

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form



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

1. Name of Property

historic name Benjamin Stickney Cable Memorial Hospital  
other names/site number \_\_\_\_\_

2. Location

street & number Intersection of Routes 1A and 133 N/A not for publication  
city, town Ipswich N/A vicinity  
state Massachusetts code MA county Essex code 009 zip code 01938

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u>0</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>0</u>	<u>1</u> sites
<input type="checkbox"/> public-Federal	<input checked="" type="checkbox"/> structure	<u>1</u>	<u>1</u> structures
	<input type="checkbox"/> object		<u>1</u> objects
		<u>1</u>	<u>1</u> Total

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

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

Valerie A. Taamge  
Signature of certifying official Executive Director, Massachusetts Historical State Historic Preservation Officer Date 3/23/90 Commission;

State or Federal agency and bureau \_\_\_\_\_

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

Signature of commenting or other official \_\_\_\_\_ Date \_\_\_\_\_

State or Federal agency and bureau \_\_\_\_\_

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.  
 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:) \_\_\_\_\_

Coral D. Shull 5-10-90  
Signature of the Keeper Date of Action

**6. Function or Use**

Historic Functions (enter categories from instructions)  
 Health Care/Hospital

Current Functions (enter categories from instructions)  
 Vacant/Not in use

**7. Description**

Architectural Classification  
 (enter categories from instructions)

Colonial Revival

Materials (enter categories from instructions)

foundation Concrete  
 walls Brick

roof Slate  
 other Terra Cotta, Marble, Wood,  
Asphalt, Metal, Steel

Describe present and historic physical appearance.

The Benjamin Stickney Cable Memorial Hospital (Cable Hospital hereafter) is located on an irregular-shaped lot formed by the intersection of Routes 133 and 1A in Ipswich, Massachusetts. It is set back 700 feet + from the intersection and is sited at an elevation of 73.88 feet above sea level, on the promontory of a low hill, and is approached by a curved driveway off Route 1A through a large open lawn in which are two parking lots. The driveway bears east at a formal circle (now altered) in front of the entrance to the original building, and exits from the property onto Route 133. The Colonial Revival-style hospital, completed in 1917, is a brick structure set in an H-shaped plan. A large addition, completed in 1961, extends from the east elevation of the original structure. A small, raised grass terrace with steps fills the small court at the main entrance to the 1917 structure. Behind the original building is a larger, open patients' terrace, defined by low concrete and brick walls and a variety of shrubs. One of the two remaining, gabled airing balconies extends from the west elevation to form one edge of the terrace. The east edge of this terrace has been reconfigured with the addition of a dining room, built into the slope in 1961.

The original Cable Hospital building (65 feet X 120 feet) is a 2 1/2-story brick load-bearing and terracotta tile structure, H-shaped in plan, with a gable main block and symmetrical projecting wings, which terminate, front and rear, with prominent parapeted gables, each articulated with paired, false chimneys. Gabled, clapboarded dormers are located on the north elevation of the main roof and the east and west elevations of the wings. The roof is clad with variegated purple slate. A large louvered wood, octagonal ventilator is centered on the ridge line of the main block roof, which also contains a deck, unseen from the ground. The original brick furnace chimney rises through the roof deck midway between the ventilator and the west end. A one-story rectangular airing balcony (10 feet x 30 feet) with a gabled parapet end extends perpendicular to the west elevation. This addition also included the one-story (30 feet x 35 feet) brick and concrete dining room sunk in the terrace behind the addition. Both of the 1961 structures are considered non-contributing elements of the National Register resource.

Centered on the rear (south) elevation of the main block is an additional two-story airing balcony, or sun porch, framed in wood with applied moldings, which rests upon clustered wooden posts. The porch roof was originally topped

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with a wooden balustrade. The south porch was seasonally enclosed and has a glass sun porch which extended to either side of the balcony on the first floor and was apparently constructed soon after the hospital opened. By 1955, the sunrooms, which had collapsed because of snow, were replaced with permanent wood frame structures with windows facing the patients' terrace.

The H-shaped main block has an active facade with even fenestration and a variety of window styles. All the windows in the original structure have marble sills and splayed lintels, with wood surrounds and double-hung sash. The first level in particular is composed of a number of diverse design elements. The front entrance, topped with a tracery fanlight, is surrounded by a projecting portico with paired columns that support a simple pediment. On both sides of the portico are fixed, ten-light narrow slit windows. These are flanked by large, twelve-light over six arched, double-hung windows with tracery in the upper sash, similar to those found in the second-floor dormers throughout the structure. Next to these openings are tri-partite windows with a center section of six over six flanked by narrow two over two windows. Basement windows, although shortened, reflect those above them in style and detailing.

The second floor of the main block is expressed within the roof plane with the gabled dormers. Each dormer has arched, double-hung windows with tracery muntins in the arched top sash.

The north elevation of the east wing of the building, at foundation level, has two rectangular windows and a steel double-door; at the first story there are three rectangular six over six windows; the second story has two centered six over six double-hung windows. Punctuating the gable is a small, centered lunette. The west elevation of this wing has an altered single blind window opening on the first floor. The second-story roof plane has a gabled dormer identical to those on the main block. In 1961 the emergency room entrance was moved from the west side of the original building to the east wing. This resulted in a dramatic change in grade and the addition of a door, concrete bumpers, and a steel columned, metal-roofed porch. As a consequence, the east elevation of this wing has been severely altered.

The west wing's north elevation was also originally organized with three bays. Only the east opening remains a window on the ground level; the center and west bays have been bricked in and made into vents for the furnace room. On the upper level, where the operating room is located, and centered on the north elevation, is a large steel-frame, Palladian-like window set into a semi-circular arch and extends into the second story. The central bay has a single-glazed sheet glass window, and the two flanking openings have working casement vents. These elements are surmounted by a small fan light with tracery similar to the dormer windows, and is surrounded by an enriched wood

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panel. The architect, wanting to preserve the architectural integrity of the structure, designed a unique solution for incorporating this large opening. Operating rooms of the era used natural light and often had large windows and skylights. This is disguised on the facade by the arch of the Palladian-like window. Inside, on the second floor, the window is enclosed within a soffit structure sheathed in wainscotting, which also served as a sitting bench in the sewing room. In 1961 a brick furnace chimney was added to the face of this elevation. There are two narrow two over five vent windows which flank the central operating room window; the east window has been partially altered with the installation of louvers. The east elevation of this wing is identical to that described for its counterpart, except that the single opening has not been altered by brick in-fill.

The first story on the west elevation, from north to south has two rectangular windows, a broad, plain, segmental-arched frame door, a brick, flat-roofed vestibule entrance with a modern door and a rectangular window above; and a bricked-in window opening at the south end. A small brick and concrete, shed roofed loading dock with a ramp and steps extends partly across this elevation. The remaining airing balcony extends from this elevation as well.

The west end of the complex historically served as a service entrance, handling ambulance calls, deliveries to the basement laboratories, coal delivery, and removal of the deceased. A Classical portico, similar to the front entry, formerly appointed this elevation, with a platform for loading/unloading patients and hospital equipment. An adjacent areaway contained a flight of stairs to the basement. These structures were all modified or replaced in 1961, when the emergency room was transferred to the east portion of the building.

The south elevation of the 1917 block is expressed with only the first and second stories above ground level because of the change in elevation of the sloping building site. The west wing has three bays on the first story and two on the second; windows are typical six over six configuration. A lunette is found in the parapeted gable. There are three half-sashed windows in wells below the terrace grade which illuminate the basement. The east opening at the first-story level has been bricked in.

The east wing's south elevation is similar, but there are only two bays and a lunette on each of the three levels. The return elevations of each wing (east and west) are short sections of wall that both contain a single bricked-in window opening.

Perpendicular to the west wing stands the remaining airing balcony. It is a one-story gabled brick structure with a slate roof. There are three recessed brick panels on the north elevation; each has a small rectangular window at

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the top. A small door had been added in the center bay in 1971. When constructed, these three bays were covered with wooden lattice. The south elevation was filled in with a wood and glass wall in ca. 1955 and later became part of an enclosed walkway to the adjacent medical office building (1971). Originally, the south elevation was open to the air with no windows or lattice, allowing patients to convalesce in the sunshine and fresh air. The end wall of this balcony has an eight over eight, double-hung window in a semi-circular arched opening and a wooden fan light.

Northwest of the airing balcony and linked by a brick wall and gate, is the ambulance court and ambulance garage, containing living quarters for the staff. The garage and court were removed in 1971, making way for the adjacent medical building (not part of this nomination).

The large, sweeping front lawn has undergone significant alterations and lost much of its original interior and border plantings to parking lots and highway relocations. In 1961, as part of plans for the addition, the circular drive in front of the original main block was reduced in size. At the same time, a new parking lot and electrical transformer station were added. In 1971, with the construction of the Cable Medical Center (not part of this property), a 57-car parking lot was constructed adjacent to Cable Memorial Hospital. The area in front of the hospital, which is enclosed by the wings, is a raised brick and marble edged terrace planted with grass. The terrace survives intact. A brick walk leads to the hospital entrance, and on the walls of the terrace flanking the entrance are two original Classical cast-iron lamp posts.

