

United States Department of the Interior
National Park Service



1038

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Case's Corner Historic District

other names/site number _____

2. Location

street & number School, Wellesley, Newton & Ash Streets not for publication

city or town Weston vicinity _____

state Massachusetts code MA county Middlesex code 017 zip code 02493

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Brona Simon

8/6/02

Signature of certifying official/Title Brona Simon, Deputy State Historic Preservation Officer
Massachusetts Historical Commission

Date

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional Comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

- entered in the National Register
 - See continuation sheet.
- determined eligible for the National Register
 - See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other (explain): _____

[Signature]

Signature of the Keeper

Date of Action

Edson H. Beall

9/12/02

Case's Corner HD
Name of Property

Middlesex, MA
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

(Check only one box)

- private
- public-local
- public-State
- public-Federal

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
82	2	building
3		sites
3		structures
		objects
88	2	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

n/a

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

- DOMESTIC: single dwelling, secondary structure
- SOCIAL: meeting hall
- EDUCATION: school
- RELIGION: parsonage
- AGRICULTURE: outbuilding, field, horticulture facility
- LANDSCAPE: town park, garden, forest

Current Functions

(Enter categories from instructions)

- DOMESTIC: single dwelling, secondary structure
- SOCIAL: meeting hall
- EDUCATION: school
- AGRICULTURE: field, outbuilding, horticultural facility
- LANDSCAPE: town park, garden forest

7. Description

Architectural Classification

(Enter categories from instructions)

- COLONIAL: NE Colonial, Postmedieval English
- MID 19th CENTURY: Greek Revival
- LATE VICTORIAN: Italianate, Queen Anne
- LATE 19th & 20th CENTURY REVIVALS: Colonial Revival, English Cottage

Materials

(Enter categories from instructions)

- foundation STONE: granite
- walls WOOD: shingle, STUCCO, BRICK
- roof ASPHALT, STONE: slate
- other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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Case's Corner Historic District
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7. DESCRIPTION

Case's Corner Historic District is an area of residential and institutional buildings prominently located in the geographical center of Weston, MA. Approximately 190 acres in size, the district radiates out from the intersection of four important roadways: Wellesley, School, Ash and Newton Streets. The spine of the district extends one mile along Wellesley Street, the north-south thoroughfare which connects Wellesley and Weston centers. The district contains about 100 acres of undeveloped land including a 35-acre town-owned field kept in agricultural use by a community farm and about 60 undeveloped acres still owned by the Arnold Arboretum of Harvard University. The open landscape reflects the historical progression of the land from farm to estate to regional horticultural center. Located throughout the former Case property in the southern half of the district are plantings of horticultural significance including many specimen trees and shrubs. Stone walls dating from the late 18th to early 20th century exemplify varied construction methods and serve as important landscape features. Buildings mirror the transformation of the town over more than two centuries from a rural agricultural town to modern suburb. The district boundary has been drawn to include 19th and early 20th century houses on Ash and Newton Streets which, while located on the periphery of the district, carry out the historical theme of early suburban development and set the visual tone at each approach to the central hub.

Because Case's Corner developed over time and includes different building types, the district has no single architectural theme. Its appeal lies in the architectural significance of particular individual structures, the cohesiveness of the turn-of-the-century neighborhood in the northern part of the district and the picturesque and diversified landscape enhanced by mature trees, fieldstone walls, open fields, a small town park, gardens and woodlands.

The district contains a total of 90 resources-- 84 buildings, one fieldstone incinerator and two stone walls counted as structures, and one town park as well as other cultivated land. Eighty-eight of the resources are contributing and two are non-contributing. The non-contributing resource is the 1995 Weston Public Library, which is compatible in scale and materials but is only five years old. Of the 82 contributing buildings, 19 are barns and outbuildings, four are school buildings, one is a scout house, one is a "clubhouse," and the remainder were constructed for residential use.

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Buildings within the district date between about 1740 and 1953. The district includes early farmhouses, barns and other agricultural outbuildings, a late 19th century estate mansion, estate worker housing, and late 19th and early 20th century middle class houses. Beginning in the late 19th century, when Weston adopted a centralized school system, some of the estate land within the district became the location for a succession of Weston school buildings. Among the houses and institutional buildings are good representative examples from the Colonial, Federal, Greek Revival, Italianate, Queen Anne, Shingle Style and Colonial Revival periods. Most buildings are frame with clapboard or shingle exteriors. Exceptions are the brick and shingle estate mansion, brick barn, stucco cow barn and brick school buildings. As is typical of Weston, most houses are simple rather than elaborate examples of their style. Most have been well maintained, with trim and decorative features preserved. Use of vinyl or aluminum siding is rare.

General Layout, Open Space and Horticultural Resources

MHC numbers and photo numbers will be given in the next section, where the buildings themselves are discussed.

The northern half of the district includes the Maple Road/Wellesley Street neighborhood, a cohesive area of small and medium size 19th and early 20th century frame houses. This is one of the few neighborhoods in Weston where houses are clustered to create a "village" atmosphere. Houses are set on lots ranging from $\frac{1}{4}$ to $2\frac{1}{2}$ acres, with the median size being $\frac{1}{2}$ acre. Setbacks average 40 to 50 feet from the street. Fairly consistent setbacks along both Maple Road and Wellesley Street contribute to the unity of the streetscape. The most common house type is the $2\frac{1}{2}$ story gable-front Queen Anne or transitional Queen Anne/ Colonial Revival.

Just north of Maple Road is the first of two town-owned school sites within the district. Located here on 16.3 acres are three former public school buildings (Map #33-35) now used as elderly housing. (photo #4) The three buildings are set at right angles to each other around a central courtyard with circular driveway. To the rear is a parking lot, two tennis courts, and a large playing field.

The second town-owned school site, located on the west side of School Street, is 77 acres in size, of which approximately 20 acres along the roadway have been included within the Case's Corner Historic District. Located here is the 1950 brick former high school (now Field School for 4th and 5th grades, Map #42), the

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Weston Town Library (1995, Map #41), and the former Case mansion, now used as the Town of Weston school administration office (Map #43). Case House is set back from the intersection of Wellesley and Newton Streets on a slight rise, with a lawn and mature trees in front. Excluded from the district are two post-World War II elementary schools, the town pool, and the new community center under construction behind Case House.

The Town of Weston owns a third large parcel within the district, a 35-acre field designated as "municipal purpose" land and located on the east side of Newton Street just south of the Maple Road/Wellesley Street neighborhood. The town field is an aesthetically diverse open space consisting of gently rolling hills, cultivated fields, woodlands, and magnificent specimens of mature trees, some of which date back to the late 19th century estate era. The soil here is prime agricultural soil, the highest class of agricultural land. About 11 acres of the field are currently cultivated by a non-profit organization, Land's Sake, which uses the property to grow flowers, vegetables, raspberries and strawberries. The only structure on the field is an open farm stand where produce is sold. Adjacent to the field and under separate ownership are two former estate staff houses with frame outbuildings. The land on which these houses are sited is not visually divided from the town field, and the buildings and land present an unspoiled rural landscape.

The Case's Corner Historic District includes two large parcels of undeveloped land and several buildings owned by the Arnold Arboretum of Harvard University and known collectively as the "Case Estates." The section of the Case Estates north of Wellesley Street and west of Alphabet Lane--approximately 38-40 acres--will be discussed first. It contains a cluster of four buildings--two houses, a barn, and a "clubhouse" or "schoolhouse" (Map #45-48, photo #6) --which historically formed the operating core of "Hillcrest Farm" and "Hillcrest Gardens," the agricultural and horticultural enterprises run by Miss Marian Case. These four buildings, one of which is now privately owned, are all accessible from a paved circular driveway and are screened from the street by plantings of evergreen and deciduous trees. One other house and a stucco cow barn (Map #44) historically associated with the Case Estates property are now in private ownership. Two small ancillary structures are also located in this north section: a large fieldstone incinerator and small concrete block and glass, modern style shelter (1950, Map #47A) bordering the natural woodlands and overlooking the terraced hillside, which forms an outdoor amphitheater.

Across Wellesley Street is a 22-acre portion of undeveloped Case Estates land also owned by Harvard's Arnold Arboretum. Here the open meadows were previously

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used as farm fields. Again, the soil is prime agricultural soil. South of the fields is an apple orchard. Some more exotic fruit trees such as beech plums have also been planted here, as well as Chinese chestnuts. Also located on this side of Wellesley Street is a collection of fringetrees *Chionanthus virginicus* and magnolias. Also on this side of Wellesley Street is one of the former "Case Estates" houses and its associated outbuildings, now privately owned.

During the years when the Arboretum was actively managing the Case Estates, parts of the property on both sides of Wellesley Street was used for display gardens. Formal landscape elements alternate with more naturalistic features. Some formal gardens and display areas were grouped around the buildings, with wooded areas between and behind. Among the gardens still present is the rhododendron display garden developed in conjunction with the Massachusetts Chapter of the American Rhododendron Society and featuring a large variety of the cultivars displaying a range of flower color, blooming season and form. Along Alphabet Lane behind the cow barn is a display of trees of small stature and narrow form suitable to the smaller lots of suburban Boston. This street tree collection was planted in the late 1940s or early 1950s.

Behind the main cluster of four Case Estates buildings is an area of gently rolling terrain and open fields interspersed with a variety of freestanding trees. Near the knoll where the summer house is located is an orchard of flowering spring fruit trees including crabapples and ornamental cherries. Behind the orchard, the land is graded into large terraces. Various cultivars of lilacs are planted here. Behind these more formal areas is a large natural woodland consisting mostly of white pines with some black, red, scarlet and white oaks. The northwestern portion of this area abuts conservation land owned by the town of Weston and contains trails which wind through natural woodlands abounding in wildflowers. Colorful red maples dominate a swampy portion of the woodlands. Along the western border of the property are wetlands.

Stone walls are used extensively within the Case's Corner district to define edges and for formal landscape purposes. Many of these are classic New England stone walls, some dating to the 18th and 19th century and others built during the early 20th century Hillcrest years. Two stone walls are particularly notable. Along the street in front of 101 to 135 Wellesley Street is a long row of single large boulders referred to as a "hen's-tooth" or "balancing wall," built in 1913 from boulders found on the site. Behind 101 Wellesley Street is the largest stone wall in the district. This wall, which also dates from 1913, has been called the largest free-standing dry wall of native stones in New

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England, although this claim has not been formally proven. It is about 200 feet long, 10' high and about 4' thick and was built for the protection of fruit trees (photo #10).

Description of Buildings

One of the first houses to be built within the district was a parsonage for First Parish Church in 1703. The parsonage was still in place in 1813 but later church histories either do not mention it or say it was torn down. Initial investigation of the exterior and interior of the present houses on the site at **3 Maple Road** (Map #19, MHC 312, Photo #2) suggests that the parsonage was largely rebuilt in the 1830s or 1840s using the original framing members and the original fieldstone foundation. At the time of the rebuilding the height of the foundation was increased using granite blocks and bricks. Granite posts were added in the basement for additional support, and new floor joists were laid. The central chimney is thought to have been replaced at that time by the present twin chimneys behind the ridge. A small room occupies the space once taken up by the central chimney. The space is located directly behind a tight turnaround stairway characteristic of early central chimney houses. Using the original frame meant that the overall dimensions and floorplan remained largely the same as in the original parsonage, with the kitchen wing probably added during the rebuilding. As mentioned above, mantels, trim, doors, window sash and other detailing is Federal in style. The framing of the center entrance - including fluted pilasters, an entablature with dentils, and sidelights - is thought to date from the rebuilding as well. **3 Maple Road** is prominently located at the corner of Maple Road and Wellesley Street in the heart of the Maple Road/Wellesley Street neighborhood. The house faces south and originally would have overlooked fields, as Maple Road was not laid out until the 1890's. The traditional 2½ story clapboard house has a 1 1/2 story, two-bay west wing and 6/6 windows with shutters.

In the early 1890s, the link between **3 Maple Road** and its outbuilding (now **5 Maple Road**, Map #27, MHC 468, Photo #2) was removed. The present appearance of the house is the result of changes made about 1948-9.

The **Thomas Upham House at 208 Newton Street** (ca.1740, Map #63, MHC 308) is one of Weston's earliest and most prominently located Colonial houses. Its importance is enhanced by its setting close to the road at the edge of the town-owned Case Field. The five-bay, 2½-story side gable house was simple and traditional in style until it was embellished in the 1960s with the addition of

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dentils and an elaborate Connecticut River Valley-style doorway. This 14-panel center entrance door has lights in the upper section and is framed by vine-patterned pilasters and a flamboyant broken scroll pediment.

The Case's Corner Historic District contains one other colonial period house which was moved to this location in 1923. The 2½-story Georgian house, located at **221 Ash Street** (mid to late 18th c., Map #57, MHC 721), has an asymmetrical 4 x 2 bay facade and a pedimented entrance portico supported with square posts which increase in width gradually from top to bottom. A one-story garage wing with elliptical openings extends from the east gable end. The well-preserved interior still has its original wide board floors and paneling.

The 2½-story **Thomas Rand Jr. House at 131 Wellesley Street** (ca. 1790, Map #45, MHC 296, Photo #8) is a five-bay, side-gable clapboard farmhouse built during the Federal period. It has been altered over the years with the addition of bay windows on the front facade flanking an entrance porch enclosed by latticework. The house has a four-bay west wing with a one-story open porch in front, supported by simple columns.

The mid-19th century was a time of prosperity for many Weston farmers--a prosperity reflected in fine houses built in the newly fashionable Greek Revival mode. #101 and 137 Wellesley Street are among the best examples in Weston of the front and side-gable versions of the style. Both have a one-story portico across the front supported by fluted Doric columns. Sidelights flank the entrance doors, and wide corner pilasters and a wide entablature frame the main body of both houses. The 2½-story **Nathan Barker House at 101 Wellesley Street** (ca. 1843, Map #44, MHC 327, Photo 10) has a three-bay gable front facade with the portico along the front (south) and part of the east facades. Flush boarding is used on the first story to achieve a smoother, more formal effect. The **Train/Milton House at 137 Wellesley Street** (ca. 1847, Map #48, MHC 291, Photo #9) is a 2½-story, five-bay, side-gable variation, with a handsome one-story porch extending across the front (south) facade. This house has twin interior chimneys behind the ridge and two pedimented dormers at bays 2 and 4.

The **Willard Rand House at 233 Ash Street** (ca. 1847, Map #60, MHC 346) is a good example of the simple temple-front Greek Revival house, without the formal portico. The house has the characteristic Greek Revival sidelights, wide corner pilasters, wide entablature, and prominent gable return forming a pediment at the gable end. The **barn** behind the house (MHC 347) is more decorative than is usual for Weston outbuildings and features scalloped edging along the cornice line on all four sides.

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The **Otis Train House at 138 Wellesley Street** (ca.1855, Map #50, MHC 289) is also Greek Revival in style. It features the characteristic wide entablature, transom and sidelights at the entrance, and a well-preserved interior with a circular staircase and period fireplace mantels. The 2½-story house consists of a 2-bay main block and an east wing with Queen Anne details, suggesting that it was added in the late 19th century. A one-story porch, which appears to date about the turn of the century, is located at the junction of the main block and wing. A frame barn (MHC 290) is located behind the house.

