

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION  
80 BOYLSTON STREET  
BOSTON, MA 02116

1440

AUG 21 1989

AREA	FORM NO.
	169

NATIONAL REGISTER

WALTHAM, MA MRA

Town Waltham, MA

Address 265 Beaver Street

Historic Name Ephraim Hammond House

Photo (3"x3" or 3"x5", black and white) Indicate address of property on back of photo. Staple to left side of form.

Use: Present property of Mass. Girl Scouts

Original Farm house

DESCRIPTION

Date c.1775

Source Marjorie W. Childs--Some Historic Waltham House

Style Georgian

Architect unknown

Exterior Wall Fabric Clapboard

Outbuildings Large barn on premises-C

others excluded from nomination

Major Alterations (with dates) restored during the 1920's

Condition good

Moved from (west on same property) Pidgeon Hill Date late 19th c.

Acreage less than one 44-2-1

Setting Situated on rise facing low rubble-stone retaining wall and semicircular drive part of extensive wooden tract

Sketch Map: Draw map showing property's location in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection(s). Indicate north

*see attached sheet*

UTM REFERENCE 19/317740/4694820

USGS QUADRANGLE LEXINGTON

SCALE 1:25,000

Recorded by Ed Gordon

Organization Waltham Historical Comm.

Date July, 1986

## **NATIONAL REGISTER CRITERIA STATEMENT (if applicable) -**

The Ephraim Hammond House has a long and illustrious history associated with several facets of Waltham's development. It was constructed c 1775 on farm land in northern Waltham that had been owned by the Hammond family since the mid-17th century. In the mid-19th century, the farm was purchased by the family of Cornelia Otis Warren, noted philanthropist, and joined the ranks of Waltham's estates. In the 1920s, Ms. Warren bequeathed the estate, then known as Cedar Hill, to a charitable corporation. The Girl Scouts of America who were the eventual recipients restored the house and have owned it ever since. The Ephraim Hammond House possesses integrity of location (since late-19th), design, setting, materials, workmanship, feeling and association. It is significant as one of a handful of mid-18th century dwellings in the community, and for

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

The Ephraim Hammond House is the only example of a side hall plan Georgian period house in Waltham. This house consists of a 2-story main block with three bay main facade and ells which project from the east and west walls. In general, windows are fully enframed with thin, raised moldings and contain 6/6 wood sash. The front door opens on to a small open front porch with square porch posts. The west ell exhibits a distinctive lean to profile. The building's rear wall exhibits an L-shaped Italianate porch with chamfered posts.

The house is sheathed with clapboards and enclosed by an end gable roof with chimney stack aligned with the entry.

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

According to Marjorie W. Child's, this farm house was probably built by Ephraim Hammond son of Deacon Thomas Hammond Jr. It may date to the time of Ephraim's first marriage in 1775. Originally this house stood on Pidgeon Hill but was moved at some point during the late 19th c. The first Thomas Hammond in Waltham purchased 67 acres of land in the Beaver/Linden St's area from John Stowers as early as 1650 (with an additional 140 acres in many other scattered lots). Ephraim Hammond was born in 1745 and died in 1802.

During the early 19th c. struggling Waltham lawyer Daniel Webster is said to have been a frequent visitor to the house, stopping here for tea on his way to go fishing. The old Hammond lands were greatly improved after their purchase by Cornelia Otis Warren's father, during the mid 19th c. The Ephraim Hammond House served the Warren family as a house for their coachman. The Warren family's Waltham estate was called Cedar Hill. The main house was an Italianate/Mansard mansion which was demolished in 1950. The Warren estate (north side of Beaver St.) encompassed 145 acres of land, divided between pasture, woodland, and cultivated land. On the Smith side of Beaver St. were acres of corn and rye. Cedar Hill was known for its variety of trees. Many brought from abroad. Miss Warren's father owned the Congin Paper Mill in Westbrook, Maine (beginning in 1854). This plant was later known as Cumberland Mills. Throughout her life, Miss Warren was engaged in social work--she was a trustee of the Home for Incurables, a Director of the Dennison Settlement House in Boston, and Treasurer of the College Settlement Association. The Girls Clubs of Waltham and Westbrook, as well as the Boy Scouts, received her interest and financial support. Overtime the Warren's Cedar Hill estate became famous for its maze. It was "designed for the pleasure of