The patients' terrace, a rectangular grassy area surrounded by a low concrete foundation wall, lies behind the hospital and is 175 feet x 80 feet in dimension. Originally, the terrace was enclosed with a low brick wall, detailed with marble copings and spheres. These features, and two pergolas, which were located in the southeast and southwest corners of the terrace, were removed in 1961 to reduce maintenance costs. The 1961 sunken dining room altered the east side of the terrace, although the low brick wall and coping were repeated to screen the asphalt roof. The southern edge of the terrace is lined with shrubs and trees and planting beds. Intensive maintenance of this perimeter was abandoned in the 1940s with the death of Ramsey Sinclair, a maintenance staff member.

The south lawn, beyond the patients' terrace, was originally mowed, but has been allowed to return to woodland. Except for a narrow fire lane passing through this area from its origin at Route 133, the former lawn is entirely overgrown with mature hardwood trees.

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In 1961, a three-story, rectangular, flat-roofed addition, designed by James H. Ritchie & Associates, Boston, was added to the east elevation of the original structure. The addition is related to the original structure through use of the same materials and colors (red brick and marble trim), the same east/west axis, roof line, and lintel configuration. Windows have steel frames and sash. There are no windows on the first story; and five mullioned six over six windows on the third story with a single eight over eight window in the west end bay. Large air vents and grates of sheet metal run along the first story at ground level on the north elevation. The east elevation is not fenestrated but has a vertical, white marble decorative panel. The windows fill the two west bays of the second story and a mullioned six over six window is adjacent to the latter. The third story has eight over eight windows in the two west end bays; the remaining five bays contain mullioned six over six windows. The block is surmounted by a large rectangular, one-story brick elevator penthouse.

The transformer station, a one-story, brick, L-shaped utility structure, is situated approximately 50 feet north of the 1961 addition. This noncontributing structure also houses the emergency generator for the hospital complex. An adjacent wooden utility pole marks the electrical service entrance off the main grid, which runs along Route 133.

The 1961 addition increased the capacity of the hospital from 20 to 41 beds and resulted in a re-arrangement of the functions of the 1917 structure, although the basic central corridor plan and many of the original features, surfaces, and significant spaces remain intact. Hospital architects of the early twentieth century were specific regarding materials and design for wall and floor surfaces, as Edward F. Stevens expressed in Cable Hospital. The materials recommended by Stevens in his book, The American Hospital of the Twentieth Century, were those used and still found in the wards and operating rooms. Most floors are either covered with linoleum or the original polished terrazzo; walls and ceilings of patient rooms and hallways are smooth-surfaced hard plaster, with base, ceilings, and wall corners coved to inhibit unsanitary conditions. The red tile floors of the airing balcony and south porch areas are extant. The operating room and its innovative window is essentially intact, as are the original dark buff Grueby tiles (now painted white) and gray sand tile floor, surgical instrument cases and radiator. Tiles have been added above the Grueby tiles and the original interior storm window has been removed.

Memorial Hall, the crossing of the central corridor, and the patients' day room, all located on the first floor and part of the original entrances to the 1917 block, are the most significant spaces within Cable Hospital. The enriched architectural treatment of these spaces includes paneled wainscotting, leaded-glass French doors, ceiling crown moldings, and

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semi-circular arches in the corridors with keystones. Marble memorial tablets in the entry vestibule recall the original benefactors; the bronze tablets inside (now removed for security reasons) are in memoriam to Benjamin Stickney Cable. Two side rooms, off Memorial Hall, which functioned as a waiting room and the administrator's office, are similarly finished but have been altered somewhat with dropped ceilings and a partially in-filled door opening. Several pairs of the original leaded-glass doors are missing. Nursing staff originally lived on the second floor of the hospital. Finishes of door and window openings typically include single half-round moldings (to facilitate cleaning) and battered door openings. The original staff dining room, labs and autopsy room, as well as the boiler plant, were all located in the basement. Extensive changes have been made in room partitions and finishes in these areas, as technology and patient care have advanced.

There are two original steel stairways in the building, one at the west end, the second closer to the east end. The latter connected the nurses' living quarters on the second floor with the original dining room and kitchen in the basement, now a staff lounge. Both stairs are steel framed, with square wrought-iron balusters, hardwood handrails, and square steel newel posts ornamented with brass knobs. Treads are molded terrazzo.

Interior spaces and finishes in the 1961 addition, while not of historic significance, fall on the same general central corridor plan. Terrazzo floors and hard plaster finishes are typically carried through this wing. A modern steel, fire-rated staircase is located at the northeast corner the building. There are two elevators in the Cable Hospital (1917, 1961); both are operated electrically and are cable type. The cars have plain, unornamented steel walls and doors.

Cable Hospital, in active service between 1917-1980 and closed in 1987, retains integrity of its original location, setting, material, workmanship, feeling and association, and conveys the character of the original architectural and landscape plan, although continually updated to meet demands of advancing medical science, clinical space, and patient treatment requirements. The integrity of the original architectural design remains intact and distinguishable. Although altered by the 1961 addition, which affected the east elevation of the hospital and part of the patients' terrace, the principal elevations, grades, and circulation plan survive.

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ARCHAEOLOGICAL DESCRIPTION

While no prehistoric sites are currently recorded on the property, it is likely that sites are present. At least 14 known sites have been recorded in the general area (within one mile), and two sites, 19-ES-110 and 19-ES-339 may extend onto the hospital property. Coastal Essex County maintains one of the highest prehistoric site densities in Massachusetts. These factors plus the locational characteristics of the property, a well drained, level promontory on a low hill in close proximity to the Ipswich River and Plum Island Sand Marshes, indicates a high potential for locating sites.

There is also a high potential for locating significant historical archaeological remains on the property. Systematic survey and testing could determine whether or not Plantation Period or later survivals exist on the property. Ipswich was settled during the seventeenth century with the initial settlement less than one mile from the hospital property. Due to the close proximity of the hospital to the Ipswich River and the town's first settlement locus a distinct possibility exists for recovering survivals of this and later periods on hospital property. Archaeological survivals and trash deposits may exist on hospital property related to specific functions of the hospital. Structural remains and features (trash pits, privies) associated with Capt. Mason's fifty tents and wooden barracks may exist on the patients' terrace outside the hospital building.

(end)

**8. Statement of Significance**

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

nationally     statewide     locally

Applicable National Register Criteria     A     B     C     D

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

Areas of Significance (enter categories from instructions)

Architecture  
Social History  
Health/Medicine

Period of Significance  
1917-1937

Significant Dates

1917  
1961  
1986

Cultural Affiliation

N/A

Significant Person

Crane, Richard Teller, Jr

Architect/Builder

Stevens, Edward E.; Stewart, Marr. Brothers, Shurtleff, Arthur A.

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

The Benjamin Stickney Cable Memorial Hospital, Ipswich, Massachusetts (Cable Hospital hereafter), retains integrity of location, design, setting, materials, workmanship, feeling, and association. The property is significant locally within the context of health care and medicine, and as an unusual institutional example of Colonial Revival architecture in Ipswich, during the early twentieth century. Cable Hospital was completed in 1917 after eleven years of fund-raising and planning. It was a modern, first-class facility of 20 beds for the growing North Shore manufacturing town of Ipswich. With its innovative, well-equipped operating room, electric elevator, cooking and sterilizing equipment, and patients' terrace and airing balconies, Cable Hospital fulfills Criterion A, representing the transition from home health care to the modern community facility, where more effective treatment, under sanitary conditions, could be administered. Expanded to 41 beds in 1961, Cable Hospital remained the community's only hospital until 1980, when it ceased to operate after several years of budgetary shortfalls, exacerbated by its small scale and limited diagnostic capacity. Crane, the principal benefactor of the institution and a Mid-western industrialist of national stature, summered in Ipswich; he was well known as a philanthropist, particularly for medical institutions. Crane wished to provide a memorial for his friend Benjamin Stickney Cable, who died in an automobile accident while visiting Crane at his ocean-front estate in 1915. Cable was president of the Rock Island Railroad at the time of his death. Recognizing that a hospital would be an appropriate and lasting memorial, Crane purchased the land and donated \$145,000 to the Ipswich Hospital Corporation. The nominated property also fulfills Criterion C. Cable Hospital is significant in the architectural context of Ipswich, representing an evolution of design thought embracing the eighteenth, late nineteenth, and early twentieth centuries. Its architect, noted hospital designer Edward F. Stevens, combined a formal plan, exterior brick treatment, and marble details to create a structure in the Georgian Revival mode--a building designed to harmonize with the Colonial-era character

**9. Major Bibliographical References**

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested HPCA #11133MA
- 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 # \_\_\_\_\_

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

MHC; Ipswich Public Library;  
Ipswich Historical Society

**10. Geographical Data**

Acreage of property 7.4 acres

UTM References

A 

1	9
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3	4	9	4	2	0
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4	7	2	5	1	9	5
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 Zone Easting Northing

B 

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 Zone Easting Northing

C 

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D 

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See continuation sheet

Verbal Boundary Description

See continuation sheet

Boundary Justification

The boundaries are those that are historically associated with Cable Hospital. A recently built hospital subdivision complex built on the property has been excluded from the nomination.