The transition from Greek Revival to Italianate is exemplified in the **Marshall L. Upham House at 207 Newton Street** (1853, Map #61, MHC 348). The main block of the 2½-story side-gable house is 3 x 1 bay wide. Characteristic of the Greek Revival are the paneled corner pilasters, wide entablature, and gable return extending across the gable end. The center door is flanked by full sidelights. Two details are indicative of changing styles: the peaked window at attic level in the gable end, and more importantly, the center entrance porch, which features square posts and oversize console brackets. This house was moved to the present site in 1916 from its original location just outside the district on the east side of Ash Street near the Weston Reservoir.

Around the 1860s and 1870s, four cottages were built in a row along Wellesley Street (#74-84) using late Greek Revival and/or Italianate design vocabulary. The 1½-story clapboard house at **84 Wellesley Street** (ca.1857-1866, Map #11, MHC 330), is one of the best examples in Weston of a small scale Italianate bracketed cottage. Notable for its intact quality and pastoral setting at the edge of the 35-acre town field, the house has an L-shaped main section with characteristic paired brackets at the cornice level. Bay windows are located at each end of the L, and at the bend of the L is a one-story porch. Located behind the house are two large frame outbuildings, one a **barn** with a stone foundation and clapboard siding (MHC 331) and a second, originally used as a **hay barn** and now leased to Land's Sake, with vertical boarding and no foundation (MHC 332).

The other three cottages, at **74, 76, and 80 Wellesley Street**, probably looked very similar to each other when originally constructed. All are small 1½-story gable-front houses and represent a small-scale, late version of the Greek Revival. It is possible that all three houses were built by the same carpenter, Fitz A. Robinson (see historical narrative.) The **James Moore House at 76 Wellesley Street** (1862, Map #9, MHC 336) is the most intact of the three, although this house has also had additions. On this property is a gable front,

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1½-story clapboard barn (MHC 337) similar in style and materials. The **Fitz Robinson House at 80 Wellesley Street** (1862, Map #10, MHC 333) has a gable front main block enlarged and altered in the Colonial Revival style. Features such as the two front porches and fanlight motif in the gable date from remodelings about 1912. At the rear of the large property are three outbuildings: a **five-car garage** (ca. 1913, MHC 334) a **barn** (late 19th century, MHC 335), and a **potting shed** originally attached to a greenhouse (ca.1913, no MHC #). The 1½-story garage is particularly notable for its use of fieldstone as a building material, combined with shingles in the gable ends and details such as eyebrow dormers. **74 Wellesley Street** (ca.1875-1889, Map #8), the last of this group of houses to be built, has a two-bay gable front with a first floor bay window.

The 2½-story Shingle Style **James Case House at 89 Wellesley Street** (1889, Map #43, MHC 329, Photo #7), now called Case House, is one of the last great 19th century estate houses in Weston. Designed by architect Ernest N. Boyden, the brick and shingle, gambrel-roofed structure is basically rectangular in plan except for a kitchen wing and an incompatible 1950's addition, both extending from the northwest corner. The principle (west) facade originally had a porte-cochere, and the present entrance porch is an unsatisfactory alteration. A one-story room projects out from the main body of the house on the Wellesley Street side. This once connected with a one-story piazza which has been removed. On the east facade, the principal feature is a hexagonal second floor sunroom added in 1913. Inside, the house has remained largely intact and is used as school administration offices. Interior details include a wide entrance hall extending the lengths of the house, with a floor-to-ceiling Romanesque brick and brownstone fireplace, beamed ceiling, golden oak paneled walls, and a built-in seat on the side of the impressive oak stairwell.

Many of the remaining houses exemplify the two predominant architectural styles in the area: Queen Anne and Colonial Revival. The most popular house type in the area from the 1890's to World War I was the 2½-story gable front house. Those from the 1890s generally have simple Queen Anne detailing like turned porch posts, while later versions have Colonial Revival trim or a combination of simple elements from both styles. Details such as porch turnings and railings are similar in many of the houses, suggesting that they are the work of the same builder or builders. As is typical of Weston, the trim is not elaborate and usually consists of no more than an entrance porch or veranda with railing and perhaps a plain spindle screen. Some of the houses have one or two other simple decorative features like shingle patterning in the gable or a Queen Anne patterned window.

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On the east side of Wellesley Street south of the Newton Street intersection are three very similar examples. The **Isaac W. Hastings House** (132 Wellesley Street, ca.1893, Map #52, MHC 294, Photo #5) has a bay window and recessed entrance porch on the first floor, with recessed balcony area and spindle screen above. The porch and balcony are supported with turned posts. A large 1½-story shingled **barn** is located at rear (MHC 295). The clapboard **George O. Hastings House at 134 Wellesley Street** (ca.1900, Map #51, MHC 415, Photo #5) is a mirror image of #132 in plan and basic features. This house also has a turn-of-the-century barn (MHC 416). A third house from the same time period, the **Howard L. Cooper House at 102 Wellesley Street** (ca.1896, Map #55, MHC 297) is a four-bay shingled house with a later wing. The rear of the property faces onto open fields. Two outbuildings complement the landscape: a 1½-story shingled **barn** (MHC 298) and board and batten **shed** (MHC 299)

Around the corner at **205 Newton Street** (ca.1890, Map #62, MHC 724) is a variation on the 2½-story, gable front plan. This facade has a one-bay, two-story pavillion open at the lower level and has turned posts and a spindle screen. Shingles in the gable of the clapboard house are a typical decorative touch in the Queen Anne tradition.

Farther north on Wellesley Street in the Maple Road/Wellesley Street neighborhood, the 2½-story gable-front house with Queen Anne or Colonial Revival trim is the predominant style in the neighborhood, which developed beginning in the 1890s. Among the earliest examples is the **George W. Cutting House at 68 School Street** (1891, Map #38, MHC 450), a Queen Anne house is sited on a slight rise. The clapboard house has a 2 x 2 bay main block and extensive ells. The picturesque character of this property is enhanced by the stone retaining wall in front and a 1½-story clapboard **barn** (MHC 451) with a central wall gable and cupola.

On Maple Avenue, examples include the clapboard and shingle **Alphonso Dunn House at 9 Maple Road** (1898, Map #28, MHC 467), which features an entrance porch with turned posts, a simple railing, and pedimented entablature, along with typical Queen Anne details such as shingle patterning in the gable and a patterned window to the right of the front door. Across the street, the **George Hirtle House at 10 Maple Road** (ca.1893, Map #30, MHC 462) is another example of the same house type, this time with Queen Anne and Colonial Revival details. The 2 x 2 bay clapboard and shingle house has a rear ell and east wing, a porch with columns and a simple railing extending across the front and part of the side, and shingle patterning in the tip of the gable. Nearby, the **Alfred L. Cutting House at 20 Maple Road** (1893, Map #32, MHC 456) is similar in its 2½-

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story, gable front orientation. This 2 x 3 bay clapboard Queen Anne, set on a slight rise of the hill on the way up Maple Road, has a porch across the front and part of the side, with turned posts, a simple railing and a spindle screen. The **Sidney Ross House** at 13 Maple Road (ca. 1893, Map #29, MHC 466) and the **Arthur Nims House** at 14 Maple Road (ca.1893, Map #31, MHC 463) are also similar in size and style and street orientation, giving Maple Road a cohesive streetscape. The 1½-story shingled side gable barn with cupola at 14 Maple Road (ca.1893, MHC 464) has a vehicle entrance on the north side with large sliding wooden door and second floor storage opening above, within a wall gable.

On Wellesley Street, the houses from 49 to 59 Wellesley Street are also 2 1/2 story, gable front houses similar in age and style to the Maple Road houses. They form yet another unified grouping within the district. The clapboard **John J. Brown House** at 59 Wellesley Street (1892, Map #15, MHC 456) is 2 x 4 bays and features a two-story bay window on the front facade and a porch along three bays of the south side. The 1½-story, side gable clapboard barn (MHC 457) has two vehicle entrances, one with sliding wooden door and wall gable with storage opening above. The two-bay clapboard and shingle **E.W. Russell House** at 55 Wellesley Street (ca.1891, Map #16, MHC 458) has simple Queen Anne features including a front porch with turned posts and simple railing, a decorative bargeboard, and second floor oriel windows on the south side. The 1½-story, side-gable clapboard barn (MHC 459), like many of the barns in the area, has a sliding wooden door across the central vehicle entrance, above which is a wall gable with storage entrance. The **John MacDonald House** at 51 Wellesley Street (ca.1892, Map #17, MHC 460) features a porch across the front with turned posts, a simple railing and an oversize triangular pediment marking the entrance bay. The 2 x 2 bay clapboard house with ell at 49 Wellesley Street (ca.1897, Map #18, MHC 461, Photo #2) has a one-bay entrance porch with turned posts, small cut-out brackets, and a large triangular pediment. The house has a typical Queen Anne patterned stained glass window.

Two other 2½-story Queen Anne gable front houses, similar in age and style to those on the adjacent block, are located just north of Maple Road, also on the west side of Wellesley Street. The 3 x 3 bay clapboard and shingle **Merrill French House** at 39 Wellesley Street (1892-3, Map #20, MHC 469) has staggered shingles in the gable and a porch with turned posts and simple brackets across the front and part of the side, intersecting with a one-bay south wing. At 35 Wellesley Street, the **Gustavus Smith House** (ca.1895, Map #22, MHC 472, Photo #1), originally next door to 39 Wellesley Street, is a 3 x 2 bay clapboard structure with turned posts and simple brackets on the two-bay porch across the front. The houses at 37 and 33 Wellesley Street (ca.1920's, Map #21 and #23,

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MHC 470 and 473, Photo #1), constructed later on narrow lots on either side of #35, are compatible in scale and materials. Behind 37 Wellesley Street is a three-story gable front clapboard **barn** (MHC 471).

The Maple Road/Wellesley Street neighborhood includes two handsome early 20th century houses built by estate owner Horace S. Sears for staff members who managed his large estate. The two-story **Sears Estate Gardener's House at 23 Wellesley Street** (1913, Map #25, MHC 338) is a rare Weston example of the English Country style. The rambling eight-bay, shingle structure has a curved pediment over the entrance door, diamond-pane casement windows, stucco chimneys with chimney pots, wide overhanging eaves with show rafters, and a slate roof. The undulating roofline evokes the English thatch roof cottage. The house was designed by architect Harold Graves. The neighboring house at **27 Wellesley Street** (1913, Map #24, MHC 474, photo #1) was built as a two-family house, with two separate front entrances. Although it uses a more traditional Colonial Revival vocabulary, it is similar in its exuberance and is thought to be the work of the same architect. Graves frequently designed asymmetrical buildings and had a fondness for overhanging eaves with show rafters. The main entrance, located in the center of the main block, has sidelights and an entrance porch with simple columns and a triangular pediment.

The Maple Road/Wellesley Street neighborhood also includes numerous examples of 1½- to 2 ½ story side-gable Colonial Revival houses built in the first half of the 1920's, including sub-types like the Dutch Colonial and Garrison Colonial. The houses from **18 to 70 Wellesley Street** (Map #1-6), all of which face the Weston Golf Course to the rear, were built as a result of a competition to produce small but expandable houses for young married couples. The winning architects were Samuel Mead and Harold Graves, and it appears that each of them designed some of the six houses built on this strip of Winsor land. In its proportions, detailing, and intact quality, the most notable of these houses is the **Elliot Greene III House at 60 Wellesley Street** (1925, Map #32, MHC 481, Photo #3), designed by Harold Graves. The small 1½-story, 5 x 2 bay house is constructed with natural wood shingles which are mottled in color from exposure to the elements and are set off by the white wood trim. The house has a symmetrical facade facing the golf course, with three pedimented dormers, and a Colonial Revival center entrance. The facade facing Wellesley Street also has a main entrance, roughly in the center of the facade, with a three-bay shed roofed dormer above. A small, matching 1½-story one-car **garage** (MHC 482) with original wooden double doors and iron hinges contributes to the intact quality of the property. The adjacent house at **56 Wellesley Street** (ca.1922, Map #4, MHC 480) compliments its neighbor in scale and style. This gambrel-roofed 1½-story Dutch

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Colonial uses narrow clapboards and natural wood shingle materials and has a three-bay shed roofed dormer which echoes the dormer at 60 Wellesley Street. A similar house was built about 1921 at **86 Wellesley Street** (Map #12 MHC 413) for the gardener of the James Case estate.

Further south on Wellesley Street are a number of non-residential structures, three of which are associated with Marian Case's Hillcrest Farm, which was established in 1909 and is discussed in Section 8. The **Hillcrest Clubhouse at 133 Wellesley Street**, later the **Case Estates Schoolhouse** (1910, Map #46, MHC 293) was initially constructed across the street as a residential building. Before it was completed, Marian Case bought it and had it moved to its present location and converted to a clubhouse/schoolhouse with large meeting rooms on the first and second floors. The simple two-story, three-bay aluminum-sided structure is topped by a bell cupola at the peak of the hipped roof.

The **Hillcrest/Case Estates Cow Barn at 101 Wellesley Street** (1916, Map #44, MHC 328) is an unusual example in Weston of a stucco barn, notable also because of the harmony between building and landscape. The simple 1 1/2-story pale pink stucco structure was designed by the firm of Fox and Gale and includes a few distinctive architectural details such as a large tin vent with cow weathervane at the ridgeline. The gable end faces Wellesley Street and has a semi-circular window in the attic story. The slate-roofed building has an irregular fenestration pattern with numerous entrances and six-pane fixed sash windows in groups of 2, 3 and 5.

The **Hillcrest/Case Estates Barn at 135 Wellesley Street** (1927, Map #47, MHC 292, Photo #6), designed by Weston architect Samuel W. Mead, is unusual in its brick material and style, which features four truncated gables. The large barn is rectangular in plan, measuring 71' by 46' with a greenhouse extension at the rear west. The structure is built into a slope to allow ground level access to both the basement and first floors. The interior has unpainted vertical boarding and other original features.

The **Weston Scout House at 86 School Street** (1941, Map #40, MHC 453) is an unusual example of a small institutional building built exclusively for use by scouts. Above the pedimented entrance door facing south onto Case Park is the Girl Scout symbol within a square plaque. The clapboard structure has wide overhanging eaves with show rafters and a fieldstone chimney on the east end. Inside is a large meeting room with cathedral ceiling and a fieldstone fireplace surround.

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The Case's Corner district contains three former Weston public school buildings and one still in use. The earliest, built as **Weston High School (now Brook School Building A) at 44 School Street** (1895, Map #35, MHC 314, Photo #4) is a two-story brick Colonial Revival institutional building with a slate hipped roof, designed by architect Samuel Mead of the Boston firm of Cabot, Everett & Mead. It was built with symmetrical entrances at each end of the south facade facing the courtyard--one for girls and one for boys. The principal decoration is centered at the west facade facing the street. Here a two-story Palladian window is flanked by round medallions with low relief crests, one showing an early settler and the second inscribed with the town's date of incorporation, 1712-13.

