

United States Department of the Interior National Park Service

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National Register of Historic Places Registration Form

NATIONAL REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Hunnewell Estates Historic District other names/site number

2. Location

street & number Washington Street and Pond Road city, town Wellesley state Massachusetts code 025 county Norfolk code 021 zip code 02181

3. Classification

Table with 3 columns: Ownership of Property, Category of Property, and Number of Resources within Property. Includes checkboxes for private/public ownership and building/site/structure/object categories. Totals: 54 contributing, 8 noncontributing resources.

Name of related multiple property listing: N/A Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet. Signature of certifying official: Valerie A. Talmage, Executive Director, Massachusetts Historical Commission; Date: March 7, 1988

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet. Signature of commenting or other official Date State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is: Entered in the National Register. determined eligible for the National Register. determined not eligible for the National Register. removed from the National Register. other, (explain:) Signature of the Keeper Date of Action

<b>6. Function or Use</b> <u>Hunnewell Estates Historic District, Wellesley, Massachusetts</u>	
Historic Functions (enter categories from instructions)	Current Functions (enter categories from instructions)
<u>Domestic/single dwelling</u>	<u>Domestic/single dwelling</u>
_____	_____
_____	_____
_____	_____

<b>7. Description</b>	
Architectural Classification (enter categories from instructions)	Materials (enter categories from instructions)
<u>Colonial - Postmedieval English (New England Colonial)</u>	foundation <u>stone - granite</u>
<u>Late Victorian - Renaissance; Gothic; Queen Anne</u>	walls <u>wood - weatherboard</u>
<u>Late 19th &amp; 20th c. Revivals - Colonial Revival</u>	<u>stone</u>
	roof <u>slate</u>
	other _____
	_____
	_____

Describe present and historic physical appearance.

The Hunnewell Estates Historic District is a group of residences and estates developed by Horatio Hollis Hunnewell (1810-1902) and still substantially owned by his descendants. The district is located in the southwestern part of the town of Wellesley, Norfolk County, and two of the properties extend into Natick, Middlesex County, Massachusetts, totalling 387 acres. It occupies a generally level area between the Charles River and Lake Waban, rising gradually to the north to produce an elevation of 75 feet along Lake Waban. The northwest corner, particularly that part of the district in Natick, includes the high land of an esker. It is bisected by the Sudbury River Aquaduct. The district lies on both sides of Washington Street (Route 16) and on both sides of the southern portion of Pond Road. It is bounded on the west by Natick, except as previously noted on the north by property of Wellesley College and by Lake Waban, on the east by property of Wellesley College; and on the south by the Charles River.

The properties on the Hunnewell estates fall into four general categories: 1) buildings on the site that were purchased by members of the Welles family and by Horatio Hollis Hunnewell, 2) buildings and structures associated with Mr. Hunnewell's estate "Wellesley," 3) buildings and structures built by Mr. Hunnewell for his children, and 4) buildings and structures added by subsequent descendants. The range of period and style of the Hunnewell Estates is a result of this accumulative process. The houses that pre-date Mr. Hunnewell's ownership are eighteenth-century in date, and for the most part represent examples of large New England Colonial houses that have undergone expansion and renovation during their long histories. Those built by Mr. Hunnewell in the mid-19th-century illustrate his knowledge of, and participation in, the development of picturesque eclecticism. His particular taste was for Italianate and Gothic styles within this movement, and he worked in close association with prominent period architects Arthur Gilman and Gridley J. F. Bryant, as well as advocational landscape architect Henry Winthrop Sargent, associate of Andrew Jackson Downing. When selecting architects for his children's homes, similarly well-known figures in the New England development of the Queen Anne style, Henry Van Brundt and John H. Sturgis, were employed.

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Later buildings are the work of Mr. Hunnewell's son, Henry Sargent Hunnewell, and his partner George Russell Shaw. In the years from Mr. Hunnewell's death to the end of the period of significance, work continued on the estates including the replacement of one house, remodeling of another, and the addition of a small number of outbuildings.

Intrusions to the Hunnewell Estates are unobtrusive and small in number. Two houses, one with a guesthouse, were added to the property. In addition, outbuildings were occasionally added to the existing houses. The district includes the following contributing elements: 29 buildings, 22 structures, and 3 sites. There are, also, 7 noncontributing buildings and 1 noncontributing structure. The Hunnewell Estate's buildings are generally in good condition and well-maintained.

The historic core of the Hunnewell Estates is the Welles-Richardson House, 891 Washington Street, purchased by Samuel Welles in 1763, and expanded significantly in 1826 by John Welles. Presently the main block of the house is a 2 1/2-story gable block with a five bay symmetrical facade, and a three bay lateral ell. John Welles purchased the Welles-Kimball House, 901 Washington Street, in 1814. The house was built ca. 1765, and underwent modernization during the nineteenth century. It is now a two story hipped block with a rear hipped addition, a three bay facade with a side entry, and bracketed cornice. Its large gambrel-roofed barn dates to 1884, and it is still operated as a farm, the last in Wellesley. John Welles next purchased the Dr. Isaac Morrill House at 863 Washington Street, in 1836. This house was built ca. 1775, and underwent extensive remodelings while owned by Welles and Hunnewell. It began as a New England Saltbox house, but was moved back from the road in 1840, and in 1852, underwent a Gothic transformation through the addition of facade gables and central dormer over the entrance. In 1891, a large new ell and porch were added, designed by Shaw and Hunnewell in a Classical Revival mode. At the same time a barn was added.

The conceptual core of the estates, however, is "Wellesley," the house built in 1851, by Horatio Hollis Hunnewell, with its associated secondary buildings and gardens, at 845 Washington Street. While living during the summers here at his father-in-law's estate, Hunnewell developed a taste for country living and landscape design that would continue through his long life. The Renaissance Revival design is the work of Arthur Gilman. The main block of the house is a three story hip block with a bowed central entry bay and balustrade screening the roof dormers. Further ornament is focused at the Ionic portico, first floor entablature window heads, string courses between

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the first and second floors, and bracketed cornice. The interior is divided by a broad through passage with two large rooms on either side. A secondary ell is located on the west, also employing a hip roof and roof balustrade but with simpler ornament. On the east side, a conservatory designed by Gridley J. F. Bryant was added in 1866. This building is primarily of glass with Ionic columns supporting its cornice and hip roof.

The house is reached by a long semi-circular drive through the wide, open lawn that stretched between the house and Washington Street. Hunnewell himself designed a small Gardener's House, 855 Washington Street, near the western end of the estate, in 1855. It is a small gable roofed structure with gray slate wall cover, three bay center entry facade, and hipped dormer over the entry. Lodges, also designed by Bryant, were added at each end of the drive in 1865 and 1866. The earlier Upper Lodge, 849 Washington Street is closely related to "Wellesley" in design, a small two-story hip block with a three-bay center entry facade, bracketed cornice, and round-headed dormers. The Lower Lodge, 811 Washington Street, represents a significant departure, a Gothic, picturesque cottage. It is also two stories in height with roof dormers, constructed of brick on the first floor and frame above, with ornamental stickwork. These were also used as housing for estate gardeners. In 1882, Hunnewell purchased the Capt. Aaron Smith House, 745 Washington Street, located at the eastern end of "Wellesley"'s grounds. Built ca. 1755, the house is associated with the Smith family, area landholders since the 1660's, and with a Revolutionary War soldier. Originally a New England center chimney saltbox, the house was raised to two full stories in the rear during the nineteenth century but retains much of its original interior finish.

On the lakefront of his house, Hunnewell laid out a French Parterre, but this is no longer extant. To the east, however, his Italian Garden, begun in 1850, and a rustic summer house remain. The garden is an exceptional survival, consisting of seven tiers of topiary, the earliest examples to so employ American species. At the top of the garden, Hunnewell added a pavilion in 1890, designed by his son's firm, Shaw and Hunnewell, in the Classical Revival style. Further to the east is the Pinetum, a nine-acre collection of conifers numbering about 250, from throughout the world, dating to 1866. Nearby Hunnewell later added Rhododendron (1876) and Azalea (1879) Gardens. To the west of the house were clustered the service outbuildings supporting the estate, including numerous greenhouses, icehouse, pumphouse, toolhouse, stable, and garage.

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Beginning in the 1870s, Hunnewell began to add to the residences on his holdings, through construction as well as the acquisition described above. In 1871, he built the house known as "The Cottage," 848 Washington Street, designed by John H. Sturgis, an exceptional early example of the Queen Anne style. The house conforms to the style's hallmarks of irregular massing reflecting interior open planning, dominated by intersecting high gabled blocks. Its materials and ornament produce wall surface variety, employing a stone first floor, with clapboard in the second, and vertical boarding in the the third story. The porch, walls, and bargeboards are ornamented with elaborate stickwork. Now a sheep farm, the property has associated outbuildings, including sheep sheds, a barn, and a garage. The Walter Hunnewell House, 37 Pond Road, dates to 1875. Designed by Henry Van Brunt, this frame Queen Anne house is composed of intersecting gable blocks with mansard-roofed towers. A 1900 remodeling and addition are attributed to Stanford White. In 1877, Hunnewell's son Hollis purchased a house and property that was incorporated into the estate. The Souchard House, 62 Pond Road, was built in 1856, by Hunnewell's cousin and her husband, the French consul to Boston. The Italianate house is composed of intersecting hip roofed blocks, two stories in height.

