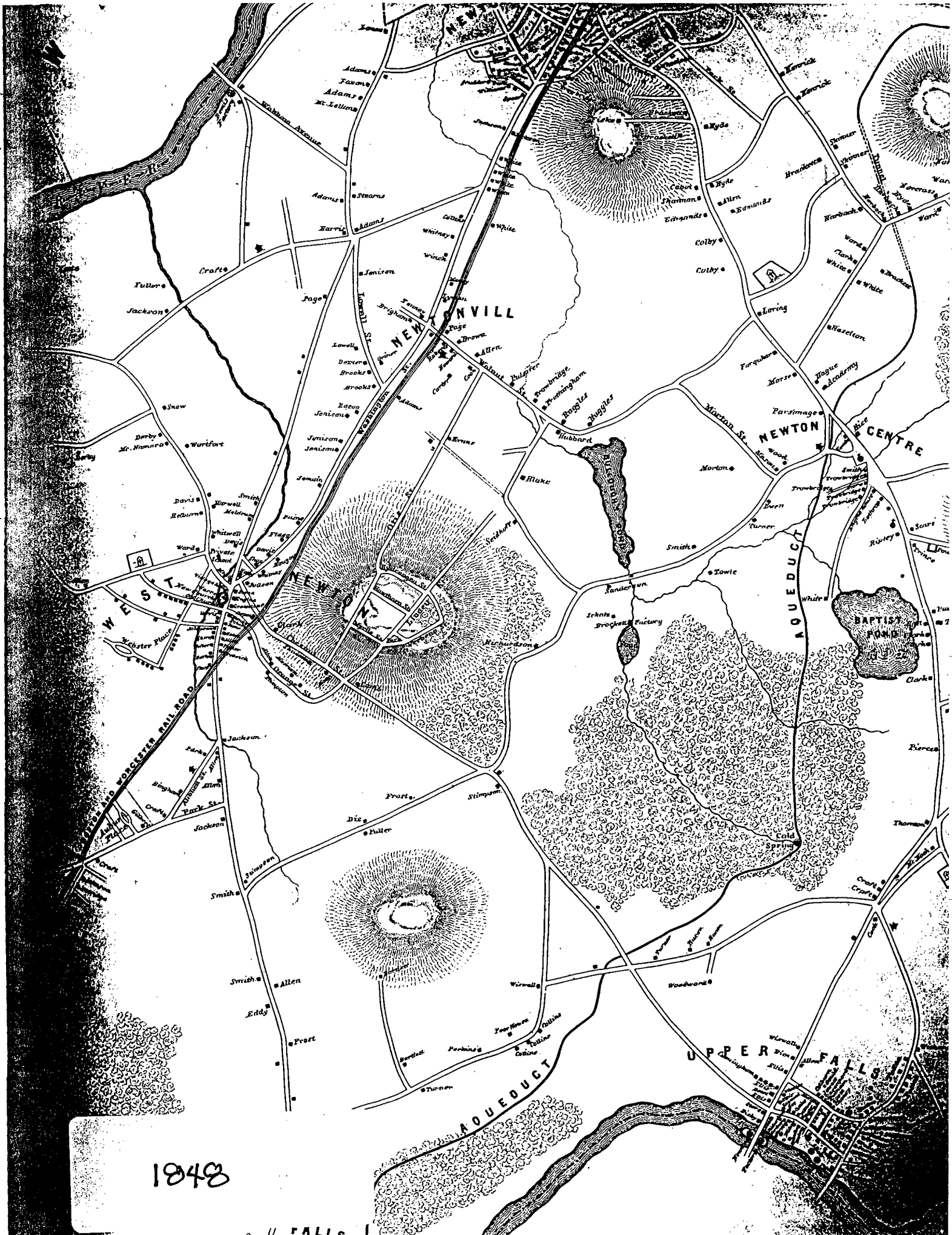


Parcels labeled with Address Number

HISTORIC PHOTOGRAPHS AND MAPS

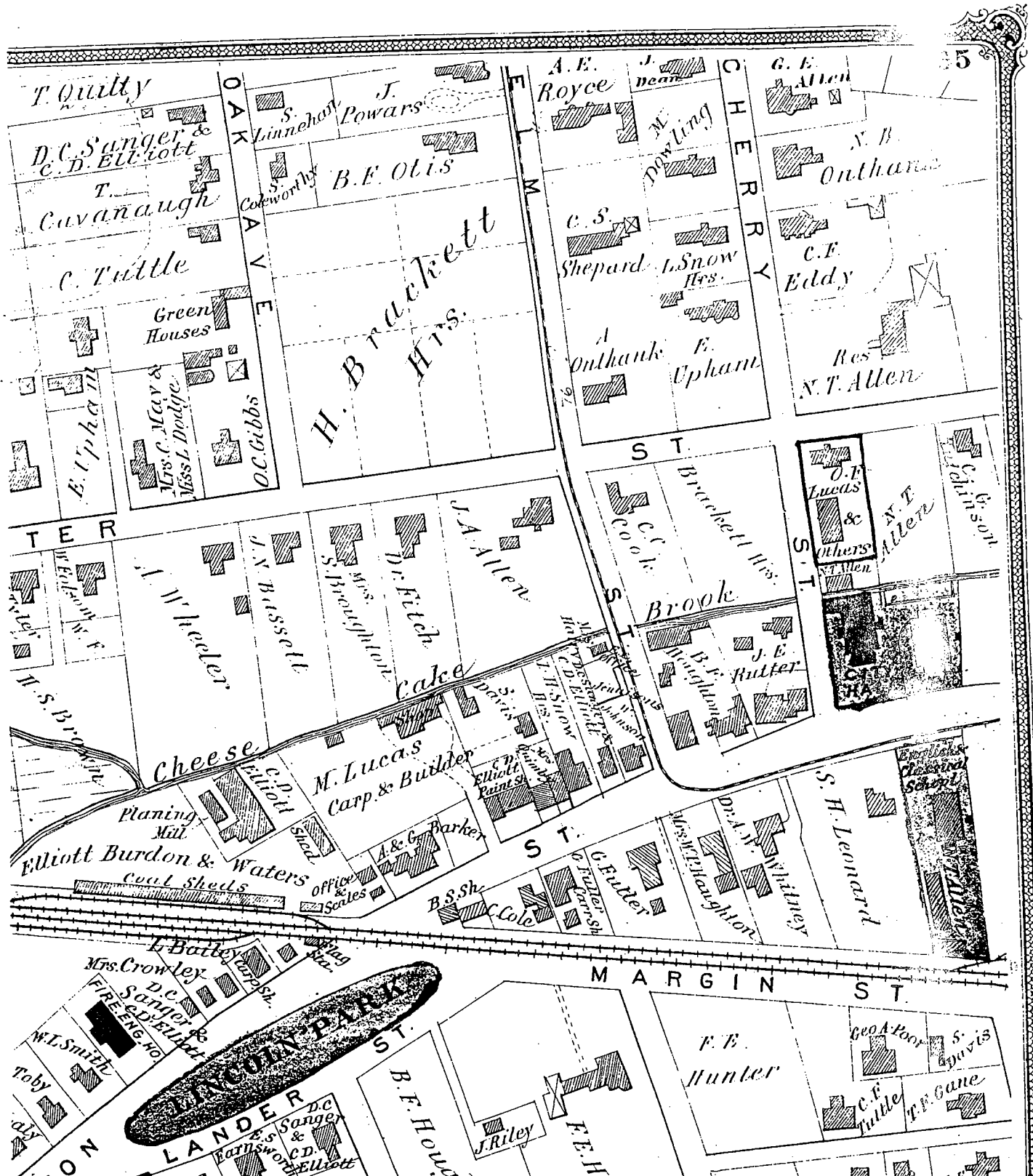