## **BIBLIOGRAPHY and/or REFERENCES**

- Marjorie W. Childs, "Some Historic Waltham Houses", 1962, W.P.L.  
Dorothy M. Prescott, "Cornelia Otis Warren and the Story of Cedar Hill", 1958, W.P.L.  
E.L. Sanderson, Waltham 1630-1884

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, Boston

Community:

Waltham, Ma

Form No:

169

Property Name: 265 Beaver St.

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

Historical Sig.

children and was based on the maze at Hampton Court. The Cedar Hill Dairy became famous for the excellent quality of its milk and for the modern sanitary methods used.

Miss Warren made a provision in her will, that her home--the Cedar Hill mansion House--and about 200 acres of land comprising the estate, be given to any corporations, legally charitable, to be maintained as a rest home or similar use. The estate was eventually awarded to the Massachusetts Girl Scout Council. Cedar Hill opened its gates to visitors on May 11, 1923 for the occasion of the Annual Meeting of the Mass. Girl Scout Council. From 1923 until the late 1940's, Mrs. James Storrow played a key role in the administration of Cedar Hill. It was under her leadership that the Ephraim Hammond House or "old white farm house" was restored.

According to Marjorie Childs, Mrs. Storrow obtained the services of Eli Comeau, a French Canadian craftsman and builder. This project was assisted through the cooperation of amateurs, collectors of old furniture, and experts on their refurnishing, particularly Edward C. Wheeler, Jr. and Miss M.E. Noyes. According to Marjorie Childs "the old fire places with their brick ovens had been walled up and stoves stood in the middle of the rooms. One wing had not been used for years and was mouldy, the roof leaked and pillars and sills were rotten." Interesting early feature in this house includes old hinges, the kitchen's substantial hand-cut beams and large fireplace, narrow front stairs and the sheathing of 20 inch pine discovered under mix layers of wall papers in one of the bedrooms.

The property also encompasses a substantial mid 19th c. wooden barn with multipane transom over its large double doors. This barn's broad gable roof exhibits a low stage at the ridge's center which probably once supported a cupola.

## Criteria Statement

its associations with the agricultural, and estate history of Waltham, as well as its connections with the Massachusetts Girl Scouts Council. It meets criteria A and C of the National Register of Historic Places.

## Verbal Boundary Description &amp; Justification

The nomination is confined to the Hamond House, the large barn with cupola that is located directly behind, and the land extending 25' from the perimeter of the buildings. The nomination is confined to these two buildings because the other buildings on the large lot do not contribute to the significance of the Ephraim Hammond House, nor do they date from its period of significance. They are contemporary office and residential structures used by the Girl Scouts.

Staple to Inventory form at bottom

United States Department of the Interior  
National Park Service

AUG 21 1989

National Register of Historic Places  
Continuation Sheet

Section number \_\_\_\_\_ Page \_\_\_\_\_

Multiple Resource Area  
Thematic Group

Name Waltham MRA  
State Middlesex County, MASSACHUSETTS

Nomination/Type of Review	Date/Signature
41. Hall, Henry C., House <i>Entered in the National Register</i>	f Keeper <u>Melrose Byers 9/28/89</u> Attest _____
42. Hammond, Ephraim, House <i>Substantive Review</i>	sn Keeper <u>Beth J. Savage 9/16/89</u> Attest _____
43. Hammond, Jonathan, House <i>Entered in the National Register</i>	f Keeper <u>Melrose Byers 9/28/89</u> Attest _____
44. Hardy, Nahum, House <i>Entered in the National Register</i>	v Keeper <u>Melrose Byers 9/28/89</u> Attest _____
45. Harrington Block <i>Entered in the National Register</i>	v Keeper <u>Melrose Byers 9/28/89</u> Attest _____
46. Harrington, Samuel, House <i>Entered in the National Register</i>	v Keeper <u>Melrose Byers 9/28/89</u> Attest _____
47. Hill, Rev. Thomas, House <i>Entered in the National Register</i>	v Keeper <u>Melrose Byers 9/28/89</u> Attest _____
48. Hobbs Brook Basin Gate House <i>Entered in the National Register</i>	f Keeper <u>Melrose Byers 9/28/89</u> Attest _____
49. Holbrook, Richard, Houses <i>Entered in the National Register</i>	f Keeper <u>Melrose Byers 9/28/89</u> Attest _____
50. Johnson, Edwin C., House <i>Entered in the National Register</i>	f Keeper <u>Melrose Byers 9/28/89</u> Attest _____

