

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

For NPS use only

**National Register of Historic Places  
Inventory—Nomination Form**

received

date entered

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

**1. Name**

historic Elm Bank

and or common same

**2. Location**

street & number off 900 Washington St., Wellesley, Mass. (mailing address; see map & Verbal N/Anot for publication Boundary Justification)

city, town Dover N/Avicinity of

state Massachusetts code 025 county Norfolk code 021

**3. Classification**

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational <input type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<u>N/A</u> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input checked="" type="checkbox"/> other: (1) recreational (2) vacant (see text)

**4. Owner of Property**

name Division of Capital Planning and Operations,  
Commonwealth of Massachusetts

street & number One Ashburton Place

city, town Boston N/Avicinity of state Massachusetts

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Norfolk County Registry of Deeds

street & number 650 High Street

city, town Dedham state Massachusetts

**6. Representation in Existing Surveys**

Inventory of the historic Assets of the  
title Commonwealth of Massachusetts has this property been determined eligible?  yes  no

date 1985 Dover Area Form, EB  federal  state  county  local

depository for survey records Massachusetts Historical Commission, 80 Boylston Street

city, town Boston

## 7. Description

Elm Bank, Dover, Massachusetts

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

### Describe the present and original (if known) physical appearance

Elm Bank, Dover, is the former estate of Alice Cheney Baltzell and her husband, Dr. William Hewson Baltzell. Located on the Dover-Wellesley border, 16 miles southwest of Boston, the 182-acre property is bounded on three sides (north, east, and west) by the Charles River and stands on a peninsula marking the northernmost point of the town of Dover. Some of the elm trees from which the area and the estate take their name remain standing on the riverbank. The buildings of the estate were most recently used by the Quinobin Regional Technical Vocational High School. The eleven buildings and two foundations that stand on the property are clustered on a flat plain about 550 yards above the river and are surrounded by slightly rolling, wooded land. Access to the estate is via Washington Street (Route 16) in Wellesley and a bridge (Cheney Bridge) over the Charles River.

Across the river to the west, and running up to Cheney Bridge is a residential area of Wellesley with lot sizes of about 1/2 to 2 acres. Further west is an adjoining residential area of South Natick. The bridge is a single span, single lane, steel reinforced bridge with four wrought iron lampposts at its ends (built ca. 1907). North of Elm Bank, across the river in Wellesley, and east of the Cheney Bridge are sparsely located residences, an open field, and woods. To the east are more woods and sparsely located residences, and a lowlands outlet from Lake Waban into the Charles. Between the 2,900-foot southern boundary of Elm Bank and Dover Road, Dover, which parallels the boundary approximately 1,100 feet to the south, are single-family residences.

The property consists of: (1) Baltzell House, a Neo-Georgian residence designed by Carrere and Hastings and built in 1907; (2) the tool shed (ca. 1920); (3) the carriage house (ca. 1920); (4) the Tudor Revival-style gardener's house (ca. 1876); (5) the superintendent's house, also Tudor Revival style (ca. 1876); (6) the boathouse (ca. 1910); (7) the garage (ca. 1930, with recent alterations); (8) a potting shed and greenhouse (ca. 1920 with extensive ca. 1980 alterations, noncontributing); (9) the woodbuilding shed (ca. 1960, noncontributing); (10) the Quinobin School Administration and Classroom Building (1957, noncontributing); (11) an A-frame greenhouse shed (ca. 1980, noncontributing); and (12A and B) two bridges (one, Cheney Bridge, at the main entrance from Washington Street in Wellesley [ca. 1907], and the other spanning the manmade inlet at the northeast side of the property [ca. 1920], both contributing).

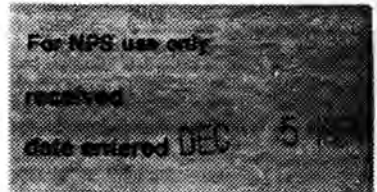
Also on the property are the remains of several formal gardens (all three are considered contributing elements; two, a formal English garden and an Oriental garden of which very little remains, were landscaped by Olmsted Brothers in the early 1920s), a tennis court (laid out by the Baltzells in the 1920s, this too is a contributing structure), and three soccer fields. In 1983, the Quinobin School began construction of two new school buildings (13A and 13B) on the property, which were abandoned after the concrete foundations were laid when the site was declared surplus by the Board of Higher Education. These foundations, too, are noncontributing.

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(1) Baltzell House, Exterior

Baltzell House was begun in August 1907 and completed the following year. It replaced a Stick Style summer house erected on the property by Mrs. Baltzell's father, Benjamin P. Cheney, in 1875 and demolished by the Baltzells ca. 1905.

The present house is a three-story brick-faced residence built on a full basement of poured concrete. The core of the house is also concrete. The Neo-Georgian-style structure is topped by a slate hipped roof with copper gutters. Sited facing south toward the plain, the house is located on sloping ground so that the basement level on the northern side is fully exposed. The east facade faces the former English formal gardens with ornamental trees and hedges. Further east are the Quinobin buildings. The north facade overlooks the lower river plains and the manmade inlet. Beside the inlet are overgrown steps, all that remain from an Oriental garden. The western facade faces a smaller formal garden and the site of the former home of Benjamin Pierce Cheney. No above-ground traces of the latter remain.

Designed by the prominent New York architectural firm of Carrere and Hastings, the Baltzells' new residence demonstrated classical symmetry and restraint, echoing the large but unostentatious Georgian mansions of the late 18th and early 19th centuries.

To preserve the magnificent elms that had surrounded the Cheney home, the new two-story house was sited a short distance away, on a raised knoll, approached by Italian marble steps set in a marble balustrade. Constructed of brick laid in Flemish bond, Elm Bank has very little ornament. Each corner of the house has brick quoins, a touch of understated dignity. Unfluted columns with Ionic capitals announce formal front and garden entrances. Over each entrance is a balustrade matching that in front of the house. Above the capitals are several bands of decorative beadings, with paneled modillion blocks just below the balustrade. Similar modillion blocks appear at the eaves around the house, unifying the structure and creating a light-colored horizontal course to contrast with the red brick.

Except for the front facade, which is set on a high marble-faced foundation, the house sits close to the ground, resting on a wide marble watertable. As this marble course wraps around the house, it is substantially above ground to the north and west, where the ground level falls away.

The structure is essentially symmetrical in plan, with its front entrance centered in a symmetrical five-bay-wide, one-bay-deep rectangular block. Extending back from the center of this block is another rectangular block, recessed on the east and west to allow an open entry porch facing the east garden and a closed promenade of the same size to the rear.

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Symmetry is evident on the eastern garden facade, with the three-bay porch framed by two identical projections two bays wide and one bay deep. A four-bay ell beyond the main block houses utility areas (kitchen, pantry, back hall, and stairs). Projecting from the west facade at the end of the closed promenade is a one-story library ell, part of the building's original plan. The ell disturbs, but does not destroy, the symmetry of that facade.

The classically derived symmetry of the house is pronounced from important sides--that is, those sides seen by visitors. However, from the back or delivery/servants view, the house looms as a 2 1/2 story brick mass, and is not as correct in its proportions as the main part of the house.

Windows on the second floor of the mansion are 6/6, while larger, more formal, 12/12 windows are on the first floor. Doors and windows are trabeated throughout, with the exception of the west facade, where tall, glazed arches surround the promenade's round-headed French doors. (Similar glazing appears in the utility ell of the house and around the carriage house doors.) All window and door trim is painted white, in further contrast with the red brick. The front door is tall and paneled; the transom glass protects an intricate pattern in wrought iron. Brick voussoirs surmount the door. French doors at the garden entrance have paned transoms and similar brick voussoirs.

The five chimneys are brick, with paneling and subtle corbelling. Dormers pierce the slate roof, providing light for the third floor servants quarters.

Interior

The building's exterior recalls the Georgian style; the interior detailing of its main rooms is equally reminiscent of a well-appointed 18th century house in the sumptuous ornamentation of its ceilings, wall panelling, and fireplaces. The arrangement of rooms, however, is far removed from the 18th century. The hall is longer than it would be in any Georgian house, and it has a width and spaciousness that make it seem more than just a corridor. The marble-floored hall leads to all the main rooms--to the left, the reception room, and to the right, the music rooms, the ballroom, and the dining room. Towards the back of the hall, to the left, is the library (said to be a replica of that of Sir Walter Scott), and beyond it to the left, also off the hall, are side stairs with low, easy risers. Upstairs is a suite of bedrooms for the mistress and master of the house, plus a guest suite and other guest rooms. All these rooms have an amplitude that makes the house seem generous and welcoming. The building also includes three wall safes. The house has stood vacant since 1981.

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Architectural historian Richard Chafee viewed Elm Bank in 1985 and writes that he was particularly struck by the relationship of one room to the next, and of the building's interior to the landscaping outside:

What interests me almost more than the individual rooms, though, is the relationship of inside and outside, for that too is part of the planning. As one walks through the hall, one looks out to the west across a terrace defined by a wall with, beyond it, the meadow where the elms used to be. From the ballroom, one looks out to the east across another terrace with at its edge a balustrade and beyond it, a planted allee of trees. Each of these terraces is (or was) a garden, different in spirit from what is beyond, more finely tended, more delicate. In effect, the architects have created a house with layers of interior-exterior. Farthest inside, serving as a spine for the house, is the hall. To each side of it, on the ground floor, are the public rooms. Beyond them, though, is not simply the outdoors, but rather two layers: the terrace gardens, and the landscape beyond. The outer edge of the terrace gardens is constructed, making them too a part of the house. With these terraces the architects relate the house to the land subtly and beautifully.

(Letter to Jean Berry, Chairman of  
the Wellesley Historical Commission,  
November 10, 1985)

There have been no exterior alterations to the Baltzell House since its 1907 construction. However, the interior has been modified in some places, due to its use as a residence for the Stigmatine Fathers, and later as a Show House for the Junior League of Boston in 1982 and 1983.

Outbuildings

A number of outbuildings flank the main house (1). See site plan for specific locations.

(2) Tool Shed. Northeast of the Baltzell House is a structure described as a small tool shed, also known since the time of the Olmsted landscaping as "the Temple." It is actually an underground storage area, underneath a patio. There is an obelisk on top of the patio, and this classical reference gave rise to the "temple" appellation. The structure is three bays wide, stone faced, and built into the hillside at a site that may have

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formerly housed a barn (the present stone facade may once have been the barn's foundation). Although seriously deteriorated, the structure retains round-arched doorways framed by quoins. The shed was probably established after the time of the construction of Baltzell House, and during the time of the Olmsted Brothers' reconstruction of the gardens in the early 1920s.

(3) Carriage House. The hip-roofed carriage house with Georgian Revival-style detailing echoes the main house. Built in the early 1920s, it is brick walled and slate roofed, with three broad, round-arched bays in its main block and two narrower bays in each flanking wing. Brick quoins, a wood cornice with modillions, and an elaborate cupola add ornament to the building. The main block's roof is pierced by three round-headed dormers. The building now houses the kitchen and Carriage House Restaurant, run by the Quinobin School for training students in the restaurant business. When used as a carriage house, there were apartments at each end.

(4) Gardener's House. To the southeast of the carriage house is the gardener's house, one of the two oldest structures standing on the property. (The other is the Superintendent's House [5].) It was built ca. 1876 for use by the Cheney family's gardeners. The house has a shingle and stucco exterior, with Tudor Revival-style decorative half timbering, multiple gables, and a tall corbelled brick chimney.

(5) Superintendent's House. The Superintendent's House is the only other building on the property dating to the tenancy of Benjamin Cheney. It is located northeast of the carriage house. Built ca. 1876, it is a 2 1/2-story stucco and shingled residence whose gabled, half-timbered dormers are ornamented with traceried vergeboards. The building's two tall brick chimneys are surmounted by multiple chimney pots.

(6) Boathouse. Northeast of the Baltzell House, and on the northern shore of the manmade inlet of the Charles River is a boathouse, perhaps formerly used to house small boats and canoes. It is now in poor condition. It was built by the Baltzells in the 1920s. Built of brick, the square, three-bay structure is framed by heavy brick quoins. The pyramidal hipped roof is slate-sheathed.

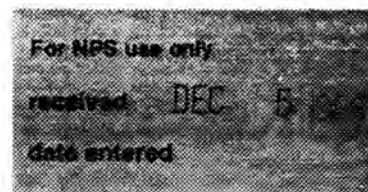
(7) Garage. Hip-roofed with a modest finial-topped cupola, the present garage is the result of an extensive renovation effort begun in the 1930s and continued in the 1980s (including the substitution of modern metal overhead doors for the early wooden ones). Originally, part of the garage building may have been an underground root cellar or coal storage area (now the garage's basement). Despite its alterations, the garage retains its original ca. 1930 form, plan, and Georgian Revival styling. Because of its historical associations as the housing for a wealthy family's many automobiles, it is considered a contributing part of the estate.

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(12) Bridges. There are two bridges at Elm Bank. The larger (12A), Cheney Bridge, is at the main entrance from Washington Street in Wellesley. The stone bridge is a single span, single land, steel reinforced bridge with four wrought-iron lampposts at the two ends. It was built by the Baltzells after 1907 to replace an earlier bridge built by Benjamin Cheney, which itself was probably the third bridge at the site. In the mid 19th century, the then-extant second bridge was called the Loring Bridge. The smaller (12B) stone bridge spans the manmade inlet, also called the "canal," of the Charles River at the entrance to the wooded northeast peninsula. It was part of the Olmsted Brothers' landscaping of the estate ca. 1920.