Beginning in 1883, Hunnewell employed his son's firm, Shaw and Hunnewell, to design new buildings for his estate. "Hill Hurst" was built in 1883, a three-story brick Queen Anne design. Its long primary gambrel block is broken by hip roofed projecting bays, and accented by a three-story conical roofed tower on the west and a pair of two story towers on the east. The property formerly included extensive kennels (1892- ca. 1960), an exceptionally early squash court (ca. 1890- ca. 1950), and a conservatory (1904-1938). "The Oaks," 866 Washington Street, was built in 1892 to replace the 1872 house of the same name. Also, originally a Queen Anne design, the house was extensively altered in 1937. A fourth story and wing were removed, and the present stucco building presents an asymmetrical facade with entry into the front projection of a hip-roofed L-shaped block with gabled projecting bays to the east and additional hipped wings to the west. The large building is simply ornamented with a fanlit entry and plain window surrounds. "The Pines," 828 Washington Street, was built in 1894 to replace the 1891 house of the same name. Its Georgian Revival design represents a significant shift in Shaw and Hunnewell's designs for the estate. The primary hip-roofed block presents a three-part facade divided by Ionic pilasters. The central entry is covered by a Tuscan portico, with a palladian window above in a rusticated recess. Secondary ells are added to the east, and two-story porches to the south and west. Purchased in 1970, it now serves as the Center for Research on Women at Wellesley College.

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A small number of buildings in the district date to the period after Hunnewell's death in 1902. These were undertaken during the 1930s, as were the alterations to "The Oaks," described above. "The Cedars," 110 Pond Road, built first in 1888, was replaced, retaining only elements of its entry in its new Colonial Revival design by Frank Sewall Owen (1894-1962). The hip-roofed brick primary block employs a pedimented central bay and recessed entryscreened by a semi-circular Tuscan portico, and secondary hip-roofed ell. In 1938, The Winn House, 99 Pond Road, was moved to the estate, from Burlington, Massachusetts. Built ca. 1730, it remained in the family until World War I when it was expanded and made a multifamily dwelling. Currently the large primary block has a gable on hip roof, double interior chimneys, and two lateral secondary additions. Its three bay, center entry facade with bowed bay windows on the first floor.

Archaeology

While no prehistoric sites are currently recorded on the property, it is highly probable that significant sites are present. Several sites have been reported in the immediate area. Moreover, the location of the property between lake Waban and the Charles River is one which would have been extremely attractive to prehistoric people. Although the extensive gardening and landscaping of the 19th and 20th centuries may have destroyed some sites, the overall potential for sites remains high. Surviving sites would be significant in helping to reconstruct the patterns of prehistoric occupation in the upper Charles drainage.

There is also a high potential for historic archaeological sites on the property. Evidence of mid-17th-century settlement related to the Praying Indian town in nearby (South) Natick or the native sawmill on Waban Brook may be present. By the late-17th century, it is likely that individual native families lived on farmsteads throughout this area. A 1730 map indicates at least a dozen such family lots within the current property boundaries. Archaeological testing and analysis can also assist in documenting the sequence of construction for the house and gardens as well as their subsequent modification. Occupation features (wells, privies, trash pits) are likely to be present and would have a significant potential for detailing the social, cultural, and economic characteristics of the affluent during the third quarter of the 19th century.

**8. Statement of Significance** Hunnewell Estates Historic District, Wellesley, Massachusetts

Certifying official has considered the significance of this property in relation to other properties:

nationally  statewide  locally

Applicable National Register Criteria  A  B  C  D

Criteria Considerations (Exceptions)  A  B  C  D  E  F  G

Areas of Significance (enter categories from instructions)

Architecture

Social History

Period of Significance

1763-1938

Significant Dates

1851, 1871,

1883, 1892,

1894, 1930,

1938

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

R. Clipson Sturgis

Gridley J.F. Bryant

Arthur Gilman

John H. Sturgis

Henry S. Hunnewell

Henry Van Brundt

George Russell Shaw

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Hunnewell Estates Historic District is a well-preserved group of eighteenth- and nineteenth-century residences assembled by members of the Welles and Hunnewell families. The properties were purchased by John Welles (1764-1855) and his son-in-law, Horatio Hollis Hunnewell (1810-1902), during the nineteenth century, when the area was a popular location for the summer homes of wealthy Bostonians. The architecture of the district includes examples of New England Colonial, and a range of picturesque eclectic and historic revival designs, many the work of well-known Boston area designers. The Hunnewell Estates Historic District retains integrity of location, design, setting, association, materials, workmanship and feeling and meets criteria A and C of the National Register of Historic Places at the local level.

Historically the district was part of the town of Dedham, granted in 1635, and containing nearly 200 square miles extending to the Rhode Island border. In 1651 Dedham ceded 2000 acres to the Massachusetts Bay Colony to establish a village for Christian Native Americans under the leadership of missionary Rev. John Elliot. The settlement, known as Natick, extended through the area that now constitutes the district, illustrated on a plan of Indian lands at Saw Mill pond, now Lake Waban, drawn in 1730. Although Natick included about 145 individuals in 1674, Englishmen were included among municipal officers by 1734, and Native Americans were a minority by 1764. The area was incorporated as a town in 1781. In 1797, the area including this district was transferred from Natick to the town of Needham, its neighbor to the east that had separated from Dedham in 1711. The area was part of the West Precinct of that town, but because of the proximity of the village of South Natick this area was often known as South Natick. In 1881, after many years of conflict, the West Precinct was incorporated as Wellesley, acknowledging the preeminance of Hunnewell and his estate.

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The Hunnewell Estates Historic District is located on the Natick Path, a Native American trail that was laid out as Sherborn Way, in 1671, and led from Newton to Sherborn. Pond Road provided a route from a sawmill located at the north end of Lake Waban to the meetinghouse in South Natick. As the Natick Native American settlement dissolved, their fertile farmlands between the Charles River and Lake Waban were purchased by colonials. One of these, Jonathan Richardson, sold his house, now 891 Washington Street, in 1763 to Samuel Welles, a Boston financier who established the core of these estates.

The first of this extended family to purchase land in the district, Samuel was born in 1725, oldest son of Rev. Samuel (1689-1770) and Hannah Arnold Welles. At age twenty-eight, he purchased a house and sixty-three acres from Jonathan Richardson. He married Isabella Pratt nine years later and together they had three daughters and three sons. Their oldest daughter Abigail (1776-1844) married John Welles (1764-1855), her first cousin (son of her father's brother). Samuel (1778-1841) married Adeline Fowle in 1816, Hannah (1779-1841) married Henry Sargent in 1807, Benjamin (1781-1860) married Mehitable Stoddard Sumner and later Susan Codman. Arnold (1786-1845) never married, and Isabella died young. When Samuel Sr. died in 1799 the property was inherited by Arnold, and the bachelor welcomed during the summer the families of his sisters, and added substantially to the house. There was some disappointment, therefore, when the property passed to Benjamin, and in 1854 out of the family.

John Welles had apparently developed an affection for the area, for in 1814, he bought the Kimball Farm and, in 1836, the Dr. Issac Morrill House. John was a wealthy Boston merchant who conducted his Paris business with his first cousin and brother-in-law Samuel as Welles and Company. He was also active in the Massachusetts Agricultural Society, and owned farms in Dorchester as well as South Natick. John and Abigail had ten children but five of them died as children. The two oldest daughters Susan and Jane, and the youngest son Benjamin, never married. John began to expand the Morrill House in 1852 and lived there during the summers. His daughters joined him there, and continued to summer there until their deaths.

John Welles' daughter Isabella Pratt Welles (1812-1888) is most closely associated with the Hunnewell Estates. In 1836, she married Horatio Hollis Hunnewell (1810-1902), an associate of both her father and her uncle in Paris. H. H. Hunnewell was born in Watertown, Massachusetts, son of Dr. Walter and Susannah (Cooke) Hunnewell. In his youth he went to Paris to work

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for Welles & Co., and for Samuel Welles, who had married his mother's first cousin, Adeline Fowle. He married Samuel's niece and became a partner in the firm. In 1837, however, the financial crisis forced the closing of Welles & Co., and Mr. and Mrs. Hunnewell returned to the Boston area. Through the beneficence of Isabella's father, Hunnewell's business reversals were cushioned. During the winters they lived in Boston with John and Abigail Welles at 9 Summer Street, and later at Winthrop Place and Mt. Vernon Street, and spent their summers at the Morrill House in South Natick (Wellesley). Hunnewell remained active in banking circles, as an incorporator and director of the Webster Bank of Boston, as Vice President of the Provident Institution for Savings between 1861-1902, and as founder of the brokerage firm H. H. Hunnewell and Son in 1860, specializing in foreign exchange. He was also involved in development of the national railway system. Hunnewell served as Vice-President and Director of the Michigan Central Railroad (1856-1876), and Director of the Illinois Central Railroad (1863-1871), as well as the Old Colony, Detroit and Lansing Northern, and the Chicago and West Michigan Railroads. He was a builder of the Kansas City, Fort Scott, and Memphis Railroad, and served as the Chairman of its Board of Directors until 1901. After 1875, he invested in Boston real estate. In 1881, he donated land and a library to the newly incorporated town of Wellesley, and two years later the town hall was added, in recognition of the honor to the Welles family (NR 1976). From Isabella's father, Hunnewell acquired, through gift, the Morrill House in 1846, and by inheritance, the Kimball Farm in 1855.

