

NEWTON LOCAL LANDMARKS PROGRAM

2276 WASHINGTON 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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Ware Paper Mill - 2276 Washington Street

1. *Name of Property*

- a. *Historic Name:* Ware Paper Mill, Crehore and Sons
- b. *Common Name:* same

2. *Location*

- a. *Street Address:* 2276 Washington Street
- b. *Zip Code:* Newton Lower Falls, 02162
- c. *Assessor's #:* 42-031-0006

3. *Classification*

- a. *Ownership of Property:* private
- b. *Type of Property:* building
- c. *National Register Status:* NR IND, 1976

4. *Function or Use*

a. *Historic Functions:* The Ware Paper Mill, which was constructed in 1790 and enlarged in ca. 1900 according to historic maps, was used to produce paper from its date of construction. The industrial use continued until 1939 and was resumed in 1941 for another decade. The building was the first paper mill in Lower Falls and paved the way for other mills of the nineteenth century.

b. *Current Functions:* Presently the Ware Paper Mill is used for commercial space and has been converted to office space for local businesses. During the late 1940s and 1950s the property was occupied by Arthur Gregorian Rugs which now is located next door. Also this was the site of the architectural offices of Drummy Roseanne Anderson, Inc. in the late 1960s.

5. *Zoning*

The property is zoned for Manufacturing and is adjacent to a Business 2 Zoning District. As of right in the manufacturing district a building can be twenty-four feet high with two stories or by special permit three stories up to thirty-six feet high. However the minimum lot area is 10,000 square feet and this lot is only 4700 square feet. Adjacent to the east side of the building is a right of way which is access to the foot bridge crossing the Charles River.

6. *Description*

a. *Neighborhood Description:* Located in Lower Falls, one of the earliest villages of Newton, the mill is on the main route, Washington Street with the Charles River behind. Today Newton Lower Falls is defined as that area west of Route 128, nestled in a bend of the River. Properties along Washington Street are commercial with the exception of some new housing opposite the mill site. The residential area of Lower Falls is on the north side of Washington Street along Grove and Concord Streets. The proximity of the mill building and the site of the former Cordingly Shoddy Mill, later known as the Shipley Building and now a residential assisted living complex, articulates the historical context of the once thriving industrial village, which now is predominately retail and office space.

b. *Architectural Description:* The small gable front building is unique for its use of stone and for its simplicity of design.

(1) *Materials:*

Foundation: granite block/fieldstone and mortar

Walls: Stone/granite and brick *Roof:* Slate

Windows: Wood frame 8/8

Ornamentation: Simplicity of design

Vegetation: Not on property, only at edge of River behind building.

(2) *Verbal Description:*

Historical appearance: Originally constructed as a stone gable front industrial building, the historical appearance remains intact. The three-bay stone facade was simply executed with the bays punched into the random granite stone facade of various shades of gray. Corner quoins define the edges of the building as well as the centered entrance opening and are of smoother more regular granite pieces than the facade. Formerly the centered entrance had a large window above, both separated by a wide stone lintel/sill. The eaves and fascia also are defined by granite stones set in a linear fashion to off set this feature from the random stone of the wall surfaces. The roof is of gray slate and retains its copper flashing at the eaves. The single punched in windows flanking the centered entrance have eight-over-eight sash set in wood frames with wood storms hung on the exterior. Over

each window is a wide granite lintel and squared quoins articulate the vertical edges of the opening. The east side of the building has six eight-over-eight windows cut into the wall with the eave serving as the window lintels. A lower level fenestration pattern on the east side was built with five bays, lintels over the second and third bay and windows similar to those on the main facade. The west side has only one door with lintel at the lower level near the rear of the block and no windows.

The brick addition is part of the later historical appearance as it was constructed between 1895 and 1907. It is a two-story block which extends beyond the early stone part on the east side by one bay and is four bays long. Fenestration pattern again includes windows and doors punched into the brick and defined by cut rough-faced granite sills and segmental arched lintels of two rows of brick headers. On the west side of the brick block the rear bays are longer than others up and down.