Noncontributing Outbuildings

Included on the Elm Bank property are six noncontributing buildings and structures. The Quinobin School Administration and Classroom Building (10), located east of the Baltzell House, is a two-story brick flat-roofed building erected ca. 1957 by the Stigmatine Fathers, owners of Elm Bank from 1941 to 1976. There are two wooden sheds on the property. One (9), a long, low structure used by the Quinobin School for cabinetry and woodworking, was constructed by the Stigmatine Fathers in the 1960s; the other (11) is an A-frame greenhouse built by the school in 1980.

(8) Potting Shed and Greenhouse. East of the Carriage House is a brick and glass building used as a greenhouse and potting shed, which is used today by Quinobin School to teach horticultural skills. The greenhouse itself, erected ca. 1980 on the site of an earlier greenhouse, is the only surviving part of the greenhouse complex that was on the Cheney and Baltzell estates. While part of the present potting shed was built in the 1920s, the large brick addition was constructed ca. 1980. Because of the large addition and the reconstructed greenhouse, this building is considered noncontributing.

In 1983, the Quinobin School began construction of two additional buildings (13A, 13B) to house its teaching facilities. Construction was halted when the Board of Higher Education declared the site surplus in 1984. The foundations of poured concrete remain.

Landscaping

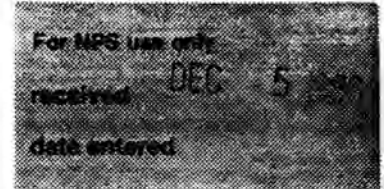
The grounds for the estate were designed between 1914 and 1927 (interrupted by the First World War) by the Olmsted Brothers of Brookline, with at least some of the work done by Frederick Law Olmsted Jr. This early 20th century landscaping built upon that done previously for the Cheney family, described in one source as "a picturesque blending of lawn, flower gardens,

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hedges, driveways, walks, groves, and woods," with a formal garden that resembled a "huge Turkish mat." In its prime, Baltzell House was graced not only by Cheney's gardens near the entrance to the property, but also by English and Oriental gardens to the east and north of the house, the work of the Olmsted Brothers. Some ornamental trees, hedges, and stonework survive from each garden.

The Olmsted firm's first project at Elm Bank consisted of a study for converting the barn cellar to the northeast of the house into a Temple and Temple Garden. Subsequent work included a formal English garden east of the house on land that originally housed part of the greenhouse for the Cheney Estate. An Oriental garden was laid out beyond the temple toward the Charles River; it is a simple landscape with trees, pond, lawn shrubs, and ferns. Materials for all the gardens came from a variety of sources: the flagstone walk from the temple to the inlet and bridge came from the Old Federal Building in Philadelphia, where George Washington took the Oath of Office; the red bricks fronting the temple were taken from Boston streets; the wrought iron gateways were imported from Florence and Perugia, Italy; and the stone bridge in the Oriental Garden was a reproduction of the bridge in the "Temple of the Sun" at Yokohama, Japan. The marble fountain in the tennis court came from Granada, Spain.

In a 1985 report on the landscape character of Elm Bank prepared for the Division of Capital Planning and Operations, landscape architect John F. Furlong describes the estate grounds today:

The overall impact of the landscape is not of decay and decline, but of unattended maturity. Over the decades Elm Bank has literally grown away from the landscape of meticulously cared-for showplace replete with manicured lawns, formal gardens, and managed woodland. The lawns persist today as playing fields, but the garden paths and riding trails have blurred and been lost in the competition of natural plant succession. The oak stands of the peninsula and mixed plantings of the English Wood are in late maturity. The Temple overlooks a shrinking pool, the stone bridge arches a canal choked with weeds, and few places afford a clear, dry approach to the Charles' edge. . . .

Starting at the entrance off Route 16 there is immediate evidence of the mature state of the plantings at Elm Bank. The remaining trees lining this avenue are large and time worn. Crossing the bridge, the once open and grassy banks are covered with dense secondary growth: Crabapple, Red Osier Dogwood, Swamp Maple, and Alder mask

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the view of the river from the road. Moving counterclockwise, the road's upland slope bears a double row of mixed beech, cherries, and oak in a windbreak of hemlock and spruce with a large grove of white pines on either side of the road as it turns to circle the playing fields. Gaps indicate storm-damaged limbs and lost plants. The open space to the right is the site of the former shooting gallery, now an area of rough grass, sapling white pines, and oaks edged with fallen trees.

Along the southern boundary, the English Wood once having a light and spacious character is now a tangle of shrubs and saplings under oaks and sugar maples.

The grounds around the mansion are in a similar past-prime state. The existing windbreak of the hemlock spruce surrounding the house, tennis courts, and gardens are overgrown with many damaged limbs and crowns. . . . [A]rborvitae and spruce hedges tower above and expand into the elegant space they enclosed, blocking views once framed. Paths and parterres punctuated with specimen trees of Weeping Elm and Larch disappear under tall grass. Old rhododendrons and yews crowd around a forgotten garden ornament and flourish in drifts of Pachysandra in parts of the more casually designed English Garden. The temple perched above the Oriental Garden is engulfed in hemlocks just as the pool is in marsh plants. Willows have taken the toll of age and weather. . . . Katsura trees introduced into the planting scheme can still be found even if the pattern of the design cannot. English ivy covers the stepping stones. But in late summer the fragrance of some unobtrusive native plant incorporated in the original exotic theme perfumes the air just as it did decades ago.

In the corner of four acres of mown field on the opposite side of the delivery drive, a low wet meadow is the result of the mansion's leaching field. Behind the grapes of the flat area north of the gardens and canal is an old apple grove amid the canal, road, and river. The latter's upland location offers unobstructed access to the Charles and a panoramic view downstream.

### Archaeology

Although no prehistoric archaeological sites are currently recorded on the property, several sites have been reported in close proximity. Located entirely within a large meander of the Charles River, this area would have been attractive to native people for its hunting, fishing, and resource gathering potential. The river terraces and other well-drained portions of

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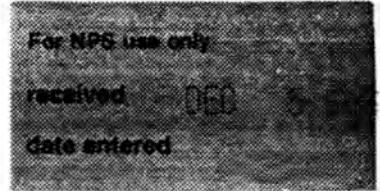
the property would also have served as likely areas for native settlement. Given the large size of the property, it is very probable that significant prehistoric sites are present. Since the patterns of prehistoric occupation along the Charles River, and especially within the town of Dover, remain poorly understood, any surviving sites would be significant.

There is some potential for significant historical archaeological sites as well. Carefully planned survey and testing could assist in documenting the location and configuration of the Jones farmstead. Since none of the components of this 18th and early 19th century farm survive above ground, archaeological investigation would be the primary means for understanding the patterns of land use and economic development that characterized the agricultural phase of this property's evolution from a farm to an estate.

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Number of Resources Within Property

Contributing

Non-Contributing

Buildings 7

4

Sites

Structures 6

2

Objects

## 8. Significance

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Period	Areas of Significance—Check and justify below					
<input type="checkbox"/> prehistoric	<input checked="" type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input checked="" type="checkbox"/> landscape architecture	<input type="checkbox"/> religion		
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science		
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture		
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input checked="" type="checkbox"/> social/		
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian		
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater		
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input checked="" type="checkbox"/> transportation		
		<input type="checkbox"/> invention		<input checked="" type="checkbox"/> other (specify)		
		1920- ca. 1930		community		
<b>Specific dates</b>	ca. 1876, 1907, ca.	<b>Builder/Architect</b>	Carrere and Hastings	development		

### Statement of Significance (in one paragraph)

Elm Bank is a 182-acre estate in Dover, Massachusetts. Its centerpiece is an imposing Neo-Georgian residence, Baltzell House, built in 1907 and designed by Carrere and Hastings. Also on the estate are two ca. 1876 Tudor Revival-style workers residences, Georgian Revival-style carriage house and garage, two early 20th century bridges, and the remains of three formal gardens, two of which are attributable to Frederick Law Olmsted Jr. and his firm, the Olmsted Brothers. In toto, the estate is comprised of seven contributing buildings, six contributing structures, four noncontributing buildings, and two noncontributing structures. Retaining integrity of location, design, materials, and workmanship, Elm Bank holds associations with the evolution of Dover from a rural farming community to desirable enclave of the wealthy by the late 19th/early 20th century. The property holds associations as well with Benjamin Cheney, one of the founders of the American Express Company, and with his daughter, Alice Cheney Baltzell, a wealthy philanthropist responsible for the present building and Olmsted landscaping. Elm Bank thus fulfills Criteria A, B, and C of the National Register of Historic Places on the local level.

Dover, established as part of the Dedham grant of 1636, saw its first European settlement in the 1720s with only a few farms scattered across the Charles River. The Elm Bank land was known originally as the "Natick Plain." In 1784, the fourth district, or Springfield Parish, including Elm Bank, was set off from Dedham as the District of Dover; nine years later, Dedham and the District of Dover were included in the newly created Norfolk County. In 1836, after several unsuccessful attempts to establish a separate town, the District of Dover was incorporated by the Legislature.

Col. John Jones Jr. (1716-1801) built the first house at Elm Bank. He purchased a farm described as "a tract of land lying on a neck of Charles River in the northerly part of Needham, near Natick, containing 72 acres 24 rods," in 1740. Built in 1742, the house was located to the west of the present Baltzell House. A ca. 1870 photograph shows a 2 1/2-story, five-bay house with central entrance, rear ell, and a separate barn. (The house was demolished in 1875.) Custom has it that native Americans planted five elm trees along the river prior to the construction of the first farmstead by Col. Jones. The Jones family, too, may have been responsible for the trees, which grew on the northwest side of the property along the Charles River. (One large elm survived as recently as 1984.)

John Jones Jr., husbandman, proprietor, justice of the peace, church deacon, and surveyor, was one of early Dover's most influential citizens. In 1784, he was a member of the committee that gave the name "Dover" to the newly incorporated District of Dover, which he then served as Chairman of the Board of Selectmen. In 1804, the property was sold by Adam Jones (youngest son of John Jr.) to Captain Israel Loring, a sea captain from

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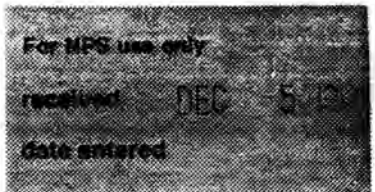
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During the next seventy years, the property changed hands numerous times, and by 1874 had grown to 147 acres, one of the largest farms in Dover. Dover in the federal and early industrial periods remained a sparsely populated area, primarily agricultural but with scattered milling sites and small shops. In 1861, the Charles River Railroad was extended from Needham to Medfield through Dover Center but had little impact upon the village's growth; Dover remained isolated and relatively undeveloped. Access to the nominated property was via a small bridge spanning the Charles River at the peninsula's northernmost point (at least four bridges have crossed the river at this point) and, beginning in 1852, Dover Street, later to be the southern boundary of Elm Bank.

The estate's owner between 1870 and 1874 was the Honorable Theodore Otis, who had been, from 1859 to 1860, the seventh mayor of Roxbury (incorporated 1846; annexed to Boston 1868). Otis was the first to build large greenhouses on the estate; he was also probably the first to use the estate as a summer home.

By 1870, Dover's population stood at about 630, little more than the federal-period figures (1830: 548) and the town was still largely agrarian. Two small village centers (at Farm Street and Centre Street) had almost no commercial development, and most housing was modest. But in the late 19th century, Dover, still rural yet easily accessible to Boston, became the chosen site for wealthy Bostonians' country residences. Vast estates, some as large as 400 acres, were assembled. Some families restored and enlarged the town's Georgian and federal-period farmhouses; others chose to build their own homes in the late Victorian styles then popular. Among the latter was Benjamin Pierce Cheney (1815-1895, who purchased the 147-acre estate at auction in 1874 for \$10,000. Elm Bank's location at the northmost reaches of Dover, surrounded on three sides by the Charles River, made it an attractive site for a rather remote summer residence.

Cheney spent the last 21 years of his life improving Elm Bank. In 1876, a second, more stylish house was constructed to replace the 134-year-old house that had been built by the Joneses. Designed by John A. Fox, a Boston architect, it was a Stick Style building with asymmetrical plan, four-story tower, and distinctive iron cresting. Cheney also expanded on the size of his holdings. By 1888, he owned most of the land in Dover north of Dover Street (now Dover Road) and by the time of his death in 1895, the estate had grown to over 200 acres. Under Cheney's ownership, Elm Bank became known for its fine landscaping; during the summertime, nearly five miles of trails and carriage paths were open to the public. Cheney had several small but well designed residences constructed on the estate to house the superintendant and head gardener. In 1894, the Annual

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Assessors' Report for the town of Dover listed Elm Bank as worth \$34,780, which was the largest valuation in the town. Also taxed as Personal Property were: "Railroad Stocks--\$287,000," five horses, five cows, ten swine, one mule, thirty-eight fowl, eight carriages, the main house (assessed at \$17,000), stable and carriage house, farm house, barn, greenhouses, and storage barn.

In 1899, Needham granted a franchise to build the Needham portion of the Natick and Needham Street Railway along Charles River Street, the Needham extension of Dover Street. The street railway was built and bordered Elm bank on the west along the Natick border, where, when traveling in a southerly direction, it turned left and then along the south side of Elm Bank along Dover Street until crossing Baker's bridge into Needham and Charles River Street and then to Needham Center via Chestnut Street. In 1901, this railway became part of the South Middlesex Street Railway which then operated until December 18, 1903. Its impact was negligible, however, and within two years, the tracks were removed.