See continuation sheet

**11. Form Prepared By**

name/title Christopher Gloss and Jane Carolan with Betsy Frieberg, NR Director  
 organization Massachusetts Historical Commission date July 13, 1988  
 street & number 80 Boylston Street telephone 617-727-8470  
 city or town Boston state MA zip code 02116

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of its community. Planning for a town hospital began in the early 1900s with a local fund-raising effort by a group of Ipswich teenagers known as the Hospital Girls. They raised \$1,000 in four years, which was matched by Richard T. Crane, Jr. Soon after, in 1910, the Ipswich Hospital Corporation was formed, and in 1911 the Corporation purchased an ambulance to send patients to hospitals in Salem and Beverly.

The accidental death of Benjamin S. Cable coincided with the town of Ipswich's campaign to build a hospital in response to the growing need for a local, modern facility to care for town residents and an expanding immigrant mill worker population. Throughout the nineteenth and early twentieth centuries, Ipswich had a small textile industry, producing lace and then hosiery. During this period, health care treatment, ranging from births to the care of the terminally ill, was largely provided at home. Special asylums were developed as early as the 1830s for the mentally insane; but care of the physically ill in large centralized hospitals was uncommon until after the Civil War. As the economy turned increasingly to industrialization and the population increased, the need for local community medical facilities became readily apparent. At the same time, advancing medical technology, such as the discovery of the cause and cure of blood poisoning, X-ray diagnostic techniques, antiseptic solutions which facilitated surgical methods, and the increased awareness of the need for a sterile environment, resulted in a gradual realization that hospitals need no longer be places in which sick people awaited death, but institutions that could restore health and prevent disease. This knowledge had a powerful effect on the medical community of the early twentieth century, and many towns, including Ipswich, began to build their own health care facilities. Soon after the opening of Cable Hospital in August 1917, the idea of a modern centralized hospital care facility was tested in one of the largest epidemiological outbreaks in America in this century. The Spanish influenza struck Ipswich in September 1918, quickly filling the hospital's twenty beds with the stricken, and those whose illness had progressed to pneumonia. Acting swiftly, the trustees of the Ipswich Hospital Corporation resolved to offer the hospital property to state authorities, who on October 6, 1918, established a tent hospital, to begin outdoor treatment of the sick. Camp Mason, as the temporary outdoor hospital was called (honoring the hospital's president Herbert W. Mason), was comprised of fifty tents flanking the front entry drive and a wooden barracks 180 feet in length, apparently built on the patients' terrace. The latter served as a base hospital for sick and wounded soldiers. All of this work was performed by Company N, 15th Massachusetts Infantry. The influenza epidemic ended by November 1918, but the barracks remained standing until after August 1919.

Following the impetus established by the Ipswich Hospital Girls in 1906 and their success in raising seed funds, the Ipswich Hospital Corporation was incorporated on May 28, 1910. Following the death of Benjamin S. Cable in

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September 1915, his close friend Richard T. Crane, Jr., announced to his fellow hospital corporation trustees on October 22 that he had purchased the property at the intersection of County and Essex Roads and proposed to fund construction of a hospital, to be named in honor of his deceased friend. The corporation readily agreed, and the cornerstone was laid on July 22, 1916, at a ceremony attended by Mr. and Mrs. Crane and dignitaries from Ipswich, Hamilton, and Rowley. The hospital was opened on August 1, 1917 and formally dedicated on August 4. A bronze tablet, with a bas relief of Benjamin S. Cable, sculpted by Bela Pratt, was unveiled in Memorial Hall prior to the public ceremony. Crane later presented the deeds to the property to Herbert W. Mason at the public ceremony, culminating the eleven-year drive to build a modern hospital in Ipswich. Until its closing in 1980, the Benjamin Stickney Cable Memorial Hospital remained Ipswich's only hospital.

Within the context of local Ipswich history, the Cable Memorial Hospital is significant in the social/humanitarian character of the town of Ipswich and its association with the life of significant persons. The hospital and land was donated by Richard Teller Crane, Jr. Crane was a manufacturer who made his fortune in the Crane Company, a Chicago-based, family-owned enterprise that made valves, fittings, and plumbing fixtures. Crane lived in Chicago; beginning in 1910, he began buying land in Ipswich for a summer residence. Eventually he assembled 3,500 acres concentrated around Castle and Steep Hills, Argilla Road, and Ipswich Bay. The grounds of the estate were designed by Arthur A. Shurtleff, a summer neighbor of the Cranes on Argilla Road, and a prominent Boston landscape architect, who later designed the ground of Cable Hospital. In addition to the hospital, Crane later donated his home "Castle Hill" and the surrounding grounds and Crane's Beach to the people of Ipswich and the general public.

On September 27, 1915, Crane and Benjamin Stickney Cable, his friend and Yale classmate, were involved in an automobile collision while riding together. Crane was seriously injured and Cable killed. At the time of his death, Cable was president of the Rock Island Railroad, and former Assistant Secretary of Commerce and Labor in the Taft Administration (1909-1913).

Crane was well known for his philanthropic nature. He distributed company stock to employees and gave over fifty acres of historically significant land to Illinois. He was particularly generous in his gifts to the medical field. He donated money to the Iroquois Memorial Hospital, Chicago; endowed the departments of therapeutics at New York Hospital and Bellevue Hospital in New York City, and donated money to the Florence Crane Hospital, Hartford, Connecticut (named after his wife). Edward F. Stevens, architect for the Cable Hospital, wrote that "a hospital building is a . . . most satisfactory memorial to anyone, since it is one which functions twenty-four hours in a day, every day in the year" (The American Hospital in the Twentieth Century).

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In accord with this counsel, and following his own philanthropic will, Richard Crane funded the town's first hospital as a memorial to Benjamin Cable, engaging Edward Stevens to design it.

Cable Hospital is architecturally significant because it is an unusual and well-executed example of early twentieth century Colonial Revival architecture, a style chosen expressly by the architect because, as he wrote in The American Hospital of the Twentieth Century, "The early Georgian style is so common in the old New England towns."

The hospital and grounds are also important as examples of the work of two master designers: the architect Edward F. Stevens, and the landscape architect Arthur A. Shurtleff (later Shurcliff).

Stevens, a native of Dedham, Massachusetts, and a resident of Boston, was familiar with early architectural styles in and around the Boston region. Stevens' selection of the Georgian Revival style was a sensitive approach to the architectural framework of Ipswich, which contains a large number of First Period, eighteenth century, and early nineteenth century structures. The style was extremely popular during the last quarter of the nineteenth century and the first half of the twentieth century, and is still being built today. The style emerged during the late nineteenth century as an academic reaction to widespread eclecticism in American architecture. At the forefront of the effort to restore order to the architecture of this continent stood the New York firm of McKim, Mead & White. For its sources, the Georgian Revival style drew upon the English Georgian style and early dwellings of the New World colonial settlers, particularly those of the late nineteenth century. Cable Hospital strongly evokes this style through classically inspired proportions and details, and its strong symmetrical arrangement. The 1961 addition to the east wing, while clearly changing the mass of the overall composition, affects only one elevation and does not impair the integrity of the original structure. The Georgian Revival style is more commonly found applied to residential dwellings, or municipal offices and libraries. Its application for a small hospital is unusual and innovative in combining therapeutic principles of fresh air and sunlight with landscape and setting in an eighteenth century building mode.

Edward F. Stevens specialized in hospital design for his entire sixty-year professional career during which he designed over 150 hospitals. He graduated from the Massachusetts Institute of Technology (MIT) in 1883 and worked for a number of firms in New York and Boston, including McKim, Mead and White, before forming a partnership in 1890 with Henry R. Kendall and Bertram Taylor, forming Kendall, Stevens and Taylor. Mr. Stevens was destined to spend his whole career with the company. The firm was reorganized in 1909 as Kendall, Stevens and Lee; in 1912 as Stevens & Lee, and finally, in 1933, as Stevens,

(continued)

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetBenjamin Stickney Cable Memorial Hospital  
Ipswich, MASection number 8 Page 4

Curtin, Mason & Riley. From its inception the architects specialized in hospitals and designed large and small facilities throughout Massachusetts, New England, and the United States. The partnership was particularly known for Boston City Hospital; Massachusetts Homeopathic Hospital, Boston; State Hospitals at Westboro and Worcester; and the Newton City Hospital, Newton, Massachusetts. It appears that while the firm as a whole designed hospitals, the individual partners took credit for certain designs. Stevens was associated with the General Hospital at New Britain, Connecticut; Springfield, Massachusetts City Hospital; and Quincy Hospital, Quincy, Massachusetts. Stevens also designed the New England Deaconess Hospital, Concord, Massachusetts; and the Melrose Hospital, Melrose, Massachusetts. Within the North Shore community, Stevens designed, in addition to the Cable Memorial Hospital, the Josiah B. Thomas Hospital, Peabody, Massachusetts, while the firm designed the Beverly Hospital, Beverly, Massachusetts, and the Anna Jacques Hospital, Newburyport, Massachusetts.

In 1910, Stevens wrote a book on hospital design, The American Hospital of the Twentieth Century, because he felt that few volumes on hospital design were available and that ". . . none were commensurate with the rapid growth and development of the modern American hospital. . ." Revised editions were issued through 1927, and the volume became a standard work on designing large and small hospitals, with chapters on ward, surgical, and medical units, grounds, and equipment. The book is illustrated with his own designs and those of Kendall, Taylor and Stevens. The Cable Memorial Hospital is described in the chapter on small hospitals.