Current appearance: The building has only fenestration changes and the exterior stairs at the rear of the brick block. The centered entrance has been altered with the construction of the modern concrete steps at the sidewalk, the bronzed metal glass door, and tall window within the centered opening on the main facade. Other changes are to the fenestration of the brick block where most windows have single lights to accommodate the additional light desired in the office spaces. The exterior stairs at the rear of the main block parallel the building and are made of bronzed metal. Most of these changes occurred in 1973.

7. *History of Property*

a. *Deed History* Book 12195 Page 459.

b. *Development History* In 1790 John Ware constructed the stone mill building at the edge of the Charles River, a prime power source due to the cascading falls. Ware, a Newton resident, had purchased fourteen acres including the water course from Timothy Daniels of Needham and had soon thereafter built the stone structure, the first paper mill using the lower falls for a power source. At the same time early mills were evolving farther up stream at Upper Falls, thus began the evolution of the nineteenth century thriving industrial villages. Soon after Ware established his paper mill, the first Newton Post Office was situated at Lower Falls and remained the only post office in Newton until 1820. This fact articulates the importance of this early village setting.

In 1815, John Ware sold his paper mill to a partnership of four, Charles Bemis, William Hurd, Charles Jackson and John Marston for \$3000. By 1825 Hurd was the sole owner until forming a partnership with Lemuel Crehore who by 1832

bought out Hurd. Crehore lived in Lower Falls and with his son, Charles F. Crehore (1828-1893), continued the paper mill business into the late 1800s. In the late 1800s the mill not only made paper but also patterns and bonnet board which was used to make straw hats.

The mill continued to operate under the name of Crehore and Sons until 1939 at which time it was the only mill at Lower Falls that still made paper. According to directories the building was vacant in 1940 and by 1941 Crehore and Sons had resumed the manufacturing of board and Adna Denison was selling wholesale paper from this site. As late as 1949 it appears that Crehore was manufacturing jacquard board at this site and by then Arthur Gregorian Rugs leased space. Other companies used space here such as Alman Supply, a wholesale pet supply company, and Drummy, Roseanne Anderson Inc, Architects who eventually moved to rehabilitated space at Andover Newton Theological Seminary.

8. *Significance of Property*

a. *Period of Significance* For the purposes of the Landmark consideration the period of significance for this property extends from its construction date in 1790 to 1940 when paper manufacturing at this site was discontinued. This extends beyond the period of significance recorded for the National Register nomination, only due to technical aspects of the way in which the National Register Multiple Area Resource Nominations were formatted.

b. *Historical Significance* The construction of the first paper mill in Newton, which became the longest functioning local paper mill, is historically significant for its pivotal role in the development of the thriving industrial village at Lower Falls and the importance that the village played in the overall development of Newton. The success of this early industrial site led to development of other paper mills and later cordage and cotton mills at Lower Falls. The physical conditions nestled in the bend of the Charles was the reason for the choice of this location over others and is the key factor in considering the development of Lower Falls Village. The introduction of innovative machinery at the Ware Paper Mill also is historically significant. The first Fourdrinier machine, used to make paper in rolls rather than sheets, was introduced to this paper mill in the mid 1800s although it had been invented in 1804 by Henry and Sealy Fordrinier. This marked a change in industrialization as a time saver and increased production and was the first use of this methodology in America.

c. *Architectural Significance* The Ware Paper Mill is the only extant stone paper mill in Newton and is one of only a couple of local industrial sites of the late eighteenth and early nineteenth century. The only other stone mill building remaining is part of the Pettee Mill building in Newton Upper Falls. Architecturally the sturdiness of the building marks the importance of the durability

for the heavy use it would have received in the manufacturing of paper. It is interesting to note that early mills in most surrounding communities are no longer extant as many were of wood construction. The unique quality of the building's physical properties makes this building of extreme architectural significance.