Benjamin P. Cheney made his fortune in transportation. He began his career as a laborer, working in his father's blacksmith shop at the age of ten. By the age of sixteen, he was a driver of a stagecoach first running between Nashua and Exeter and later between Keene and Nashua; for six years, he drove his stage 50 miles a day. In 1842, Cheney founded, with partners Nathaniel White and William Walker, the Cheney & Company Express, a carrier of packages and valuable mail with service between Boston and Montreal and other routes. The company grew swiftly and by the Civil War had become known as the United States and Canada Express Company. By 1880, Cheney's company merged with the American Express Company, of which he was the largest shareholder, the treasurer, and a director. He was also part owner of the Acheson rail system, the Northern Pacific Railroad, and the Wells Fargo Express Company.

In 1905, the estate, then approximately 235 acres, passed to Benjamin Cheney's oldest daughter, Alice (1867-1938). Upon her marriage to Dr. William Hewson Baltzell in February 1907, she and her husband decided to raze her family's Stick Style house and construct a new home for themselves on the property. (Mrs. Baltzell's sister Mary also erected a stylish house for herself in Dover.) Eager to have a fashionable residence, the Baltzells engaged the eminent New York City architectural firm, Carrere and Hastings. The firm was considered innovative in its espousal of classical architectural styles. Both men had trained at the Ecole des Beaux Arts in Paris; classicism, restraint, and harmony were Ecole trademarks. The Baltzells also continued her father's interests in landscaping, hiring the period's most prominent landscape firm, the Olmsted Brothers, to add to the existing gardens and design new, even more elaborate ones as well. They

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also installed tennis courts, opposite the formal gardens (though severely overgrown, these survive). The two small staff houses left from the Cheney estate were retained by the Baltzells.

Unlike her father, Mrs. Baltzell used the house as a year-round residence. Mrs. Baltzell was active throughout her life in a number of charitable causes, both locally and in nearby Boston; among other posts, she was a member of the Board of Trustees of nearby Wellesley College. She died childless in 1938, ten years after her husband, leaving Elm Bank to her nephew Albert E. Davis. At the time of her death, the estate was assessed at almost \$150,000, at the time the largest valuation in the town of Dover. Mrs. Baltzell stipulated in her will that Davis maintain Elm Bank as she had done. However, Davis declined; instead, it was offered by the terms of the will to Wellesley College, which also turned it down because it was not able to make sufficient use of the property for educational purposes to justify the extensive maintenance costs. Elm Bank was then offered to the Commonwealth of Massachusetts, to be part of the Metropolitan Park System (now administered by the Metropolitan District Commission). That gift, too, was turned down. Finally, Dartmouth College accepted the property in 1939, and sold it to the Order of Stigmatine Fathers in 1941 for use as a Major Seminary for Philosophers and Theologians.

During the Stigmatines' tenure from 1941 to 1976, there were typically about 20 monks in residence on the estate. While their alterations to the property were few, they did erect religious statuary in the English formal garden; some pedestals survive. The Stigmatine fathers ran a summer camp, Camp Elm Bank, on the estate during the 1960s and early 1970s. Beginning in the late 1940s, the Stigmatines sold parts of the 235 acres to various citizens in Dover and Wellesley. By 1976, the estate had been reduced to 182 acres; the new southern border of Elm Bank then became the nearly straight carriage path running on an east-west line parallel to Dover Road in Dover.

Ironically, the Commonwealth of Massachusetts did subsequently buy the land, after lengthy legal disputes, for a site for the Massachusetts College of Art. The original agreement with the Stigmatine Fathers was executed in 1971 for \$4.2 million. In 1973, the Commonwealth announced that it did not wish to proceed with the contract because the originally intended purpose, a public college, was not appropriate to the site. In 1976, the Supreme Judicial Court decided that the Commonwealth was required to abide by the previous agreement, and the State College Board of Trustees purchased the property.

In 1977, the Quinobin Regional Vocational Technical School was established at Elm Bank, as the result of efforts of local citizens to advance such

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training in the area. Member towns were Wellesley, Natick, Dedham, and Milton. Among the skills taught there are woodworking and cabinet-making, and culinary arts (the Cheney Carriage House has been converted into The Carriage House Restaurant, which is open to the public daily for lunch.) While the Baltzells' house was and remains vacant during the property's use by Quinobin, the estate's outbuildings were utilized and a new administration building was added. The school will leave the property in 1987.

In April 1984, the Board of Regents decided that it had no future plans for the property and Elm Bank reverted to the control of the Department of Capital Planning and Operations. That department is charged to maintain the property while finding another state agency that may use the property. If no state agency seeks to use the property, it will be offered to the town of Dover and Norfolk County. The nomination of the property to the National Register has been initiated as an effort to ensure the preservation of Elm Bank's historic qualities.

Elm Bank's major significance lies in the design and detailing of its main structure, the Baltzell House, and the house's relationship to its landscaping. Its architects, John Marvin Carrere and Thomas Hastings, were, writes Richard Chafee,

"two distinguished American architects in a generation that was to a great extent trained in Paris at the Ecole des Beaux Arts. There, at the turn of the century, it was believed that the present was a continuation of the past, and consequently students learned to design in earlier styles of architecture. Thus, for example, Carrere and Hastings did work that looks Spanish, Baroque, French Louis XIII, and English Georgian; and early of these styles they handled with great assurance. It is in their ornament--for example, the interior finishes in Elm Bank--that . . . they especially show this proficiency as revivalists. They also have another great skill, however--planning. It was the main concern of the teaching at the Ecole des Beaux Arts, the planning of buildings so that people . . . could circulate easily, perceiving the architectural spaces through which they moved. In Elm Bank . . . this intent to make circulation an architectural experience [is realized].

Carrere and Hastings left a body of important and monumental public buildings, as well as notable residences. The New York Public Library (1895-1902) is their best-known public building. It was vital to them that a building and its landscape be united, that the grounds of an estate complement the buildings, that neither should overwhelm the other. What scholars know of Elm Bank's carefully thought out landscape is harmonious with the mansion. Furthermore, Carrere and Hastings were acclaimed for

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Continuation sheet Elm Bank, Dover, Massachusetts Item number 8 Page 5

pinpointing each client's needs and designing to fit -- they did not force a particular style or arrangement on their clients, although most of their work had a French Renaissance origin. The Baltzells would have helped determine how their house was laid out, what would be suitable for them, a wealthy older couple, with no children, but many servants. By giving their clients this voice in the design, Carrere and Hastings were able to produce designs of diversity and functionalism.

The esteem in which Carrere & Hastings were held by their contemporaries was highlighted in Vol. 27 of the Architectural Record (1910). Paired with, and yet distinguished from, McKim, Mead & White as architectural innovators, Carrere & Hastings provided much needed guidelines for later architects. "Revivalists from the start," noted the Record, they broke from the 19th century's mixed styles and confusion about what was proper American architecture. They felt that "American tradition must be based on European tradition...(and) unimpeachable authority." To Carrere, especially, the unimpeachable authority was French Renaissance classicism. Renaissance models seemed suited to large public buildings and to important residences. In the latter, grandeur yielded "to charm and intimacy..(without) pretentiousness . . ."

# 9. Major Bibliographical References

See continuation sheet

# 10. Geographical Data

Acreage of nominated property 182 acres

Quadrangle name Natick, Mass.

Quadrangle scale 1:25,000

UTM References

A 

19	310200	4683520
Zone	Easting	Northing

B 

19	310460	4683370
Zone	Easting	Northing

C 

19	310700	4682360
Zone	Easting	Northing

D 

19	309600	4682310
Zone	Easting	Northing

E 

19	309520	4682780
Zone	Easting	Northing

F 

Zone	Easting	Northing

G 

Zone	Easting	Northing

H 

Zone	Easting	Northing

Verbal boundary description and justification

See continuation sheet

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

state N/A code county code

state code county code

# 11. Form Prepared By

name/title Betsy Friedberg, Preservation Planner, Mass. Historical Commission with Morrison Bump, Chairperson, Friends of Elm Bank

organization Mass. Historical Commission date October 1986

street & number 30 Boylston Street telephone 617-727-8470

city or town Boston state Massachusetts

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Valerie Taenage

title Executive Director, Massachusetts Historical Commission date November 21, 1986  
State Historic Preservation Officer

For NPS use only

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

date

Keeper of the National Register

Attest:

date

Chief of Registration

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

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Continuation sheet Elm Bank Item number 9 Page 1  
Dover, Massachusetts

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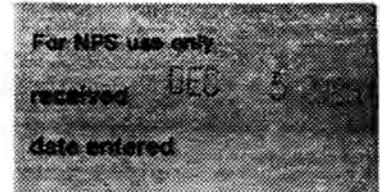
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Continued

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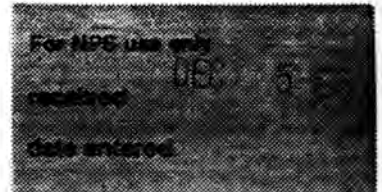
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- "Benjamin Pierce Cheney," Volume 10, page 213;
- "Thomas Hastings," Volume 15, page 159.

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Elm Bank, Dover, Massachusetts



Continuation sheet

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Page 1

Verbal Boundary Justification

Beginning at a point at the Southwest corner of the property, the boundary flows downstream with the Charles River between Dover and Wellesley to the bridge over which the access road enters. From the bridge North is a strip of land, approximately 51 feet wide, which runs to Route 16 in Wellesley.

Returning to the Charles River, the boundary continues along the river in a northeasterly direction until reaching the end of a peninsula and then the river turns southerly to the Southeast corner of the property. The line of the boundary between the Southeast and Southwest corners of the property follows an old carriage path, which is more exactly described on a Plan, 20044A, filed with the Land Court at the Registry of Deeds in Dedham, Mass., and attached to Certificate of Title 35632.

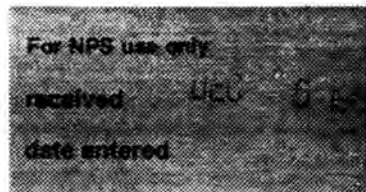
See also the attached assessor's map.

While Elm Bank's mailing address is in Wellesley, the property is wholly located in Dover.

continued

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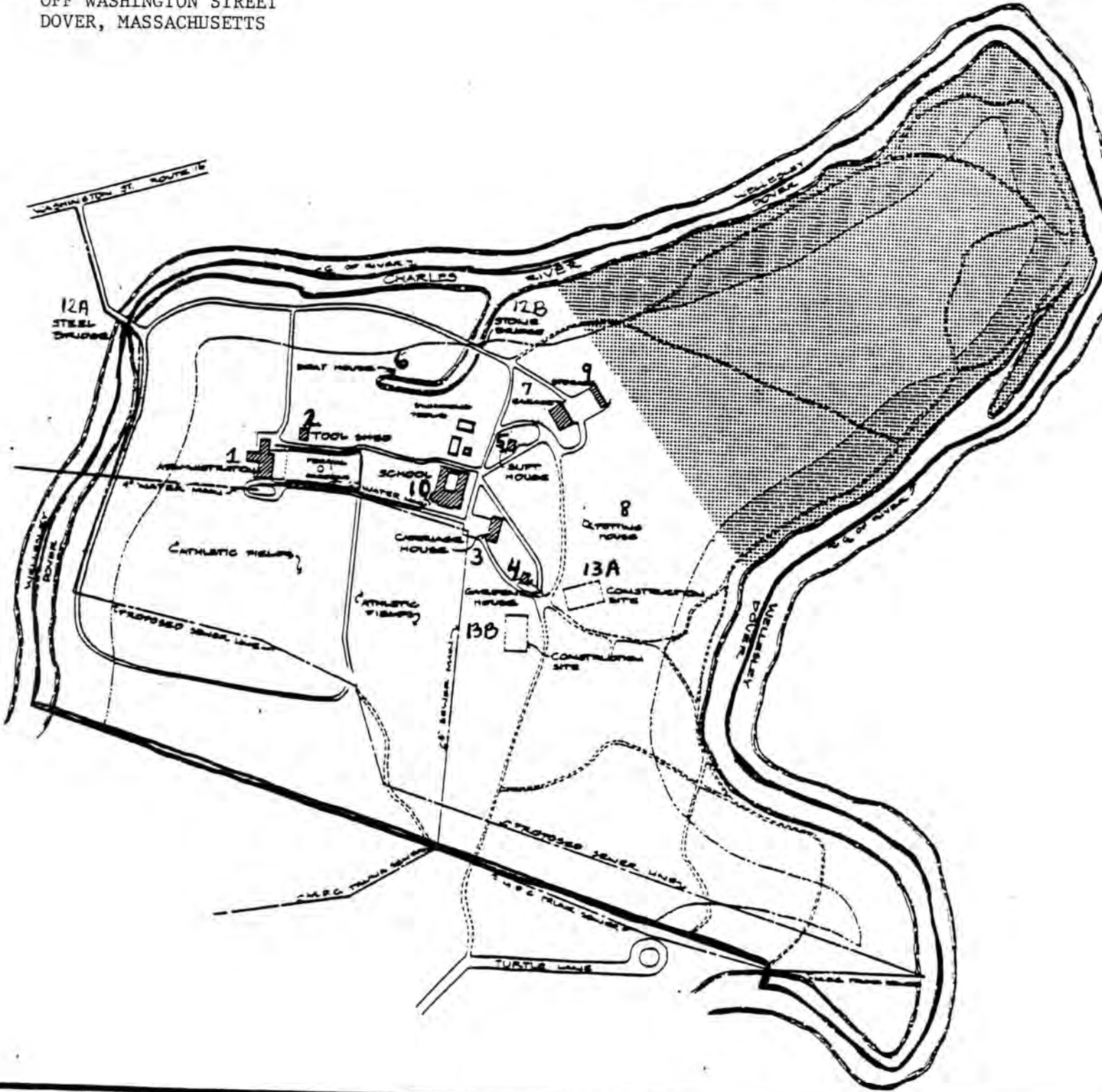