During his summers at South Natick, Hunnewell's ideas of country life gradually enlarged, and beginning in the early 1840s, he began to landscape the area that would become the core of the district. The process was documented by Henry Winthrop Sargent in his Supplement to the sixth edition of Andrew Jackson Downing's Landscape Gardening. Sargent was Isabella Welles Hunnewell's cousin (their mothers were sisters), and oldest son of the painter Henry Sargent. At the time Hunnewell began his project, the property amounted to 200 acres from which he selected a flat, sandy, arid plain of forty acres as the focus of his improvement. He imported a variety of trees from England, started a nursery, cut down the existing trees and shrubs, and cultivated and improved the soil. He laid out the avenues first, using Himalayan or Bhutan pines and magnolias and evergreen shrubs, including rhododendrons, against Norway spruces on the east, and white pine and larch in double rows on the west. The nursery and neighboring properties provided specimens, and a series of greenhouses were constructed for propagation and experimentation. From these Hunnewell would develop a group of unusual gardens on the Estates.

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Before the house Hunnewell laid out a simple lawn running to Washington Street. Behind the house and to the east were the more formal gardens, the French Parterre or Architectural Garden, including stone fences, urns and fountains, and a more informal English-style garden with a rustic summerhouse. Nearby were the vegetable, fruit, and flower cutting gardens. Hunnewell built and rebuilt his greenhouse over time, but the earliest included the Grapery (1852), a tropical house (1857), and house for orchids (1867).

The Estate's most famous garden, the Italian or Topiary Garden, was begun in 1854. This garden is composed of seven tiers rising seventy-five feet above Lake Waban, and was the first in the county to utilize ornamentally clipped shrubs and trees. Fearing that the English yew could not survive New England winter, Hunnewell was the first to clip the native white pine, as well as the European larch, beeches, juniper, and hemlock, numbering as many as 250 trees. The garden was conceived after a visit to Elvaston Castle, in England, in the 1840s, and a gondola and gondolier from Venice completed the scene. Henry Winthrop Sargent commented that "the topiary quite leads us to believe we are on the Lake of Como" (Leighton 1987 : 265).

Hunnewell also experimented extensively with plants and trees, and many of his gardens illustrate his success with new and unusual species. The Pinetum is the result of his "aim to plant every conifer, native or foreign, that will be sufficiently hardy to thrive in our cold New England climate" (Life, Letters, and Diary of H. H. Hunnewell Vol. II, p. 52). The nine-acre evergreen garden contained 258 tree varieties. Rhododendrons were of interest to him, particularly the effects of winter cold and summer drought on individual varieties. He protected tender plants under a large latticework tent. In 1873, he founded the Boston Common Great Rhododendron Show. His work with azaleas paralleled this, and a spring show at the estate utilized a protective tent with an iron framework. Hunnewell was an active member of the Massachusetts Horticultural Society, and his efforts at "Wellesley" and in advancing floriculture were well known to the professional community. Kinsman Charles Sprague Sargent, first director of the Arnold Arboretum, was a frequent visitor, and Frederick Law Olmsted visited in 1882.

While Hunnewell and his estate gardeners planned the landscape, Hunnewell commonly employed professional architects when he built houses. Arthur Gilman (1821-1882) was the designer of "Wellesley", the stylish house built in 1851

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and named for the Welles family. Gilman was associated with the movement away from Greek precedents in design, and his review of Edward Shaw's Rural Architecture, in 1844, was an early advocacy of eclecticism in design. He worked in the large architectural office of Gridley J. F. Bryant (1816-1899) and is best known for his work on the Arlington Street Church (1860, NR 1973) and Boston City Hall (1861-1865, NR 1970) before continuing his career in New York. Hunnewell was also a patron of Bryant, who designed his lodges and conservatory in forms harmonizing with picturesque eclecticism. Apprenticed to Alexander Parris, Bryant started his own practice in 1837, and it grew to be the city's largest. His best known commissions include the City Hall, Boston City Hospital (1861), and Horticultural Hall (1865, NR 1975), all in the Second Empire style, and the State Street Block (1856) and Mercantile Wharf (1857) using granite pier construction and rough hammered granite in what is known locally as the Boston Granite style.

During the last third of the nineteenth century, Hunnewell turned from the design and construction of his estate to providing summer homes for his maturing family. He and Isabella had six sons and three daughters, between 1836 and 1854, one of whom died in infancy. During the late 1860s through the early 1880s, the children married and began families, apparently prompting Hunnewell to add new residences and establish a family compound. In 1872, he purchased the Welles-Richardson house, which had been out of family hands since 1854. In 1877, his son Hollis purchased the Soucharé House, built in 1856 by a kinsman of Hunnewell Sr.'s mother. In 1882, Hunnewell purchased the Capt. Smith house, constructed ca. 1755 and located in the eastern portion of the district, for additional staff housing, in this case for the head gardener.

The majority of the additions were new construction, however. In 1871, Hunnewell had John Hubbard Sturgis (1834-1888) design a Queen Anne-style house known as "The Cottage." Son of China trader Russell Sturgis, his brother, Russell Jr. had married Susan Codman Welles, Mrs. Hunnewell's cousin (daughter of Benjamin Welles and his second wife), in 1856. John Sturgis joined the Gridley J. F. Bryant's architectural firm in the mid-1850s, and later practiced with Charles Brigham. In 1869, he designed a High Victorian Gothic house on Dartmouth Street, in the new and fashionable Back Bay, as the Hunnewell winter residence. His business and family ties brought him often to London, and he was exceptionally knowledgeable about architectural design there. He is best known for his design, in partnership with Charles Bingham, for the Museum of Fine Arts (built in 1870; now demolished) and the Church of

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the Advent (1876-1888, NR 1966) in Boston. Sturgis' nephew R. Clipson Sturgis designed a caretaker's house for "The Oaks" in 1901. In 1871, the first house known as "The Oaks" was constructed, its designer and appearance are currently unknown, it which burned in 1891. In 1875, Hunnewell hired Henry Van Brundt (1832-1902) to design the Walter Hunnewell House, also a Queen Anne-style house. After finishing Harvard College, Van Brundt studied in New York with Richard Morris Hunt, and in 1863, formed a partnership with William Robert Ware. They are best known as architects of Memorial Hall in Cambridge (1865-71, completed 1878, NR 1970), as well as several other halls for Harvard University.

Beginning in the 1880s, Hunnewell turned to his youngest son's architectural firm for designs. Henry Sargent Hunnewell was born in 1854, graduated from Harvard College in 1875, attended the Massachusetts Institute of Technology in 1875-1876, and the Ecole Nationale et Special des Beaux Arts in 1877-1879, where he won first prize for his design for an opera house. After two years he returned to Boston to begin his career in partnership with George Russell Shaw (1848-1937). Shaw had earlier been in practice with his brother Robert Gould Shaw (1850-1931), who in 1875, had married Isabella Pratt Hunnewell, Henry's sister. Robert had studied at the Royal Polytechnic School in Munich, Germany, but abandoned the profession to manage estates, including this one of his father-in-law. George then joined Henry in a partnership that would last for thirty years. They designed five houses, a house addition, and a pavilion for the estates. The first of these was "Hillhurst," in 1883, for Hollis Jr., a large, brick Queen Anne residence. In 1888, Henry S. Hunnewell designed "The Cedars" for himself. It was dismantled after his death so little information is available about the design. The 1891, "The Pines" was designed for Robert and Isabella Shaw; it burned and was rebuilt in 1894, a large Georgian Revival home. Also, in 1891, they designed the addition to the Morrill House in a similar ornamental vocabulary. In 1892, they designed the originally Queen Anne style "Oaks" replacing the burned building of that name.

In this way, by 1894, Hunnewell had established a family compound of seventeen residences and over 500 acres. Several of his children and their families he thus gathered around him for the summer months. His oldest son Hollis died in 1884, but his wife, Louise Bronson, and their two children continued to visit "Hillhurst". Second son Francis came to "The Cottage" with his second wife Gertrude G. Sturgis, daughter of its architect. Third son Walter came to the house of his name with his wife Jane Appleton Peele and their seven children.

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Arthur and Jane Hubbard Boit built "The Oaks" just after their marriage, and continued to visit with their four daughters, and rebuilt after a fire destroyed their first house in 1892. Isabella's husband Robert Gould Shaw took a role in managing the estates while amassing an important drama collection now at Harvard University. Their house "The Pines" was also replaced after burning in 1894. Jane Welles Hunnewell married Francis Williams Sargent, her second cousin, and they occupied the Morrill House with their seven children. Youngest son Henry was intimately involved in the estate through design of so many structures. He, Mary Bowdith Whitney, and their four children spent summers at "The Cedars." In addition to the homes, the Hunnewell Estates included a range of recreational facilities including the garden pavilions; a boat house on Lake Waban; a squash court (ca. 1900), the country's first, at "Hillhurst"; the first golf course in New England (1892- ca. 1940); and several tennis courts.

Few changes were made to the Hunnewell Estates after Horatio Hollis Hunnewell's death in 1902, at ninety-three. As the automobile became popular, garages were added to houses. As Hunnewell's grandchildren took over their parents' homes, changes were made to meet changing circumstances. "The Oaks" was reduced in size at this time and its ornament simplified. "The Cedars" was completely rebuilt, also smaller. A new structure was added to the estate when the Winn House was moved from Burlington, Massachusetts. For the most part, however, Hunnewell's descendants have continued to respect, enjoyed, and maintain his vision of the estates.