1831



1848

UPPER FALLS

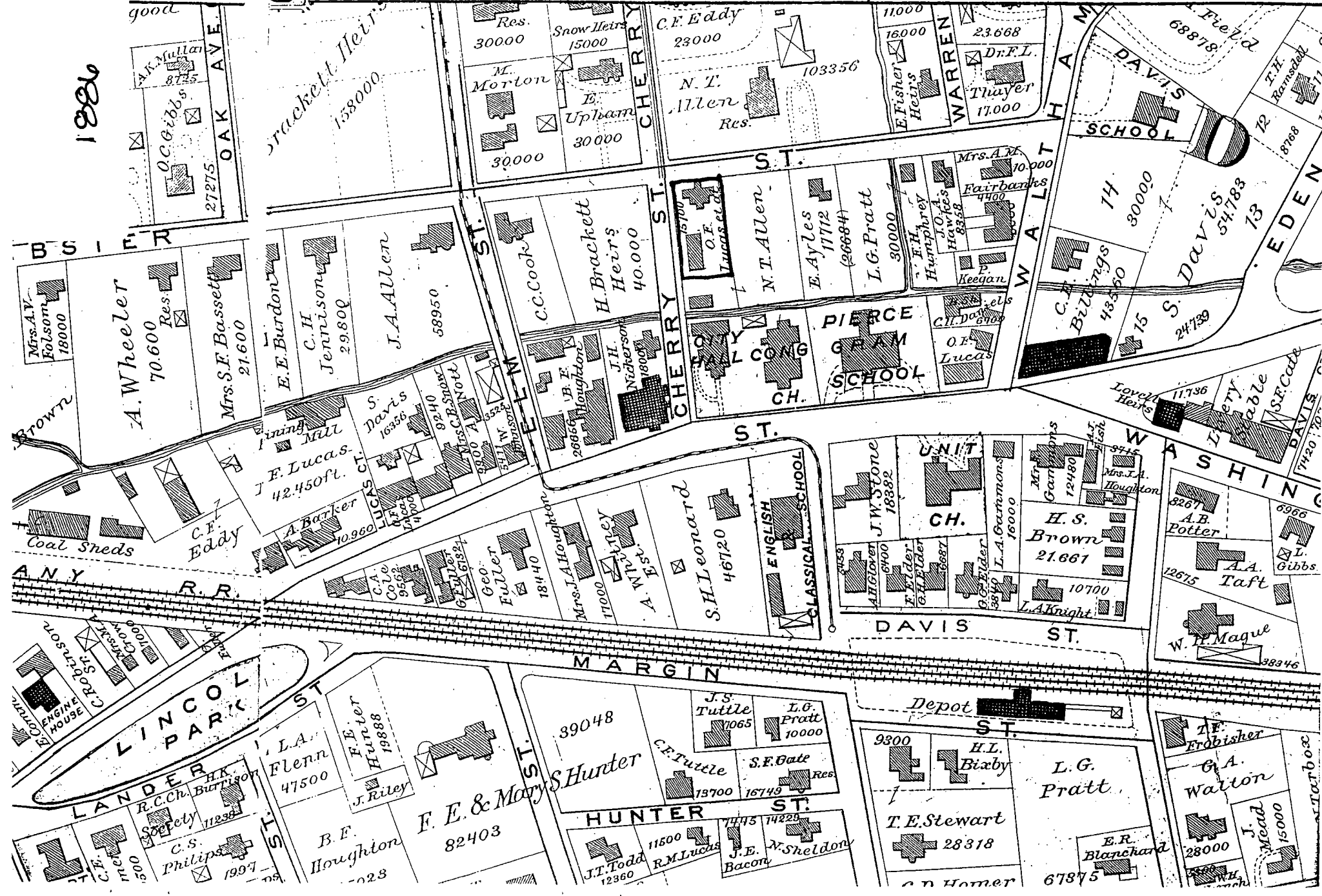


ALLEN BROTHERS,
 West Newton English and Classical School,
 (Incorporated 1865.)
 NATHANIEL T. ALLEN, Principal.
 JAMES T. ALLEN and GEORGE E. ALLEN,
 Associate Principals.