Landmark Designation Criteria The Ware Paper Mill 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 Lower Falls as an important industrial village of Newton.
- historically and architecturally significant for its representation of an industrial structure of unique materials for the area;
- at a location and setting which continues to be used and preserved;
- representative of the original design retaining most of its original fabric.

9. *Recommendations*

Preservation Recommendations The property has been well maintained and materials needing replacement have been completed with compatible and sensitive materials and styles.

b. *Important Features* The unique quality of the building materials of the main block particularly the stone walls, lintels, and eaves and the slate roof, are important features. Thus attention to maintenance and repair of these features are important to maintain the integrity of the site.

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 the surrounding area. 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 likelihood of radical changes to this structure is small. The lot is sufficiently built out and an addition could only occur if the adjacent parking lot is combined in which case such construction should extend from the brick block leaving the stone block untouched.

Exterior Walls

- No new openings should be considered for the main stone block with the exception of the west wall;
- 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.
- Stone and brick wall surfaces should be preserved using preservation technology available for stone and brick conservation;

Windows

- All windows which retain their wood eight-over-eight sash should be preserved. If replacement is necessary, the configuration and color are critical. New material may be considered referring to the Secretary of Interior's Standards;
- Original window design and arrangement of openings should be retained.
- 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 opening design in the stone block should be retained;
- While the decision to use a glass door in a metal surround is practical for today's use, a change in the existing entrance door and transom should consider documentary evidence.
- Replacement of metal doors in the brick addition with slightly more texture may enhance the openings.

Roof

- Roof elements and shape should be preserved. The use of slate is a key feature for which all attempts to preserve and replace with like materials should be considered;
- The slightly pitched or nearly flat roof of the brick rear ell may be replaced with the technically appropriate materials.
- All replacement flashing and gutters should be copper or match the original materials.

Additions

- The ca. 1900 addition is utilitarian and is not the focal point of the property, thus additions should only be attached to this part of the entire structure.
- Material of an addition should be similar to those of the existing building and addition.
- New additions, including an additional story, should not be connected to the original stone block so that fenestration and wall surfaces of that part of the structure are not altered. Thus a new addition should only be attached to the brick block and should be set away from the early stone block.

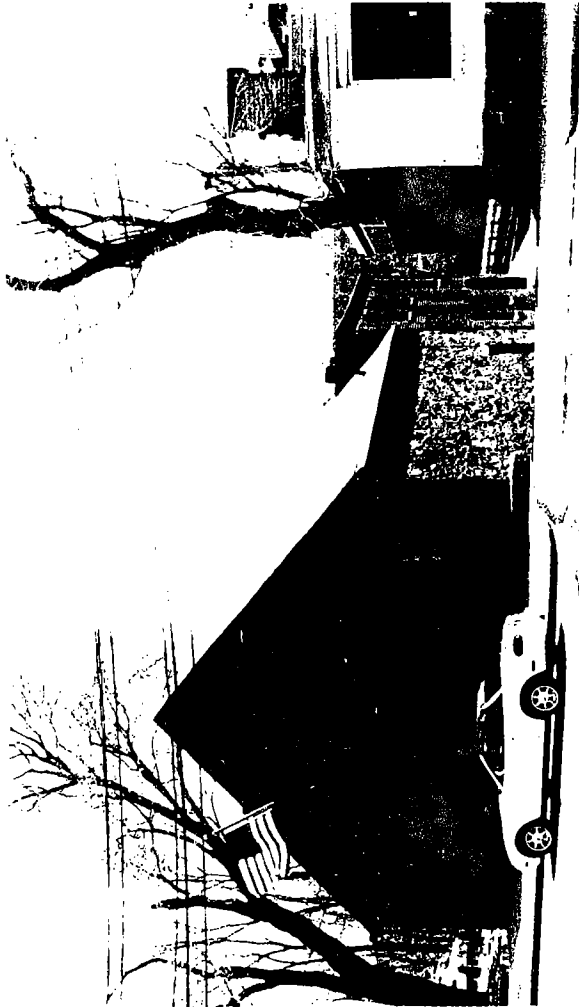
Accessibility

- Accessibility to this property will be difficult to develop and may not be recommended due to the size of the building and the sloping site in relation to parking.
- If accessibility is contemplated the rear entrance should be considered such that it could be close to one or two parking places. However accessibility to both levels will be difficult unless a lift, interior or exterior, is installed.