United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 9 Page 1 Hunnewell Estates Historic District  
Wellesley, MassachusettsMajor Bibliographical References:

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continued

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number   9   Page   2   Hunnewell Estates Historic District  
Wellesley, Massachusetts

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United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section number 10 Page 1

Hunnewell Estates Historic District  
Wellesley, Massachusetts

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Quad- Matick  
Scale- 1:25000

UTM References-

Point	Zone	Easting	Northing
A	19	310020	4684160
B	19	310240	4583680
C	19	310040	4583180
D	19	309480	4582760
E	19	309310	4582820
F	19	308850	4583950
G	19	308620	4683870
H	19	308260	4684520
I	19	308700	4684700
J	19	309060	4683880
K	19	309340	4684060
L	19	309250	4683560

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 10 Page 2Hunnewell Estates Historic District  
Wellesley, MassachusettsBoundary Justification

The nominated district includes the historic buildings with their associated parcel of land that were developed by the Welles and Hunnewell families during the period of significance. These properties remain almost exclusively in the ownership of the Hunnewell family to this day. To the north and northwest lie Lake Waban and the campus of Wellesley College; to the west, in Natick, stands the Village of South Natick (listed in the National Register as the John Eliot Historic District in 1983); and to the south runs the Charles River, which separates Wellesley from the town of Dover.

JUN 3 1991



May 28, 1991

Carol Shull  
National Register of Historic Places  
Department of the Interior  
National Park Service  
P.O. Box 37127  
Washington, DC 20013-7127

RE: Hunnewell Estates Historic District

Dear Ms. Shull:

It was recently brought to our attention that there is a typographical error in the Hunnewell Estates Historic District National Register nomination. The Hunnewell Estate is located on Washington Street and Pond Road, town of Wellesley, Norfolk county, Massachusetts. This district was listed on the National Register on April 14, 1988.

The error is in the statement of significance section, on continuation sheet 3, (section number 8, page 3), in the second paragraph. The error is as follows:

"This garden is composed of seven tiers rising seventy-five feet above Lake Waban, and was the first in the county to utilize ornamentally clipped shrubs and trees."

This statement should read as follows:

"This garden is composed of seven tiers rising seventy-five feet above Lake Waban, and was the first in the country to utilize ornamentally clipped shrubs and trees."

This is a request for the official change of this statement in this nomination. Once this change has been officially made please notify us in writing. If you have any questions regarding this request, please do not hesitate to contact me at this office.

Sincerely,

*Betsy Friedberg*

Betsy Friedberg  
National Register Director  
Massachusetts Historical Commission

Massachusetts Historical Commission, Judith B. McDonough, *Executive Director, State Historic Preservation Officer*  
80 Boylston Street, Boston, Massachusetts 02116 (617) 727-8470

Office of the Secretary of State, Michael J. Connolly, *Secretary*

Hunnewell Estate National Register District  
District Data Sheet

page 1 of 4

<u>Map#</u>	<u>MHC#</u>	<u>Historic Name</u>	<u>Address</u>	<u>Date of Construction</u>	<u>Style</u>	<u>Status/Resource</u>
1	127	<u>"Wellesley"</u>	845 Washington St.	1851	Renaissance Revival	C/B
1	17	<u>Capt. Aaron Smith House</u>	745 Washington St.	1775	New England Colonial	C/B
1		Pinetum		1866		C/Si
1	131	<u>Lower Lodge</u>	811 Washington St.	1866	Gothic	C/B
1		Pavilion		1890		C/St
1		Italian Garden		1850		C/Si
1		Retaining Wall and Bridge		19th century		2C/St
1		Summer House		1852	Rustic	C/St
1		Front Wall		1847		C/St
1		Ice House		ca. 1865		C/St
1		Garage		ca. 1980		NC/B
1		Ornamental Wall		1892		C/St
1		Stable-residence		ca. 1865		C/St
1	130	<u>Upper Lodge</u>	849 Washington St.	1865	Renaissance	C/B
1		Garage		ca. 1905		C/B
1		Pump House		ca. 1870		C/St

Hunnewell Estate National Register District  
District Data Sheet

page 2 of 4

<u>Map#</u>	<u>MHC#</u>	<u>Historic Name</u>	<u>Address</u>	<u>Date of Construction</u>	<u>Style</u>	<u>Status/Resource</u>
1		Tool House		ca. 1890		C/St
1		Green House		1852-present		C/St
2	19	<u>Dr. Isaac Morrill House</u>	863 Washington St.	1775	New England Colonial	C/B
2		Ice House		ca. 1880		C/St
2		Barn		c. 1880		C/B
2		Stone Wall		ca. 1880		C/St
2		Greenhouse		ca. 1880		C/St
2		Iron Gate		ca. 1880		C/St
2	128	<u>Gardner's Cottage</u>		1855	Gothic	C/B
2		Boat House		ca. 1900		C/St
3	132	<u>Walter Hunnewell House</u>	37 Pond Road	1875	Queen Ann	C/B
3		Ice House		1875		C/St
3		Tennis Court		1875		C/St
3		Wall		1875		C/St
3		Barn		ca. 1875		C/B
4	16	<u>Winn-Fyffe House and Garage</u>	99 Pond Road	1730	New England Colonial	C/B NC/B

Hunnewell Estate National Register District  
District Data Sheet

page 3 of 4

<u>Map#</u>	<u>MHC#</u>	<u>Historic Name</u>	<u>Address</u>	<u>Date of Construction</u>	<u>Style</u>	<u>Status/Resource</u>
5	110N	<u>"The Cedars"</u>	110 Pond Road	1930	Colonial Revival	C/B
5		Stable		ca. 1880		C/B
5		Barn		ca. 1880		C/B
5		Garage		ca. 1910		C/B
6	82N	<u>"Hill Hurst"</u> and Garage	82 Pond Road	1883	Queen Ann	2C/B
7	129	<u>Souchard House</u>	62 Pond Street	1856	Italianate	C/B
A		Cheever House and guest house	30 Pond Road	ca. 1970	Modern	2NC/B
8	3	<u>Welles-Richardson House</u>	891 Washington St.	1763	New England Colonial	C/B
9	126	<u>Hunnewell Farm</u>	901 Washington St.	1765	New England Colonial	C/B
9		Barn		1884		C/B
10		Golf Course		1892-ca. 1940		C/Si
11	134	<u>"The Oaks"</u>	866 Washington St.	1892	Queen Anne	CB
11		Barn				CB
11		Garage/Residence	866R Washington St.			CB
11	136	<u>Caretaker's House</u> outbuilding	890 Washington St.	1901	Colonial Revival	C/B NC/B

Hunnewell Estate National Register District  
District Data Sheet

page 4 of 4

<u>Map#</u>	<u>MHC#</u>	<u>Historic Name</u>	<u>Address</u>	<u>Date of Construction</u>	<u>Style</u>	<u>Status/Resource</u>
B		Kingsley House	860 Washington St.		Modern	NC/B
12	133	" <u>The Cottage</u> "	848 Washington St.	1871	Queen Anne	C/B
12		Highwall		ca. 1930		C/St
12		Garage		ca. 1905		C/B
12		Sheep Sheds		19th century		2C/St
12		Barn		ca. 1820		C/B
13	135	" <u>The Pines</u> " and Garage	828 Washington St.	1871	Georgian Revival	C/B NC/B
C		Sudbury River Aquaduct				NC/St

KEY

C....contributing  
NC...noncontributing

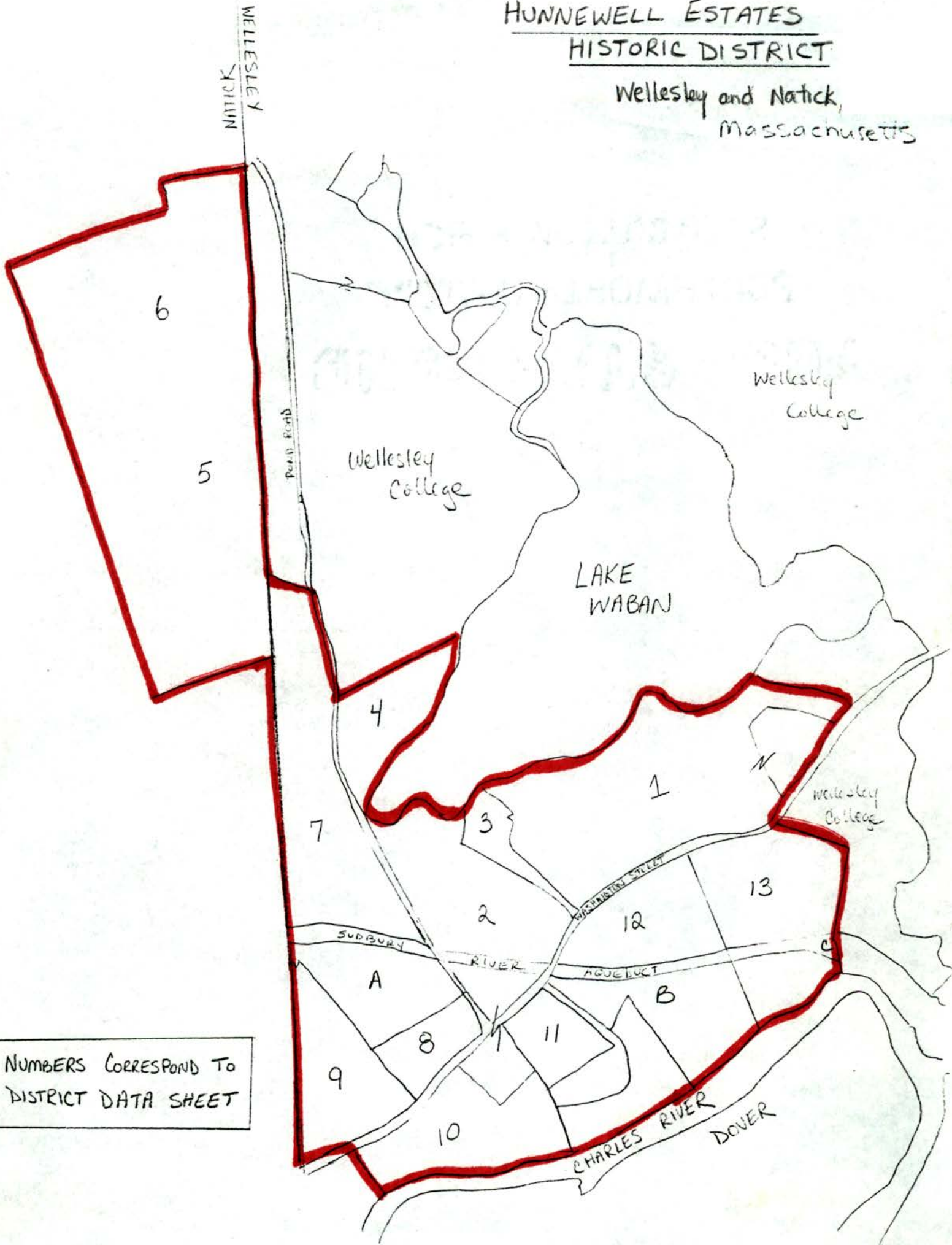
B....building  
St...structure  
Si...site