Stevens used and refined a number of small hospital design details within his oeuvre of hospitals, while closely adhering to accepted scientific principles of health care which, by necessity, subordinated architecture to the methods of convalescent treatment. In hospital design of this period, considerable emphasis was placed upon the therapeutic benefits of fresh air, improved ventilation, and exposure to sunlight. Pure air was of particular importance in the treatment of diseases of the lungs, especially tuberculosis and pneumonia.

Stevens was also given the additional charge of creating a fitting memorial for Benjamin Cable, within the design of the hospital and grounds. To this end, Stevens's design for Cable Hospital utilized the natural site attributes to maximum advantage. Siting the building on the promontory of the property allowed fresh breezes to circulate freely, as well as providing a suitable landscape pedestal for the memorial. Airing terrace and the south porch fronted on, and were spatially connected with, the patients' terrace, the 175 x 80 foot landscaped court originally enclosed by a low brick wall, which contained planting beds and two pergolas, each connected to the airing balconies with gravel paths. Designed to provide a natural, airy, sunlit

(continued)

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 8 Page 5Benjamin Stickney Cable Memorial Hospital  
Ipswich, MA

environment for convalescing patients by offering protection from cold winds, quiet and privacy, yet with views, and easy grades to encourage mobility, the patients' terrace and airing balconies were, practically speaking, an expression as well as an extension of both the therapeutic program and the architecture of the hospital.

As the principles of convalescent care evolved however, and hospital costs rose, emphasis on features such as the patients' terrace and airing balconies was de-emphasized; at Cable Hospital this was expressed by c. 1940 in scaled-back maintenance of the lawns south of the patients' terrace, resulting in their complete re-forestation; and the 1961 intrusion of the sub-surface dining room and loss of the east airing balcony. While altered, the spatial quality, size and relationship of the patients' terrace, and the function of the west airing balcony, have been retained, preserving the integrity of this portion of the setting at a level easily interpretable.

By comparison with other examples of Stevens' work, similarities exist with Deaconess Hospital in the use of airing balconies, double-glazed operating room windows and in the arrangement and separation of specialized spaces such as operating rooms on the north elevation and patients' rooms on the south. In the Peabody Hospital, again, as in Cable, the operating room window was integrated into the design of the hospital, and in fact, was highlighted as a major architectural feature in both buildings. Cable Hospital was designed by Stevens at the age of 57, after thirty-four years of hospital design experience and as such, is the work of a widely-known, mature practitioner.

The landscape and grounds of Cable Hospital were designed by Arthur A. Shurtleff, landscape architect of Boston and Ipswich, Massachusetts. Shurtleff, whose surname was changed to Shurcliff in 1930, was commissioned to prepare the landscape plans for many estates in Ipswich, including Richard T. Crane, Jr.'s "Castle Hill." It was through the association with Crane that Shurtleff was asked to prepare the plans for Cable Hospital. Whether Shurtleff performed on a fee basis or as a charitable gesture remains unclear. In letters, dated 1923, Shurtleff provided detailed guidance for supplementing the original 1917 planting plan, of which little is known. The landscape design of Cable Hospital, including original contours, roadway circulation, perimeter screening, and the front circle have been altered significantly; most of these changes occurred in 1934, ca. 1940, 1955, and 1961.

Shurtleff planned Cable Hospital in mid-career, when he was 47. Although significantly altered, his design for Cable Hospital is an example of the work of a master designer, but one which ranks of minor importance compared with the major body of Shurtleff's work.

(continued)

**United States Department of the Interior  
National Park Service****National Register of Historic Places  
Continuation Sheet**Benjamin Stickney Cable Memorial Hospital  
Ipswich, MASection number 8 Page 6

Arthur A. Shurtleff was a graduate of MIT (1894) and Harvard University (1896), and worked in the Brookline offices of Olmsted, Olmsted, and Elliot between 1895 and 1907. In the firm, he was involved with the innovative plans for Biltmore, the Vanderbilt estate in Asheville, North Carolina. From 1899 until 1907 he lectured in town planning at Harvard and aided Frederick Law Olmsted, Jr., in the establishment, at Harvard, of the first four-year college curriculum in Landscape Architecture in the United States (1899). In 1907 Shurtleff opened his own office in Boston, which he maintained until 1928, when he was called to Williamsburg, Virginia, to assume responsibility for restoration of the historical landscape and gardens of Virginia's first capitol. Shurtleff served as advisor to the Boston Parks Department and the Metropolitan District Commission and designed parks and park systems for cities nationwide. He planned the restoration of the Boston Common, and was responsible for extending Olmsted's "Emerald Necklace." He worked in association with the premier architectural firms of the day in designing layouts for private schools, colleges and universities, hospitals and parkways. Shurtleff's private clientele led to commissions for the development of numerous planned subdivisions, several mill villages, and hundreds of private residence landscape plans. In 1938, Shurtleff was asked to assist with the planning for Old Sturbridge Village in Massachusetts. Between 1941 and 1956, he served as a landscape consultant to Historic Williamsburg, but only on a restricted basis after 1949; he died in Boston in 1957.

(end)

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetBenjamin Stickney Cable Memorial Hospital  
Ipswich, MASection number 9 Page 1

- 
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- 
- Ipswich Hospital corporation records, 1910 - 1928. [Beverly Hospital corporation, Beverly, Mass.]
- Arthur A. Shurcliff biographical file materials. [Library, Colonial Williamsburg Foundation, Williamsburg, Va.]
- 
- Interviews wih former Cable Hospital staff members, by Christopher W. Closs:
- Laureen Phelan, Ipswich, Mass. (dietary staff, 1934-1982), May 10, 1988;  
Myrtle Saunders, Rowley, Mass. (nursing staff, 1925-1930, 1940-1975), May 12, 1988.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Benjamin Stickney Cable Memorial Hospital  
Ipswich, MA

Section number 10 Page 1

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VERBAL BOUNDARY DESCRIPTION

Beginning at the northerly point of curvature and Mass Highway Bound on the westerly side of Essex Road, a public way and land of Beverly Hospital Corporation.

Thence southerly by a curve line on Essex Road with a radius of 800.00 feet, a distance of 395.47 feet to a Mass Highway Bound;

Thence S 00 59'55"W by Essex Road, a distance of 454.25 feet to land of William R. Boswell;

Thence S 39 20'49"W by land of Boswell, a distance of 322.36 feet to land of Meredith R. Drinkwater;

Thence N 42 39' 44"W by land of Drinkwater, a distance of 441.36 feet to a stone Bound at land of John J. Spears etux;

Thence N 47 20'16"E by land of Spears, a distance of 52.09 feet to land of the Cable Professional Association;

Thence S 41 57'11"E by land of T.C.P.A., a distance of 96.26 feet to a corner;

Thence N 48 02'49"E by land of T.C.P.A., a distance of 117.14 feet to a spike at the corner;

Thence N 00 57'11"W by land of T.C.P.A., a distance of 133.19 feet to a spike at the corner;

Thence N 46 32'49"E by land of T.C.P.A., a distance of 11.22 feet to a corner;

Thence N 43 27'11"W by land of T.C.P.A., a distance of 12.25 feet to a corner;

Thence N 00 57'11"W by land of T.C.P.A., a distance of 148.02 feet to a spike at the corner;

Thence N 43 24'11"W by land of T.C.P.A., a distance of 132.98 feet to an iron at County Road;

Thence N 38 02'49"E by County Road, a distance of 221.84 feet to an angle point at County Road;

(continued)

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

Benjamin Stickney Cable Memorial Hospital  
Ipswich, MA

Section number 10 Page 2

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Thence N 34 36'48"E by County Road, a distance of 187.71 feet to an MHB;

Thence by a curve line connecting County Road to Essex Road with radius 50.00 feet a distance of 103.02 feet to an MHB at the point of beginning;

The above described parcel of land has an area of 7.38 +/- acres and is shown on a plan by: Hancock Survey Associates, dated January 9, 1989.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Benjamin Stickney Cable Memorial Hospital  
Ipswich, MA

Section number \_\_\_\_\_ PHOTOGRAPHS Page 1

The information listed below is common to all seven of the photographs included in this section:

- 1) Benjamin Stickney Cable Memorial Hospital
- 2) Ipswich, MA
- 3) Christopher W. Closs
- 4) December 16, 1988
- 5) Closs Planners Inc. 8½ North State Street Concord, N.H. 03301

Description of Photographs

- #1 View: South North lawn in foreground; north elevation of Cable Hospital showing 1961 addition at left; original 1916 hospital at right. Photo 1 of 7
- #2 View: Southeast North circle and north elevation of 1916 portion of Cable Hospital, showing raised front entry terrace (center) and operating room window in the west wing (right). Photo 2 of 7
- #3 View: Southeast North elevation of 1961 east addition (left); 1916 hospital building (right), with north circle in foreground. Photo 3 of 7
- #4 View: Southwest East addition (1961) - east and north elevations showing typical fenestration and marble sill and lintel details, and marble panel at east end. Photo 4 of 7
- #5 View: Northeast 1916 hospital south elevation, with patients' terrace in foreground. Shown at center is south porch; west airing balcony is partially out of view at left. Photo 5 of 7
- #6 View: Northwest 1916 hospital south elevation. Low brick wall at right defines roof of 1961 sub-surface dining room; west airing balcony is in the distance, at end of west wing. Photo 6 of 7
- #7 View: Northwest Interior of Memorial Hall, showing Georgian Revival detailing in panelled wainscot, moldings, and doors. Front entry (north) door is at right. Photo 7 of 7