Continuation sheet Elm Bank, Dover, Massachusetts Item number 10 Page 2

KEY TO SKETCH MAP

<u>PROPERTY</u>	<u>DATE OF CONSTRUCTION</u>	<u>CONTRIBUTING /NON CONTRIBUTING</u>
1. Baltzell House	1907	C
2. Tool Shed	ca. 1920	C
3. Carriage House	ca. 1920	C
4. Gardner's House	1876	C
5. Superintendent's House	1876	C
6. Boathouse	1910	C
7. Garage	1930	C
8. Potting Shed/ Greenhouse	1920/80	NC
9. Wood Building Shed	1960	NC
10. Quinobin School Administration & Class Room Building	1957	NC
11. A-frame Greenhouse Shed	1980	NC
12A. Cheney Bridge	1920	C
12B. Stone Bridge	1920	C
13A. Construction Site	1983	NC
13B. Construction Site	1983	NC




ELM BANK  
OFF WASHINGTON STREET  
DOVER, MASSACHUSETTS



### ELM BANK / DOVER

182 acres

### Legend

-  Property line
-  300' wide conservation corridor
-  Proposed area to be reserved for water supply development

Division of Capital Planning and Operations  
Commonwealth of Massachusetts

One Ashburton Place  
Boston, Massachusetts

100 0 100 300  
SCALE



Land scope  
8600 3565

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Elm Bank  
Norfolk County  
MASSACHUSETTS

~~Substantive Review~~

Working No. DEC 5 1986  
Fed. Reg. Date: \_\_\_\_\_  
Date Due: 1/2/87 - 1/19/87  
Action:  ACCEPT  
 RETURN 1-15-87  
 REJECT  
Federal Agency: \_\_\_\_\_

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review:  sample  request  appeal  NR decision

Reviewer's comments:

*see attached comments.*

Recom./Criteria: Return  
Reviewer: Salvage  
Discipline: Oral/Structural History  
Date: 1/15/87  
\_\_\_\_\_ see continuation sheet

Nomination returned for:  technical corrections cited below  
 substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership Public Acquisition	Status Accessible	Present Use
----------	---------------------------------	----------------------	-------------

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible?  yes  no

7. Description

Condition	Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed	
	<input type="checkbox"/> unaltered	
	<input type="checkbox"/> altered	

Describe the present and original (if known) physical appearance

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

**8. Significance**

Period      Areas of Significance—Check and justify below

Specific dates                      Builder/Architect  
Statement of Significance (*in one paragraph*)

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

**9. Major Bibliographical References**

**10. Geographical Data**

Acreage of nominated property \_\_\_\_\_

Quadrangle name \_\_\_\_\_

UTM References \_\_\_\_\_

Verbal boundary description and justification \_\_\_\_\_

**11. Form Prepared By**

**12. State Historic Preservation Officer Certification**

The evaluated significance of this property within the state is:

\_\_\_\_ national      \_\_\_\_ state      \_\_\_\_ local

State Historic Preservation Officer signature \_\_\_\_\_

title                                      date

**13. Other**

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to Beth Savage (202) 343-9550

Signed William B. Buckley Date 1/15/87 Phone: \_\_\_\_\_

**ELM BANK  
NORFOLK COUNTY, MA  
REVIEW COMMENTS**

Generally, this is a well-organized and well-written nomination which documents that this property is eligible for listing in the National Register under criteria A, B, and C at the local level; however, some clarification is necessary to enable its listing.

Areas of significance: Prehistoric and historic archeology are unsubstantiated as applicable areas of significance for this property. The documentation alludes to the potential of the property to potentially yield information, and does not reference a specific research design applicable to the property, nor any identified archeological features or sites. Please revise documentation accordingly.

The information provided on landscape architecture is mostly descriptive, not evaluative. From the description provided, the integrity of the landscape in its current condition is questionable as impacted by "unattended maturity." Is the landscape to be considered significant as the work of a master or as representative of a period or a style? If landscape architecture is to be substantiated, please further develop the historic context for the evaluation of the landscape at the local level, relative to other comparable to other works of the master, or other properties of the same period or style. Also, both the contributing and non-contributing features of the landscape must be identified, and they should be indicated on the sketch map and counted. Please revise documentation accordingly.

Contributing and non-contributing: Please review sections #7 and #8, the sketch map key, the photograph reference numbers and the counting summary for consistency. The text sections do not clearly match up with the key, nor do the resource numbers on the photographs.

Boundary: In the area of the steel bridge (12A), does the boundary include all of the bridge? The boundary, as delineated on the sketch map and the USGS map, appears to cut through the bridge. Please clarify and/or correct.

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received

date entered

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

**1. Name**

historic Elm Bank

and or common same

**2. Location**

street & number off 900 Washington St., Wellesley, Mass. (mailing address: see map & Verbal  
Boundary N/A not for publication) Justification

city, town Dover N/A vicinity of

state Massachusetts code 025 county Norfolk code 021

**3. Classification**

<b>Category</b>	<b>Ownership</b>	<b>Status</b>	<b>Present Use</b>	
<input type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> N/A being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: (1) recreational

**4. Owner of Property**

(2) vacant (see text)

name Division of Capital Planning and Operations,  
Commonwealth of Massachusetts

street & number One Ashburton Place

city, town Boston N/A vicinity of state Massachusetts

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Norfolk County Registry of Deeds

street & number 650 High Street

city, town Dedham state Massachusetts

**6. Representation in Existing Surveys**

title Inventory of the historic assets of the  
Commonwealth of Massachusetts has this property been determined eligible?  yes  no

date 1985 Dover Area Form, EB  federal  state  county  local

depository for survey records Massachusetts Historical Commission, 80 Boylston Street

city, town Boston state Massachusetts

## 7. Description Elm Bank, Dover, Massachusetts

### Condition

excellent  
 good  
 fair

deteriorated  
 ruins  
 unexposed

### Check one

unaltered  
 altered  
(see text)

### Check one

original site  
 moved date \_\_\_\_\_

### Describe the present and original (if known) physical appearance

Elm Bank, Dover, is the former estate of Alice Cheney Baltzell and her husband, Dr. William Hewson Baltzell. Located on the Dover-Wellesley border, 16 miles southwest of Boston, the 182-acre property is bounded on three sides (north, east, and west) by the Charles River and stands on a peninsula marking the northernmost point of the town of Dover. Some of the elm trees from which the area and the estate take their name remain standing on the riverbank. The buildings of the estate were most recently used by the Quinobin Regional Technical Vocational High School. The eight buildings, six sites, eight structures, and two objects that stand on the property are clustered on a flat plain about 550 yards above the river and are surrounded by slightly rolling, wooded land. Access to the estate is via Washington Street (Route 16) in Wellesley and a bridge (Cheney Bridge) over the Charles River.

Across the river to the west, and running up to Cheney Bridge is a residential area of Wellesley with lot sizes of about 1/2 to 2 acres. Further west is an adjoining residential area of South Natick. The bridge is a single span, single lane, steel reinforced bridge with four wrought iron lamp posts at its ends (built ca. 1907). North of Elm Bank, across the river in Wellesley, and east of the Cheney Bridge are sparsely located residences, an open field, and woods. To the east are more woods and sparsely located residences, and a lowlands outlet from Lake Waban into the Charles. Between the 2,900-foot southern boundary of Elm Bank and Dover Road, Dover, which parallels the boundary approximately 1,100 feet to the south, are single-family residences.

The property consists of: Baltzell House, a Neo-Georgian residence designed by Carrere and Hastings and built in 1907 (Map, #1); the tool shed (ca. 1920, Map #2); the carriage house (ca. 1920, Map #3); the Tudor Revival-style gardener's house (ca. 1876, Map #4); the superintendent's house, also Tudor Revival style (ca. 1876, Map #5); the boathouse (ca. 1910, Map #6); the garage (ca. 1930, with recent alterations, Map #7); a potting shed and greenhouse (ca. 1920 with extensive ca. 1980 alterations, noncontributing, Map #8); (9) the woodbuilding shed (ca. 1960, noncontributing); the Quinobin School Administration and Classroom Building (1957, noncontributing, Map #10); an A-frame greenhouse shed (ca. 1980, noncontributing, Map #11); two bridges (one, Cheney Bridge, at the main entrance from Washington Street in Wellesley [ca. 1907], and the other spanning the manmade inlet at the northeast side of the property [ca. 1920], both contributing, Map #s 12A and 12B, respectively); and swimming pool (ca. 1960, noncontributing, Map #17).

Also on the property are the remains of several formal gardens (all three are considered contributing elements: one represents the remains of the garden planted by the Cheney family ca. 1876 [Map #16]; the other two, a formal English garden [Map #15] and an Oriental garden [Map #14], were landscaped by

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Olmsted Brothers in the early 1920s). A tennis court (laid out by the Baltzells in the 1920s, this too is a contributing structure, Map #18), and three modern soccer fields (Map #19) are also present. In 1983, the Quinobin School began construction of two new school buildings (Map #s 13A and 13B) on the property, which were abandoned after the concrete foundations were laid when the site was declared surplus by the Board of Higher Education. These foundations, too, are noncontributing.

(Map #1) Baltzell House, Exterior

Baltzell House was begun in August 1907 and completed the following year. It replaced a Stick Style summer house erected on the property by Mrs. Baltzell's father, Benjamin P. Cheney, in 1875 and demolished by the Baltzells ca. 1905.

The present house is a three-story brick-faced residence built on a full basement of poured concrete. The core of the house is also concrete. The Neo-Georgian-style structure is topped by a slate hipped roof with copper gutters. Sited facing south toward the plain, the house is located on sloping ground so that the basement level on the northern side is fully exposed. The east facade faces the former English formal gardens with ornamental trees and hedges. Further east are the Quinobin buildings. The north facade overlooks the lower river plains and the manmade inlet. Beside the inlet are overgrown steps, all that remain from an Oriental garden. The western facade faces a smaller formal garden and the site of the former home of Benjamin Pierce Cheney. No above-ground traces of the latter remain.

Designed by the prominent New York architectural firm of Carrere and Hastings, the Baltzells' new residence demonstrated classical symmetry and restraint, echoing the large but unostentatious Georgian mansions of the late 18th and early 19th centuries.

To preserve the magnificent elms that had surrounded the Cheney home, the new two-story house was sited a short distance away, on a raised knoll, approached by Italian marble steps set in a marble balustrade. Constructed of brick laid in Flemish bond, Elm Bank has very little ornament. Each corner of the house has brick quoins, a touch of understated dignity. Unfluted columns with Ionic capitals announce formal front and garden entrances. Over each entrance is a balustrade matching that in front of the house. Above the capitals are several bands of decorative beadings, with paneled modillion blocks just below the balustrade. Similar modillion blocks appear at the eaves around the house, unifying the structure and creating a light-colored horizontal course to contrast with the red brick.

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Except for the front facade, which is set on a high marble-faced foundation, the house sits close to the ground, resting on a wide marble watertable. As this marble course wraps around the house, it is substantially above ground to the north and west, where the ground level falls away.

The structure is essentially symmetrical in plan, with its front entrance centered in a symmetrical five-bay-wide, one-bay-deep rectangular block. Extending back from the center of this block is another rectangular block, recessed on the east and west to allow an open entry porch facing the east garden and a closed promenade of the same size to the rear.

Symmetry is evident on the eastern garden facade, with the three-bay porch framed by two identical projections two bays wide and one bay deep. A four-bay ell beyond the main block houses utility areas (kitchen, pantry, back hall, and stairs). Projecting from the west facade at the end of the closed promenade is a one-story library ell, part of the building's original plan. The ell disturbs, but does not destroy, the symmetry of that facade.

The classically derived symmetry of the house is pronounced from important sides--that is, those sides seen by visitors. However, from the back or delivery/servants view, the house looms as a 2 1/2 story brick mass, and is not as correct in its proportions as the main part of the house.

Windows on the second floor of the mansion are 6/6, while larger, more formal, 12/12 windows are on the first floor. Doors and windows are trabeated throughout, with the exception of the west facade, where tall, glazed arches surround the promenade's round-headed French doors. (Similar glazing appears in the utility ell of the house and around the carriage house doors.) All window and door trim is painted white, in further contrast with the red brick. The front door is tall and paneled; the transom glass protects an intricate pattern in wrought iron. Brick voussoirs surmount the door. French doors at the garden entrance have paned transoms and similar brick voussoirs.

The five chimneys are brick, with paneling and subtle corbelling. Dormers pierce the slate roof, providing light for the third floor servants quarters.