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>
2251-2311 Washington Street	42/032/0018
2282 Washington Street	42/031/0001



MAIN FACADE

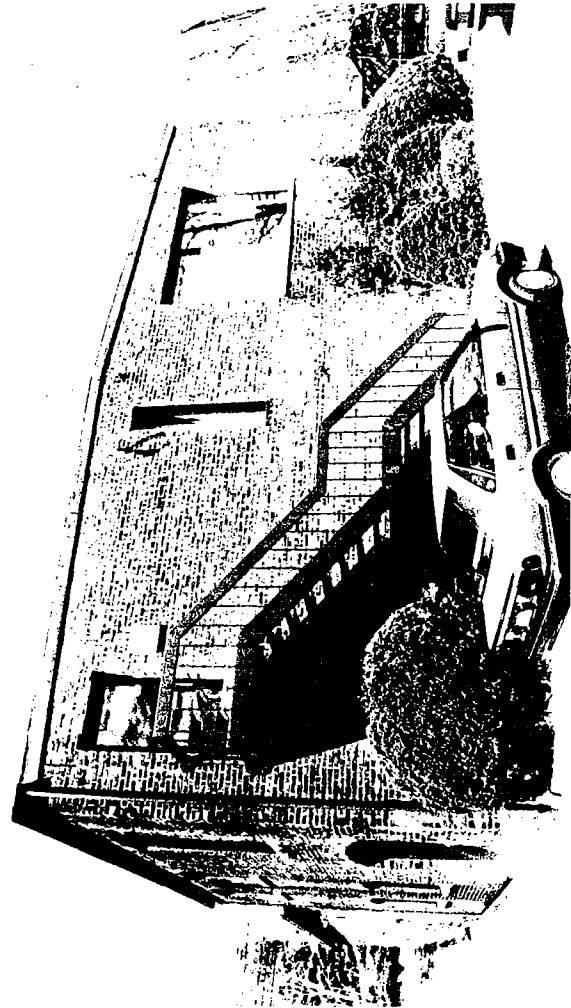
REAR FACADE

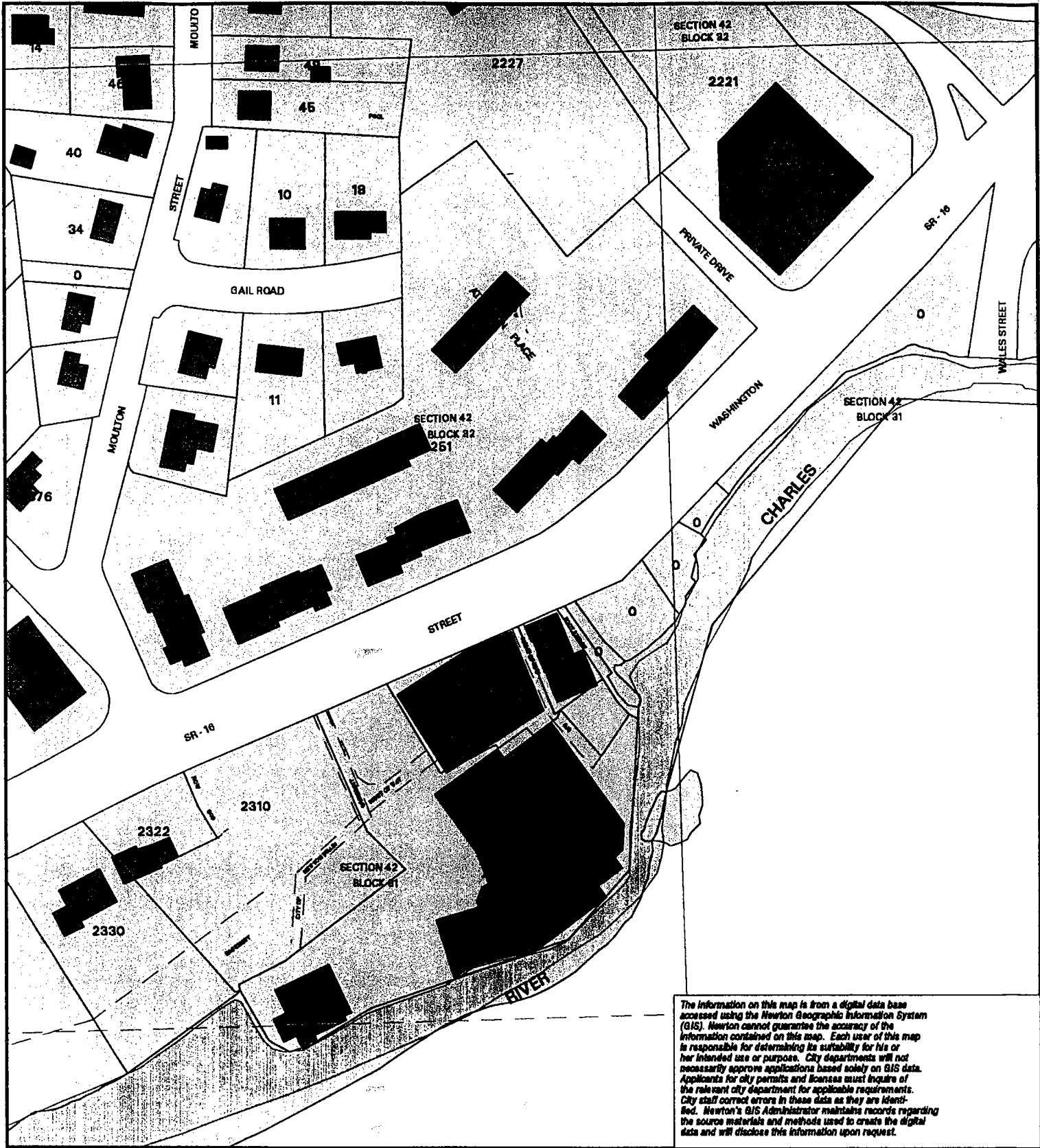