SECTION
 good

for ADJACENT MAP

1886



B S I F R

B T O W N

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 A W H E E L E T 70600
 M R S S F B A S S E T T 21600
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 C H J E N K I N S O N 29800
 J A A L L E N 58950
 M I N I N G M I L L
 S D A V I S 16356
 J E L U C A S 42450ft
 A B A R K E R 10960
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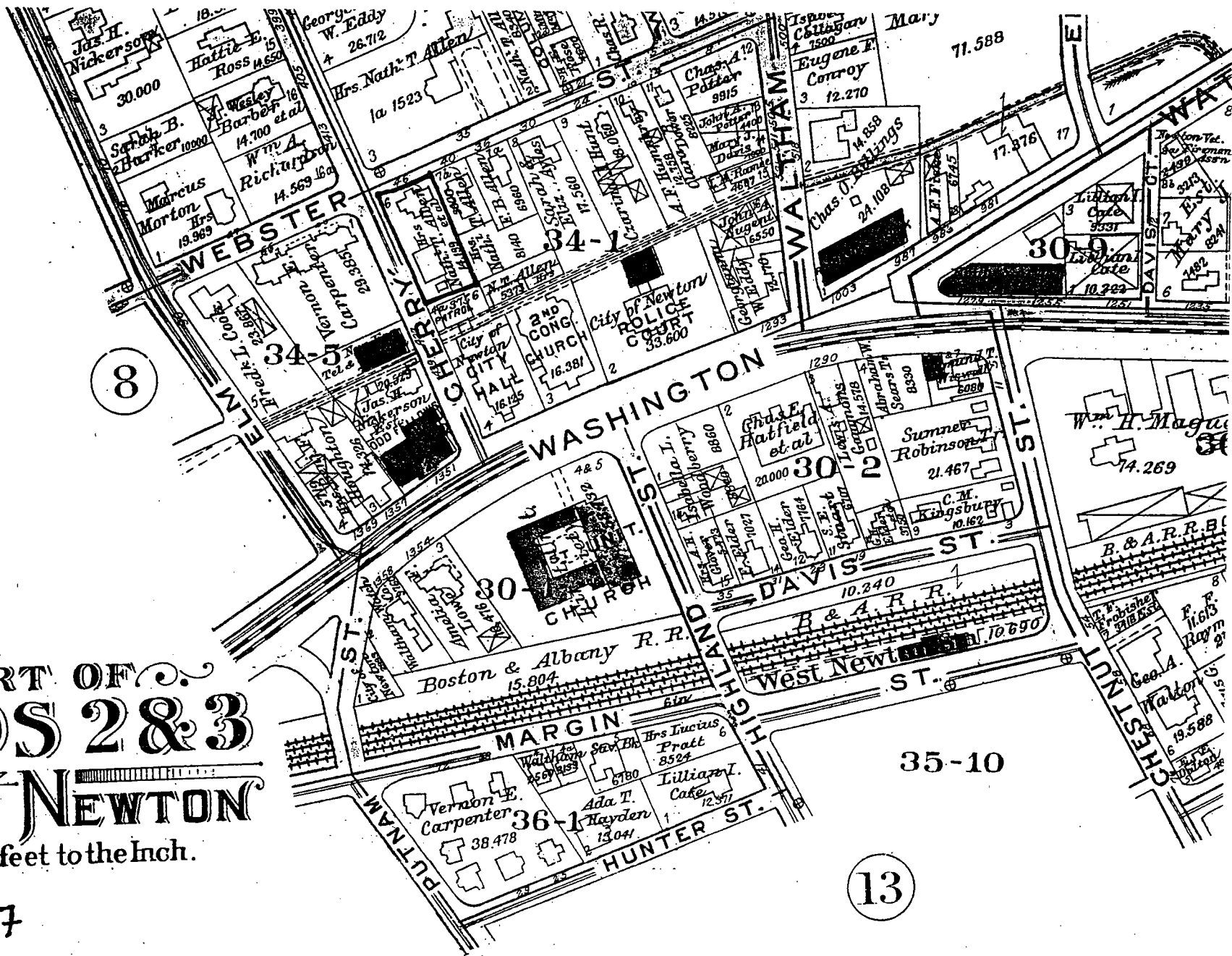
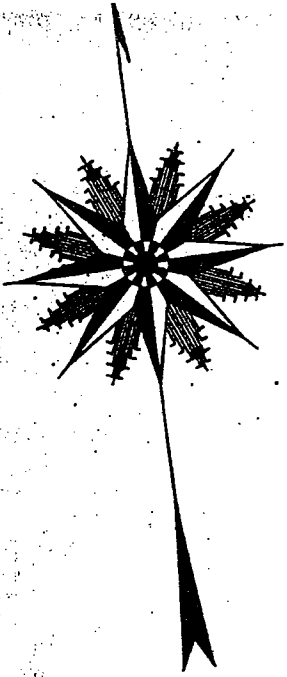
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PART OF
WARDS 2 & 3
CITY OF NEWTON
Scale 200 feet to the Inch.