Interior

The building's exterior recalls the Georgian style; the interior detailing of its main rooms is equally reminiscent of a well-appointed 18th century house in the sumptuous ornamentation of its ceilings, wall panelling, and fireplaces. The arrangement of rooms, however, is far removed from the 18th century. The hall is longer than it would be in any Georgian house, and it has a width and spaciousness that make it seem more than just a corridor. The marble-floored hall leads to all the main rooms--to the left, the reception

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room, and to the right, the music rooms, the ballroom, and the dining room. Towards the back of the hall, to the left, is the library (said to be a replica of that of Sir Walter Scott), and beyond it to the left, also off the hall, are side stairs with low, easy risers. Upstairs is a suite of bedrooms for the mistress and master of the house, plus a guest suite and other guest rooms. All these rooms have an amplitude that makes the house seem generous and welcoming. The building also includes three wall safes. The house has stood vacant since 1981.

Architectural historian Richard Chafee viewed Elm Bank in 1985 and writes that he was particularly struck by the relationship of one room to the next, and of the building's interior to the landscaping outside:

What interests me almost more than the individual rooms, though, is the relationship of inside and outside, for that too is part of the planning. As one walks through the hall, one looks out to the west across a terrace defined by a wall with, beyond it, the meadow where the elms used to be. From the ballroom, one looks out to the east across another terrace with at its edge a balustrade and beyond it, a planted allee of trees. Each of these terraces is (or was) a garden, different in spirit from what is beyond, more finely tended, more delicate. In effect, the architects have created a house with layers of interior-exterior. Farthest inside, serving as a spine for the house, is the hall. To each side of it, on the ground floor, are the public rooms. Beyond them, though, is not simply the outdoors, but rather two layers: the terrace gardens, and the landscape beyond. The outer edge of the terrace gardens is constructed, making them too a part of the house. With these terraces the architects relate the house to the land subtly and beautifully.

(Letter to Jean Berry, Chairman of  
the Wellesley Historical Commission,  
November 10, 1985)

There have been no exterior alterations to the Baltzell House since its 1907 construction. However, the interior has been modified in some places, due to its use as a residence for the Stigmatine Fathers, and later as a Show House for the Junior League of Boston in 1982 and 1983.

Outbuildings

A number of outbuildings flank the main house (1). See site plan for specific locations. A brief description of each outbuilding follows.

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(Map #2) Tool Shed. Northeast of the Baltzell House is a structure described as a small tool shed, also known since the time of the Olmsted landscaping as "the Temple." It is actually an underground storage area, underneath a patio. There is an obelisk on top of the patio, and this classical reference gave rise to the "temple" appellation. The structure is three bays wide, stone faced, and built into the hillside at a site that may have formerly housed a barn (the present stone facade may once have been the barn's foundation). Although seriously deteriorated, the structure retains round-arched doorways framed by quoins. The shed was probably established after the time of the construction of Baltzell House, and during the time of the Olmsted Brothers' reconstruction of the gardens in the early 1920s.

(Map #3) Carriage House. The hip-roofed carriage house with Georgian Revival-style detailing echoes the main house. Built in the early 1920s, it is brick walled and slate roofed, with three broad, round-arched bays in its main block and two narrower bays in each flanking wing. Brick quoins, a wood cornice with modillions, and an elaborate cupola add ornament to the building. The main block's roof is pierced by three round-headed dormers. The building now houses the kitchen and Carriage House Restaurant, run by the Quinobin School for training students in the restaurant business. When used as a carriage house, there were apartments at each end.

(Map #4) Gardener's House. To the southeast of the carriage house is the gardener's house, one of the two oldest structures standing on the property. (The other is the Superintendent's House [6].) It was built ca. 1876 for use by the Cheney family's gardeners. The house has a shingle and stucco exterior, with Tudor Revival-style decorative half timbering, multiple gables, and a tall corbelled brick chimney.

(Map #5) Superintendent's House. The Superintendent's House is the only other building on the property dating to the tenancy of Benjamin Cheney. It is located northeast of the carriage house. Built ca. 1876, it is a 2 1/2-story stucco and shingled residence whose gabled, half-timbered dormers are ornamented with traceried vergeboards. The building's two tall brick chimneys are surmounted by multiple chimneypots.

(Map #6) Boathouse. Northeast of the Baltzell House, and on the northern shore of the manmade inlet of the Charles River is a boathouse, perhaps formerly used to house small boats and canoes. It is now in poor condition. It was built by the Baltzells in the 1920s. Built of brick, the square, three-bay structure is framed by heavy brick quoins. The pyramidal hipped roof is slate-sheathed.

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(Map #7) Garage. Hip-roofed with a modest finial-topped cupola, the present garage is the result of an extensive renovation effort begun in the 1930s and continued in the 1980s (including the substitution of modern metal overhead doors for the early wooden ones). Originally, part of the garage building may have been an underground root cellar or coal storage area (now the garage's basement). Despite its alterations, the garage retains its original ca. 1930 form, plan, and Georgian Revival styling. Because of its historical associations as the housing for a wealthy family's many automobiles, it is considered a contributing part of the estate.

(Map #s 12A, 12B) Bridges. There are two bridges at Elm Bank. The larger (12A), Cheney Bridge, is at the main entrance from Washington Street in Wellesley. The stone bridge is a single span, single lane, steel reinforced bridge with four wrought-iron lampposts set atop granite abutments at the two ends. A wrought-iron railing encloses the bridge on both sides. The bridge was built by the Baltzells after 1907 to replace an earlier bridge built by Benjamin Cheney, which itself was probably the third bridge at the site. In the mid 19th century, the then-extant second bridge was called the Loring Bridge. The smaller (12B) stone bridge spans the manmade inlet, also called the "canal," of the Charles River at the entrance to the wooded northeast peninsula. It was part of the Olmsted Brothers' landscaping of the estate ca. 1920.

Noncontributing Outbuildings

Included on the Elm Bank property are six noncontributing buildings and structures. The Quinobin School Administration and Classroom Building (Map #10), located east of the Baltzell House, is a two-story brick flat-roofed building erected ca. 1957 by the Stigmatine Fathers, owners of Elm Bank from 1941 to 1976. There are two wooden sheds on the property. One (Map #9), a long, low structure used by the Quinobin School for cabinetry and woodworking, was constructed by the Stigmatine Fathers in the 1960s; the other (Map #11) is an A-frame greenhouse built by the school in 1980.

(Map #8) Potting Shed and Greenhouse. East of the Carriage House is a brick and glass building used as a greenhouse and potting shed, which is used today by Quinobin School to teach horticultural skills. The greenhouse itself, erected ca. 1980 on the site of an earlier greenhouse, is the only surviving part of the greenhouse complex that was on the Cheney and Baltzell estates. While part of the present potting shed was built in the 1920s, the large brick addition was constructed ca. 1980. Because of the large addition and the reconstructed greenhouse, this building is considered noncontributing.

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In 1983, the Quinobin School began construction of two additional buildings (Map #s 13A, 13B) to house its teaching facilities. Construction was halted when the Board of Higher Education declared the site surplus in 1984. The foundations of poured concrete remain.

Landscaping

The grounds for the estate were designed between 1914 and 1927 (interrupted by the First World War) by the Olmsted Brothers of Brookline, with at least some of the work done by Frederick Law Olmsted Jr. This early 20th century landscaping built upon that done previously for the Cheney family, described in one source as "a picturesque blending of lawn, flower gardens, hedges, driveways, walks, groves, and woods," with a formal garden that resembled a "huge Turkish mat." In its prime, Baltzell House was graced not only by the Cheney garden (Map #16) near the entrance to the property, but also by English (Map #15) and Oriental (Map #14) gardens to the east and north of the house, the work of the Olmsted Brothers. Some ornamental trees, hedges, and stonework survive from each garden.

The Olmsted firm's first project at Elm Bank consisted of a study for converting the barn cellar to the northeast of the house into a Temple and Temple Garden. Subsequent work included a formal English garden east of the house on land that originally housed part of the greenhouse for the Cheney Estate. An Oriental garden was laid out beyond the temple toward the Charles River; it is a simple landscape with trees, pond, lawn shrubs, and ferns. There is a small manmade lake crossed by a low Oriental-style footbridge, now severely deteriorated. Materials for all the gardens came from a variety of sources: the flagstone walk from the temple to the inlet and bridge came from the Old Federal Building in Philadelphia, where George Washington took the Oath of Office; the red bricks fronting the temple were taken from Boston streets; the wrought iron gateways were imported from Florence and Perugia, Italy; and the footbridge in the Oriental Garden was a reproduction of the bridge in the "Temple of the Sun" at Yokohama, Japan. The marble fountain in the tennis court (Map #18) came from Granada, Spain.

In a 1985 report on the landscape character of Elm Bank prepared for the Division of Capital Planning and Operations, landscape architect John F. Furlong describes the estate grounds today:

The overall impact of the landscape is not of decay and decline, but of unattended maturity. Over the decades Elm Bank has literally grown away from the landscape of meticulously cared-for showplace replete with manicured lawns, formal gardens, and managed woodland.

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The lawns persist today as playing fields, but the garden paths and riding trails have blurred and been lost in the competition of natural plant succession. The oak stands of the peninsula and mixed plantings of the English Wood are in late maturity. The Temple overlooks a shrinking pool, the stone bridge arches a canal choked with weeds, and few places afford a clear, dry approach to the Charles' edge. . . .

Starting at the entrance off Route 16 there is immediate evidence of the mature state of the plantings at Elm Bank. The remaining trees lining this avenue are large and time worn. Crossing the bridge, the once open and grassy banks are covered with dense secondary growth: Crabapple, Red Osier Dogwood, Swamp Maple, and Alder mask the view of the river from the road. Moving counterclockwise, the road's upland slope bears a double row of mixed beech, cherries, and oak in a windbreak of hemlock and spruce with a large grove of white pines on either side of the road as it turns to circle the playing fields. Gaps indicate storm-damaged limbs and lost plants. The open space to the right is the site of the former shooting gallery, now an area of rough grass, sapling white pines, and oaks edged with fallen trees.

Along the southern boundary, the English Wood once having a light and spacious character is now a tangle of shrubs and saplings under oaks and sugar maples.

The grounds around the mansion are in a similar past-prime state. The existing windbreak of the hemlock spruce surrounding the house, tennis courts, and gardens are overgrown with many damaged limbs and crowns. . . . [A]rborvitae and spruce hedges tower above and expand into the elegant space they enclosed, blocking views once framed. Paths and parterres punctuated with specimen trees of Weeping Elm and Larch disappear under tall grass. Old rhododendrons and yews crowd around a forgotten garden ornament and flourish in drifts of Pachysandra in parts of the more casually designed English Garden. The temple perched above the Oriental Garden is engulfed in hemlocks just as the pool is in marsh plants. Willows have taken the toll of age and weather. . . . Katsura trees introduced into the planting scheme can still be found even if the pattern of the design cannot. English ivy covers the stepping stones. But in late summer the fragrance of some unobtrusive native plant incorporated in the original exotic theme perfumes the air just as it did decades ago.

In the corner of four acres of mown field on the opposite side of the delivery drive, a low wet meadow is the result of the mansion's leaching field. Behind the grapes of the flat area north of the gardens and canal is an old apple grove amid the canal, road, and river. The latter's upland location offers unobstructed access to the Charles and a panoramic view downstream.

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## Archaeology

Although no prehistoric archaeological sites are currently recorded on the property, several sites have been reported in close proximity. Located entirely within a large meander of the Charles River, this area would have been attractive to native people for its hunting, fishing, and resource gathering potential. The river terraces and other well-drained portions of the property would also have served as likely areas for native settlement. Given the large size of the property, it is very probable that significant prehistoric sites are present. Since the patterns of prehistoric occupation along the Charles River, and especially within the town of Dover, remain poorly understood, any surviving sites would be significant.

There is some potential for significant historical archaeological sites as well. Carefully planned survey and testing could assist in documenting the location and configuration of the Jones farmstead. Since none of the components of this 18th and early 19th century farm survive above ground, archaeological investigation would be the primary means for understanding the patterns of land use and economic development that characterized the agricultural phase of this property's evolution from a farm to an estate.

# 8. Significance

Elm Bank, Dover, Massachusetts

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input checked="" type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input checked="" type="checkbox"/> other (specify)
				community development

Specific dates: ca. 1876, 1907, ca. 1920- ca. 1930  
 Builder/Architect: Carrere and Hastings

### Statement of Significance (in one paragraph)

Elm Bank is a 182-acre estate in Dover, Massachusetts. Its centerpiece is an imposing Neo-Georgian residence, Baltzell House, built in 1907 and designed by Carrere and Hastings. Also on the estate are two ca. 1876 Tudor Revival-style workers residences, Georgian Revival-style carriage house and garage, two early 20th century bridges, and the remains of three formal gardens, two of which are attributable to Frederick Law Olmsted Jr. and his firm, the Olmsted Brothers. In toto, the estate is comprised of five contributing buildings, three contributing sites, six contributing structures, two contributing objects, three noncontributing buildings, three noncontributing sites, and two noncontributing structures. Retaining integrity of location, design, materials, and workmanship, Elm Bank holds associations with the evolution of Dover from a rural farming community to desirable enclave of the wealthy by the late 19th/early 20th century. The property holds associations as well with Benjamin Cheney, one of the founders of the American Express Company, and with his daughter, Alice Cheney Baltzell, a wealthy philanthropist responsible for the present building and Olmsted landscaping. The designed landscape, though largely neglected and overgrown, contributes to the property's setting. Elm Bank thus fulfills Criteria A, B, and C of the National Register of Historic Places on the local level.