The adjacent **Weston Primary School (now Brook School Building B) at 44 School Street** (1908, 1911, Map #34, MHC 315, Photo #4) was built as a one-story brown-shingled structure in 1908, designed by architect J. Williams Beal. Three years later, the first floor was raised to become the second floor and a brick first floor was built underneath. This time, the architect was Alexander Jenney. The handsome building combines Tudor and Craftsman detailing in the wide overhanging eaves, half-timbered gable with decorative bargeboards, and covered entrance porch with exposed framing.

The third building in this school complex is the **Weston High School (now Brook School Building C) at 44 School Street** (1932, Map #33, MHC 316, Photo #4), designed by architect Ralph Harrington Doane. This well-appointed Georgian Revival brick structure is notable for details such as the oversized central entrance on the west (street) facade, framed by Ionic pilasters and a semi-circular broken pediment with a medallion. On the north facade facing the center courtyard are three central bays divided by Ionic pilasters and a central doorway set off by a balustrade supported on console brackets. A major fire in 1948 gutted the building and destroyed the original gable roof, which was replaced with the present flat roof. The paired oversize brick chimneys still remain at each of the gable ends.

Across School Street and a few hundred yards south is another Weston public school building, also built as **Weston High School (now Field School) at 99 School Street** (1950, Map #42, MHC 720) The modern brick structure, which has a raised basement and two additional stories, is distinguished by continuous bands of windows across the front facade.

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Archeological Description

While no ancient Native American sites are recorded in the district, sites may be present. Three ancient sites are recorded in the general area (within one mile). Environmental characteristics of the area indicate the presence of several locational criteria (slope, soil drainage, distance to wetlands) that are favorable for ancient site locations. Much of the district includes well drained, level to moderately sloping terrain with western and northern areas located within 1,000 feet of wetlands. The area lies within the Charles River drainage. Current USGS maps of the area show an unnamed stream south of the Boston Post Road in the northern portion of the district and unnamed streams west of the district boundary. All streams noted above appear modified, possibly as drainage or irrigation canals. Older USGS maps of the area show additional wetland and stream areas that appear modified or absent in more recent map editions. Ancient Native American settlement has been documented for most periods of human occupation in both the Charles River drainage and the Concord River drainage, located less than one mile west of the district. Given the above information and the size of the district (190 acres), a moderate to high potential exists for locating ancient Native American resources in the district.

A high potential exists for locating historic archaeological resources in the district. While the area was settled by the late 17th century, no potential resources dating from this period have been identified. At least three potential buildings dating to the 18th century and no longer extant are shown on the 1794 Kingsbury map. Structural evidence may survive from the Caleb Hall House, located near the present Case House but closer to the road. Similar evidence may also exist from the Daniel Rand House at the site of present 221 Ash Street and the town-owned "Work House" or Poor Farm, located in the vicinity of the new town library. Archaeological evidence of barns, outbuildings, and occupational-related features (trash pits, privies, wells) may survive at each of the potential sites noted above. Occupational related features may also survive with extant buildings in the district. Archaeological features may survive with extant Colonial period houses at 3 Maple Road and 208 Newton Street. Similar resources may survive with the late 18th century house at 131 Wellesley Street and mid-19th century homes at 101, 137 and 138 Wellesley Street and 223 Ash Street. Structural evidence and archaeological features may survive from the blacksmith shop operated by the Upham family at their homestead at 208 Newton Street. Similar evidence might also exist from a slaughterhouse indicated on land between Ash and Wellesley streets on the 1875 Middlesex County Atlas.

(end)

Case's Corner HD

Name of Property

Middlesex, MA

County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from instructions)

- AGRICULTURE
- ARCHITECTURE
- COMMUNITY PLANNING & DEVELOPMENT
- EDUCATION
- _____
- _____
- _____

Period of Significance

1740-1952

Significant Dates

Significant Person

(Complete if Criterion B is marked above)

Marian Roby Case

Cultural Affiliation

Architect/Builder

(see continuation sheets)

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Weston Historical Commission

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Case's Corner Historic District
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8. STATEMENT OF SIGNIFICANCE

Architects/Builders

J. Williams Beal
Ernest L. Boyden
Ralph H. Doane
Fox & Gale
Harold Graves
Alexander Jenney
Samuel W. Mead
Fritz A. Robinson
Harold Willis

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8. SIGNIFICANCE

The Case's Corner Historic District, Weston, retains its integrity of location, design, setting, materials, workmanship, feeling and association and fulfills Criteria A, B, and C of the National Register at the local level.

Under Criterion A, the Case's Corner Historic District played an important role in the development of Weston, beginning with the early farmers. Of particular significance is the way that the rural, agricultural landscape has been preserved because of the area's unique history and associations with the Case family. Farmhouses and farm fields found new uses--as an estate, model farm, horticultural center, and university property -- all of which preserved the pastoral qualities. James Case was one of the first Boston businessmen to purchase a farm in Weston as a summer estate, in 1863. In the early 20th century, his daughter, Marian, purchased additional land adjacent to the family holdings and established Hillcrest Farm, which she developed into a regional horticultural center. After her death in 1944, the property was willed to the Arnold Arboretum and - renamed the Case Estates - continued in horticultural use. Because of the Case family, a large percentage of the land within the Case's Corner Historic District remains undeveloped today. The 35-acre town field that was once part of the James Case property continues to be farmed by a non-profit organization that maintains the agricultural use and involves local residents in the raising and harvesting of food.

The district reflects two other themes in the development of Weston. One is the subdivision of farm land into house lots, a trend that accelerated in the late 19th and early 20th century in neighborhoods like that at the intersection of Maple Road and Wellesley Street within the Case's Corner District. Here, Queen Anne and Colonial Revival frame houses were built for middle-class shopkeepers and tradesmen. The second historical theme is the centralization of Weston's school system beginning in the late 19th century. Because of its geographical position within the town, the Case's Corner Historic District became the location of Weston's first four high schools, all of which were later adapted for use by lower grades. All school buildings built by the town from 1878 to 1950 were located within the district. Weston's system of centralized schools, initiated in the 1890s, was a significant factor in the development of an excellent school system despite the small size of the town.

Under Criterion B, Marian Roby Case made significant contributions to the history of the community and region through her model farm and horticultural center known as Hillcrest Farm and, after 1920, as Hillcrest Gardens. Her unique

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Case's Corner Historic District
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work/study program influenced the lives of hundreds of boys who gained from the experience a deep love of nature. An active and influential member of the Massachusetts Horticultural Society, Miss Case furthered the work of the society through the establishment of prizes and nurturing of publications, particularly the magazine *Horticulture*.

Under Criterion C, the Case's Corner Historic District is located in the heart of Weston at the junction of four important roadways. It contains a rich and diverse collection of architecturally significant structures set within a 19th century rural landscape enhanced by mature trees and fieldstone walls. Included are a wide variety of building types, among them 18th and 19th century farmhouses, a late 19th century estate mansion, estate workers' houses, barns and outbuildings, and turn-of-the-century frame residences. One unusual building type is the small 1941 Weston Scout House, built as a meeting place for the town's girl scouts. The district contains four present or former school buildings ranging in date from 1895 to 1950. Buildings vary in size and include notable Colonial, Greek Revival, Italianate, Queen Anne, Shingle Style, Colonial Revival and Modern examples. The period of significance spans from about 1740, the date of the Thomas Upham House--to 1952, the date of the modern-style Weston High School (now Field School), the last of the school buildings constructed within the district.

Criterion A

Weston was originally the westernmost section of the Watertown settlement. The exact period when the town was first settled is unknown, but it is thought to have been about the mid 17th century, when land in "Watertown Farms" was first allotted. In 1694, what is now Weston was set off as a separate "Farmer's Precinct" with its own meetinghouse, which was located about a half-mile north of the Case's Corner intersection.

Wellesley Street, which connects Weston Center to the town of Wellesley, is one of the oldest roads in Weston. Farmers are documented to have settled in the Case's Corner area by the late 17th century. The topography of the district is flat and the soil is rich, making it a prime location for farming. The house considered to be the oldest remaining in Weston, the ca.1695 Abel Allen House (NR 1978), is located just south of the district at the corner of Wellesley Street and Chestnut Street. It later became the home of Revolutionary War patriot and prominent civic leader Thomas Rand.

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Thomas Rand had 14 children, and the Rand family name reappears frequently in the history of the Case's Corner Historic District. Thomas Rand, Jr. followed his father's footsteps and worked as both a farmer and housewright. He may have been the housewright for the **Thomas Rand, Jr. House at 131 Wellesley Street** (ca.1790, Map #45, MHC 296, Photo #8), built just a few years prior to his untimely death in 1794 at age 36. His heirs sold the property in 1817 to the Hastings family, and successive generations of the Hastings family lived here until Marian Case purchased it for Hillcrest Farms in 1909.

Daniel Rand, another son of Thomas, married in 1792 and settled on Ash Street. His house, which once stood at 221 Ash Street, appears on the 1794 Kingsbury map. Daniel's son Willard (b.1821) was a wheelwright as well as a farmer. The **Willard Rand House at 233 Ash Street** (c.1847, Map #60, MHC 346, barn MHC 347) was in place by 1852, when it appears on the Craigie map as one of three Rand houses grouped together on upper Ash St. It is the only one of the three still extant. In 1858, Willard sold his house to John Coburn, first librarian of the Weston Public Library. It was inherited by Coburn's daughter, Agnes Coburn Brock, wife of Eli Brock, a well-known local poultryman. The Brocks were married in 1894 and built their own home at **229 Ash Street** (ca.1894, Map #59, MHC 723) after which they sold #233.

A second family important to the history of the area is the Uphams. Thomas Upham, Jr., his brother, Abijah, and their widowed mother came to Weston in 1719 and built their homestead house on Ash Street just outside the Case's Corner Historic District. Thomas, Jr. and his cousin, William, owned hundreds of acres along Ash and Newton Streets. At the time of his marriage, Thomas Upham III built the **Thomas Upham House at 208 Newton Street** (c.1740, Map #63, MHC 308). Since the land was owned by his uncle, Abijah, it has also been called the Abijah Upham House. Both Abijah and Thomas III were important citizens of the town who served as selectmen and deacons of First Parish Church. The house at 208 Newton Street was occupied successively by the families of Thomas Upham III, John A. Lamson and his wife Elizabeth [Upham], George and Nathan Upham, and Augustus M. Upham and his daughter Anna M. Upham. The Upham blacksmith shop was located across the street for many years. Mr. and Mrs. F. William Aseltine, Jr. purchased the house in 1953 from the Upham family. Aseltine's "authentic restoration" included the addition of an ornate Connecticut River Valley doorway.

In later generations, Abijah Upham had a grandson, also named Abijah. Two of his 12 children, George (b.1813) and Nathan (b.1815) lived in the 1740 house at 208 Newton Street. George is listed in the 1887 directory as a farmer and

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blacksmith and Nathan as a farmer. About 1890, Nathan's son, Nathan Eugene (b.1859), also a farmer, built 205 **Newton Street** (ca.1890, Map #62, MHC 724). Marshall L. Upham (1824-1909) was the youngest of the 12 children. Marshall was married in 1853 and built his house that same year on the east side of Ash Street, across from the family's original early 18th century homestead. Marshall was a Weston road commissioner for many years, a job performed by three generations of the family. For 64 years, he was in charge of music at the First Baptist Church. In the early 1900s, over 100 acres of Upham land was purchased for the Weston Aqueduct and Reservoir. The old homestead was demolished and Marshall Upham's house was used as a residence for the caretaker until about 1916. That year, it was bought back by the family and moved to its present site at 207 **Newton Street** (1853, Map #61, MHC 348) on land owned by the Upham family.

In the early years of settlement, the district was the location of the first parsonage of what is now First Parish Church. It is not clear what part, if any, of the present house at 3 **Maple Road** (Map #19, MHC 312, Photo #2) dates back to the 40 x 20 foot house built for the town's first minister, Joseph Mors, in 1703-4 as an inducement for him to settle in Weston. The property originally included a large farm. Mors left Weston in 1706 at the request of the parish. The second minister, William Williams, lived in the parsonage from 1710 until his death in 1760. The house ceased to be a parsonage after 1750, when Williams was dismissed from his position for unknown reasons. By the time of the 1795 map, the former parsonage was occupied by Deacon Samuel Fiske, who was still living there in 1813 when Rev. Kendal preached his Centennial Sermon covering the early history of the church. Church histories dating after Kendal's Centennial Sermon say the first parsonage was demolished; however, parts of the present structure are clearly 18th century in date. In 1833, the house and 26 acres was sold to Francis Dudley, a housewright. From 1869 until his death in 1915, the present house was owned by farmer and town leader Henry J. White. About 1891, White split off an outbuilding attached to the house at the west end and sold it as a separate dwelling now numbered 5 **Maple Road** (Map #27, MHC 468, Photo #2).

The 1795 Kingsbury map shows two other houses within the Case's Corner Historic District. The town's "work house" or poor farm, located on School Street approximately where Field School is today, was moved to a more remote, northside location in the early 19th century. The Caleb Hall House, just south of the work house was sold in the early 19th century to General Daniel G. Derby, described as "a man of mark in his generation and of the Derby family of Salem." Derby was known for his lavish hospitality, and entertained important men of the day including Commodore Perry. When General Derby died in 1843, the property was

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purchased by Nathan Barker (1808-1902), who had worked for Derby. He sold off the house and some of the land to Charles White in 1845 but kept most of it for his own farm. About 1843-45, he built the handsome Greek Revival **Nathan Barker House at 101 Wellesley Street** (Map #44, MHC 327, Photo 10). The venerable Barker was the oldest citizen of Weston when he died in 1902 at age 93.

Other farmers living within the district in the mid 19th century included Otis Train, who built two houses which still remain--the **Train/ Milton House at 137 Wellesley Street** (ca.1847, Map #48, MHC 291, Photo #9) and the **Otis Train House at 138 Wellesley Street** (ca.1855, Map #50, MHC 289) across the street. After he built the second one, he sold #137, which in 1869 became a summer house for Boston merchant George Milton. Two of the three small houses at 76, 80 and 84 Wellesley Street were also built for farmers. **76 Wellesley Street** (1862, Map #9, MHC 336) appears to have been built for James W. Moore, who is listed as a farmer in the 1893 directory. The **Henry J. White House at 84 Wellesley Street** (ca.1857-1866, Map #11, MHC 330) was originally owned by "Deacon" Henry J. White, a market gardener who would later become the central figure in the development of the Maple Road/Wellesley Street neighborhood within the Case's Corner Historic District. White was very active in town affairs, serving as Weston's representative in the General Court in 1883, a member of the Burial Ground Committee from 1879 to 1889, Overseer of the Poor (1880s), Selectman from 1881-1889, Town Treasurer from 1890 to 1913, and Town Assessor from 1882 to 1889.

The third small house from the Civil War era, the **Fitz A. Robinson House at 80 Wellesley Street** (ca.1862, Map #10, MHC 333), was constructed by carpenter and builder Fitz A. Robinson as his own residence. Robinson is thought to have been the builder of the adjacent house at #76, which was originally nearly identical in style.