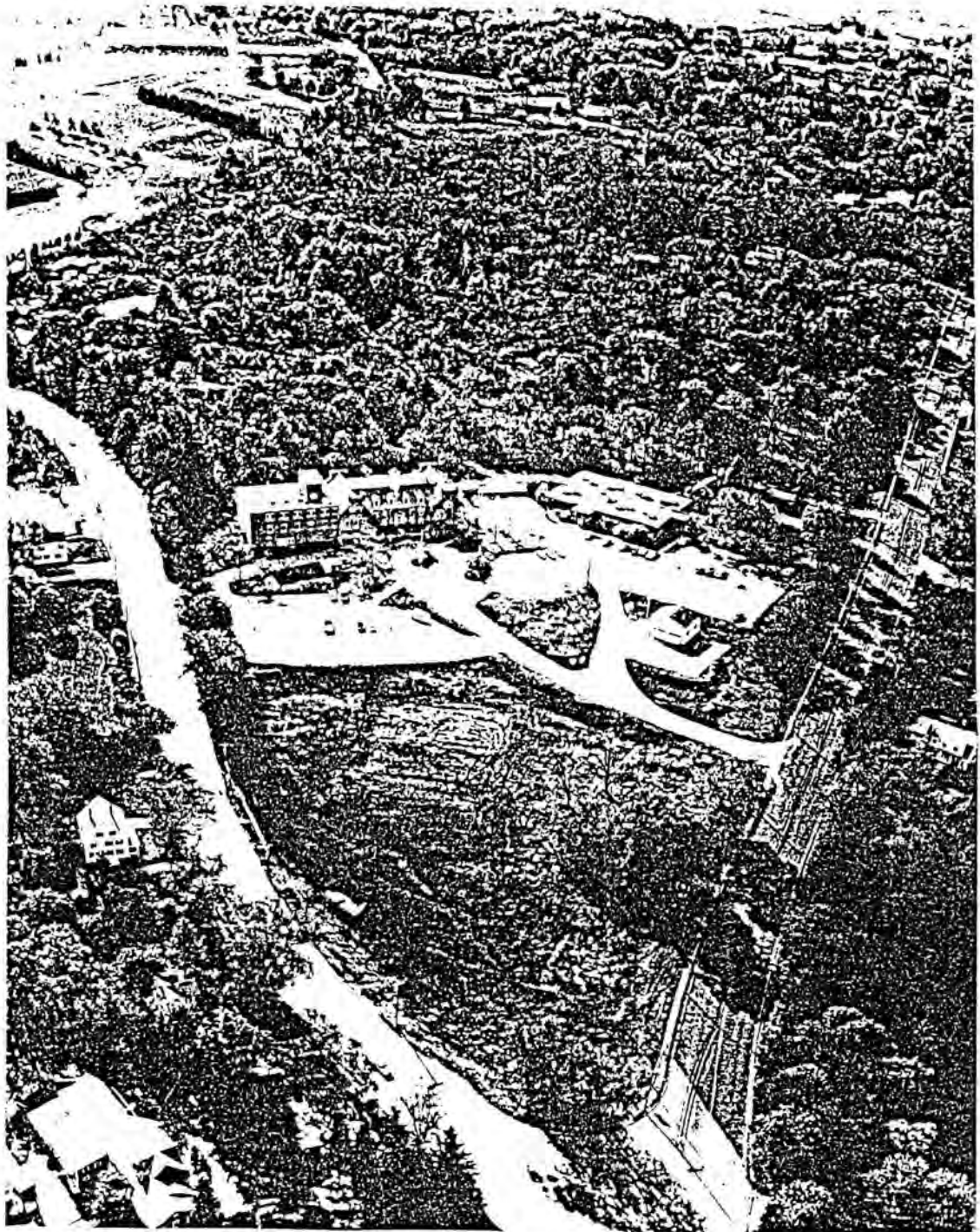
For Key to Photographs, see Section 7, Page 8, Exhibit I (Sketch Map); number and direction of view of the six exterior photographs is delineated with a broad arrow (Photo #7 - an interior view - is not keyed to the Sketch Map).

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number \_\_\_\_\_ Page \_\_\_\_\_ (Aerial view of property)

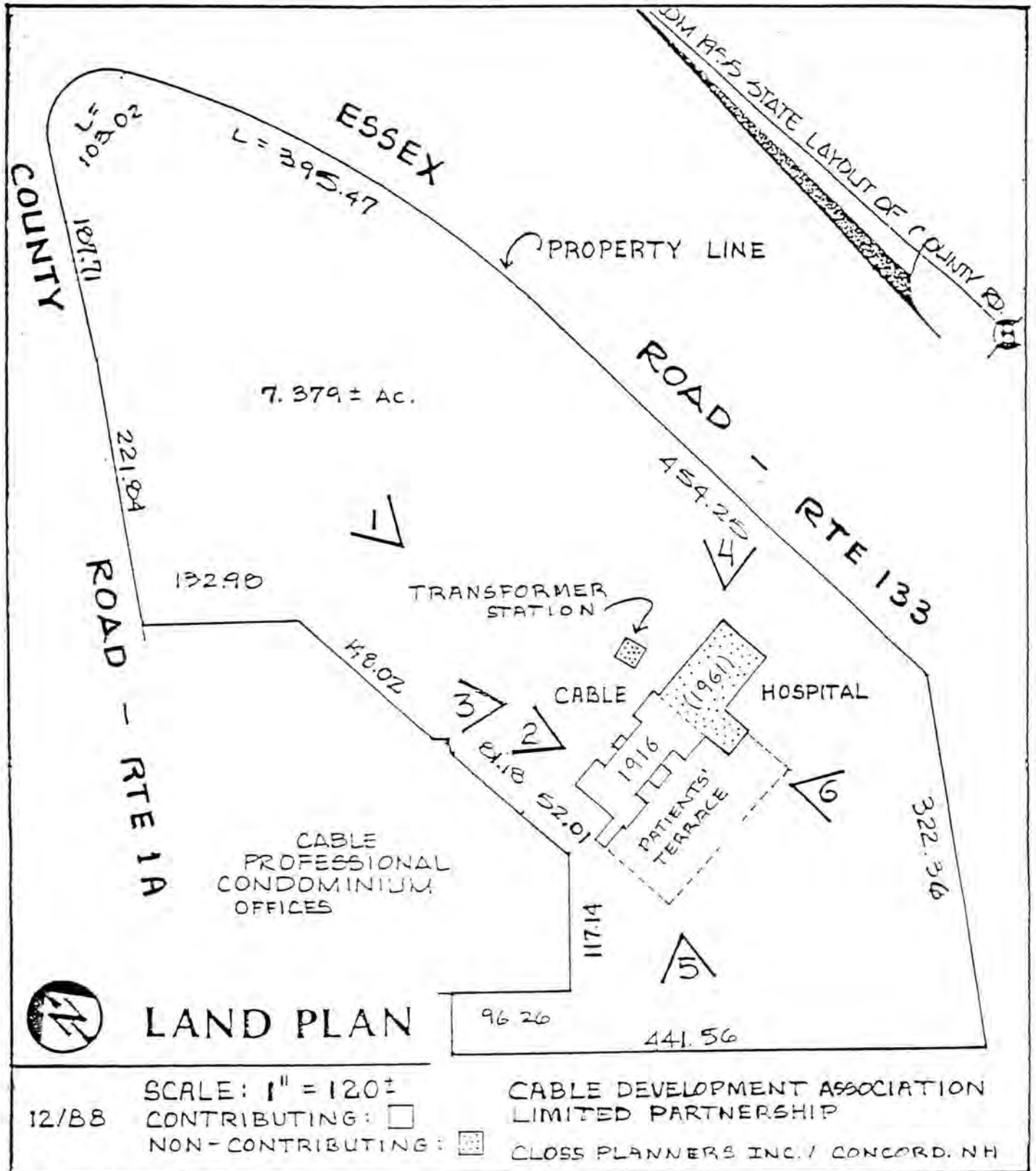
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United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