Dover, established as part of the Dedham grant of 1636, saw its first European settlement in the 1720s with only a few farms scattered across the Charles River. The Elm Bank land was known originally as the "Natick Plain." In 1784, the fourth district, or Springfield Parish, including Elm Bank, was set off from Dedham as the District of Dover; nine years later, Dedham and the District of Dover were included in the newly created Norfolk County. In 1836, after several unsuccessful attempts to establish a separate town, the District of Dover was incorporated by the Legislature.

Col. John Jones Jr. (1716-1801) built the first house at Elm Bank. He purchased a farm described as "a tract of land lying on a neck of Charles River in the northerly part of Needham, near Natick, containing 72 acres 24 rods," in 1740. Built in 1742, the house was located to the west of the present Baltzell House. A ca. 1870 photograph shows a 2 1/2-story, five-bay house with central entrance, rear ell, and a separate barn. (The house was demolished in 1875.) Custom has it that native Americans planted five elm trees along the river prior to the construction of the first farmstead by Col Jones. The Jones family, too, may have been responsible for the trees, which grew on the northwest side of the property along the Charles River. (One large elm survived as recently as 1984.)

John Jones Jr., husbandman, proprietor, justice of the peace, church deacon, and surveyor, was one of early Dover's most influential citizens. In 1784, he was a member of the committee that gave the name "Dover" to the

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# 9. Major Bibliographical References

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# 10. Geographical Data

Acreage of nominated property 182 acres

Quadrangle name Natick, Mass.

Quadrangle scale 1:25,000

### UTM References

A	<u>19</u>	<u>310290</u>	<u>4683520</u>
	Zone	Easting	Northing

B	<u>19</u>	<u>310460</u>	<u>4683370</u>
	Zone	Easting	Northing

C	<u>19</u>	<u>310700</u>	<u>4682360</u>
	Zone	Easting	Northing

D	<u>19</u>	<u>309600</u>	<u>4682300</u>
	Zone	Easting	Northing

E	<u>19</u>	<u>309520</u>	<u>4682780</u>
	Zone	Easting	Northing

F			
	Zone	Easting	Northing

G			
	Zone	Easting	Northing

H			
	Zone	Easting	Northing

### Verbal boundary description and justification

see continuation sheet

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

state	code	county	code
<u>N/A</u>			

state	code	county	code

# 11. Form Prepared By

name/title Betsy Friedberg, Preservation Planner, Mass. Historical Commission with Morrison Bump, Chairperson, Friends of Elm Bank

organization Mass. Historical Commission date October 1986

street & number 80 Boylston Street telephone 617 727-8470

city or town Boston state Massachusetts

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Valerie A. Talmage

title Executive Director, Mass. Historical Commission  
State Historic Preservation Officer date 5/26/87

### For NPS use only

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

Patrick Ardus date 7/10/87  
 Keeper of the National Register

Attest: Patricia Searse date 7/10/87  
 Chief of Registration

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newly incorporated District of Dover, which he then served as Chairman of the Board of Selectmen. In 1804, the property was sold by Adam Jones (youngest son of John Jr.) to Captain Israel Loring, a sea captain from Hingham, for \$3,000. The homestead then consisted of 102 acres.

During the next seventy years, the property changed hands numerous times, and by 1874 had grown to 147 acres, one of the largest farms in Dover. Dover in the federal and early industrial periods remained a sparsely populated area, primarily agricultural but with scattered milling sites and small shops. In 1861, the Charles River Railroad was extended from Needham to Medfield through Dover Center but had little impact upon the village's growth; Dover remained isolated and relatively undeveloped. Access to the nominated property was via a small bridge spanning the Charles River at the peninsula's northernmost point (at least four bridges have crossed the river at this point) and, beginning in 1852, Dover Street, later to be the southern boundary of Elm Bank.

The estate's owner between 1870 and 1874 was the Honorable Theodore Otis, who had been, from 1859 to 1860, the seventh mayor of Roxbury (incorporated 1846; annexed to Boston 1868). Otis was the first to build large greenhouses on the estate; he was also probably the first to use the estate as a summer home.

By 1870, Dover's population stood at about 630, little more than the federal-period figures (1830: 548) and the town was still largely agrarian. Two small village centers (at Farm Street and Centre Street) had almost no commercial development, and most housing was modest. But in the late 19th century, Dover, still rural yet easily accessible to Boston, became the chosen site for wealthy Bostonians' country residences. Vast estates, some as large as 400 acres, were assembled. Some families restored and enlarged the town's Georgian and federal-period farmhouses; others chose to build their own homes in the late Victorian styles then popular. Among the latter was Benjamin Pierce Cheney (1815-1895, who purchased the 147-acre estate at auction in 1874 for \$10,000. Elm Bank's location at the northmost reaches of Dover, surrounded on three sides by the Charles River, made it an attractive site for a rather remote summer residence.

Cheney spent the last 21 years of his life improving Elm Bank. In 1876, a second, more stylish house was constructed to replace the 134-year-old house that had been built by the Joneses. Designed by John A. Fox, a Boston architect, it was a Stick Style building with asymmetrical plan, four-story tower, and distinctive iron cresting. Cheney also expanded on the size of his holdings. By 1888, he owned most of the land in Dover north of Dover Street (now Dover Road) and by the time of his death in

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1895, the estate had grown to over 200 acres. Under Cheney's ownership, Elm Bank became known for its fine landscaping; during the summertime, nearly five miles of trails and carriage paths were open to the public. Cheney had several small but well designed residences constructed on the estate to house the superintendant and head gardener. In 1894, the Annual Assessors' Report for the town of Dover listed Elm Bank as worth \$34,780, which was the largest valuation in the town. Also taxed as Personal Property were: "Railroad Stocks--\$287,000," five horses, five cows, ten swine, one mule, thirty-eight fowl, eight carriages, the main house (assessed at \$17,000), stable and carriage house, farm house, barn, greenhouses, and storage barn.

In 1899, Needham granted a franchise to build the Needham portion of the Natick and Needham Street Railway along Charles River Street, the Needham extension of Dover Street. The street railway was built and bordered Elm bank on the west along the Natick border, where, when traveling in a southerly direction, it turned left and then along the south side of Elm Bank along Dover Street until crossing Baker's bridge into Needham and Charles River Street and then to Needham Center via Chestnut Street. In 1901, this railway became part of the South Middlesex Street Railway which then operated until december 18, 1903. Its impact was negligible, however, and within two years, the tracks were removed.

Benjamin P. Cheney made his fortune in transportation. He began his career as a laborer, working in his father's blacksmith shop at the age of ten. By the age of sixteen, he was a driver of a stagecoach first running between Nashua and Exeter and later between Keene and Nashua; for six years, he drove his stage 50 miles a day. In 1842, Cheney founded, with partners Nathaniel White and William Walker, the Cheney & Company Express, a carrier of packages and valuable mail with service between Boston and Montreal and other routes. The company grew swiftly and by the Civil War had become known as the United States and Canada Express Company. By 1880, Cheney's company merged with the American Express Company, of which he was the largest shareholder, the treasurer, and a director. He was also part owner of the Acheson rail system, the Northern Pacific Railroad, and the Wells Fargo Express Company.

In 1905, the estate, then approximately 235 acres, passed to Benjamin Cheney's oldest daughter, Alice (1867-1938). Upon her marriage to Dr. William Hewson Baltzell in February 1907, she and her husband decided to raze her family's Stick Style house and construct a new home for themselves on the property. (Mrs. Baltzell's sister Mary also erected a stylish house for herself in Dover.) Eager to have a fashionable residence, the Baltzells engaged the eminent New York City architectural firm, Carrere and Hastings. The firm was considered innovative in its espousal of classical

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For NPS use only

received

date entered

Elm Bank, Dover, Massachusetts

Continuation sheet

Item number

8

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architectural styles. Both men had trained at the Ecole des Beaux Arts in Paris; classicism, restraint, and harmony were Ecole trademarks. The Baltzells also continued her father's interests in landscaping, hiring the period's most prominent landscape firm, the Olmsted Brothers, to add to the existing gardens and design new, even more elaborate ones as well. They also installed tennis courts, opposite the formal gardens (though severely overgrown, these survive). The two small staff houses left from the Cheney estate were retained by the Baltzells.

Unlike her father, Mrs. Baltzell used the house as a year-round residence. Mrs. Baltzell was active throughout her life in a number of charitable causes, both locally and in nearby Boston; among other posts, she was a member of the Board of Trustees of nearby Wellesley College. She died childless in 1938, ten years after her husband, leaving Elm Bank to her nephew Albert E. Davis. At the time of her death, the estate was assessed at almost \$150,000, at the time the largest valuation in the town of Dover. Mrs. Baltzell stipulated in her will that Davis maintain Elm Bank as she had done. However, Davis declined; instead, it was offered by the terms of the will to Wellesley College, which also turned it down because it was not able to make sufficient use of the property for educational purposes to justify the extensive maintenance costs. Elm Bank was then offered to the Commonwealth of Massachusetts, to be part of the Metropolitan Park System (now administered by the Metropolitan District Commission). That gift, too, was turned down. Finally, Dartmouth College accepted the property in 1939, and sold it to the Order of Stigmatine Fathers in 1941 for use as a Major Seminary for Philosophers and Theologians.

During the Stigmatines' tenure from 1941 to 1976, there were typically about 20 monks in residence on the estate. While their alterations to the property were few, they did erect religious statuary in the English formal garden; some pedestals survive. The Stigmatine fathers ran a summer camp, Camp Elm Bank, on the estate during the 1960s and early 1970s. Beginning in the late 1940s, the Stigmatines sold parts of the 235 acres to various citizens in Dover and Wellesley. By 1976, the estate had been reduced to 182 acres; the new southern border of Elm Bank then became the nearly straight carriage path running on an east-west line parallel to Dover Road in Dover.

Ironically, the Commonwealth of Massachusetts did subsequently buy the land, after lengthy legal disputes, for a site for the Massachusetts College of Art. The original agreement with the Stigmatine Fathers was executed in 1971 for \$4.2 million. In 1973, the Commonwealth announced that it did not wish to proceed with the contract because the originally intended purpose, a public college, was not appropriate to the site. In

Continued

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National Park Service

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Elm Bank, Dover, Massachusetts

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1976, the Supreme Judicial Court decided that the Commonwealth was required to abide by the previous agreement, and the State College Board of Trustees purchased the property.

In 1977, the Quinobin Regional Vocational Technical School was established at Elm Bank, as the result of efforts of local citizens to advance such training in the area. Member towns were Wellesley, Natick, Dedham, and Milton. Among the skills taught there are woodworking and cabinet-making, and culinary arts (the Cheney Carriage House has been converted into The Carriage House Restaurant, which is open to the public daily for lunch.) While the Baltzells' house was and remains vacant during the property's use by Quinobin, the estate's outbuildings were utilized and a new administration building was added. The school will leave the property in 1987.

In April 1984, the Board of Regents decided that it had no future plans for the property and Elm Bank reverted to the control of the Department of Capital Planning and Operations. That department is charged to maintain the property while finding another state agency that may use the property. If no state agency seeks to use the property, it will be offered to the town of Dover and Norfolk County. The nomination of the property to the National Register has been initiated as an effort to ensure the preservation of Elm Bank's historic qualities.

Elm Bank's major significance lies in the design and detailing of its main structure, the Baltzell House, and the house's relationship to its landscaping. Its architects, John Marvin Carrere and Thomas Hastings, were, writes Richard Chafee,

"two distinguished American architects in a generation that was to a great extent trained in Paris at the Ecole des Beaux Arts. There, at the turn of the century, it was believed that the present was a continuation of the past, and consequently students learned to design in earlier styles of architecture. Thus, for example, Carrere and Hastings did work that looks Spanish, Baroque, French Louis XIII, and English Georgian; and early of these styles they handled with great assurance. It is in their ornament--for example, the interior finishes in Elm Bank--that . . . they especially show this proficiency as revivalists. They also have another great skill, however--planning. It was the main concern of the teaching at the Ecole des Beaux Arts, the planning of buildings so that people . . . could circulate easily, perceiving the architectural spaces through which they moved. In Elm Bank . . . this intent to make circulation an architectural experience [is realized].

Continued

United States Department of the Interior  
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Elm Bank, Dover, Massachusetts

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date entered

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Carrere and Hastings left a body of important and monumental public buildings, as well as notable residences. The New York Public Library (1895-1902) is their best-known public building. It was vital to them that a building and its landscape be united, that the grounds of an estate complement the buildings, that neither should overwhelm the other. What scholars know of Elm Bank's carefully thought out landscape is harmonious with the mansion. Furthermore, Carrere and Hastings were acclaimed for pinpointing each client's needs and designing to fit -- they did not force a particular style or arrangement on their clients, although most of their work had a French Renaissance origin. The Baltzells would have helped determine how their house was laid out, what would be suitable for them, a wealthy older couple, with no children, but many servants. By giving their clients this voice in the design, Carrere and Hastings were able to produce designs of diversity and functionalism.

The esteem in which Carrere & Hastings were held by their contemporaries was highlighted in Vol. 27 of the Architectural Record (1910). Paired with, and yet distinguished from, McKim, Mead & White as architectural innovators, Carrere & Hastings provided much needed guidelines for later architects. "Revivalists from the start," noted the Record, they broke from the 19th century's mixed styles and confusion about what was proper American architecture. They felt that "American tradition must be based on European tradition...(and) unimpeachable authority." To Carrere, especially, the unimpeachable authority was French Renaissance classicism. Renaissance models seemed suited to large public buildings and to important residences. In the latter, grandeur yielded "to charm and intimacy..(without) pretentiousness . . ."