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

**National Register of Historic Places  
Continuation Sheet**

Section number \_\_\_\_\_ Page \_\_\_\_\_

**SUPPLEMENTARY LISTING RECORD**

**NRIS Reference Number:** 89001490

**Date Listed:** 09/28/89

Hammond, Ephraim, House  
**Property Name**

Middlesex  
**County**

MA  
**State**

Waltham MRA  
**Multiple Name**

-----  
This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

*John* *Beth J. Savage*  
**Signature of the Keeper**

9/28/89  
**Date of Action**

-----  
**Amended Items in Nomination:**

**Statement of significance: Criteria**

Criterion A is justified in the text for social history, although not explicitly stated as such, for the property's historic associations with the Girl Scouts of America.

This information was confirmed with Ann Tait, Acting National Register Director, MASHPO, by telephone.

**DISTRIBUTION:**  
National Register property file  
Nominating Authority (without nomination attachment)

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Hammond, Ephraim, House

MULTIPLE NAME: Waltham MRA

STATE & COUNTY: MASSACHUSETTS, Middlesex

DATE RECEIVED: 8/21/89      DATE OF PENDING LIST: 9/05/89  
DATE OF 16TH DAY: 9/21/89      DATE OF 45TH DAY: 10/05/89  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 89001490

NOMINATOR: STATE

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: Y    NATIONAL: N

COMMENT WAIVER: N

ACCEPT     RETURN     REJECT    9/28/89 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA Accept ARC  
REVIEWER Jane  
DISCIPLINE Architectural History  
DATE 9/28/89

DOCUMENTATION see attached comments Y  see attached SLR  N

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CLASSIFICATION

count       resource type

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STATE/FEDERAL AGENCY CERTIFICATION

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FUNCTION

historic       current

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DESCRIPTION

architectural classification  
 materials  
 descriptive text

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SIGNIFICANCE

Period      Areas of Significance--Check and justify below

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

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

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BIBLIOGRAPHY

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GEOGRAPHICAL DATA

acreage       verbal boundary description  
 UTMs       boundary justification

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ACCOMPANYING DOCUMENTATION/PRESENTATION

sketch maps       USGS maps       photographs       presentation

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OTHER COMMENTS

Questions concerning this nomination may be directed to

\_\_\_\_\_  
Signed \_\_\_\_\_ Phone \_\_\_\_\_

\_\_\_\_\_  
Date \_\_\_\_\_



265 Beaver st

Hammad Ephraim, HES

MAC # 169

WALTHAM, MA MRA



265 Beaver St.

Hammond, Ephraim, Hase

MHC 169

WALTHAM, MA MRA



265 Beaver st

Hannond, Ephraim, Vt

265 Beaver st

MA # 169

Waltham, MA MRS



265 Beaver St.

Hammond Ephraim, House

MHC #169

WALTHAM, MA MRA

P/O 54-1-1  
Commonwealth of  
Massachusetts

N 505.500

18.016  
910.87

E 677.000

N 505.000

E 677.500

WALTHAM, MA MRA

Ephriam Hammond House #169  
265 Beaver Street

1" = 100'  
1975; updated to 1987  
Waltham Engineering Dept.