The natural beauty and rural, agricultural character of Weston, evident within the Case's Corner district and elsewhere throughout the town, was part of what made Weston a favorite location for country houses for well-to-do Boston businessmen, professionals and manufacturers in the post-Civil War period. The town's low tax rate and convenience to the city added to its appeal. One of the first of the large country estates was established by James Brown Case (1826-1907), a dry goods merchant and later a banker. Case's wife, Laura Williams Case (1833-1918), was the niece of Charles White, and it was through White that the Case family came to summer in Weston beginning in 1863. From Charles White, Case purchased a total of 46 acres and the Caleb Hall/General

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Derby House, which served as the family summer home until it burned in 1882. The Cases had four daughters: Caroline (1856-1919), Mabel (1858-1883), Louisa Williams Case (1862-1946), and Marian Roby Case (1864-1944). Mabel died in early maturity and Caroline was the only one to marry. During the winter months, the family lived at 468 Beacon Street or traveled.

The present Shingle Style **James Case House at 89 Wellesley Street** (1889, Map #43, MHC 329, Photo #7), originally called "Rocklawn," was built in 1889. Over the years, James Case purchased additional acreage until by 1905 he owned 105 acres, including what is now the town field and the land where Field, Country, and Woodland Schools are now located. His farm did not include most of what is now known as the Case Estates.

In 1869, Henry J. White sold 84 Wellesley Street to James B. Case, who used it as housing for his estate superintendent. That same year, White purchased the former parsonage at 3 Maple Road, along with the surrounding land. The character of the area did not change significantly until the early 1890s, when "Deacon" White began selling his farm land as house lots. The emerging middle-class neighborhood was located within easy walking distance of the town center and Weston Station. Many of the original owners were local tradesman, including a blacksmith, four carpenter/builders, a housepainter, truckman, and the proprietors of a well-known local general store. Some area residents worked on nearby estates. By 1897, White had sold over a dozen lots.

White's house lots averaged about 1/4 to 1/2 acre. One of the first was sold in November 1890 to George W. Cutting and his wife, Josephine, for \$600 and became the site of the **George W. Cutting House at 68 School Street** (1891, Map #38, MHC 450). Cutting was the town postmaster and the owner of George W. Cutting & Sons, a general store located at the intersection of Central Avenue and Church Street on land now part of the Town Green. Cutting's Store was central to town life in Weston at the turn of the century. The store sold grain, groceries, boots, shoes, and other items and also served as the main post office. Cutting's father, also named George W. Cutting, had been the leading storekeeper in Weston from about 1830 until his death in 1885. Cutting continued the family tradition, operating the store with his sons and son-in-law, A.B.Nims. George W. Cutting's daughter, Sarah, and her husband built the **Arthur B. Nims House at 14 Maple Road** (ca. 1893, Map #31, MHC 463). The **Alfred Leslie Cutting House at 20 Maple Road** (ca.1893, Map #32, MHC 456) was built by one of G.W.Cutting's sons, who also served as a long-time Weston selectman.

Also in November 1890 Henry J. White sold the three lots at 59, 55, and 51 Wellesley Street. The **John J. Brown House at 59 Wellesley Street** (ca.1891,
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Map #15, MHC 456) was in place by 1893, when Brown is listed in the 1893 directory as a carpenter living on Wellesley Street. White sold the adjacent lot at **55 Wellesley Street** (ca.1891, Map #16, MHC 458) for \$300 to Carrie L. Smith, who resold it in April of 1892 with "the buildings thereon." The new owners were Fannie and E.W. Russell, who is listed in the 1893 directory as a housepainter on Wellesley Street. White sold the lot at **51 Wellesley Street** (ca.1891, Map #17, MHC 460) for \$250 to Eliza M. and John C. McDonald. In the 1893 directory, John C. is listed as a carpenter and Mary E. as a bookkeeper, living on Wellesley Street. The 1908 map shows that Brown, Russell, and McDonald all still owned their houses at that date.

White sold the lot at **49 Wellesley Street** (ca.1897, Map #18, MHC 461) at the corner of Maple Road to Howard L. Cooper in February 1892. Cooper sold it to John S. Fuller in 1896. It is possible that Cooper was the carpenter for the house that Fuller built in the ensuing year. Cooper is listed in the 1893 directory as a clerk at Cutting's Store and in the 1906 directory as a carpenter. Cooper built his own house at **102 Wellesley Street** (Map #55, MHC 297) about 1896.

In July of 1892, White sold the lot at **39 Wellesley Street** (1892-3, Map #20, MHC 4679) for \$300 to Delia and Merrill French, and in 1893 they were taxed for a dwelling valued at \$2500. Merrill French is listed in the 1906 directory as the "town auditor." What was originally the adjacent lot at **35 Wellesley Street** (ca.1895, Map #22, MHC 472, Photo #1) was sold by White in 1894 for \$400 to Sidney B. Ross, a carpenter who also owned 13 Maple Road. In 1896, Ross resold the property "with the buildings thereon" to Gustavus A. Smith, a retired farmer.

Maple Road was laid out through White's property about 1891-2. In December 1892, White sold the land at **10 Maple Road** (ca.1893, Map # 30, MHC 462) on the south side of the new street to George A. Hirtle, who is listed in the 1893 directory as a blacksmith, "practical horseshoer and carriage smith." with "particular attention to over-reaching and interfering horses." Hirtle sold the house in 1903 to Milledge E. Crouse, who is listed in the 1906 directory as a blacksmith. Crouse may have taken over Hirtle's business as well, as Hirtle is not listed in the 1906 directory. Crouse's advertisement in that directory says "horseshoer, carriage ironer, general jobbing." In 1907, Crouse moved across the street to 13 Maple Road (see below). He sold what was at that time two lots (now together at 10 Maple Road) with buildings to Patrick J. Connors, who is listed in the 1906 directory as a coachman.

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In April 1893 Henry J. White sold the lot at 13 Maple Road (ca.1893, Map #29, MHC 466) to Alberta and Sidney B. Ross. (Ross was also involved in the construction of 35 Wellesley Street - see above.) Like his neighbor John J. Brown at 59 Wellesley Street, Ross is listed in the 1893 directory as a carpenter and in the 1906 directory as a contractor and builder. Ross sold the property in 1907 for \$3000 to Milledge E. Crouse. In November, 1893, Henry J. White sold the lot across the street at 14 Maple Road (ca.1893, Map #31, MHC 463) to Arthur B. Nims, who worked at George W. Cutting and Sons store on Central Avenue (see also 68 School Street above). The lot at 9 Maple Road (ca.1898, Map #28, MHC 467, Photo #2) was sold by White to Kate and Alphonso H. Dunn in 1897. In December of that year, they took out a \$2000 mortgage from Waltham Savings Bank, presumably to build the present house. The 1906 directory lists Dunn as a "truckman." The 1913 town report (juror's list) lists him as a police officer.

Also in the 1890s, some of the Barker and Hastings farm land began to be subdivided into house lots. The Howard L. Cooper House (#1) at 102 Wellesley Street (ca.1896, Map #55, MHC 297) was built on one of two newly created lots once part of the Barker farm. Two brothers in the Hastings family built the "twin" Isaac and George Hastings Houses at 132 and 134 Wellesley Street (Map #52 and 51, MHC 294 and 415, Photo #5) about 1893 and 1900 on family land acquired from their father, Edwin. Perhaps foreseeing the break-up of these two farms was part of what motivated Marian Case to begin purchasing land adjacent to her father's holdings.

The death of James Case in 1907 brought changes to the family. Louisa continued to spend summers in Weston and to live in the style of her parents. In 1912, she purchased 80 Wellesley Street (1862, Map #10, MHC 333). Here she developed a large garden in the rear of the property . She used the garden for entertaining and the house as a kind of personal retreat. Behind the house she built a fieldstone garage with a second-floor apartment for her chauffeur, Arthur J. Horrigan.

Marian, who was 45 years old when her father died, decided to embark on a career combining farming and education. Her work exemplifies the values of the 20th century progressive movement, which developed as a response to the problems raised by rapid industrialization and urbanization in the post-Civil War era. By buying land she preserved a part of the rural Weston countryside that was threatened by development. By establishing a model farm and "teaching the American boy to love the soil," she tried to encourage farming in Weston at a time when many local farmers' sons were heading to the city for new opportunities. Her use of the "Hillcrest boys" to provide labor for the farm

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exemplifies one woman's effort to instill in the youth of the town patriotic and democratic values and an appreciation of the rural landscape. Her influence extended beyond the farm itself because of her tradition of awarding prizes every year to 7th through 12th graders at Weston schools for the best essays on Topics like "Ten Greatest Americans," "Government of Weston," and "Stone Walls and Fences of Weston."

She began buying nearby properties in 1909, and by 1920 her holdings included just over a hundred acres. From 1910 to 1919, her property was known as Hillcrest Farms and was operated primarily as a truck farm. A 1917 article lists 50 vegetables grown at Hillcrest, with the most important being potatoes and corn. Cherries, pears, plums, apples, peaches, and grapes were also grown, along with ten varieties of berries. In the early ears, these were delivered to Weston residents and sold on the premises. The income from the sale never equalled the cost of operating the property in Miss Case's unique manner.

Horticultural development began in the 1920's, primarily through the work of John Wistar. The roads and paths, as well as iris and peony gardens no longer extant, resulted from his work in 1923. The name was changed to Hillcrest Gardens in 1920, reflecting the new emphasis on horticulture and additional uses of the property for display gardens and as a plant introduction station.

Another of Miss Case's goals for Hillcrest was to operate a practical school of agriculture which employed boys on their long summer vacations. Much of the farm labor was done by the "Hillcrest boys," generally up to twenty local boys aged 12 years and older, working full or half time for low wages of between \$4 and \$20 a month. They were given khaki uniforms and Hillcrest hats. Since "boys need amusement as well as work," they had picnics, outings and sporting events. To interest the boys in nature and to keep in touch with the best work that was being done in agriculture, Miss Case planned regular lectures throughout the summer by specialists from horticultural organizations throughout the region. These lectures were open to the public, and by 1919, they were held weekly. Beginning in 1913, the boys had an hour each day of classroom work in the study of agriculture. As a way of training their eyes, they were required to write observation papers each day.

Each boy had to write a formal essay during the summer for presentation at the annual Labor Day exercises. These essays, along with the comments of Marian Case, were published each year from 1911 to 1941 and provide an invaluable record of the history of Hillcrest Gardens, including the development of the

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property and the underlying philosophy of Marian Case. In addition, there were included special papers by such horticulturists and botanists as John G. Jack, Elmer D. Merritt, Arthur Williams, E.H. Wilson, and John Wistar. The student reports have been described as generally of high quality and lasting value, covering such subjects as agricultural practices, weather data, hurricane damage, monthly flowering lists of herbaceous plants, lists of birds, wild flowers and records of plant introduction trials. These data have been of value in determining the date of introduction and the persistence in New England of exotic plant introductions.

By the tenth summer, about 1920, Marian Case reported with pride on the growing prestige of her enterprise:

Hillcrest is no longer only a Weston institution, for it is well-known in Washington, having received many plants for propagation from the Bureau of Plant Industry. Professor Sargent has sent us a hundred shrubs from the Arnold Arboretum, besides seventeen cherries and twenty-seven lilacs from his green house.¹

Hillcrest sent representatives to South Africa, Labrador, China, and other countries to collect plant specimens. In 1924, Miss Case became a member of Britain's Royal Horticultural Society and began receiving seeds from Kew Gardens.

A shift in emphasis from farming to horticulture is reflected in the 1920 name change from Hillcrest Farm to Hillcrest Gardens. Miss Case attributed the change to the influence of Charles Sargent and John Jack of the Arnold Arboretum. Her pride in the variety of species on the property is demonstrated in the 1920 annual green book, which lists all the indigenous and planted trees and hardy shrubs at Hillcrest, including their botanical names.

In assembling the Hillcrest Gardens property, Marian Case purchased the three farmhouses on the north side of Wellesley Street at 101, 131 and 137 Wellesley Street and the late 19th century house at 102 Wellesley Street. The latter was renamed "Appletree Cottage" and served as Miss Case's home from 1910 until her death in 1944. The farmhouse at 131 Wellesley Street was purchased from the Hastings family, which had owned the property since 1817. The farmhouse at 137 Wellesley Street was purchased from George Milton, who had used it for about 40 years as a summer house. Milton retained the right to life tenancy and remained in the house until his death in 1918. The farmhouses were used as

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housing for staff and occasionally for boys boarding from neighboring towns. A relative of Miss Case, Mary Williams Chandler, lived at #137 from 1918 until her death in the 1950s. The red schoolhouse at 133 Wellesley Street (1910, Map #46, MHC 293), known as the clubhouse during the Hillcrest period, was under construction as a residence in 1910 when Marian Case moved it across the street to its present location and remodelled it as meeting space. The clubhouse served as the social and educational hub of Hillcrest Gardens and was the location for games, parties, teas, Red Cross sales, picnics, and social gatherings. Lectures were held on the second floor, which served also as the study hall and classroom. About 1913, Miss Case purchased 226 Ash Street (by 1908, Map #56) for use as a residence for her chauffeur, George Olson.

Miss Case also built a number of new structures, the most notable being the Cow Barn at 101 Wellesley Street (1916, Map #44, MHC 328) and the large brick Hillcrest Barn at 135 Wellesley Street (1927, Map #47, MHC 292, Photo #6). The cow barn, designed by Fox and Gale, was actually built on land owned by Marian's mother, Laura Case, who died in 1918 and left the family property to her daughters. The cow barn was the center of dairy operations at Hillcrest. The cows roamed the adjacent pasture and were watered at the pond, which is now the site of the town pool. The large brick 1927 barn, designed by Samuel Mead, was central to the operation of the Hillcrest agricultural program. Hillcrest Gardens flourished in the 1930s until the disastrous hurricane of 1938, which damaged many of the specimen trees and destroyed the orchards and over 3,000 trees in woodland areas.

The Weston Scouts, Inc., was incorporated in 1938, and leaders immediately enlisted the support of the community in raising funds for a scout house. After being asked to sell some of their land for the Scout House, the Case sisters, Louisa and Marion, decided to give the scouts about one acre and to give the adjacent parcel at the "apex" of the Wellesley-School Street intersection to the town as a permanent park in memory of their parents. Samuel Mead was asked to design the Scout House, but his plan proved to be more elaborate than the board wanted, and Mrs. Stanley Kellogg, also an architect, was enlisted to revise the plan. The Weston Scout House at 86 School Street (Map 40, MHC 453) was built in 1941. The building continues to be used by Weston scout troops.

In the late 1930s, ill health forced Miss Case to look for an organization to carry on the Hillcrest tradition. At her death in 1944, the property was willed to the Arnold Arboretum, which used the property--renamed the Case Estates-- as a center for plant propagation and experimentation and for educational programs held in the schoolhouse. Teaching and display gardens for perennials were developed here, a small ornamental street tree collection was planted, and the

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rhododendron gardens expanded under the direction of the Massachusetts Chapter of the American Rhododendron Society. Numerous small plant societies maintained gardens on the property. Three directors of the Arnold Arboretum, Donald Wyman, Dr. Richard Howard and Peter Ashton, lived on the property. Other houses were used as residences for superintendents and staff. For the next 45 years, the land was used for display gardens, Arboretum classes, and special events, and as a nursery and testing area for new plants.