The present landscape features of Elm Bank represent several phases of development. The property's first owner, John Jones Jr., was probably responsible for the large elms planted alongside the Charles River. The next major change to the landscape came in 1876 when Benjamin Cheney built his house on the property's highest elevation, and had a formal garden, lawns, and winding paths installed. With the acquisition of the property by Alice Cheney Baltzell, a third layer of landscape elements was added. The Cheney House was dismantled, the Baltzell mansion was constructed, a new access bridge was installed (all ca. 1907) and in 1914, Mrs. Baltzell engaged the Olmsted Brothers to redesign the Cheney Garden and create two new formal garden areas on the estate. The resulting Oriental and English gardens were installed between 1914 and 1927. The tennis courts and the manmade inlet with stone bridge also were added at that time. The Stigmatine fathers' additions to the Olmsted Brothers' plan were few; however, with the transfer of the property to public hands, the designed features of the landscape have not been fully maintained. What remains strongly contributes to the estate's setting; but more research on the survival of such features as plant materials, formal plantings, garden paths, and statuary will be necessary in order to evaluate the integrity of the landscape architecture fully.

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National Park Service

National Register of Historic Places  
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date entered

Continuation sheet Elm Bank, Dover, Massachusetts Item number 9 Page 1

Major Bibliographic References

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National Park Service

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Inventory—Nomination Form

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received
date entered

Elm Bank, Dover, Massachusetts

Continuation sheet

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Page 2

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- "John Merven Carrere," Volume 11, page 325;
- "Benjamin Pierce Cheney," Volume 10, page 213;
- "Thomas Hastings," Volume 15, page 159.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Inventory—Nomination Form

For NPS use only

received

date entered

Continuation sheet Elm Bank, Dover, Massachusetts Item number 10

Page 1

## Verbal Boundary Justification

Beginning at a point at the Southwest corner of the property, the boundary flows downstream with the Charles River between Dover and Wellesley to the bridge over which the access road enters. The boundary turns northwest to encompass the bridge, then returns to midstream to continue north up the Charles River until reaching the end of the peninsula, it then turns southerly to the Southeast corner of the property. The line of the boundary between the Southeast and Southwest corners of the property follows an old carriage path, which is more exactly described on a Plan, 20044A, filed with the Land Court at the Registry of Deeds in Dedham, Mass., and attached to Certificate of Title 35632. See also the attached assessor's map.

While Elm Bank's mailing address is in Wellesley, the property is almost wholly located in Dover. The only portion of the property located in Wellesley is the western half of the Cheney Bridge; the bridge is included in the nomination because of its historic associations with Elm Bank, having been built during the early years of the property's possession and development by Alice Cheney Baltzell.

Elm Bank Data Sheet

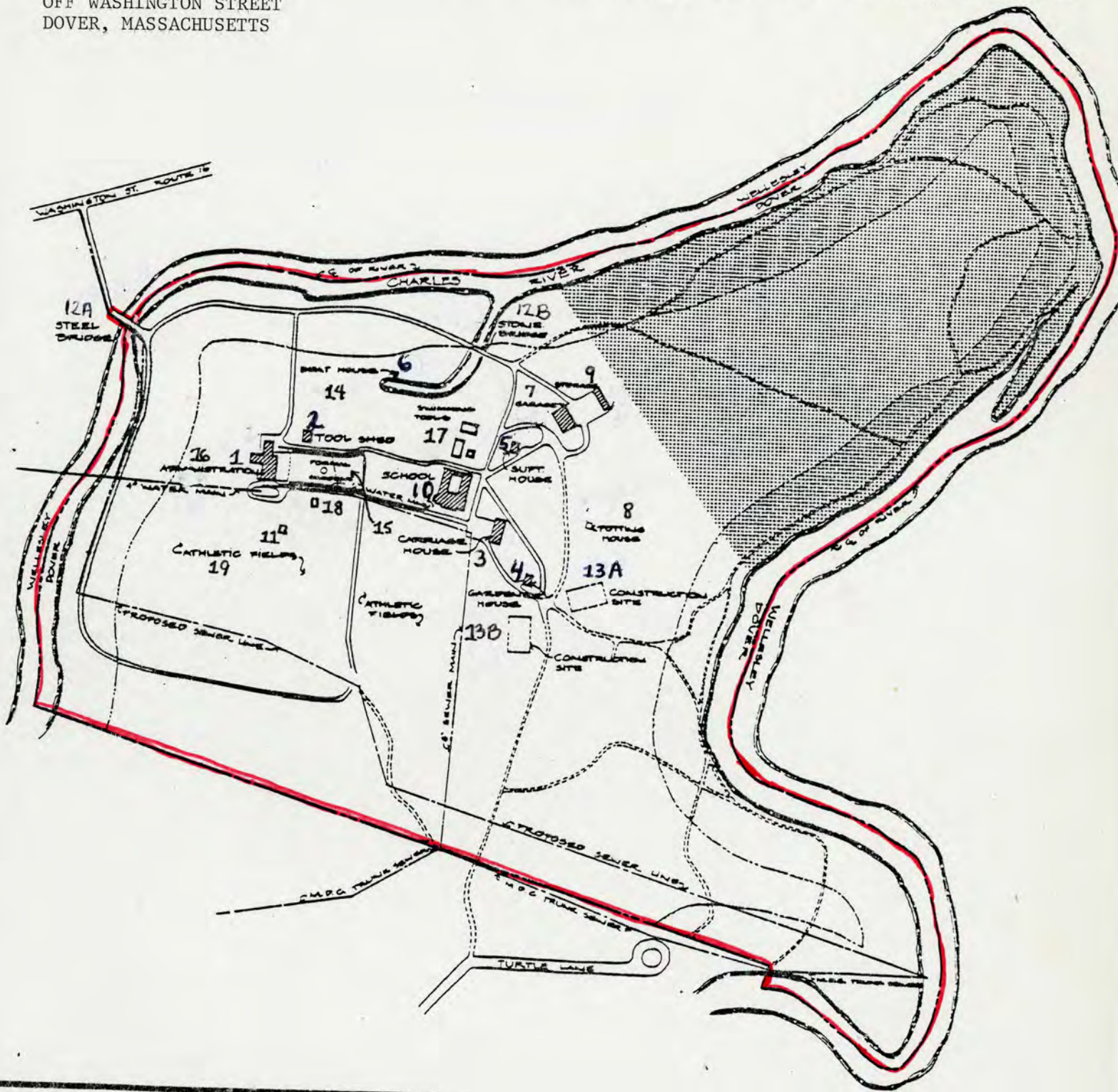
	Date of Construction	Status
1. Baltzell House	1907	C/B
2. Tool Shed (Temple) Obelisk	ca. 1920 ca. 1920	C/St C/O
3. Carriage House	ca. 1920	C/B
4. Gardener's House	1875	C/B
5. Superintendent's House	1876	C/B
6. Boathouse	1910	C/St
7. Garage	1930	C/B
8. Potting Shed/Greenhouse	1920/1980	NC/B
9. Wood Building Shed	1960	NC/B
10. Quinobin School Administration & Classroom Building	1957	NC/B
11. A-Frame Greenhouse Shed	1980	NC/St
12A. Cheney Bridge	ca. 1907	C/St
12B. Stone Bridge	1920	C/St
13A. Construction Site	1983	NC/Si
13B. Construction Site	1983	NC/Si
14. Oriental Garden Footbridge	ca. 1914-1927 ca. 1914-1927	C/Si C/St
15. English Garden	ca. 1914-1927	C/Si
16. Cheney Garden	ca. 1876	C/Si
17. Swimming Pool	ca. 1960	NC/St
18. Tennis Court Marble Fountain	ca. 1920-1927 ca. 1920-1927	C/St C/O
19. Soccer Fields	ca. 1960	NC/Si

KEY: C=contributing; NC=noncontributing; B=building; St=structure; Si=site; O=object.

Number of Resources Within Elm Bank Property

	Contributing	Noncontributing
Buildings	5	3
Sites	3	3
Structures	6	2
Objects	2	0
Total	16	8


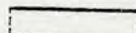

ELM BANK  
OFF WASHINGTON STREET  
DOVER, MASSACHUSETTS



### ELM BANK / DOVER

182 acres

### Legend

-  Property line
-  300' wide conservation corridor
-  Proposed area to be reserved for water supply development

Division of Capital Planning and Operations  
Commonwealth of Massachusetts

One Ashburton Place  
Boston, Massachusetts

100 0 100 300  
SCALE



DEC 5 1986

UNITED STATES GEOLOGICAL SURVEY  
WATER RESOURCES DIVISION



### ELM BANK / DOVER

Total Area: 11 acres  
 Unshaded Area: 40 acres

### Legend

- Property line
- 200' wide waterway channel
- Property area to be retained for water control purposes



Scale: 1" = 100'

Division of Survey Planning and Mapping  
 National Water Research Institute

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Elm Bank  
Norfolk County  
MASSACHUSETTS

Substantive Review

Working No. 12/5/86  
Fed. Reg. Date: 2/2/88  
Date Due: 7/13/87  
Action:  ACCEPT 7-10-87  
 RETURN  
 REJECT  
Federal Agency: \_\_\_\_\_

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review:  sample  request  appeal  NR decision

Reviewer's comments:

*Impressive estate illustrating evolution of the property from the late 19th-century through c. 1930 including Neo-Georgian residence designed by Carrere & Hastings, the remains of formal landscape designs, initial return comments have been*

Recom./Criteria Accept A, B, C  
Reviewer Savage  
Discipline Architectural History  
Date 7/9/87

Nomination returned for:  technical corrections cited below  
 substantive reasons discussed below

*see continuation sheet and various other structures. Property associated w/ Benjamin Cheney and his daughter, Alice Cheney Bartzell.*

1. Name

2. Location

3. Classification

Category	Ownership		Status		Present Use
	Public Acquisition		Accessible		

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible?  yes  no

7. Description

- |                                    |                                       |                                    |   |
|------------------------------------|---------------------------------------|------------------------------------|---|
| Condition                          |                                       | Check one                          | Check one                                 |
| <input type="checkbox"/> excellent | <input type="checkbox"/> deteriorated | <input type="checkbox"/> unaltered | <input type="checkbox"/> original site    |
| <input type="checkbox"/> good      | <input type="checkbox"/> ruins        | <input type="checkbox"/> altered   | <input type="checkbox"/> moved date _____ |
| <input type="checkbox"/> fair      | <input type="checkbox"/> unexposed    |                                    |   |

Describe the present and original (if known) physical appearance

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

---

**8. Significance**

Period \_\_\_\_\_ Areas of Significance—Check and justify below

Specific dates \_\_\_\_\_ Builder/Architect \_\_\_\_\_  
Statement of Significance (*in one paragraph*)

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

---

**9. Major Bibliographical References**

---

**10. Geographical Data**

Acreage of nominated property \_\_\_\_\_

Quadrangle name \_\_\_\_\_

UTM References \_\_\_\_\_

Verbal boundary description and justification \_\_\_\_\_

---

**11. Form Prepared By**

---

**12. State Historic Preservation Officer Certification**

The evaluated significance of this property within the state is:

\_\_\_\_ national      \_\_\_\_ state      \_\_\_\_ local

State Historic Preservation Officer signature \_\_\_\_\_

title \_\_\_\_\_ date \_\_\_\_\_

---

**13. Other**

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_ Phone: \_\_\_\_\_



Elm Bank  
Off 900 Washington Street  
Dover, Mass

Photographer: Morrison Bump

Location of Neg: Friends of Elm Bank  
35 Dover Road  
Dover, Mass

#1 of 20 Baltzell House (#1) from the  
garden to the E.

DEC 5 1986



Elm Bank  
Off 900 Washington Street  
Dover, Mass  
Photographer: Morrison Bump  
Location of Neg: Friends of Elm Bank  
35 Dover Road  
Dover, Mass

#2 of 20 Baltzell House (#1) From the W.  
(site of former Cheney Home)

DEC 5 1986



Elm Bank

Off 900 Washington Street

Dover, Mass

Photographer: Morrison Bump

Location of Neg: Friends of Elm Bank

35 Dover Road

Dover, Mass

#3 of 20 Baltzell House (#1) from the  
NW

DEC 5 1986



Elm Bank

Off 900 Washington Street

Dover, Mass

Photographer: Morrison Bump

Location of Neg: Friends of Elm Bank

35 Dover Road

Dover, Mass

#4 of 20 Baltzell House (#1) from the NW

*(back vehicle entrance)*

DEC 5 1986



Elm Bank

Off 900 Washington Street

Dover, Mass

Photographer: Morrison Bump

Location of Neg: Friends of Elm Bank

35 Dover Road

Dover, Mass

#5 of 20 Baltzell House (#1) from the E.  
garden

DEC 5 1986



Elm Bank  
Off 900 Washington Street  
Dover, Mass  
Photographer: Morrison Bump  
Location of Neg: Friends of Elm Bank  
35 Dover Road  
Dover, Mass  
#6 of 20 Baltzell House (#1) from the S.