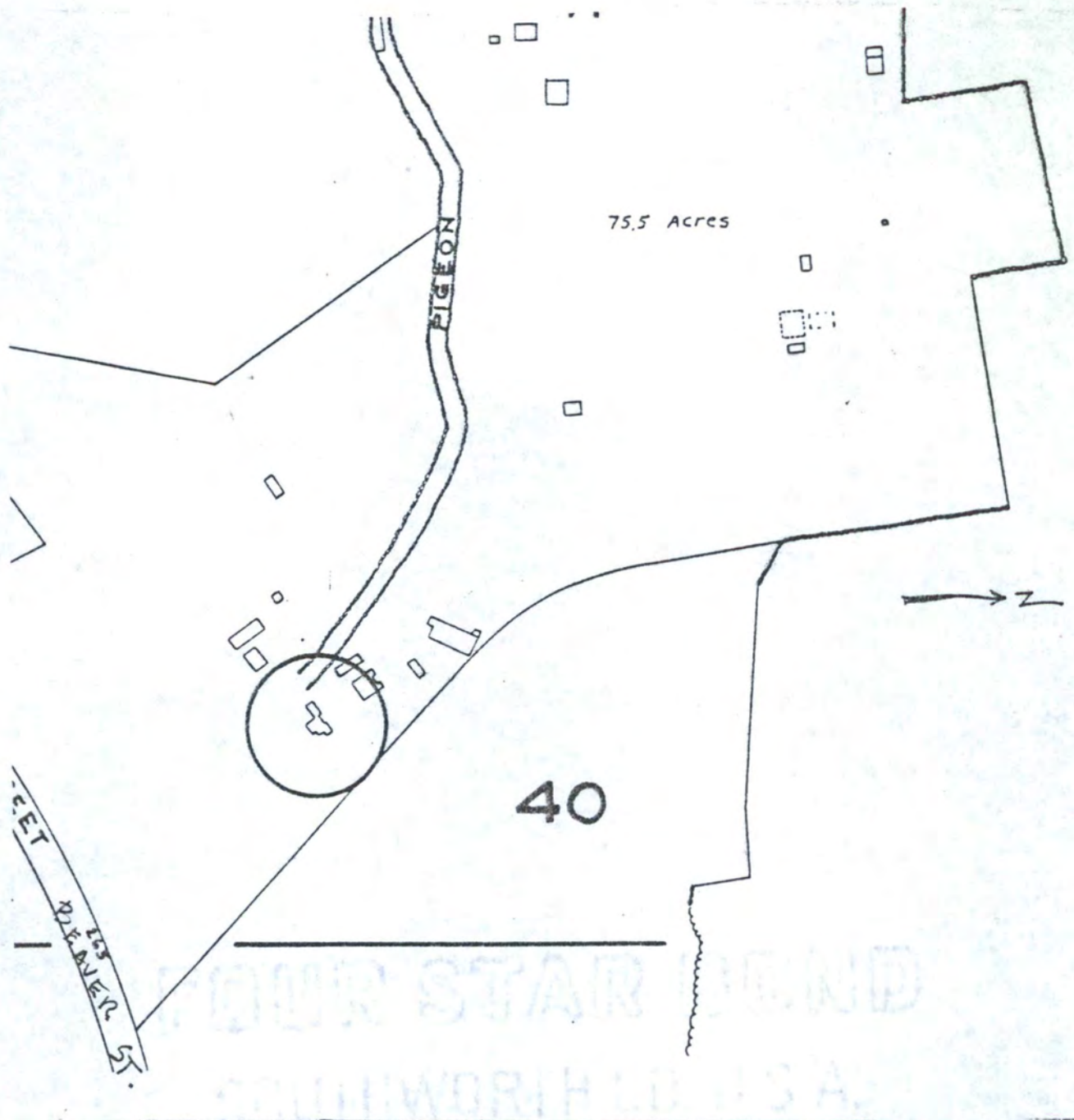
lot #44-2-1

850(s)  
265

BEAVER

POLES  
UTILITY





1970 Atlas, City of Waltham  
 Compiled by the Waltham  
 Engineering Division  
 Scale : 1 inch = 140 Feet

Waltham, MA MRA  
 265 Beaver Street  
 Ephraim Hammond House  
 102-A-1 MHC #169

Please refer to the map in the  
Multiple Property Cover Sheet  
for this property

Multiple Property Cover Sheet Reference Number: 64000301