1907

13

Dr. Samuel Warren House

Before 1870, located on Washington St. near the corner of Waltham St.,
West Newton -- now at 432 Cherry St., West Newton -- Zenith Products Co.

To be read backwards in time.

-
- 1) Warren et al. to Inhabitants of the Town of Newton 1869
Book 1034 Page 304

"A. Catherine Warren of Newton ----- and S. Edward Warren of Troy, New York ----- in consideration of \$5100 ----- convey unto the said Inhabitants of Newton ----- all that parcel of land ----- Beginning at the southwesterly corner of the premises at Washington St. at the land of the Second Congregational Society and running easterly by said street about 195 feet to land of D.C. Sanger, and thence northerly by said Sanger's land 175½ feet more or less to Cheese Cake Brook; thence westerly by the thread of said brook (up stream) 224 feet to said Society's land about 171 feet to the point begun at. With the buildings thereon, Being a part of the premises conveyed to the late Samuel Warren by Nathan Warren by deed dated April 22, 1836 and recorded with Middlesex South District Deeds in Book 865 Page 295; July 30, 1861, and by the said Samuel Devised to us in and by his last will and testament etc.-----."

- 2) Nathan Warren of Weston, Gentleman, to Samuel Warren, of Newton, Physician \$3000 Book 865 Page 295 April 22, 1836

"----- the lot on which the dwelling house, a store and other buildings stand, bounded as follows -----
"always excepting the land on which the meeting house and sheds belonging thereto now stands, but with the right to use the said sheds and the manure made or collected therein ----- also one other parcel of land lying opposite to the foregoing ----- three acres more or less ----- Also the right to use the aqueduct as heretofore used by the owner and occupier of the aforesaid premises ----- subject to the obligation to repair of said aqueduct. Also a pew in the meeting house adjoining the premises being the fourth pew from the pulpet on the left hand side, being the same premises conveyed to me the grantor by Benjamin Smith ----- recorded in Registry Book 316 Page 529 -----etc."

- 3) Estate of Samuel Cooper, Merchant, (admin. Benjamin Smith, Merchant)
to Nathan Warren, of Weston, Gentleman April 2, 1832
\$3000 Book 316 Page 529

"-----the lot on which the dwelling house, a store and other buildings stand (always excepting the land on which the meeting House and the Sheds belonging thereto now stands) but with the right to use the said sheds and to the manure made or collected therein ----- etc."

- 4) Mary Beals, Widow, to Samuel Cooper, Merchant Sept. 4, 1818
 \$3000 Book 225 Page 368
 shop, house, and other buildings
 use of bridle path, aqueduct, meeting house sheds and manure
 right to pew in meeting house
 etc.
- 5) Josiah Knapp to Thomas Beals Oct. 11, 1808
 \$4000 Book 180 Page 232
 Josiah Knapp of Boston, Merchant, to Thomas Beals of Cambridge,
 Trader ----- dwelling house, store, and other buildings
 excepting land for Meeting House and Sheds ----"
 -rights to manure, use of sheds "for cattle, horses, chaises,
 or carts except on the Lord's Day and public days ----"
 -bridle way to cross wall
 -"Also use of the Aqueduct for the family and for watering of
 whatever stock may be kept by the owner or occupier of the
 above conveyed premises----"
 -promise to pay for repairs to aqueduct
 -right to pew in Meeting House
- 6) Thomas Pratt, Merchant, to Josiah Knapp, Merchant Sept. 17, 1803
 \$9400 Book 153 Page 254
 This deed included several large tracts of land in West Newton
 area not later included.
 -excepting land for Meeting House and sheds
 -rights to manure and use of sheds except on Lord's Day
 -no information about aqueduct
- 7) Jane Pigeon, Widow, to Thomas Pratt, Merchant Nov. 21, 1797
 \$4666 Book 127 Page 494
 Three parcels of land including dwelling house
 -excepting land for Meeting House and sheds
 -rights to pew, use of sheds except Lord's Day, manure, etc.
 -promise to keep fences
- 8) Nathaniel Greenough, Boston, Merchant, to Jane Pigeon of Newton,
Widow £ 850 Book 93 Page 488 May 26, 1786
- 9) John Pigeon, Esq. to Nathaniel Greenough, Merchant, of Boston
 £ 2000 Book 78 Page 6 April 1, 1777
 Jane Pigeon, a later buyer, the wife of John Pigeon
- 10) Josiah Knapp to John Pigeon, Merchant
 £ 66-16s-4d Book 69 Page 138 July 17, 1769
 5 acres with a dwelling house and a barn
- 11) John Allen's Administration to Josiah Knapp, Cordwainer
 £ 52-13s Book 62 Page 438 Feb. 22, 1765
 John Allen was a Physician - died 1758