Although their influence on the history of the district was less strong, two other nearby estate owners also contributed to the evolution of the Case's Corner Historic District. Horace S. Sears's Italian villa-style mansion, "Haleiwa," was located on Central Avenue (now Boston Post Road) and his land holdings extended into the Case's Corner Historic District. **23 Wellesley Street** (1913, Map #25, MHC 338) was built for the Sears gardener and the two-family house at **27 Wellesley Street** (1913, Map #24, MHC 474) was also built by Horace Sears for members of his estate staff.

The house at **33 Wellesley Street** (ca.1920, Map #23, MHC 473, Photo #1) is thought to have been built for the chauffeur of the Winsor Estate, the third large estate bordering the Case's Corner Historic District. Robert Winsor owned land on the east side of Wellesley Street (included within the district), along with most of the Meadowbrook Road area. Winsor, a partner of Kidder, Peabody & Co., first came to Weston in 1884. In the late 1910s, he broke up his estate (the second largest in Weston), established the Weston Golf Club with 50 acres, and created the Weston Real Estate Trust with 422 acres.

Among the earliest lots to be sold by the Trust, generally in the early 1920s, were the lots from **18 to 70 Wellesley Street** backing onto the Weston Golf Club. According to an account by Philip Coburn in *Growing Up in Weston*, Winsor devised a contest to insure that these houses would be well-designed:

After the new Weston Golf Club was opened in 1917, Mr. Winsor wanted to attract young married couples to Weston and live around the Golf Club, so he offered a prize of \$1000 to the architect who designed the best house for a young married couple which could be added to without destroying the original design as children came along. There were two leading architects in Town--Sam Mead and Harold Graves. Their work was displayed on easels for the judges to evaluate at the Golf Club. The ...[six] houses on the Golf Club side of Wellesley Street are the result of the competition. {1}

60 Wellesley Street (1925, Map #32, MHC 481, Photo #3) is known to have been designed by Harold Graves for engineer Elliot Green III.

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In 1923, **221 Ash Street** (ca.1750-1775, Map #57, MHC 721) was moved from the City of Newburyport to its present location. Helen E. Kelsey paid \$700 for it and an additional \$200 to Stone Brothers of Boston, who moved it in four trips and reassembled it in Weston.

The Case's Corner Historic District is important to the history of the community as the location of Weston's first centralized schools. In the 18th century and continuing into the 19th, Weston had a system of "district" schools located geographically throughout the town. The first high school was established in 1854 and was located in a room in the Town Hall. The high school quickly outgrew its quarters but it was not until 1878 that the town finally built a separate high school, which was located within the Case's Corner Historic District on the site of the present Brook School Building C. From 1878 through 1950, all Weston school buildings were located within the Case's Corner district, because of its central location within the town.

In the early 1890s, the school committee voted to abandon the scattered one-room district school houses and institute a centralized school system. Benefits cited included equal advantages to scholars throughout the town, better buildings and equipment, and better grading and classifying. By 1894, four of the six district schools had been closed. Pupils in grades 1-6 were moved into the 1878 school and a new **Weston High School (now Brook School Building A)** (1895, Map #35, MHC #314, Photo #4) was constructed from designs by Samuel Mead of the Boston firm of Cabot, Everett & Mead. Along with rooms designed especially for cooking, chemistry and physics experiments, and manual training, there was a large assembly room accommodating 100 pupils, a recitation room, library, and separate toilet rooms for pupils and teachers. The cost of the building was \$22,590. The 1895 school committee report addresses what was apparently widespread criticism of the appearance of the new building--that "it would look better on a hill, that it is not handsome enough, etc." {2} The committee responded that "justice to the tax-payers demanded that the building should be erected at as low a cost as would fully provide for the needs of the scholars," adding that the committee "never understood that the Town desired...a public monument for the adornment of the Town..." {3}

The 1878 building quickly became crowded with primary and grammar school pupils. In 1907, a proposal to build a new eight-room central grammar school was rejected as too expensive, despite the fact that the town was nearly free of debt. Also defeated was a proposal to build a new schoolhouse on North Avenue, a vote that signified the town's commitment to centralized schools. Finally, in 1908, the two-room **primary school (now Brook School Building B) at 44 School Street** (1908, 1911, Map #34, MHC 315, Photo #4), designed by Boston architect J.

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Williams Beal, was built between the lower and high schools to house the four primary grades. Almost immediately, each primary grade needed its own separate room. Under the direction of local resident and architect Alexander Jenney, the building was raised and a brick addition with two new classrooms was built underneath it, completed in 1911.

In 1930, a special committee recommended that the existing system of centralized schools be continued, that students be divided into schools for grades 1-6 and 7-12, and that new facilities be built to accommodate the growing school-age population. The committee concluded that the wooden building constructed in 1877 as a high school and later used as a grammar school be torn down and a new high school be built on approximately the same site. The new brick Georgian Colonial **Weston High School** (now **Brook School Building C**) (1932, Map #33, MHC 316, Photo #4) was designed by architect Ralph Harrington Doane and completed in 1932.

In 1948, the Weston High School suffered a disastrous fire, that completely gutted the interior and destroyed the original gable roof. As a result of the fire, the school building committee adapted plans already prepared for a new elementary school to build a 20-room high school for grades 7-12. Classes began in the new Weston High School (now Field School) at 99 School Street (1950, Map #42, MHC 720) in January 1950. The new high school cost \$925,000 and was the largest public building in Weston. The architect for the new school was Collens, Willis & Beckonert. Harold Willis, a local resident, was a principal in the firm and is credited with the design. The same firm redesigned the former high school for elementary use in 1948. The three buildings in the original school complex, built in 1895, 1908, and 1932, were henceforth treated as a single school entity that was given the name "Brook School."

Recent History (1950 to present)

After World War II, Weston grew rapidly. To meet the need for additional classrooms, four additional schools were built after the 1950 High School (now Field School) during the 1950s and 1960s: two more elementary schools, a junior high, and another new high school. The two elementary schools were located on former Case land just outside the district and the junior and senior high school in a new school complex on the south side. The four school buildings within the Case's Corner Historic District were readapted over the years for different age levels. School enrollment peaked in the early 1970s at over 2,900 students, a figure that has never been surpassed. The three buildings comprising the

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"Brook School" complex were closed in 1976 and the Field School in 1981. The Brook School was converted to elderly housing in 1979 and the Field School reopened as a 4th and 5th grade school in the mid-1990s.

In 1986, the Arnold Arboretum of Harvard University sold the 35-acre field across from Case House--about one-third of their "Case Estates" property--to the Town of Weston, which currently leases the property to a non-profit agricultural organization called Land's Sake. Part of the mission of Land's Sake is to maintain the agricultural heritage of Weston through the cultivation of crops and summer employment of Weston youths who earn money working in the farm fields. In this way, the preservation of the land and its use for agricultural purposes has been maintained in Weston to the present day. In 1989-90, the Arboretum determined that the Case Estates was no longer central to its mission and began to phase out operations. The houses at 84, 86, 101, 102 and 137 Wellesley Street and the cow barn were sold to private owners who have restored them in a sympathetic manner. The Arboretum agreed to an 18-month "rolling moratorium" on the sale of the undeveloped land. The town is currently concerned about the fate of 131 Wellesley Street, which the Arboretum is proposing to sell with a provision that the new owner move it to a location farther back on a newly created lot.

Because of its central location and the existence of town-owned land within the district, Case's Corner became the location for the town's new library, completed in 1995 in a post-modern style compatible with the district. The town is currently constructing a community center, also referred to as the "recreation barn," located behind the James Case House. The barn-like design is intended to evoke the James Case barn, which was located close to the same site until it burned in the mid-1940s.

Criterion B:

Born in 1864, Marian Case was the youngest of four girls of James Brown Case, a well-to-do Boston merchant and banker, and his wife, Laura Williams, daughter of a wealthy and prominent Boston family. The Cases had a home on Beacon Hill and, in 1863, purchased a country house in Weston, where Marian spent her childhood summers. Her father planted fine specimen trees and ran the Weston property as a gentleman's farm.

After James Case's death in 1907, Marian, who was then 45, embarked on a career combining farming and education. She purchased several small farms adjacent to the family estate and, in 1909, established Hillcrest Farms as a kind of model

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market gardening operation. One of the "Hillcrest boys" described Miss Case's original goals as follows:

Miss Case has said that we want to make this the most perfect farm in New England, to grow the best quality of fruit, to inspire New Englanders to return to the soil, and not let the people of Oregon beat New England in growing fruit. {4}

Her idealistic view of the future of agriculture in this era of early suburban development was paired with an equally idealistic view of how work on the farm could educate and build character in local boys. Her "practical school of agriculture" stressed public service and citizenship. Through lectures and daily study hours, she exposed the "Hillcrest boys" to a broad range of topics from agriculture and nature studies to European gardens and Miss Case's favorite American poets.

Marian Case was a prominent member of local and international horticultural societies and was influential in horticultural affairs in New England. She used Hillcrest Gardens for experiments in raising seeds and plants collected from England, the Mediterranean area, South Africa, and elsewhere throughout the world. Charles Sargent, John Jack, and E.H.Wilson provided her with new and unusual seeds and plants for her horticultural displays and lectured at the school. In 1924, she became a member of the Royal Horticultural Society and began receiving seeds from Kew Gardens. She was an active member of the Massachusetts Horticultural Society, establishing the Hillcrest Medals for children's gardens from 1918 to 1933. Her series of summer lectures brought well-known specialists to Weston. She also contributed substantial sums to help establish the magazine *Horticulture* and regularly contributed articles. She was elected a trustee of the Massachusetts Horticultural Society in 1921, a post she held for well over a decade. In 1926, Miss Case was awarded a gold medal by the society, with the following citation:

Since 1910, Miss Case has financed and energetically conducted a vocational gardening school for boys...Equipped with this knowledge in the art and practice of raising first-class flowers, fruits and vegetables and taught to appreciate the book of Nature, these boys go forth worthy, capable and practical. {5}

In 1930, she received the Society's Centennial Gold Medal for her educational work within the society itself.

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Marian Case was an active member of the Woman's National Farm and Garden Association and served as its president in 1927-28, when the national organization met at Hillcrest. Like her better known contemporaries, Wallace Nutting and photographer Alfred Wayland Cutting, she had a strong feeling for the disappearing farm landscape, and she lectured on "New England Landscape and Farm Scenery." She helped to preserve the pastoral qualities of the Case's Corner Historic District through her land purchases and bequest of the land to the Arnold Arboretum at her death in 1944. She influenced hundreds of young men who worked as Hillcrest Boys and through this experience gained a love of the soil.

Criterion C:

Case's Corner developed gradually over two centuries and, because of its long evolutionary history, contains diverse building styles and types. In general, residential structures within the district are simple, reflecting Weston's origins as a rural, predominantly agricultural community. The district contains two fine examples of Greek Revival residential design, the **Nathan Barker House at 101 Wellesley Street** (Map #44, MHC 327, Photo 10) and **Train/Milton House at 137 Wellesley Street** (ca.1847, Map #48, MHC 291, Photo #9), both built for prosperous farmers. The well-detailed **Henry J. White House at 84 Wellesley Street** (ca.1857-1866, Map #11, MHC 330) is a good example of an Italianate cottage. It is difficult to single out particular Queen Anne and Colonial Revival houses, since all are similar simple adaptations of these styles.

By the late 19th century, Weston had become popular as a location for country homes for Boston businessmen and manufacturers. The **James B. Case House "Rocklawn" at 89 Wellesley Street** (1889, Map #43, MHC 329), designed by architect Ernest N. Boyden, is the only estate mansion within the Case's Corner Historic District and one of only about a dozen surviving estate mansions in Weston. The Shingle Style house was one of the three most expensive houses in Weston when built--the others being the Blake and Hubbard estates on the south side. The exterior is brick on the first floor and shingles above, and much of the original detailing has remained intact. The removal of the original porte-cochere and addition of a modern wing in 1952 mar the appearance of the principal (west) facade. Of particular note is the interior. The first floor has a wide entrance hall extending the length of the house, with a floor-to-ceiling Romanesque brick and brownstone fireplace with the inscription "East or West Home is Best." The hall features a beamed ceiling, golden oak paneled walls, and built-in seating. Other rooms also retain original paneling and

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fireplaces. Architect Ernest N. Boyden (d. 1918), a resident of Newton, MA, practiced in the Boston area from 1875 to 1918. (He was not the son of the better-known 19th century architect Elbridge Boyden). Among his works are the First Universalist Church in Roxbury (1894-95), the Wellesley Water Works Pumping Station (1884), 72-76 Bedford Street in Boston (1915), and numerous two- and three-family houses and apartment buildings in the city of Boston. In Weston, Boyden designed the George S. Perry house at 225 Boston Post Road in 1883.

The Case's Corner Historic District is the location of good examples of the work of three architects who lived in Weston in the early 20th century: Samuel Mead, Harold Graves and Harold Willis. Mead (ca.1863-1946) was born in Winchester and moved to Weston in 1891. He never went to college and began his career as a draftsman for Ware and Van Brunt. Mead was among the first winners of the Rotch Traveling Scholarship from MIT, and as the scholarship winner, he traveled to Europe from about 1884 to 1887. In 1888, he is listed in the Boston directory as an architect at 60 Devonshire. His home is listed in Jamaica Plain until he moved to Weston. During his career, he was also associated with other well-known Boston firms, including Cabot and Chandler; Cabot, Chandler and Mead; and Cabot, Everett and Mead. He worked on his own after about 1926. Mead lectured at M.I.T. School of Architecture from 1889 to 1915. His name appears in *Whithey's Biographical Dictionary of American Architects (Deceased)*, which describes his work as follows:

[Mead is]...remembered for his work in the field of residence design. He was associated, intermittently, with E.C.Cabot, Francis W. Chandler, and Arthur G. Everett in planning numerous suburban houses in the rambling and picturesque style of that period. {6}

His early work in Weston, designed in the Shingle Style, includes the first Robert Winsor house at 309 Boston Post Road (1884) and his own house at 50 Pigeon Hill Road (1891). He was responsible for three large Colonial Revival estate mansions in Weston: the Lorenzo Kettle House at 770 Boston Post Road (ca.1892); the Grant Walker House at 319 Concord Road (ca.1906); and the present brick facade of the Demmon-Morrison House on the Regis College campus at 235 Wellesley Street (1914). He also designed numerous well-detailed houses in Weston, including the Sears-Cook House at 293 Boston Post Road (1919), 6 Conant Road (1900, enlarged in 1917 by Joseph Chandler), 96 Church Street, and 23 and 37 Webster Hill Road--all in the Colonial Revival style.