DEC 5 1986



Elm Bank

Off 900 Washington Street

Dover, Mass

Photographer: Morrison Bump

Location of Neg: Friends of Elm Bank

35 Dover Road

Dover, Mass

#7 of 20 Baltzell House (#1) from the SE  
(soccerfield)

DEC 5 1986



Elm Bank  
Off 900 Washington Street  
Dover, Mass  
Photographer: Morrison Bump  
Location of Neg: Friends of Elm Bank  
35 Dover Road  
Dover, Mass  
#8 of 20 Tool Shed (#2)

DEC 5 1986



Elm Bank  
Off 900 Washington Street  
Dover, Mass  
Photographer: Morrison Bump  
Location of Neg: Friends of Elm Bank  
35 Dover Road  
Dover, Mass  
#9 of 20 Carriage House (#3)

DEC 5 1986



Elm Bank  
Off 900 Washington Street  
Dover, Mass  
Photographer: Morrison Bump  
Location of Neg: Friends of Elm Bank  
35 Dover Road  
Dover, Mass  
#10 of 20 Gardner's House (#4)

DEC 5 1986



Elm Bank  
Off 900 Washington Street  
Dover, Mass  
Photographer: Morrison Bump  
Location of Neg: Friends of Elm Bank  
35 Dover Road  
Dover, Mass  
#11 of 20 Green House (#8)

DEC 5 1986



Elm Bank  
Off 900 Washington Street  
Dover, Mass  
Photographer: Morrison Bump  
Location of Neg: Friends of Elm Bank  
35 Dover Road  
Dover, Mass  
#12 of 20 Superintendent's House (#5)

DEC 5 1986



Elm Bank  
Off 900 Washington Street  
Dover, Mass  
Photographer: Morrison Bump  
Location of Neg: Friends of Elm Bank  
35 Dover Road  
Dover, Mass  
#13 of 20 Woodbuilding Shed (#9)

DEC 5 1986



Elm Bank  
Off 900 Washington Street  
Dover, Mass  
Photographer: Morrison Bump  
Location of Neg: Friends of Elm Bank  
35 Dover Road  
Dover, Mass  
#14 of 20 Garage (#7)

DEC 5 1986

2



Elm Bank  
Off 900 Washington Street  
Dover, Mass  
Photographer: Morrison Bump  
Location of Neg: Friends of Elm Bank  
35 Dover Road  
Dover, Mass  
#15 of 20 Boat House (#6)

DEC 5 1986



Elm Bank  
Off 900 Washington Street  
Dover, Mass  
Photographer: Morrison Bump  
Location of Neg: Friends of Elm Bank  
35 Dover Road  
Dover, Mass

#16 of 20 Cheney Bridge (From the ~~Charles~~  
Charles-upstream) (12A)

DEC 5 1986



Elm Bank

Off 900 Washington Street

Dover, Mass

Photographer: Morrison Bump

Location of Neg: Friends of Elm Bank

35 Dover Road

Dover, Mass

#17 of 20 Bridge over Man-made inlet from  
Charles River (128)

DEC 5 1986



Elm Bank

Off 900 Washington Street

Dover, Mass

Photographer: Morrison Bump

Location of Neg: Friends of Elm Bank

35 Dover Road

Dover, Mass

#18 of 20 Quinotjn School Administration and  
and Class room building (#10)

DEC 5 1986



Elm Bank

Off 900 Washington Street

Dover, Mass

Photographer: Morrison Bump

Location of Neg: Friends of Elm Bank

35 Dover Road

Dover, Mass

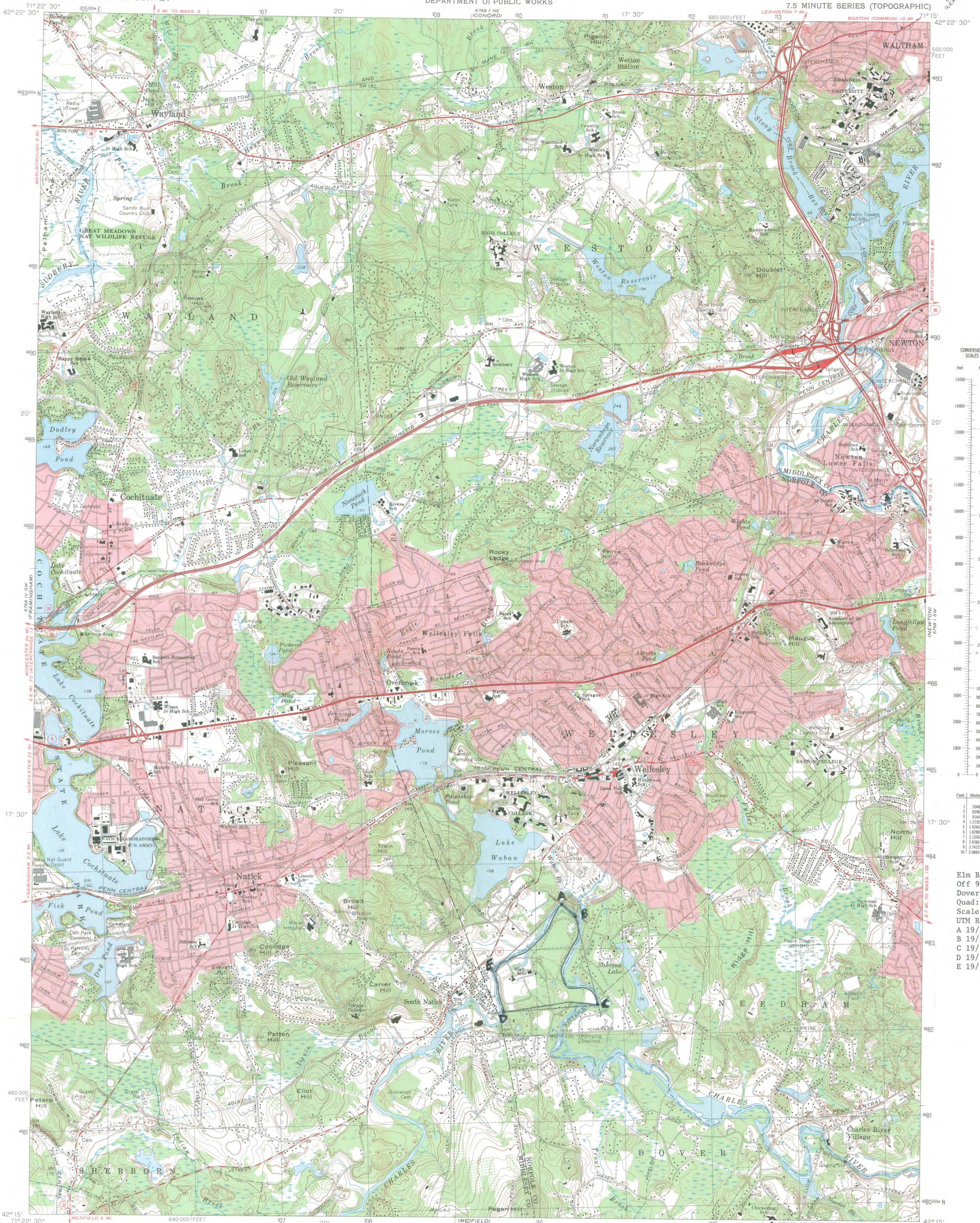
#19 of 20 Green House Shed (#11)

DEC 5 1986



Elm Bank  
Off 900 Washington Street  
Dover, Mass  
Photographer: Morrison Bump  
Location of Neg: Friends of Elm Bank  
35 Dover Road  
Dover, Mass  
#20 of 20 Construction Site (#13A)

DEC 5 1986

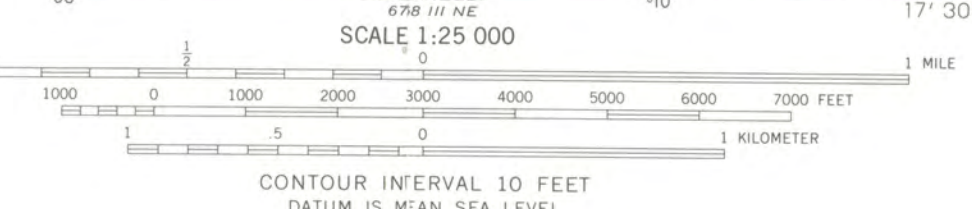
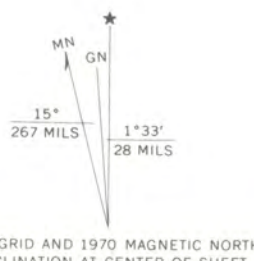


Feet	Meters
1	3048
2	6096
3	9144
4	12192
5	15240
6	18288
7	21284
8	24284
9	27282
10	30280

Elm Bank  
Off 900 Washing Street  
Dover, Mass  
Quad: Natick  
Scale: 1:25,000  
UTM References:  
A 19/310/290/4683/520  
B 19/310/460/4683/370  
C 19/310/700/4682/360  
D 19/309/600/4682/300  
E 19/309/520/4682/780

DEC 5 1986

Mapped, edited, and published by the Geological Survey  
Control by USGS, USC&GS and Massachusetts Geodetic Survey  
Topography by planetable surveys 1940-1941  
Revised from aerial photographs taken 1969. Field checked 1970  
Polyconic projection. 1927 North American datum  
10,000-foot grid based on Massachusetts coordinate system,  
mainland zone  
1000-meter Universal Transverse Mercator grid,  
zone 19  
Red tint indicates areas in which only landmark buildings are shown



CONTOUR INTERVAL 10 FEET  
DATUM IS MEAN SEA LEVEL

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



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U. S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

NATICK, MASS.  
N4215-W7115/7.5  
1970  
AMS 6768 IV SE-SERIES V814



WELLESLEY

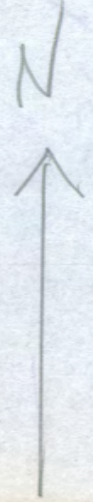
WELLESLEY

RIVER

CHARLES

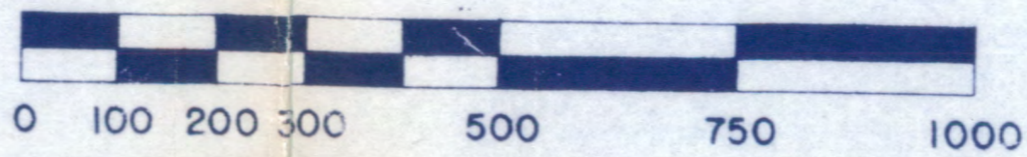
182.1 AC.±

①

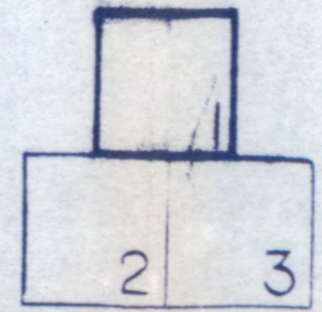


Elm Bank  
Off 900 Washington Street  
Dover, Mass  
Assessor's Map  
Sheet #1  
Scale: 1"=200

DOVER, MASS.



SCALE - 1 INCH = 200 FEET



*Handwritten notes in the left margin:*  
Elm Bank  
Dover, Mass  
Assessor's Map  
Sheet #1  
Scale: 1"=200



RECEIVED  
JAN 10 1985  
MASS. HIST. COMM.

3 Dover Assessors' Maps with pieces of Elm Bank

Elm Bank  
Off 900 Washington Street  
Dover, Mass  
Assessor's Map  
Sheet #3  
Scale: 1"=200'

WELLESLEY  
NEEDHAM

1821 AC.±

(1-1)

1.77 AC.

C7

C8

TURTLE LA.

(1A)

C6

DEC 5 1996

2-91

2-92

1"=200'  
Dover Assessor's Map  
Sheet #3

NEEDHAM

CHARLES

RIVER

(1) 2 1.58 AC.  
(2) 7 1.0 AC.  
(3) 8 1.10 AC.

6.12 AC.

13.5 AC.

60 AC±

(17) 1 1.03 AC.  
2 1.15 AC.

(20) 103 AC.

(21) 1.05 AC.

(12) 54,373

200± AC

(22) 101 AC.

CLAYBROOK





P 093545771

## The Commonwealth of Massachusetts

Office of the Secretary of State  
Michael Joseph Connolly, Secretary

### Massachusetts Historical Commission

**Valerie A. Talmage**

*Executive Director*

*State Historic Preservation Officer*

November 20, 1986

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

Dear Ms. Shull

Enclosed you will find the following nomination forms:

Cambridge, HARVARD SQUARE HISTORIC DISTRICT.

Dover, ELM BANK, off 900 Washington Street.

Malden, CHARLES A. DANIELS SCHOOL, Daniels Street. HPCA# 0693-85-0705.

All have been voted eligible by the State Review Board and have been signed by the State Historic Preservation Officer. Owners were notified of pending State Review Board consideration 30-75 days before the meeting and were afforded the opportunity to comment. Comments received to date are attached to the nomination forms.

Sincerely,

A handwritten signature in cursive script that reads "Sarah Zimmerman".

Sarah Zimmerman  
Director, Preservation Planning  
Massachusetts Historical Commission

SZ/dr

Enclosures



## The Commonwealth of Massachusetts

Office of the Secretary of State  
Michael Joseph Connolly, Secretary

### Massachusetts Historical Commission

**Valerie A. Talmage**

*Executive Director*

*State Historic Preservation Officer*

May 26, 1987

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

Dear Ms. Shull:

Enclosed please find the revised nomination form for the following property, which was returned by your office for technical and substantive corrections:

Wellesley, Massachusetts, Elm Bank, 900 Washington Street

All corrections have been made, as advised. Please contact me if you have any further questions.

Sincerely,

*Betsy Friedberg*

Betsy Friedberg  
National Register Director  
Massachusetts Historical Commission

RECEIVED

MAY 26 1987

NATIONAL  
REGISTER