DISTRICT TOTALS

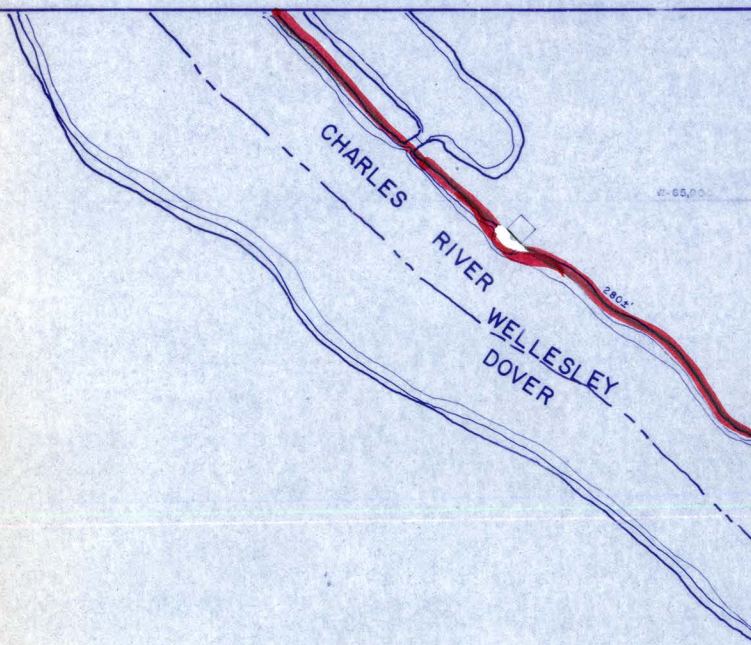
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Noncontributing: 7B, 1St

# HUNNEWELL ESTATES HISTORIC DISTRICT

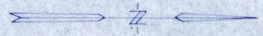
Wellesley and Natick,  
Massachusetts



165



153



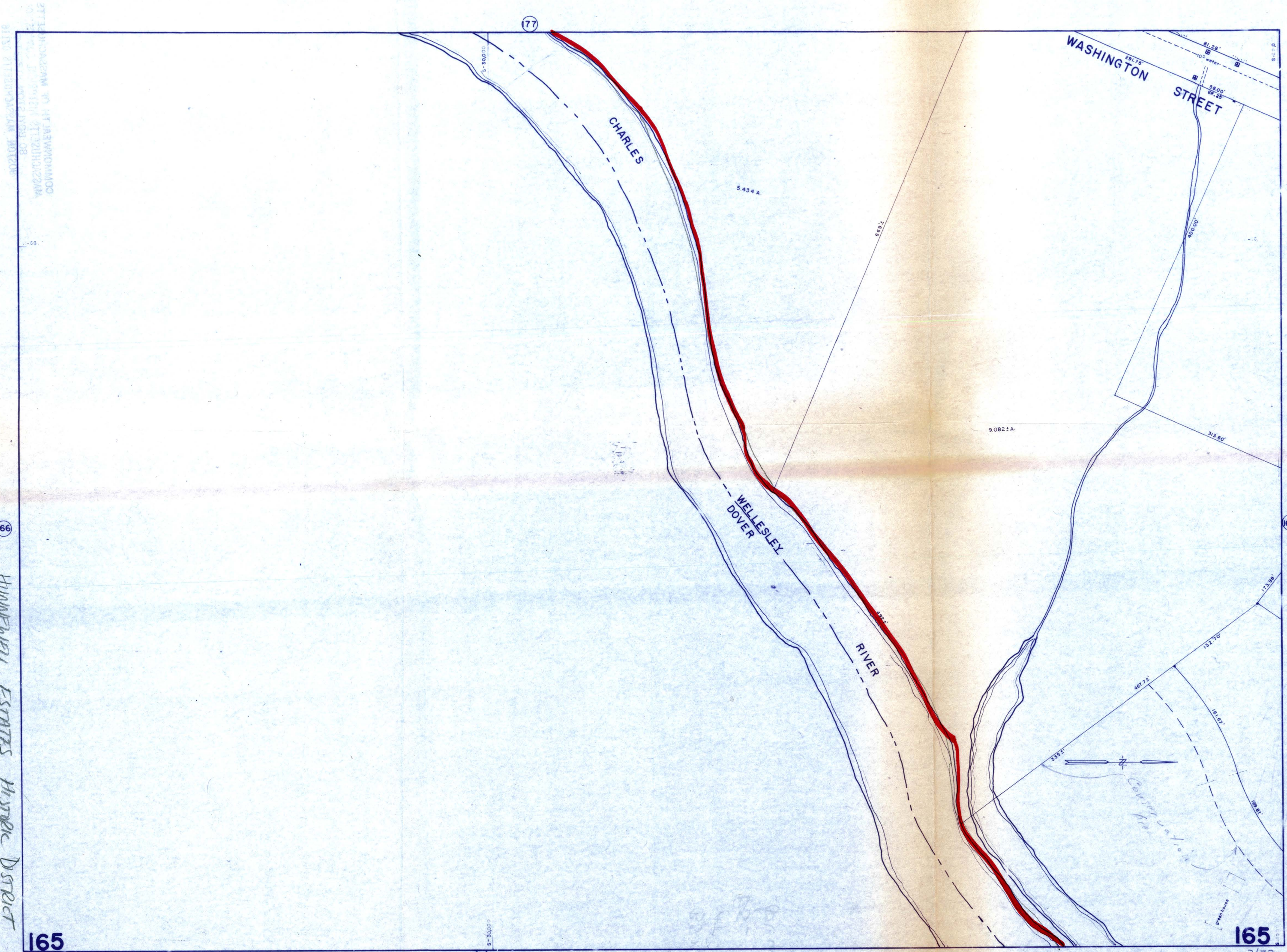
HUNNEWELL ESTATES HISTORIC DISTRICT  
 Wellesley and Needham, MA  
 Map # 1 of 13

154

141

154

3/13



166  
 HUNNEWELL ESTATES Historic District  
 Wellesley and Needham, MA

165

165

SCALE 1" = 80'  
 "NO GUARANTEE IS MADE OF THE ACCURACY OF THE INFORMATION SET FORTH HEREIN."  
 19

3/73

HUNNEWELL ESTATES HISTORIC DISTRICT  
Wellesley and Abbot, MA  
Map #4 of 13



153

153

(140)

154

164

153

Garage

*Construction Area*

*Construction Area*

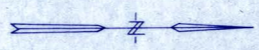
Sudbury River Aqueduct

WELLESLEY

CHARLES RIVER

DOVER

DOVER



341.68'  
R=181.26'

10.2 ACRES

4.2 ACRES

20.2.2 Acres

602.00'

923.1'

136.53'  
573.2'

978.2'

2008'  
129.00'

1087.00'

1084.84'  
1260.5'

1086.66'

338.00'

487.00'

218.35'

184.00'

S=23.000'

302.70'

681.17'

727.1'

S=23.000'