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Within the Case's Corner district, Mead's firm, Cabot, Everett & Mead, designed the 1895 brick **Weston High School now Brook School Building A** (1895, Map #35, MHC #314, Photo #4). The simple design combines Colonial Revival with panel brick details to create a building which was functional and suited the pocketbook of a country farm town. More than thirty years later, Mead himself designed the brick **Hillcrest Barn at 135 Wellesley Street** (1927, Map #47, MHC 292, Photo #6) Considered an outstanding structure for its time, the barn incorporated advances in design in the cold rooms for storage of fruits and vegetables and the special facilities for storage of manure. The building is unusual in Weston because of its size, stylish design, and yellow brick material.

Architect Harold S. Graves (d.1952) was a partner of James T. Kelley until the latter's death and also worked alone and with Thomas Epps. He moved to Weston about 1900 and built his own house at 23 Old Road about 1902. Like Samuel Mead, Graves worked for several Weston estate owners, particularly Horace Sears and Robert Winsor, whose estates bordered the Case's Corner Historic District. Graves designed the theater wing on the Horace S. Sears estate mansion (since demolished), the fieldstone bell tower on the Morrison estate (now Regis College, 235 Wellesley Street, 1910), and the Weston Golf clubhouse, an adaptive reuse of the Robert Winsor barn which was later redesigned after a major fire. He designed Colchester Dairy workers' houses on former Sears land on Conant Road, 10 Crescent Street, and houses in estate owner Robert Winsor's development along Meadowbrook Road including #143 and the house for estate owner Robert Winsor's daughter, Mary Winsor Trumbull, at #209.

Like his contemporaries in the early 20th century, Graves designed in many different styles including Italian Renaissance (the Sears theatre), Tudor (Regis Tower and 209 Meadowbrook Road), and Craftsman (143 Meadowbrook, which has touches of the Swiss chalet.) Within the Case's Corner Historic District, Graves designed the distinctive English Country cottage for Horace Sears' gardener at **23 Wellesley Street** (1913, Map #25, MHC 338). The adjacent Colonial Revival two-family house at **27 Wellesley Street** (1913, Map #24, MHC 474) was also built by Horace Sears for members of his estate staff and was probably also designed by Graves. One of the architect's trademark features was wide overhanging eaves with show rafters.

Graves and Mead both submitted house designs for the lots from **18 to 70 Wellesley Street**. This land belonged to Robert Winsor and backed onto the Weston Golf Club. Winsor devised a contest to insure that houses on this western border of his Meadowbrook Road development would be attractive. As the two leading architects in Weston at that time, Mead and Graves both submitted designs. The

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Case's Corner Historic District
Weston (Middlesex), MA

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contest results were not recorded; however, 60 Wellesley Street (1925, Map #32, MHC 481, Photo #3) is known to have been designed by Harold Graves for young engineer Elliot Green III.

Harold Willis (1890-1962) came to Weston in the 1920s after his marriage into the prominent Fiske family. As an independent architect and later member of the firms of Allen & Collens and Collens, Willis & Beckonert, he was involved in the design of well-known buildings throughout the northeast, including Hammond Castle in Gloucester, the Cloisters Museum, an addition to the Riverside Church in New York City, and Newton City Hall. In Weston, Willis designed the original Meadowbrook School building (1924), One Town House Road (1929), and the Sears Memorial Chapel at First Parish Church (1930). Although his early work often involved historicism and the reuse of architectural fragments, Willis is credited with the sleek modern design for Weston High School (now Field School) (1949-50, Map #42, MHC 720). The new school had a gymnasium, a cooking room, automotive shop, wood-working shop, and mechanical drawing room. At the time of its construction, it was the largest public building in Weston.

The 1932 Weston High School (now Brook School Building C) (Map #33, MHC 316) is an excellent example of high-style Georgian Revival institutional architecture designed by Ralph Harrington Doane (1886-1941). After graduating from M.I.T. in the 1910s, the Nova Scotian-born Doane was Consulting Architect for the Philippine Government in the construction of the capitol at Manila. At the close of World War I, he opened an office in Boston. According to Withey's *Biographical Dictionary of American Architects (Deceased)*, his outstanding achievement was the Motor Mart Garage built in Park Square in 1927, for which he was awarded the Parker Gold Medal of the Boston Society of Architects as the best architectural work in metropolitan Boston during the year. Doane was also known as an expert in school design, and the Rindge Technical High School at Cambridge is a distinguished example of his work. He was a member of the National Advisory Council of School Building. For Weston, Doane produced a handsome high school building with the town's first school cafeteria. The building had a library, gymnasium, science and art rooms, shop, and home economics unit. Well-known landscape architect Arthur Shurcliff was in charge of landscape design. Reconstruction after a major 1948 fire left the building with an inappropriate flat roof. The town has considered adding to the size of the building by restoring the roof to its original configuration.

Archaeological Significance

Since patterns of prehistoric settlement in Weston are poorly understood, any surviving sites could be significant. Prehistoric sites in the district area

(continued)

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National Register of Historic Places Continuation Sheet

Case's Corner Historic District
Weston (Middlesex), MA

Section number 8 Page 22

can help to better understand the role of interior sites within the overall Native American settlement of the Boston and Charles River Basins. Sites in this area may contain information that documents the importance of interior wooded upland areas to regional settlement and subsistence patterns that appear to focus on floodplain areas of major drainages. Site inventories and the efforts of local collectors have traditionally been biased in favor of the latter areas. Prehistoric sites in the district locale may also contain information that documents the overall importance of river drainages as indicators of Native American socio/political boundaries and as aids to trade and the spread of technology. The close proximity of the district area within the Charles River drainage to the nearby Concord River drainage indicates the influence of two regionally important drainage systems and their related Native settlement in this area. Prehistoric sites in the district may contain information indicating forms of cultural influence from the Concord/Merrimack River to the north or from the Charles River/Boston Harbor coastal area to the east. Prehistoric sites in this area might contain information indicating how Native cultures in these two riverine systems influenced the inhabitants of sites in the district area.

Historic archaeological resources described above have the potential to provide detailed social, cultural and economic information on the Case's Corner Historic District and the town of Weston as it grew over three centuries from a rural agrarian community to a residential suburb of Boston in the mid-twentieth century. Additional historical research combined with archaeological survey and testing may help establish the boundaries of the initial land grants assigned when this part of Watertown was divided and allocated to residents in the late 17th century. Archaeological evidence may indicate the locations of these settlements and contribute social, cultural and economic information relating to their occupants. Archaeological resources may also contribute important architectural details of the town's early domestic buildings. Similar evidence may also survive from extant 18th and 19th century buildings in the district and those that survive in an archaeological context. Structural evidence from several documented buildings dating to this period can help reconstruct past settlement in the district. Detailed analysis of the contents from occupational related features may also contribute important information related to the occupants of existing homes and those no longer extant. These resources can be very important in supplementing historic documents available for both structures and occupants. Archaeological resources may also contribute important information relating to industrial enterprises originally present in the district. Archaeological evidence from the potential Upham blacksmith shop site and slaughterhouse may contribute important technological information relating

(continued)

United States Department of the Interior
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National Register of Historic Places Continuation Sheet

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Case's Corner Historic District
Weston (Middlesex), MA

to those industries and the individuals who conducted their operations. Archaeological resources may also contribute important information relating to civic or institutional buildings in the district. Historical and archaeological research at the site of the "Work House" or Poor Farm can help document the facilities present at that institution and the general attitude of the citizens in the town toward their less fortunate citizens.

(end)

United States Department of the Interior
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National Register of Historic Places Continuation Sheet

Case's Corner Historic District
Weston (Middlesex), MA

Section number _____ Page _____

FOOTNOTES*****

- {1} Coburn, Philip F., *Growing Up in Weston* (Copygraph, Inc., 1981), 56.
- {2} 1895 Weston Town Report, 42.
- {3} Ibid.
- {4} Weaver, Harold, "Hillcrest, Past and Present," *The Fourth Summer at Hillcrest Farm*, 1913.
- {5} As quoted in Howard, Richard A., "The Hillcrest Gardens," Weston Historical Society Bulletin, May, 1982, 10
- {6} Withey, 414.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Case's Corner Historic District
Weston (Middlesex), MA

Section number 9 Page 1

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Arnold Arboretum Library, Case Estates archives. Materials include documents and letters from Marian Case, maps, plans for the cow barn and main barn, planting plans and records, photographs of the Hillcrest boys, newspaper and periodical articles

Case, Marian, The Summer at Hillcrest Farm (Weston, privately printed, 1912-1941). Although the exact title changed over the years, these reports were privately printed annually from 1912 to 1941 by Marian Case and include the Labor Day reports and observation papers of the Hillcrest boys, along with comments by Miss Case. Collections at the Arnold Arboretum, Weston Historical Society and Weston Public Library. Also known as the "Green Books"

Coburn, Philip F., *Growing Up in Weston* (Copigraph Inc, Waltham, 1981)

Howard, Richard A., "The Hillcrest Gardens," Weston Historical Society Bulletin, Vol.XVIII, No.4, May, 1982. Article continued in October, 1982. Vol.XIX, No.1.

Howard, Richard A., "Tom Park of the Case Estates: A Remembrance" plantSciences, published by the Arnold Arboretum, 1981.

Kennedy, Donald G., "The Case Family Legacy to Weston," Weston Historical Society Bulletin, Vol.XVIII, No.4, May, 1982

Lamson, Col.Daniel S., *History of the Town of Weston, 1630-1890* (Boston, 1913)

Middlesex Country Registry of Deeds, So. District, Cambridge (see MHC Maple Road/Wellesley Street Area Form and Case Estates Area Form for book and page numbers)

"A Mystery Solved...and an Accident," Weston Historical Society Bulletin, May, 1983, Vol.XIX, No.4. Cites newspaper article in 1882 about James Case house being destroyed by fire.

Upham, F.K., *The Descendants of John Upham of Massachusetts* (Albany, N.Y.: Joel Munsell's Sons, 1892).

Withey, Henry F. and Elsie R, *Biographical Dictionary of American Architects (Deceased)* (Hennessey & Ingalls, Inc., facsimile edition, 1970)

(end)

Case's Corner HD
Name of Property

Middlesex, MA
County, State

10. Geographical Data

Acreage of Property 190

UTM References See continuation sheet.

(Place additional UTM references on a continuation sheet)

1. 19	310470	4692440	3. 19	311200	4692000
Zone	Easting	Northing	Zone	Easting	Northing
2. 19	311200	4692460	4. 19	310440	4691040
Zone	Easting	Northing	Zone	Easting	Northing

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Pamela Fox, consultant, with Betsy Friedberg, NR Director, MHC

organization Massachusetts Historical Commission date July 2002

street & number 220 Morrissey Boulevard telephone 617-727-8470

city or town Boston state MA zip code 02125

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name multiple

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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National Park Service

National Register of Historic Places
Continuation Sheet

Case's Corner Historic District
Weston (Middlesex), MA

Section number 10 Page 1

10. GEOGRAPHICAL DATA

UTM References, (continued)

	Zone	Easting	Northing
5	19	310200	4691450

Verbal Boundary Description

Beginning at the northwest corner of 18 Wellesley Street (Town of Weston Assessor's Map 28, Parcel 73), the district follows the north, east and south property line of #18 and then continues south along the east side of Wellesley Street to #40 Wellesley Street, where it follows the north and east (rear) property line. The district boundary line continues along the rear property lines of #44, 56, 60, 64, 70, and 76 Wellesley Street and then east along the north property line of #80 to the northeast corner of that lot. The line turns south for about 50 feet and then extends east along the northern boundary of the Town of Weston 35-acre field to the northeast corner of that field, thence turning southwest and continuing along the border of that field to where it meets the northern boundary line of 200 Newton Street. The line turns northwest for about 50 feet and then extends southwest along the property line between 208 and the two parcels at 198 and 200 Newton Street (the later two parcels are not included in the district).

The district boundary line crosses Newton Street and continues along the southeastern border of #205 Newton Street to the rear of that lot, then northwesterly along the rear property line of #205 Newton Street and northeasterly along the western property line of #207. The line then proceeds in a northwesterly direction along the south side of Newton Street to the intersection with Ash Street. The line continues in a southwesterly direction along the east side of Ash Street to the northern boundary of #233 Ash Street. The line follows the north and east (rear) boundary line of #233 and continues along the rear boundary lines of #229, 227, and 221 Ash Street. At the later property, it follows the southern property boundary line back to Ash Street and proceeds in a southwesterly direction along the east side of Ash Street to a point about 1100 feet from the Ash-Newton Street intersection.

At this point, the district boundary line crosses Ash Street and connects with the southern boundary of the Arnold Arboretum property (Parcel 32-23). It

(continued)

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National Park Service

National Register of Historic Places Continuation Sheet

Case's Corner Historic District
Weston (Middlesex), MA

Section number 10 Page 2

follows the southern boundary line of #130 and #142 Wellesley Street and then turns southwesterly along the south side of Wellesley Street to a point across from the southwest corner of a vacant lot (Parcel 32-22-30). The line crosses Wellesley Street and follows the western and then the northern boundaries of land belonging to the Arnold Arboretum of Harvard University (Parcel 32-22). At the farthest northeast corner of Parcel 32-22, it turns in a southeast direction along Alphabet Lane to a point approximately 250 feet from the intersection of Alphabet Lane and Wellesley Street. The line turns in an easterly direction to a point about 50 feet from the rear (northwest) corner of Case House. From here the line extends due north until it hits the southern property line of #47 School Street. The line continues along the south and west (rear) property lines of #47 and the rear (west) and north property line of #37 School Street, then crosses School Street and follows the northern property lines around the Town of Weston land (Parcel 28-105) to Wellesley Street, to the point of beginning.

Boundary Justification

Case's Corner is an area defined visually by the pastoral landscape created by two generations of the Case family. Its physical configuration is shaped by the unique configuration of the intersection of four important local roads: Wellesley, School, Ash, and Newton Streets. This intersection--which is at the geographical center of Weston and well-known to all its residents-- is framed by open fields on three sides and is the site of Case House, once the Case family estate mansion. The Case's Corner Historic District is drawn to include almost all properties within 1000 to 1500 feet of this key intersection. 19th and early 20th century houses on Ash Street are included in part because of their importance in framing the Case's Corner intersection. Some also have historical associations with the Rand family, one of the early families in the area. The houses at 205, 207 and 208 Newton Street are included both because of their visual importance at the northern end of Newton Street and because of their associations with another important Weston family--the Uphams.

The district is drawn to include part of what was once the James Case estate. Included from this estate is Case Park and a strip of land along School and Wellesley Street which now belongs to the town and is the location of Case House, the Field School and the new Weston Public Library. Excluded is former James Case land behind this strip of land along the roadway. This backland is now the site of Country and Woodland Schools and Town Pool. The latter two school buildings are excluded from the district because they were built after 1950.

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 10 Page 3

Case's Corner Historic District
Weston (Middlesex), MA

The district is drawn to include all property once part of Marian Case's Hillcrest Farm. It includes all buildings once owned by Miss Case and used as part of the Hillcrest operation (101, 102, 131, 133, 135, 137 Wellesley Street and 226 Ash Street) as well as all remaining open land, including land still belonging to the Arnold Arboretum and Case land purchased by the town in 1986.