- 12) Dr. John Allen inherited from father, John Allen, at his death in 1751 Will of John Allen, 1751, No. 329, 1st Series

Mansion house and smaller house ownership divided among children, Dr. John Allen, Mrs. Martha Carter, and Ann Allen

- 13) Peter Durell, Yoeman, to John Allen, Merchant
 £ 377 Book 45 Page 114 May 10, 1745

- 14) Richard Coolidge, Cordwainer, to Peter Durell, Husbandman
 £ 337 Book 43 Page 415 May 20, 1743

"A certain Messuages or Tenements situate lying and being in Newton above said, Containing a Mansion House and a Barn belonging thereto together with three acres of Land by Estimation be the same more or less adjoining to said Mansion House & is Butted & Bounded southerly by the Gang Way through Williams's Farm (so called) Easterly by land belonging to the heirs of Capt. Henly Deceased, Northeast by the land of Dr. Samuel Wheat and North and Westerly by the land of Josiah Goddard -----"

- 15)a William Williams, Yoeman, to Richard Coolidge, Cordwainer
 £ 280 Book 40 Page 300 March 30, 1736

"A certain tract of land ----- containing 20 acres be the same more or less ----- northerly and westerly by the land of Ephraim Williams, southerly by the way that goes from said Coolidge to the house of Joseph Morse or as the same now standeth, easterly by his own land or however said land may be otherwise bounded ----- also all my rights in the barn ----"
 (no house mentioned)

- b William Williams, Yoeman, to Richard Coolidge, Cordwainer
 £ 300 Book 33 Page 292 July 4, 1732

"----- a certain messuage or Tenement ----- in Newtown ----- containing a mansion house and the newest end of the barn ---- with 21 acres of land by measure ----- bounded the northeasterly corner being a heap of stones and a stake being also a corner or point in the Line between the Land of Josiah Goddard and the premises from said corner running southerly along by said Josiah Goddard's land and by Dr. Wheat's land until it comes to Ephraim Williams land and along to Isaac Williams land to a heap of stones and a stake then turning westerly and running to a lane that leads to the house of Isaac Williams, then turning and running northerly to a stake and a heap of stones then turning westerly as the Proprietors Way runs to a stake and a heap of stones then turning and running northerly till it comes to the land of Ephraim Williams land then turning and running easterly on their dividing line until it comes to the first mentioned bounds a Proprietors Way of 2 rods wide lying through said as it is now trod -----"

son of Capt. Isaac b. 1638
4.

16) ^{Capt.} Isaac Williams to William Williams, Yeoman ^{b. 1690}

£ 150 ^{b. 1661}

Book 18 Page 339

Jan 10, 1716

60 acres more or less ----- "bounded by land belonging to Ephraim Williams, on the east by a path, then bounded by said path till it comes to a pine tree marked upon a hill commonly called Pond Hill and from the pine tree running a straight line to the corner of Nathaniel Oliver's meadow where there is an oak tree marked, and then bounded by the meadow until it comes to a line of a farm and then bounded by the line of the farm until it comes to a meadow commonly called the six acre meadow at the west end of the meadow then running [?] of the meadow turning by the upland until it comes by the short caseway at the east end of the caseway ----- etc. etc." no buildings