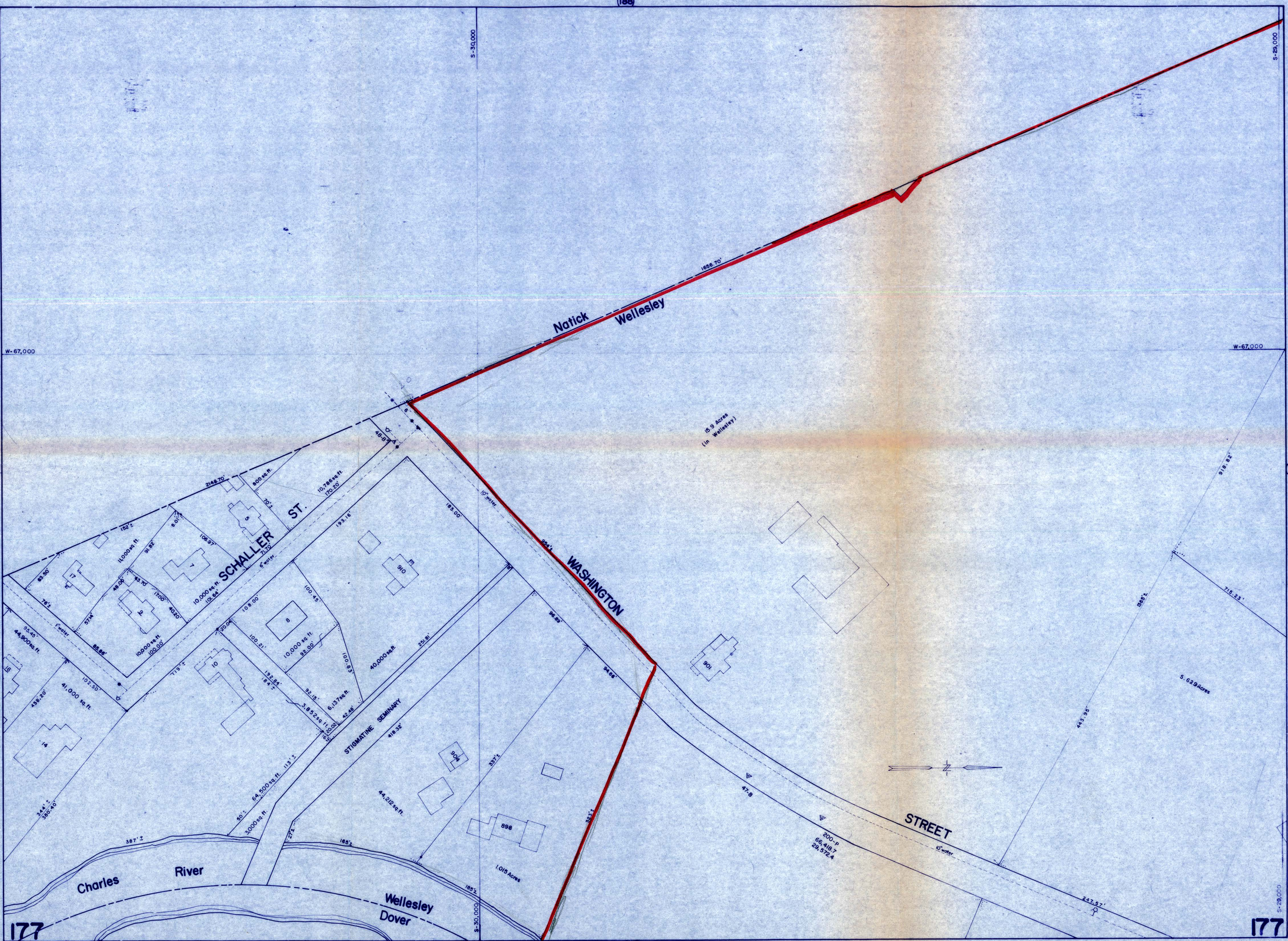
1114.100'

188

176

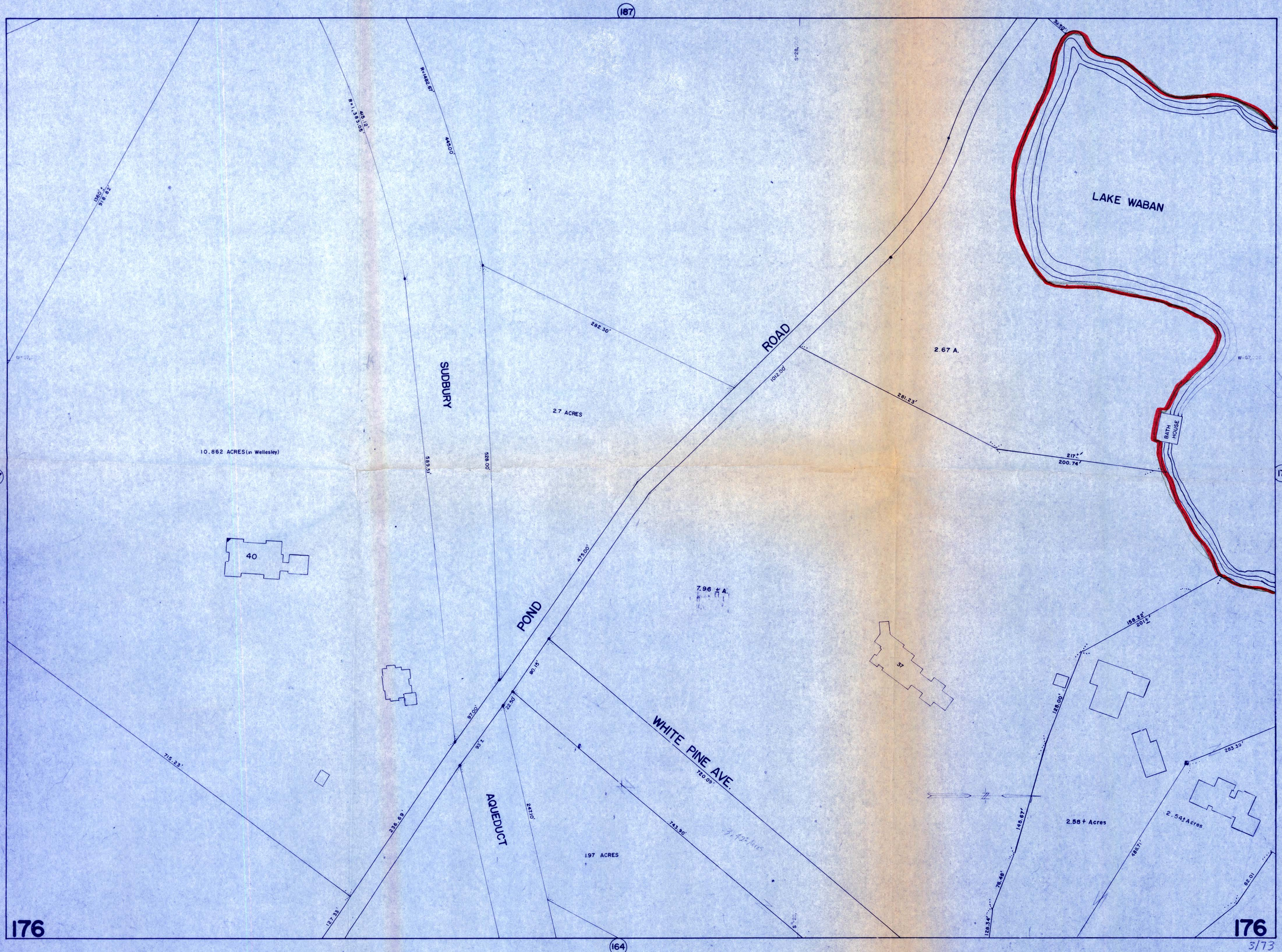
177

165



*Hummelwell Estates Historic District  
Wellesley and Notick, MA*

HUNNEWELL ESTATES HISTORIC DISTRICT  
Wellesley and Needham, MA  
Map # 6 of 13



176

176

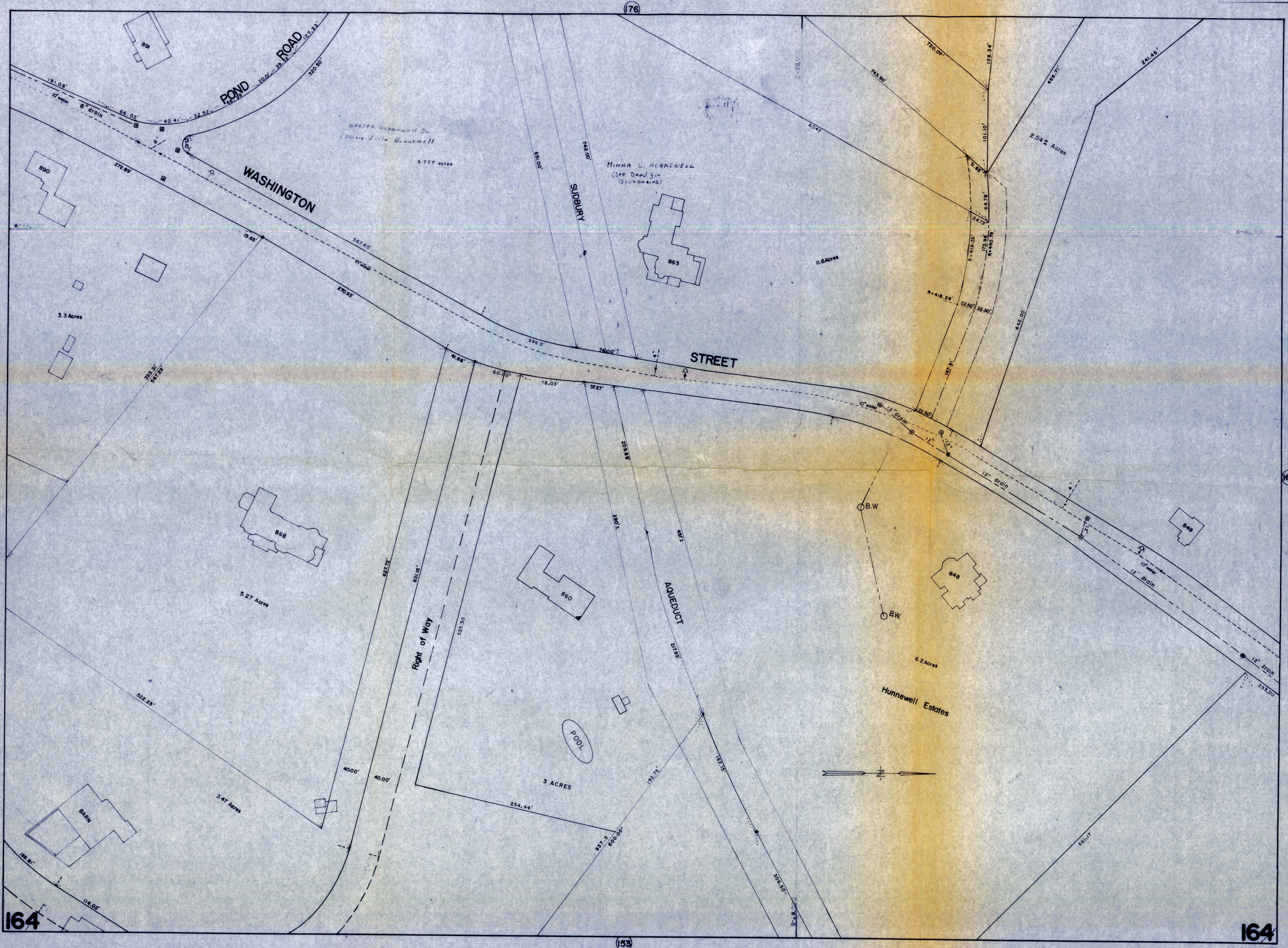
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175