The district boundary is drawn to encompass the Maple Road/Wellesley Street neighborhood, a cohesive village-like neighborhood of late 19th and early 20th century middle class houses just north of the Case's Corner intersection. On Wellesley Street, the northern boundary of the Case's Corner Historic District adjoins the boundary of the Boston Post Road Historic District, which was placed on the National Register in the 1980s. On School Street, the northern boundary of the Case's Corner district is also drawn to meet the boundary of the Boston Post Road district. This choice of a northern edge for the district on School Street takes in three important Weston school buildings now known as Brook School Buildings A, B, and C.

(end)

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National Register of Historic Places Continuation Sheet

Case's Corner Historic District
Weston (Middlesex), MA

Section number photos Page 1

PHOTOGRAPHS

All photographs taken by Pamela W. Fox

Photographs 1-5, 7, 9, 10

Date: April, 2000

Negatives: Weston Historical Commission office
Josiah Smith Tavern

Boston Post Road
Weston, MA 02493

Photographs 6, 8

Date: April, 1994

Negatives: same as above

1. Looking west from east side of Wellesley Street (l-r), 37, 35, 33 and 27 Wellesley Street
2. Looking west to Maple Road from east side of Wellesley Street (l-r) 49 Wellesley Street and 9, 5 and 3 Maple Road.
3. Looking east from west side of Wellesley Street (l-r) 60 and 64 Wellesley Street
4. Looking east from west side of School Street (l-r) Brook School Buildings A, B, C.
5. Looking southeast from northwest side of Wellesley Street (l-r) 132 Wellesley Street (with attached barn) and 134 Wellesley Street
6. Looking southeast at Hillcrest barn, showing side (southwest facade) and rear (southeast facade) Greenhouse has been demolished since this picture was taken.
7. Looking north at Case House, showing west and south facades and 1950s kindergarten addition.
8. Looking north at 131 Wellesley Street.
9. Looking north at 137 Wellesley Street.
10. Looking west at 101 Wellesley Street.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Case's Corner Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: MASSACHUSETTS, Middlesex

DATE RECEIVED: 8/08/02 DATE OF PENDING LIST: 8/20/02
DATE OF 16TH DAY: 9/05/02 DATE OF 45TH DAY: 9/22/02
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 02001038

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 9/12/02 DATE

ABSTRACT/SUMMARY COMMENTS:

**Entered in the
National Register**

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N



Photo #1 April 2000

Case's Corner Historic District, Weston MA

Looking west from east side of
Wellesley St

(l-r) #37, 35, 33 and 27 Wellesley



Photo #2

April 2000

Case's Corner Historic District, Weston MA

Looking west to Maple Rd from east side of
Wellesley St

(l-r) 49 Wellesley St, 9, 5 and 3 Maple Rd



11

Photo # 3 April 2000

Case's Corner Historic District, Weston MA

Looking east from west side of
Wellesley St

1-r, 60 and 64 Wellesley St.



Photo #4

April 2000

Case's Corner Historic District, Weston MA

Looking east from west side of
School St

(l-r) Brook School Bldgs A, B, C



Photo # 5

April 2000

Case's Corner Historic District, Weston MA

Looking southeast from northwest side of
Wellesley St

1-r, 132 Wellesley St and attached barn
134 Wellesley St.



Photo #6

March 2002

Case's Corner Historic District

Weston MA

Looking west from Wellestey St

(l-r) Hillcrest Barn #137 Wellestey
Hillcrest Clubhouse #135 "



Photo #7

April 2000

Case's Corner Historic District, Weston
MA

Looking north at Case House

89 Wellesley St



Photo #8

Fall 2001

March

Case's Corner Historic District, Weston MA
looking north at 131 Wellesley St.



Photo #9

April 2000

Case's Corner Historic District
Weston, MA

Looking north at 137 Wellesley St

Weston MA



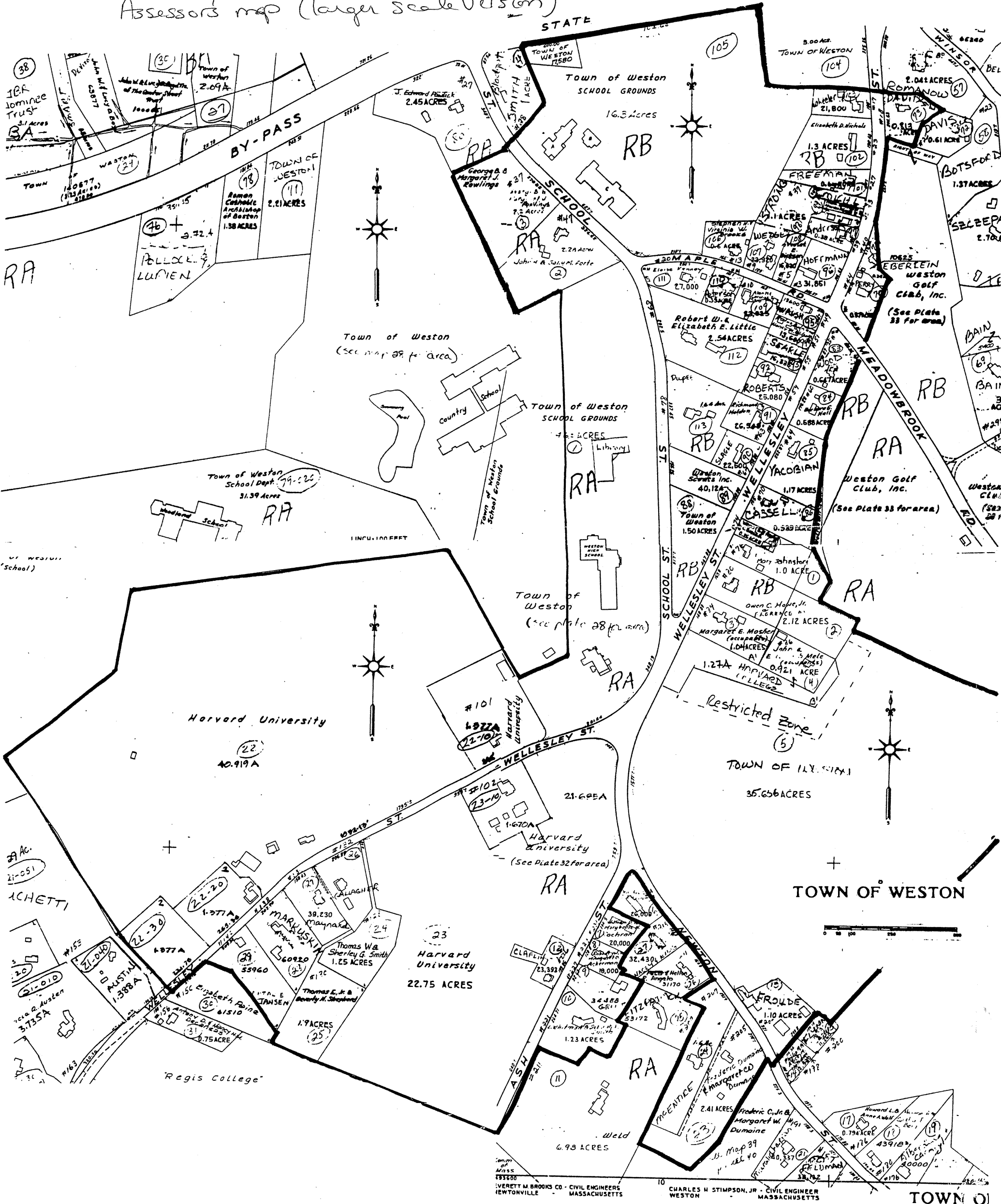
Photo #10

April 2000

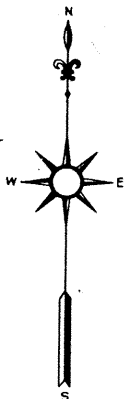
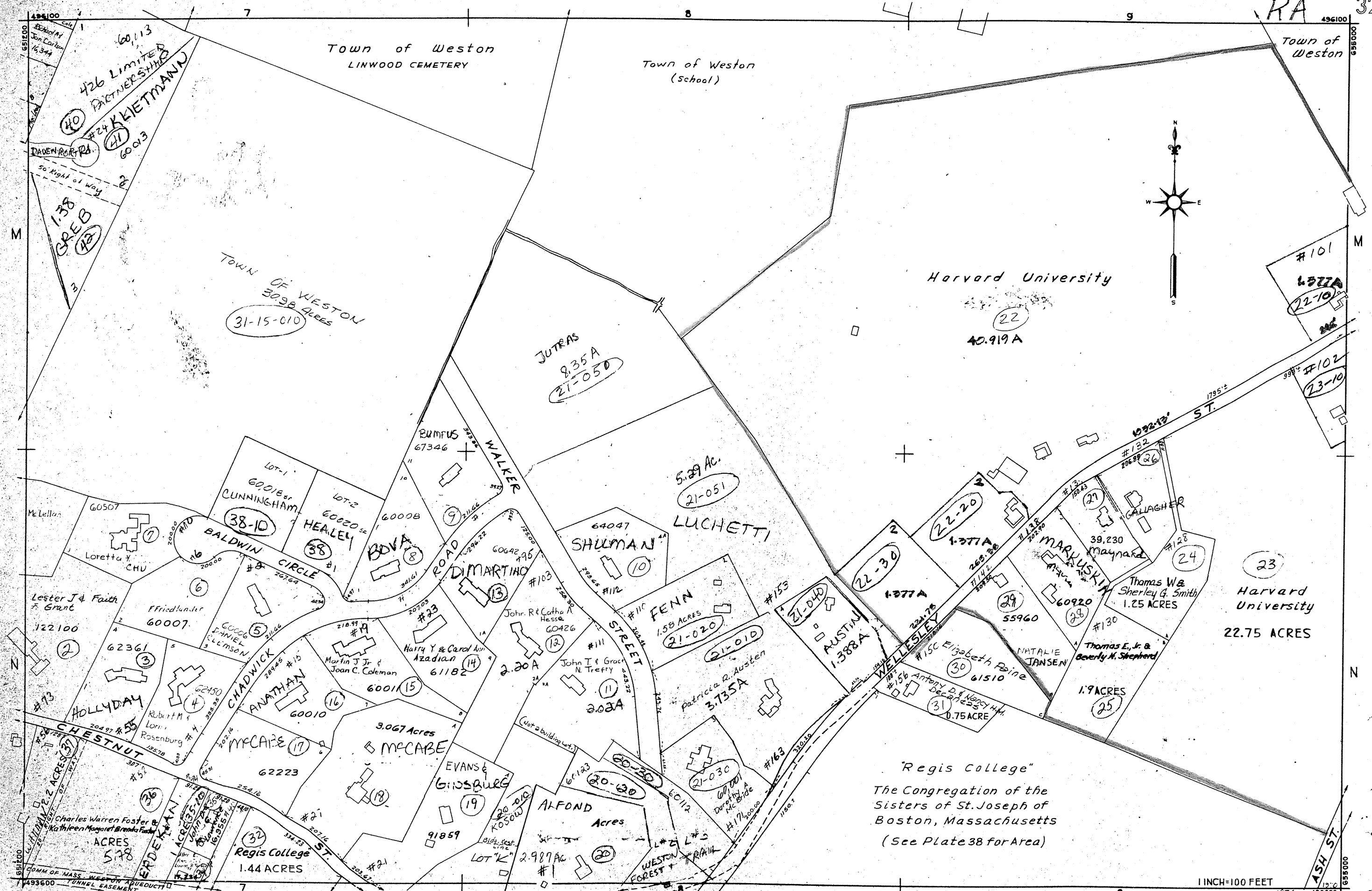
Case's Corner Historic District, Weston MA

Looking west at 101 Wellesley St

Case's Corner Historic District
 Weston MA
 Assessor's map (larger scale version)

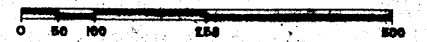


larger scale map version
assessor's map



"Regis College"
 The Congregation of the
 Sisters of St. Joseph of
 Boston, Massachusetts
 (See Plate 38 for Area)