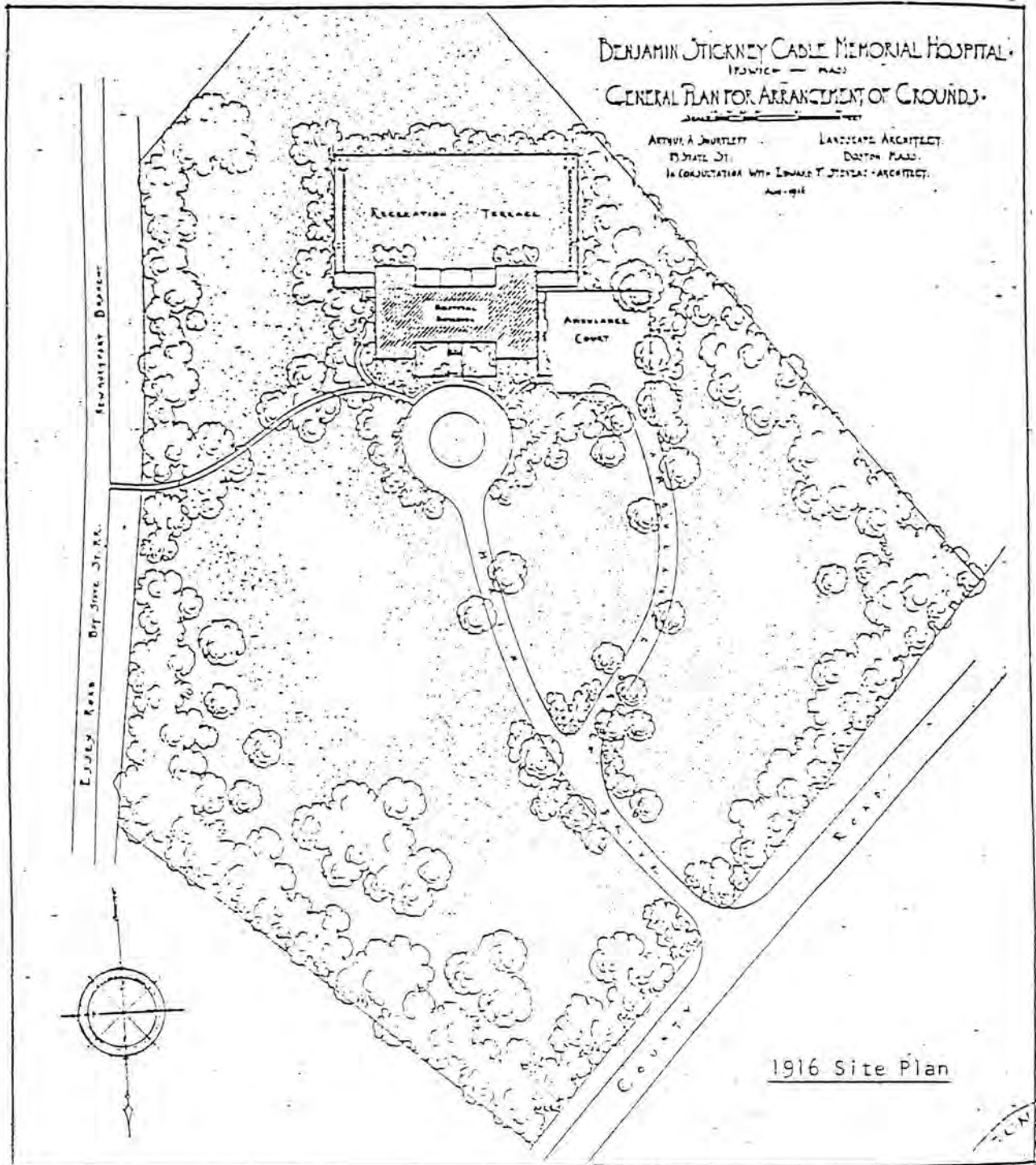
Section number \_\_\_\_\_ Page \_\_\_\_\_ (Sketch Map)



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number \_\_\_\_\_ Page \_\_\_\_\_ (Original Site Plan)



Source: Stevens, Edward F. The American Hospital of the Twentieth Century. The Architectural Record, New York, 1918 Figure 454.

QUITCLAIM DEED

Cable Properties, Inc., a corporation duly established under the laws of the Commonwealth of Massachusetts and having its usual place of business at Beverly, Essex County, Massachusetts,

in consideration of THREE HUNDRED THOUSAND AND 00/100 (\$300,000.00) DOLLARS

grants to CABLE DEVELOPMENT ASSOCIATES LIMITED PARTNERSHIP, a Massachusetts limited partnership, of Lynn, Essex County, Massachusetts

with QUITCLAIM COVENANTS

the land with the buildings thereon, located in Ipswich, Essex County, Massachusetts, shown on a plan of land entitled Plan of Land in Ipswich, Mass, Property of Beverly Hospital Corporation, Scale 1" = 40'", "dated January 9, 1989, prepared by Hancock Survey Associates, Inc., and recorded with the Essex South Registry of Deeds herewith, and further described on Exhibit A attached hereto and made a part hereof.

Said premises are conveyed subject to and with the benefit of the following, as the case may be, so far as they may now be in force and applicable:

Easement for highway drainage purposes granted by Ipswich Hospital to the Commonwealth of Massachusetts by instrument dated June 6, 1921 and recorded with said Deeds, Book 2484, Page 485;

Easement for highway drainage purposes granted by Ipswich Hospital to the Commonwealth of Massachusetts by instrument dated June 6, 1921 and recorded with said Deeds Book 2484, Page 485;

Taking by the Commonwealth of Massachusetts, dated November 15, 1955 and recorded with said Deed in Book 4232, Page 18.

Right of Way shown on Plan recorded with said deeds in Plan Book 238, Plan 84, and set forth in the Master Deed of the Cable Professional Condominium, recorded with said Deeds in Book 7048, Page 191;

Rights and easements set forth in the Master Deed of the Cable Professional Condominium, recorded with said Deeds in Book 7048, Page 191; and

Covenant of the Beverly Hospital Corporation, for itself and as a general partner of Cable Development Associates Limited Partnership, in favor of the Town of Ipswich, Massachusetts, dated November 14, 1988, recorded with said Registry of Deeds, Book 9787, Page 41.

Being the same premises conveyed to Cable Properties, Inc. by deed of Beverly Hospital Corporation, dated February 9, 1989 and recorded with said Deeds just prior hereto.


The sale of these premises does not represent the sale of all or substantially all of the assets of the Corporation.

IN WITNESS WHEREOF the said Cable Properties, Inc. has caused its corporate seal to be affixed hereto and these presents to be signed, acknowledged and delivered in its name and its behalf by Gerald W. Fuller, its Treasurer, hereto duly authorized, this 9th day of February, 1989.

Signed and sealed in the presence of

CABLE PROPERTIES, INC.

  
\_\_\_\_\_

By:   
\_\_\_\_\_   
GERALD W. FULLER,  
TREASURER

COMMONWEALTH OF MASSACHUSETTS

Suffolk , ss

February 9, 1989

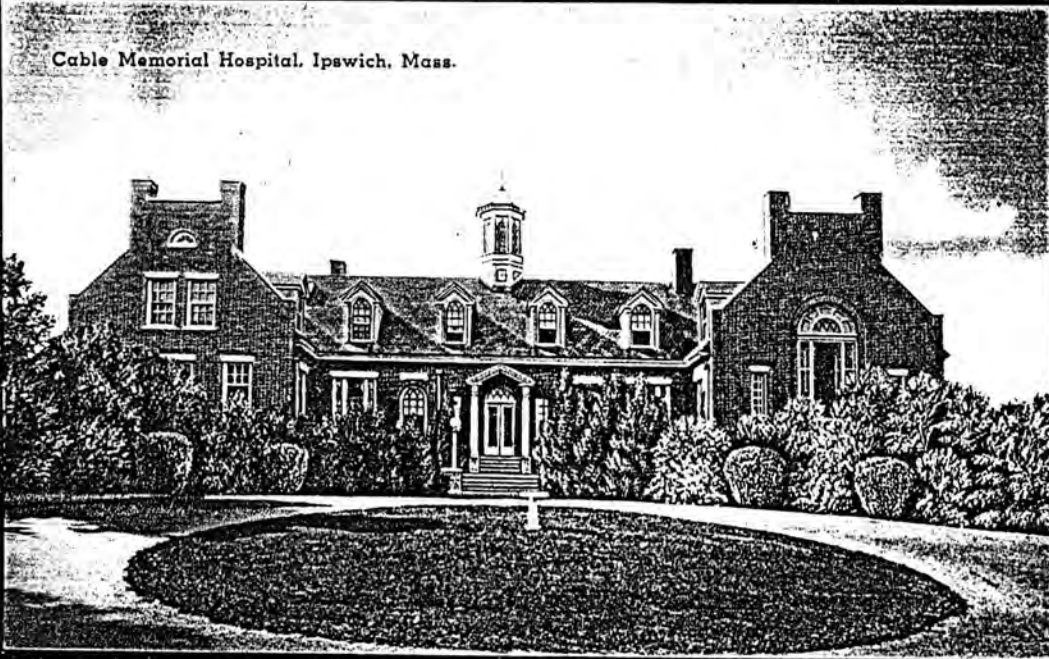
Then personally appeared the above named GERALD W. FULLER and acknowledged the foregoing instrument to be the free act and deed of the Cable Properties, Inc., before me,