2276 WASHINGTON STREET



MAIN FACADE

EAST FACADE





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

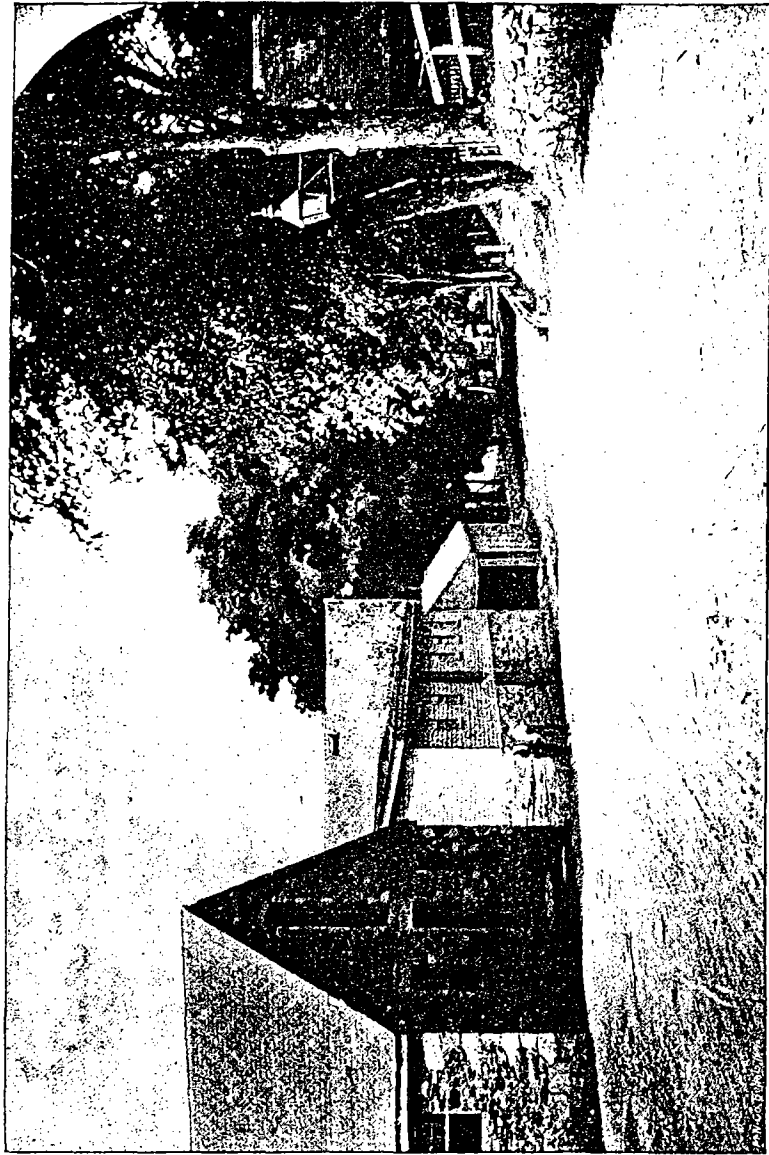
CITY OF
NEWTON
 MASSACHUSETTS
 ASSESSING DEPARTMENT
 1000 COMMONWEALTH AVE.
 NEWTON CENTRE, MA 02159

Scale: 1" = 134 ft.



Parcels labeled with Address Number

HISTORIC PHOTOGRAPHS AND MAPS

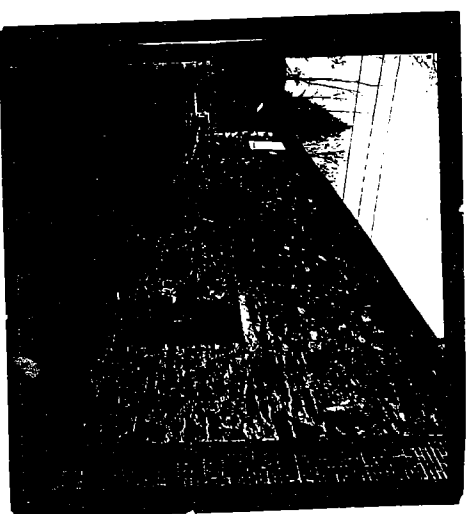


WASHINGTON STREET IN NEWTON LOWER FALLS.
[This C. F. Crehore & Son Mill Property on the left.]