1 INCH = 100 FEET



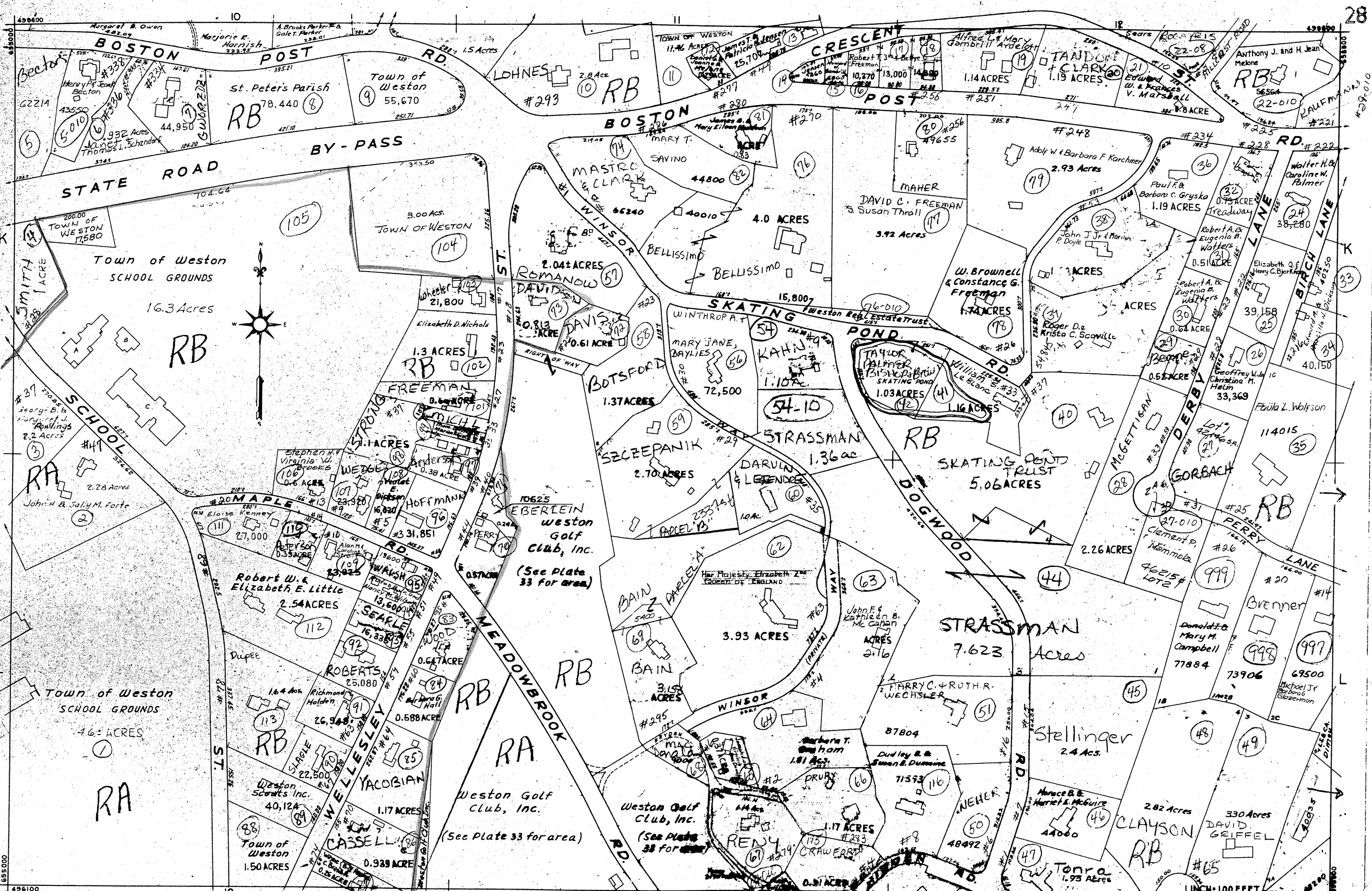
26	27	28
29	30	31
32	33	34

PLATE INDEX

EVERETT M. BROOKS CO. - CIVIL ENGINEERS
 NEWTONVILLE MASSACHUSETTS

CHARLES H. STIMPSON, JR. - CIVIL ENGINEER
 WESTON MASSACHUSETTS

TOWN OF WESTON

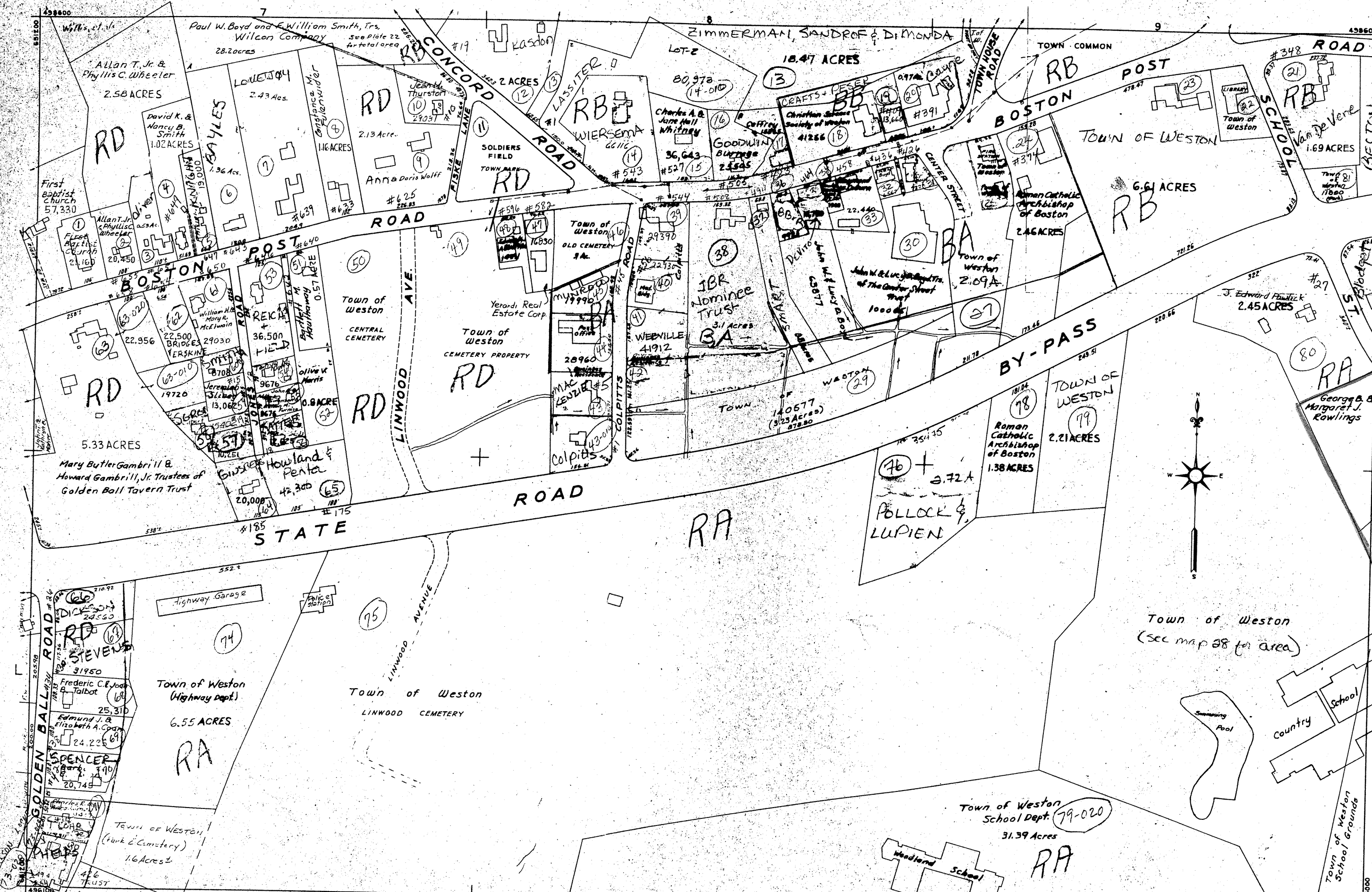


EVERETT M. BROOKS CO. - CIVIL ENGINEERS
 NEWTONVILLE MASSACHUSETTS

CHARLES H. STIMPSON, JR. - CIVIL ENGINEER
 WESTON MASSACHUSETTS

TOWN OF WESTON

INCH = 100 FEET
 PLATE INDEX



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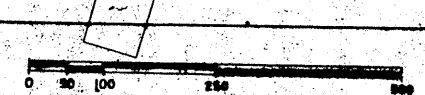


PLATE INDEX

Town of Weston
 (see map 88 for area)

Town of Weston
 School Dept. 79-020
 31.39 Acres

Town of Weston
 School Grounds

Woodland School

Country School

Swimming Pool

Town of Weston
 (Highway Dept.)

Town of Weston
 LINWOOD CEMETERY

Town of Weston
 (Bank & Cemetery)
 1.6 Acres

6.55 ACRES

5.33 ACRES

Mary Butler Gambrell &
 Howard Gambrell, Jr. Trustees of
 Golden Ball Tavern Trust

First Baptist Church
 57,330

Allan T. Jr. &
 Phyllis C. Wheeler
 2.58 ACRES

David K. &
 Nancy B. Smith
 1.02 ACRES

Paul W. Boyd and F. William Smith, Trs.
 Wilcon Company
 28.20 acres

ZIMMERMAN, SANDROF & DIMONDA
 18.47 ACRES

Charles A. &
 Jane Hall Whitney
 36,643

GOODWIN
 Burpee
 2,585

Christian Science
 Society of Weston
 4,256

Ann & Doris Wolff
 2.13 Acre

SOLDIERS FIELD
 TOWN PARK

WIERSEMA
 6611

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 Jane Hall Whitney
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 TOWN PARK

WIERSEMA
 6611

Charles A. &
 Jane Hall Whitney
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GOODWIN
 Burpee
 2,585

Christian Science
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Case's Corner Historic District
Weston, MA

7.5 X 15 MINUTE QUADRANGLE SHOWING

- Contours and elevations in meters
- Highways, roads and other manmade structures
- Water features
- Woodland areas
- Geographic names



GEOLOGICAL SURVEY

1987

Produced by the United States Geological Survey in cooperation with Massachusetts Department of Public Works

Control by USGS, NOS/NOAA, and Commonwealth of Massachusetts agencies
Compiled by photogrammetric methods from aerial photographs taken 1978 and 1981. Field checked 1979 and 1982. Map edited 1987

1:25 000-scale maps
Projection and 1000-meter grid, zone 19 Universal Transverse Mercator

10,000-foot grid ticks: Massachusetts coordinate system, mainland zone

1927 North American Datum

To place on the predicted North American Datum 1983, move the projection lines 6 meters south and 41 meters west as shown by dashed corner ticks

There may be private inholdings within the boundaries of the National or State reservations shown on this map

CONTOUR INTERVAL 3 METERS
NATIONAL GEODETIC VERTICAL DATUM OF 1929

NATIONAL ELEVATIONS SHOWN TO THE NEAREST 0.1 METER
OTHER ELEVATIONS SHOWN TO THE NEAREST 0.2 METER

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS

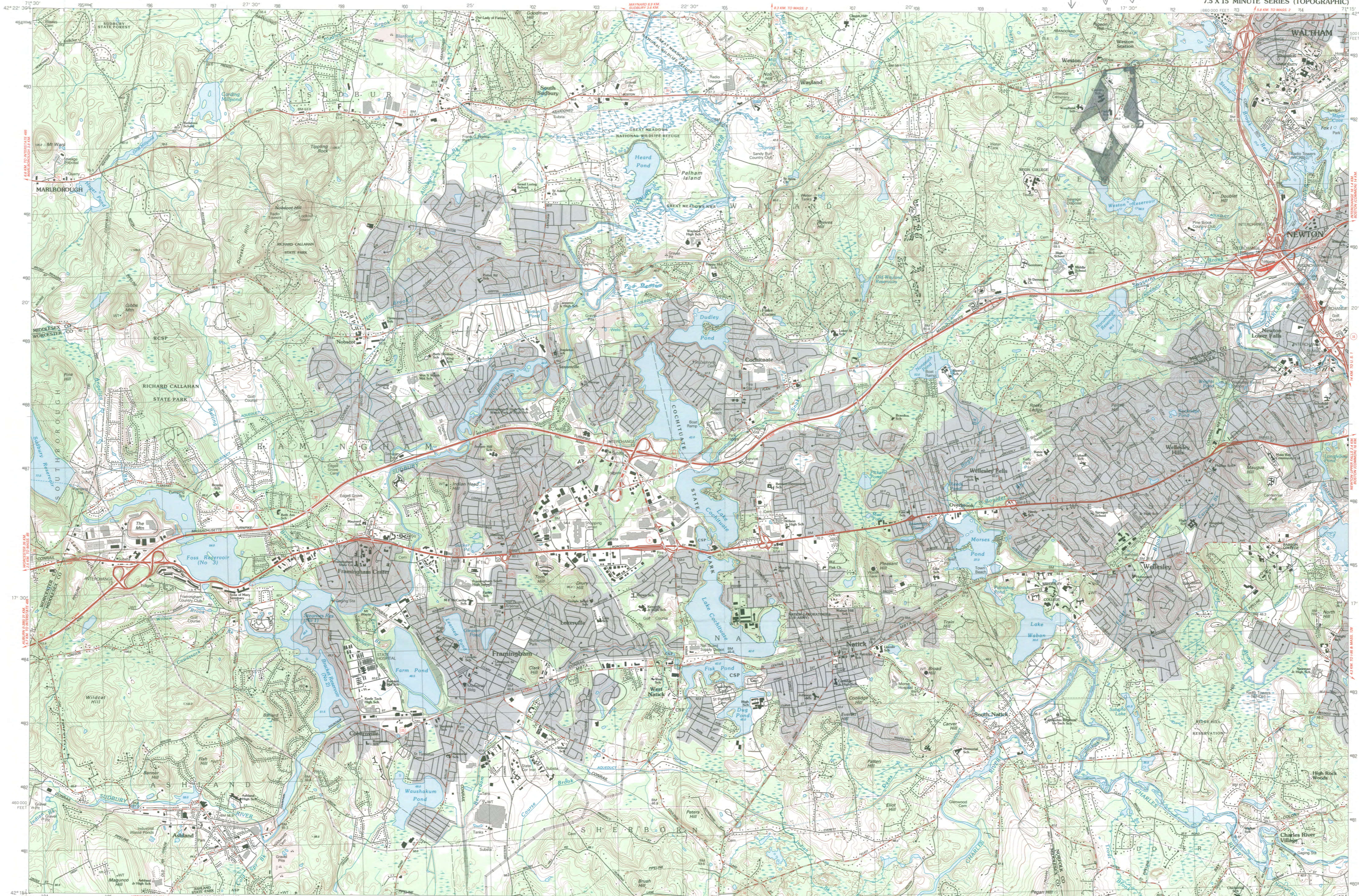
CONVERSION TABLE		DECLARATION DIAGRAM	ADJOINING MAPS		
Meters	Feet		1	2	3
1	3.2808		1	4	5
2	6.5617	UTM grid convergence (GM) and declination (DM) are shown in the diagram. Diagram is approximate.	4	5	6
3	9.8425		6	7	8
4	13.1234		1	2	3
5	16.4043		4	5	6
6	19.6852		7	8	9
7	22.9661		10	11	12
8	26.2470		13	14	15
9	29.5279		16	17	18
10	32.8088		19	20	21

FOR SALE BY U.S. GEOLOGICAL SURVEY DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092

Topographic Map Symbols

Primary highway, hard surface	
Secondary highway, hard surface	
Light-duty road, hard or improved surface	
Unimproved road; trail	
Route marker: Interstate; U. S. State	
Railroad: standard gauge, narrow gauge	
Bridge: drawbridge	
Footbridge; overpass; underpass	
Bathys area: only selected locations; buildings shown	
House; barn; church; school; large structure	
Boundary:	
National, with monument	
State	
County, parish	
Civil township, precinct, district	
Incorporated city, village, town	
National or State reservation, small public lands	
Land grant with monument; found section corner	
U. S. public lands survey: range, township; section	
Range, township; section line; location approximate	
Fence or field line	
Power transmission line, located tower	
Dam; dam with lock	
Cemetery; grave	
Campground; picnic area; U. S. National monument	
Windmill; water well; spring	
Mine shaft; prospect; adit or cave	
Control: horizontal station; vertical station; spot elevation	
Contour: index, intermediate; supplementary; depression	
Distorted surface: strip mine, lava sand	
Bathymetric contours: index, intermediate	
Perennial lake and stream; intermittent lake and stream	
Riparian: large and small; lake, large and small	
Submerged marsh; marsh, swamp	
Land subject to controlled inundation; woodland	
Scrub; mangrove	
Orchard; vineyard	

A pamphlet describing topographic maps is available on request



SCALE 1:25 000
1 CENTIMETER ON THE MAP REPRESENTS 250 METERS ON THE GROUND
CONTOUR INTERVAL 3 METERS

FRAMINGHAM, MASSACHUSETTS
42071-C3-TM-025

1987



The Commonwealth of Massachusetts

William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

August 6, 2002

Ms. Carol Shull
National Register of Historic Places
Department of the Interior
National Park Service
Mail Stop 2280, Suite 400
1849 C Street, NW
Washington, DC 20240

Dear Ms. Shull:

Enclosed please find the following nomination form:

Case's Corner HD, Weston, (Middlesex), MA

The nomination has been voted eligible by the State Review Board and has been signed by the State Historic Preservation Officer. The owners of the properties included in the district were notified of pending State Review Board consideration 30 to 45 days before the meeting and were afforded the opportunity to comment.

Sincerely,

A handwritten signature in cursive script that reads "Betsy Friedberg".

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

enclosure

cc: Pamela Fox, Consultant
Susananne Haber, Planning and Economic Development
Alfred Aydelott, Weston Historical Commission
Douglas P. Gillespie, Board of Selectmen