

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	CON.455
Historic Name:	Warner Block
Common Name:	
Address:	75-83 Commonwealth Ave
City/Town:	Concord
Village/Neighborhood:	West Concord
Local No:	238
Year Constructed:	1877
Architect(s):	
Architectural Style(s):	Greek Revival; Italianate
Use(s):	Commercial Block
Significance:	Architecture; Commerce
Area(s):	CON.E: Concord Junction CON.CY: Commonwealth Avenue Streetscape III
Designation(s):	
Building Materials(s):	Roof: Slate Wall: Asphalt Shingle; Brick; Wood Clapboard Foundation: Brick



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

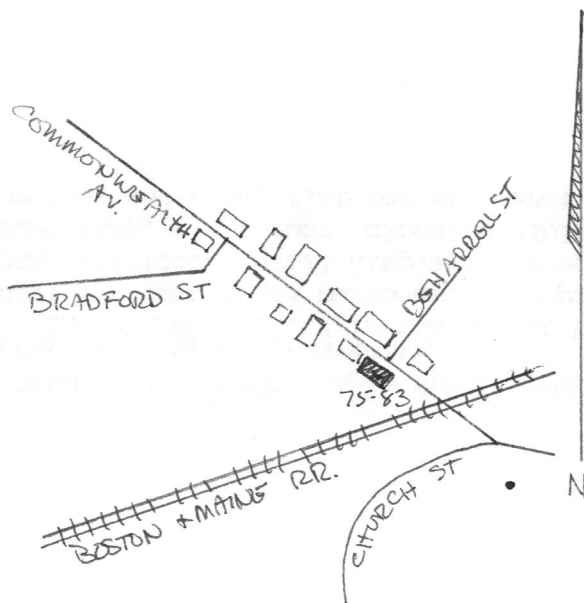
This file was accessed on: Thursday, October 22, 2020 at 11:42 AM

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET
BOSTON, MA 02116



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



UTM REFERENCE _____

USGS QUADRANGLE _____

SCALE _____

Pl W. Conover
USGS - MAY
SELT - A

AREA

E

FORM NO.

238
455

Town West Concord

Address 75-83 Commonwealth Av.

Historic Name Warner Block

Use: Present Mixed commercial and residential

Original Commercial, with meeting hall above

DESCRIPTION

Date 1877, with later additions

Source Richardson, Concord Chronicle; newspapers

Style Greco/Italianate with utilitarian additions

Architect Wood clapboard, brick, asphalt siding

Exterior Wall Fabric _____

Outbuildings none

Major Alterations (with dates) 1900: 2-story ells, side and rear; mid-20th century store fronts

Condition Fair

Moved _____ Date _____

Acreage less than 1 acre

Setting Short commercial street of largely wood frame buildings of late 19th and early 20th century date.

Recorded by A. Forbes

Organization for Concord Hist. Comm.

Date 3/10/88

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

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

The "Warner Block" is the oldest building on the middle section of Commonwealth Ave. built for commercial purposes. The pitch-roofed, 2 1/2-story core, partially hidden by later additions, still displays its original rectangular Greco/Italianate form, brick foundation, slate roof, circular gable windows, (and some remaining 6-over-6 sash,) boxed cornice, and wide, flat corner boards and architraves.

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

In many ways, the Warner Block epitomizes the development of Concord Junction. It survives as the most tangible example of how one man, Ralph Warner, shaped the community that, as "Warnerville," bore his name for over 35 years. Although he was not a Concord native, Warner's accomplishments in Concord Junction throughout the second half of the 19th century were prodigious. He operated a wooden tub and pail factory on the site of David Loring's lead works at Commonwealth Av. and Nashoba Brook from the mid 1850's to 1896, created the present shape of Warner's Pond by improving the dam, built over 20 houses and a hotel on his large landholdings, made the 1878 establishment of the State Prison at Concord possible by selling the state 47 acres of land at low cost, and donated the land for the West Concord School in 1886.

He built a small early Warnerville post office on the site of the Warner Block in the early 1870's, but in 1877 replaced it with the core of the present building, a structure that he saw as the heart of the little community. This large, 2 1/2-story structure housed, not only the post office, but stores, a lunch counter, and, before its 1897 building was constructed, the offices of the Blaine Company. On the second floor was "Warner Hall", which served as the only public gathering place in Concord Junction until a citizens' group built its rival, "Association Hall", across the street in 1891. Throughout the late 1870's, '80's, and early '90's, newly-formed chapters of fraternal

BIBLIOGRAPHY and/or REFERENCES

Richardson, Laurence. Concord Chronicle, 1865-1899. Concord, 1967.
The Concord Enterprise. 1896-1901.
Sanborn Maps, 1892, 1897, 1903, 1909, 1918.
Town Maps, Directories, and Tax Records.

CON-455

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: West Concord	Form No: E-455
Property Name: Warner Block	

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

HISTORICAL SIGNIFICANCE, cont.

organizations, budding clubs and social groups met and celebrated here. Church services, led by visiting ministers, were held regularly in Warner's Hall, until a disagreement between Warner and the West Concord Union Religious Society led to their expulsion from the building, and the subsequent founding of the Union Church on Main St. in 1893.

In 1896, after an attempt to rebuild the pail factory business following a disastrous 1894 fire, and after bitter disagreements with local citizens, including one in which he unsuccessfully tried to prevent the change of the name of the post office from "Warnerville" to "Concord Junction," Warner sold all his West Concord holdings, including the Warner Block, to two closely-linked local real estate syndicates--the Concord Junction Land Co. and the Concord West End Land Company. With a final irony, the West End Land Co. made the Warner Block their headquarters, building the two wings that remain today, and converting Warner Hall to office space. From the building that had once been the heart of Ralph Warner's domain, the company's managers, store proprietor and postmaster Loring Fowler, and Reformatory Superintendent Joseph Scott, sold off or rented out most of the Warner real estate, and developed Warner's Pond for recreational use.



Sample to Inventory form at bottom