164

3/73

HUNNEWELL ESTATES HISTORIC DISTRICT  
Wellesley and North, MA  
Map # 5 of 13



164

164

153

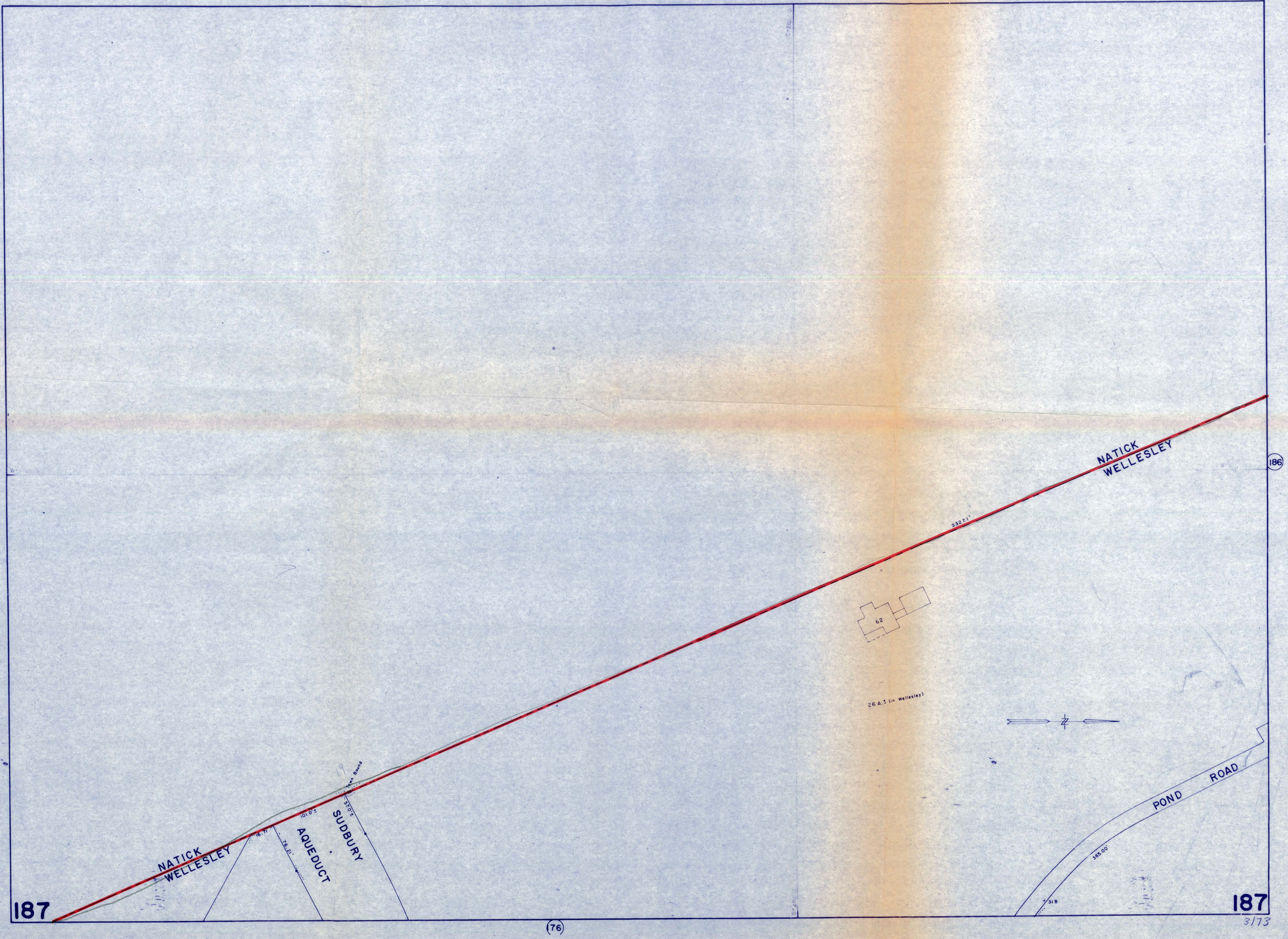
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163