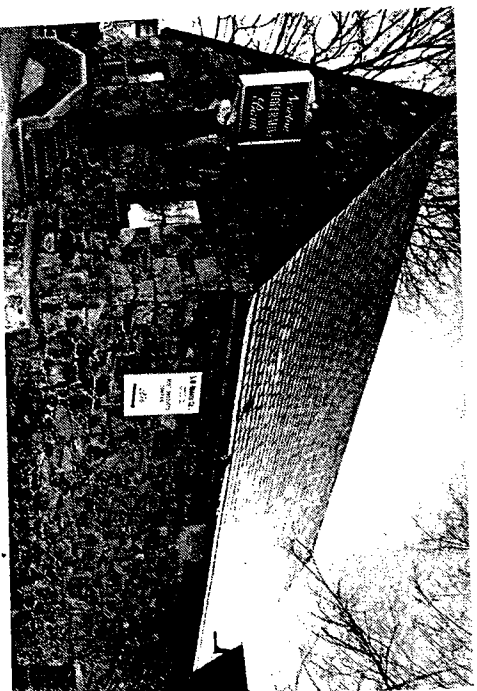
2276 Washington Street



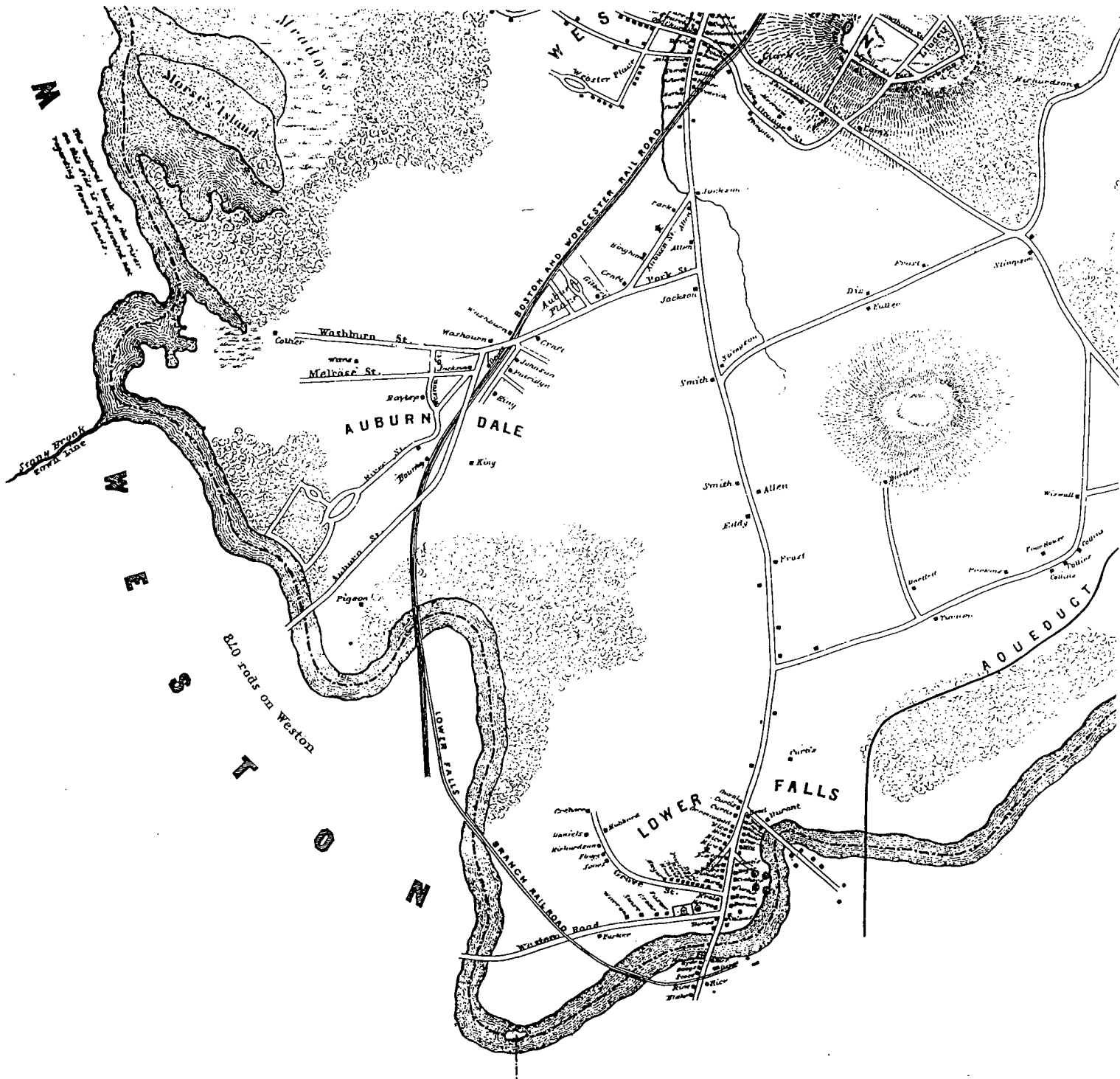
Before 1973



BEFORE 1973



AFTER 1973 Renovations



1848