  
\_\_\_\_\_   
NOTARY PUBLIC

My Commission Expires: 11/1/89

2507/88

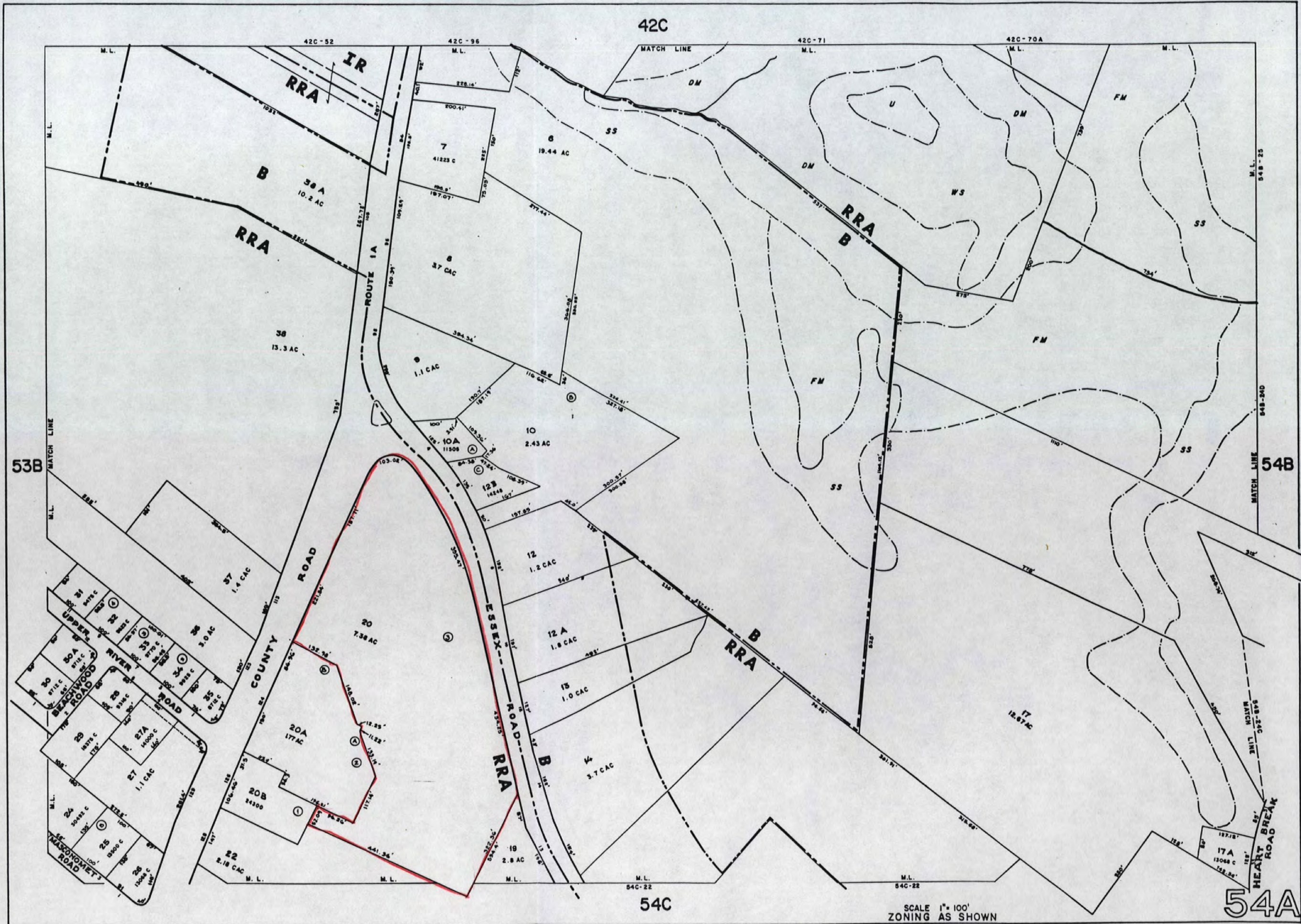
Cable Memorial Hospital, Ipswich, Mass.



Cable Memorial Hospital, Ipswich, Mass.



REVISED TO JAN. 1, 1989  
John E. O'Donnell & Associates  
Auburn, Maine



SCALE 1" = 100'  
ZONING AS SHOWN

54A

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: 90000683 Date Listed: 05/10/90

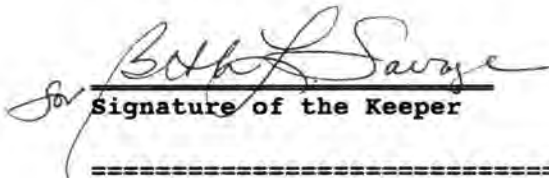
Cable, Benjamin Stickney,  
Memorial Hospital  
Property Name

Essex  
County

MA  
State

N/A  
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.

  
Signature of the Keeper

5-10-90  
Date of Action

=====

Amended Items in Nomination:

**3. Classification: Category of Property**

The appropriate category is building(s), not structure and building(s) as indicated.

**8. Statement of Significance: Significant Person**

Because Criterion B is not indicated nor justified, Richard Teller Crane, Jr., is incorrectly indicated as a significant person.

This information was discussed with Betsy Friedburg, National Register Director, MASHPO, by telephone.

**DISTRIBUTION:**

- National Register property file
- Nominating Authority (without attachment)

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Cable, Benjamin Stickney, Memorial Hospital

MULTIPLE NAME:

STATE & COUNTY: MASSACHUSETTS, Essex

DATE RECEIVED: 3/26/90      DATE OF PENDING LIST: 4/10/90  
DATE OF 16TH DAY: 4/26/90      DATE OF 45TH DAY: 5/10/90  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 90000683

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    5/10/90 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA Accept  
REVIEWER Savage  
DISCIPLINE Architectural History  
DATE 5-10-90

DOCUMENTATION see attached comments Y/N see attached SLR (1)

---

CLASSIFICATION

count       resource type

---

STATE/FEDERAL AGENCY CERTIFICATION

---

FUNCTION

historic       current

---

DESCRIPTION

architectural classification  
 materials  
 descriptive text

---

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

---

BIBLIOGRAPHY

---

GEOGRAPHICAL DATA

acreage               verbal boundary description  
 UTM's               boundary justification

---

ACCOMPANYING DOCUMENTATION/PRESENTATION

sketch maps       USGS maps       photographs       presentation

---

OTHER COMMENTS

Questions concerning this nomination may be directed to

\_\_\_\_\_ Phone \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_



1) BENJAMIN S. CABLE MEMORIAL  
HOSPITAL

Essex Co., MA

BENJAMIN S. CABLE MEMORIAL  
HOSPITAL



2) BENJAMIN S. CABLE MEMORIAL  
HOSPITAL

Essex Co., MA

2) BENJAMIN S. CABLE MEMORIAL  
HOSPITAL



3) BENJAMIN S. CABLE MEMORIAL  
HOSPITAL

Essex Co., MA



H) BENJAMIN S. CABLE MEMORIAL  
HOSPITAL

Essex Co., MA.