165

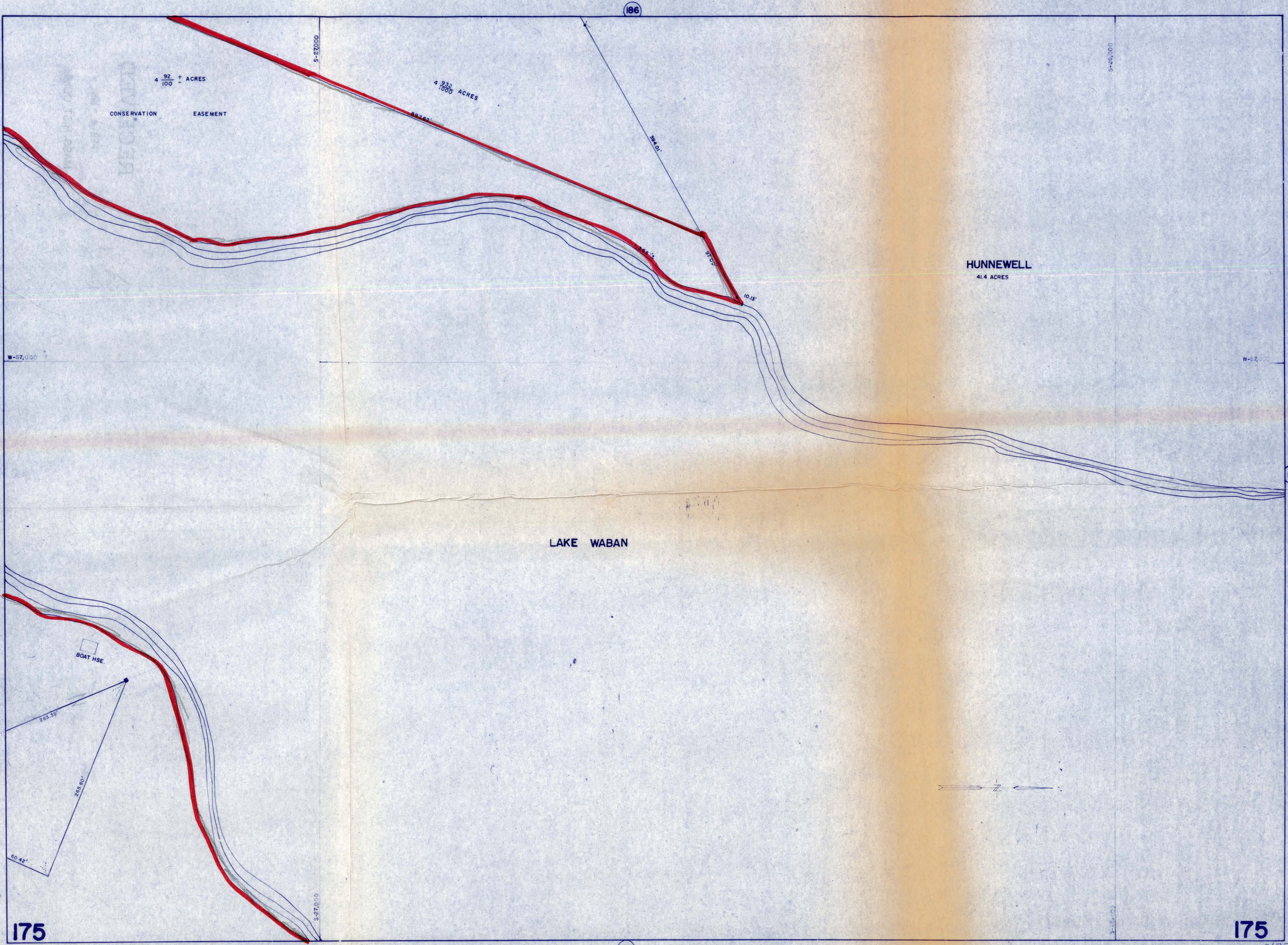


HOWNEMWELL ESTATES HISTORIC DISTRICT  
Wellesley and Natick, MA  
Map # 7 of 13



HUNNEWELL ESTATES HISTORIC DISTRICT  
Wellesley and Needham, MA  
Map # 9 of 13





HUNNEWELL ESTATES HISTORIC DISTRICT  
 Wellesley and North, MA  
 map #10 of 13



SEE MAP 38

N468900

E467200

SEE MAP 38 LOT 1

45

MAP

SEE

WOODED

2  
16.0 ACRES

5  
8.43 ACRES

1  
77.81 ACRES

4  
17.45 ACRES

WELLESLEY  
NATICK

SHELL OIL PIPELINE

3  
19.63 ACRES

SEE MAP 54  
LOT 30B

6A  
.89 ACRES

7  
4.80 ACRES

6  
2.44 ACRES

E647200

N466500

SEE MAP

54

SCALE: 1" = 100' NATICK, MASSACHUSETTS

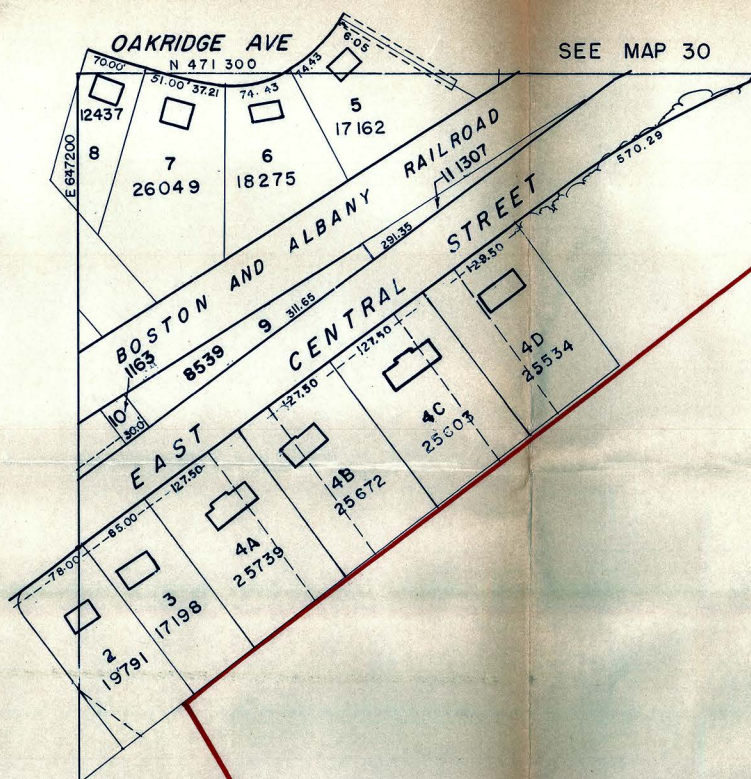
MAP 46

SUDBURY  
AQUEDUCT

N466500

E650200

E650200



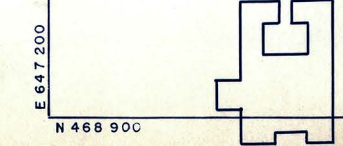
1  
114.2 ACRES ±

RECEIVED  
TOWN OF NATICK  
JUL 22 1988  
PLANNING BOARD

SEE MAP 37

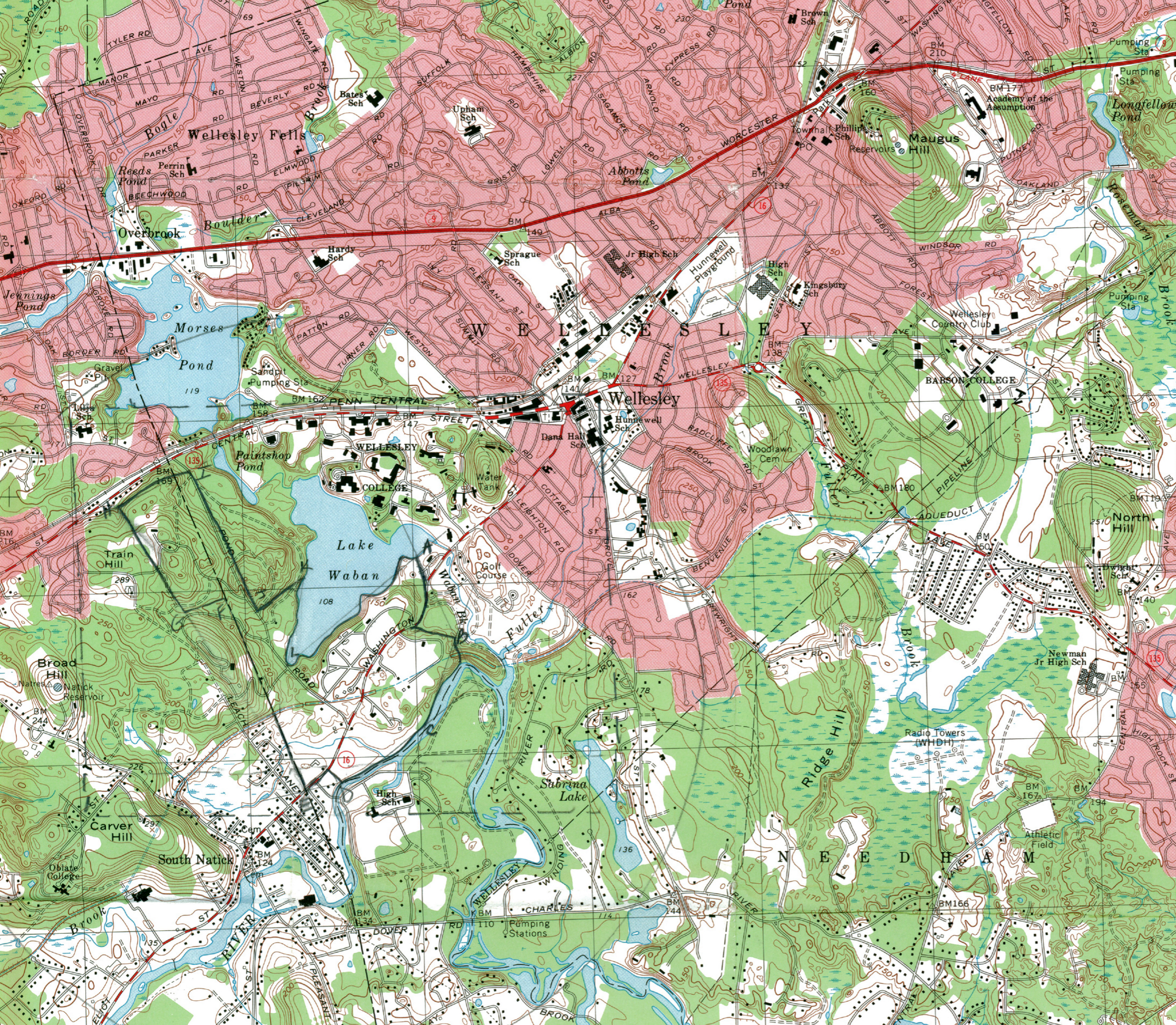
WOODED

SEE MAP 46

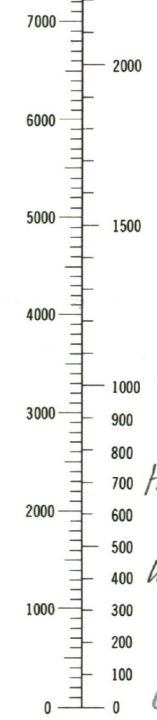


E 647 200  
N 468 900

N 471 300  
E 660 200



BOSTON  
 (NEWTON)  
 6768 / SW  
 2.7 MI. TO MASS. 128



HUNNEWELL  
 ESTATES  
 HISTORIC DISTRICT  
 Washington and  
 Pond Streets  
 Wellesley, MA

Feet	Meters
1	3048
2	6096
3	9144
4	12192
5	15240
6	18288
7	21336
8	24384
9	27432
10	30480

Quad - Natick  
 Scale 1:25000

17' 30"

4686  
 4685  
 4684  
 4683  
 4682

**UTM References:**

To convert feet to meters  
 multiply by .3048  
 To convert meters to feet  
 multiply by 3.2808

- A - 19/310020/4684160
- B - 19/310240/4683680
- C - 19/310040/4683180
- D - 19/309480/4682760
- E - 19/309310/4682820
- F - 19/308860/4683950
- G - 19/308620/4683870
- H - 19/308260/4684520
- I - 19/308700/4684700
- J - 19/309060/4683880
- K - 19/309340/4684060
- L - 19/309250/4683560



1. Vista from Ridge Hill / Pond Road, looking over Lake Waban. Wellesley College in background.  
(Photograph: M.C. Fitzpatrick, 1986)



2. Pond Road runs through estate. Laid out by Welles. Public Road. (Photograph: M.C. Fitzpatrick, 1986)



3. Pinetum today. Started by H.H. Hunnewell, 1866. His aim: to plant every conifer hardy enough to survive. (Photograph: M.C. Fitzpatrick, 1986)



4. Washington Street - Route 16 as it passes Hunnewell property on either side.  
[View] north-northeast. (Photograph: M.C. Fitzpatrick, 1986)



5. The Cottage, b. 1871. Architect: Sturgis & Brigham. May be first bone fide Queen Anne in this country. (Photograph: J.N. Berry, 1979)



6. Welles-Richardson House, built c.1763. SW end is original.(Photograph: M.C. Fitzpatrick, 1986)



7. Upper Lodge, b. 1865. Architect: J. Gridley Bryant. Gatehouse to mansion. Southern European type cottage.  
(Photograph: J.N. Berry, 1978)



8. Lower Lodge, b. 1866. Jacobean style. East gatehouse to mansion.(Photograph: J.N. Berry, 1978)



9. Tea House on grounds of "Wellesley". (Photograph: Walter Hunnewell, Jr., 1986)



10. Hunnewell Italian Gardens. (Photograph: Walter Hunnewell, Jr., 1986)



11. Pavilion at Italian Garden. (Photograph: Walter Hunnewell, Jr., 1986)