5) BENJAMIN S. CABLE MEMORIAL  
HOSPITAL

Essex Co., MA

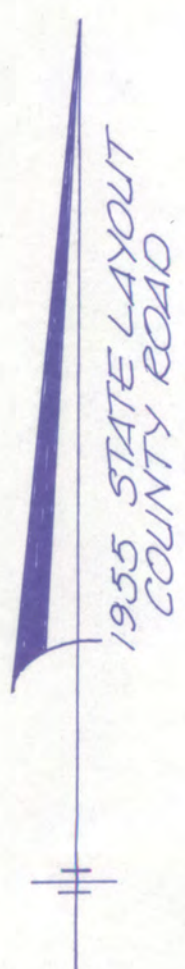


6) BENJAMIN S. CABLE MEMORIAL  
HOSPITAL  
Essex Co., MA



7) BENJAMIN S. CABLE MEMORIAL  
HOSPITAL

Essex Co. MA

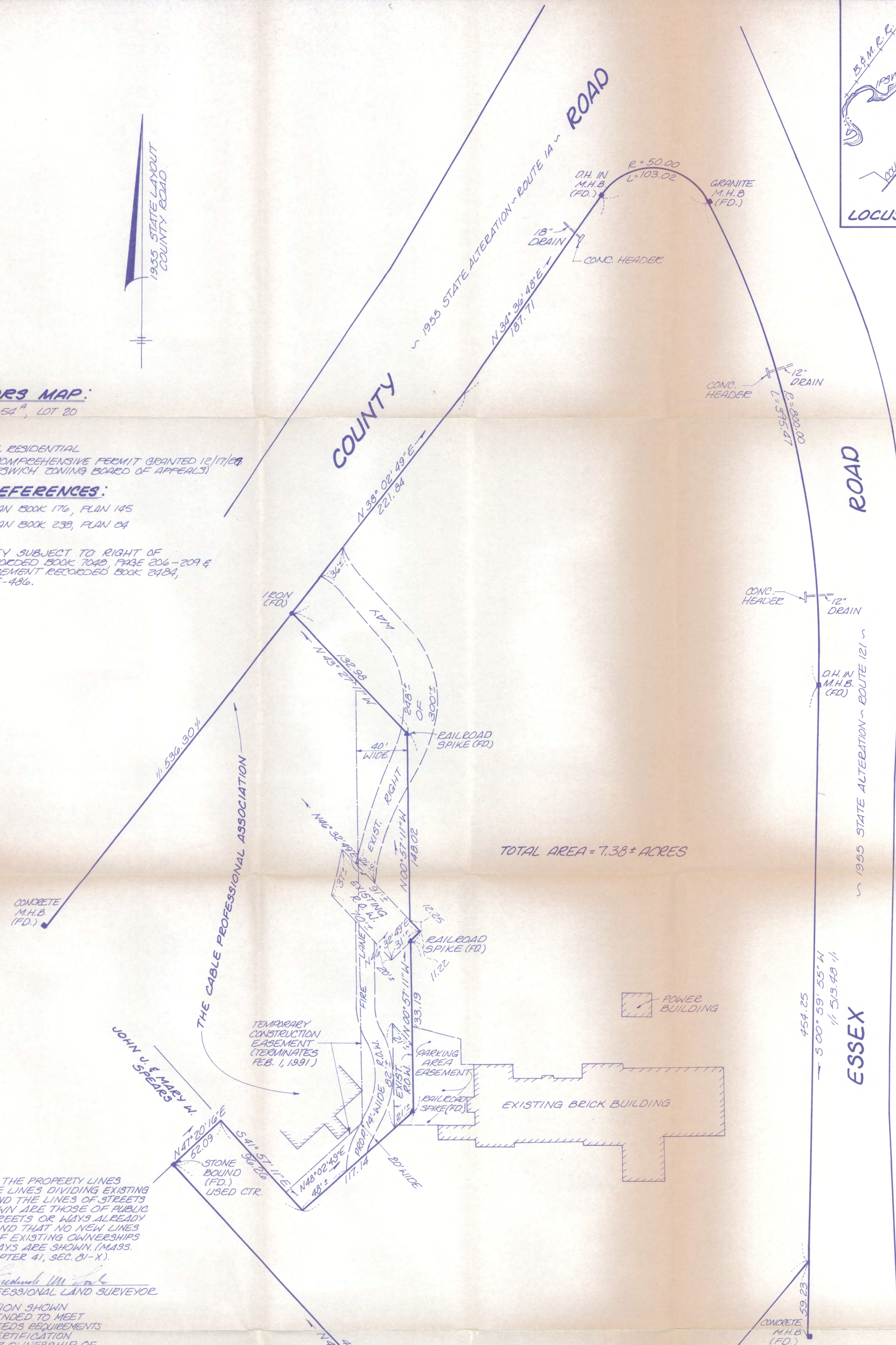


**ASSESSORS MAP:**  
MAP 54<sup>A</sup>, LOT 20

**ZONING:**  
RURAL RESIDENTIAL  
(SEE COMPREHENSIVE PERMIT GRANTED 12/17/88 BY IPSWICH ZONING BOARD OF APPEALS)

**PLAN REFERENCES:**  
1) PLAN BOOK 176, PLAN 145  
2) PLAN BOOK 238, PLAN 84

PROPERTY SUBJECT TO RIGHT OF WAY RECORDED BOOK 7049, PAGE 206-209 & DRAIN EASEMENT RECORDED BOOK 2484, PAGE 485-486.



I CERTIFY THAT THE PROPERTY LINES SHOWN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN. (MASS. GEN. LAWS CHAPTER 41, SEC. 81-X).

1/4/89 *Frederick M. Cole*  
DATE PROFESSIONAL LAND SURVEYOR

THE CERTIFICATION SHOWN HEREON IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF IPSWICH ASSESSORS RECORDS

- THE UNDERSIGNED HEREBY CERTIFIES TO:
- A. MASSACHUSETTS HOUSING FINANCE AGENCY;
  - B. SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C., AND THE FEDERAL HOUSING ADMINISTRATION;
  - C. TIDE TITLE INSURANCE COMPANY;
  - D. CABLE DEVELOPMENT ASSOCIATES LIMITED PARTNERSHIP

THAT THIS SURVEY WAS ACTUALLY MADE ON THE GROUND, IS CORRECT ACCORDING TO THE RECORD DESCRIPTIONS OF ALL PREMISES, CORRECTLY SHOWS THE LOCATIONS OF ALL BUILDINGS, STRUCTURES AND PREMISES, AND THAT, EXCEPT AS SHOWN, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED, NO PARTY WALLS, NO ENCROACHMENTS ON ADJOINING PREMISES, STREETS OR ALLEYS, BY ANY OF SAID BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES, AND THE LOCATIONS OF ALL BUILDINGS COMPLY WITH THE ZONING BYLAWS OF THE TOWN OF IPSWICH.

I FURTHER CERTIFY THAT THE BUILDING SHOWN HEREON IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS DELINEATED ON THE MAP OF COMMUNITY NO. 250086, IPSWICH, MASSACHUSETTS, EFFECTIVE AUGUST 5, 1985, BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION.



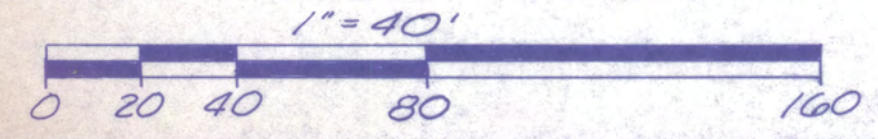
1/11/89 *Frederick M. Cole*  
DATE REGISTERED LAND SURVEYOR

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERERS OF DEEDS.

1/11/89 *Frederick M. Cole*  
DATE PROFESSIONAL LAND SURVEYOR FOR REGISTRY USE

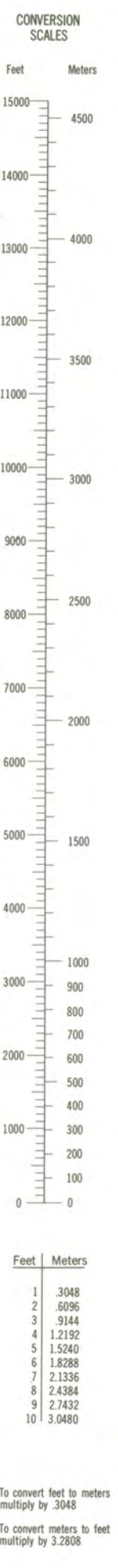
**PLAN OF LAND**  
IN  
**IPSWICH, MASS**  
PROPERTY OF  
**BEVERLY HOSPITAL CORPORATION**

SCALE: 1"=40' JANUARY 9, 1989  
HANCOCK SURVEY ASSOCIATES, INC.  
235 NEWBURY ST., DANVERS, MASSACHUSETTS

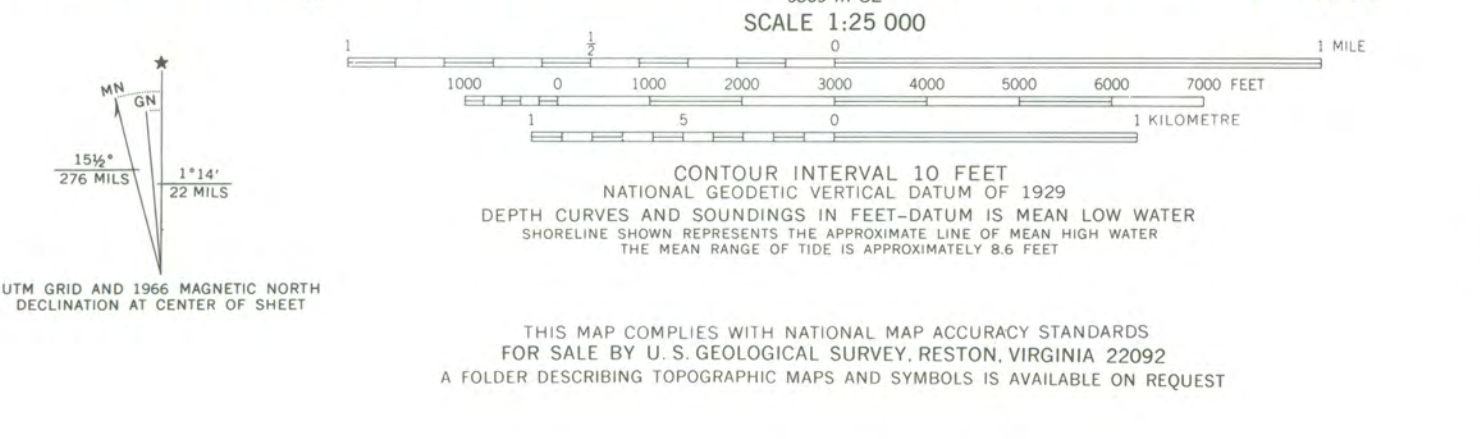




BENJAMIN STICKNEA  
CABLE MEMORIAL HOSPITAL  
UTM COORDINATES  
ZONE 19  
EASTING: 349420  
NORTHING: 4725195



Mapped, edited, and published by the Geological Survey  
Control by USGS, USC&GS, and Massachusetts Geodetic Survey  
Topography by planetable surveys 1941-1942. Revised 1966  
Selected hydrographic data compiled from USC&GS Charts 213 (1965)  
and 243 (1964). This information is not intended for navigational  
purposes  
Polyconic projection. 1927 North American datum  
10,000-foot grid based on Massachusetts coordinate system,  
mainland zone  
1000-metre Universal Transverse Mercator grid,  
zone 19  
Red tint indicates area in which only landmark buildings are shown  
Boundaries in tidalwater areas from information  
furnished by Massachusetts Department of Public Works



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1966  
AMS 6869 III NE—SERIES V814



MAR 26 1990

NATIONAL  
REGISTER

March 19, 1990

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

Dear Ms. Shull:

Enclosed please find the following nomination:

Benjamin Stickney Cable Memorial Hospital, HPCA #11133MA, intersection of Routes 3A and 133, Ipswich (Essex County), Massachusetts, 01938.

There has been no owner objection for the property listed above.

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

Sincerely,

Betsy Friedberg  
National Register Director  
Massachusetts Historical Commission

Enclosure: