

United States Department of the Interior
National Park Service

19

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 an 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 Ventfort Hall

other names/site number _____

2. Location

street & number 120 Walker St., 148 Walker St., & 55 Kemble St. N/A not for publication

city or town Lenox N/A vicinity

state Massachusetts code MA county Berkshire code 003 zip code 01240

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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.)

Judith B. McDonough 1/13/93
Signature of certifying official/Title Judith B. McDonough Date Executive Director
Massachusetts Historical Commission, State Historic Preservation Officer
State of 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 the 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): _____

Beth L. Savage
Signature of the Keeper

Date of Action

3/5/93

Ventfort Hall

Berkshire County, MA

Name of Property

County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

(Check only one box)

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

Number of Resources within Property

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

Contributing	Noncontributing	
4	1	buildings
		sites
2	3	structures
		objects
6	4	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

DOMESTIC: secondary structure

Current Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

DOMESTIC: secondary structure

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19th AND 20th CENTURY REVIVAL:

Jacobethan Revival

Materials

(Enter categories from instructions)

foundation STONE

walls BRICK

roof ASPHALT

other

Narrative Description

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

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Lenox (Berkshire County)
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7. DESCRIPTION

Ventfort Hall, Lenox, Massachusetts, the 1893 summer cottage of New York banker George Halle Morgan, is located between Walker Street (Route 183) and Kemble Street (Route 7A), just south of the center of this picturesque Berkshire County town. The Lenox Local Historic District stops just short of the nominated properties on Walker and Kemble streets; it includes the adjacent Trinity Episcopal Church.

The nominated 12.5 acres is heavily wooded with deciduous and coniferous trees--some as tall as sixty feet. The land is sloped, ranging in elevation from 1,237 feet up to 1,277 feet, with the main house sited near the highest point. The property includes the mansion house, a carriagehouse/stable, and two gatehouses, all constructed in 1893 in red brick with redstone trim. The remains of a rose garden and terraced lawns are also included. The two gatehouses now serve as separate residences. The remaining acreage once associated with the property has been subdivided into half-acre lots, most of which now contain modest single-family dwellings.

The major access to Ventfort Hall is from Walker Street via a winding gravel drive across a broad sloping lawn, now overgrown. The new houses mentioned above, primarily along Walker Street, today serve to shield the mansion; frontage on Walker Street is now limited to two drives at most 40 feet wide. The residence is set back approximately two hundred feet from Walker Street; its primary orientation is south onto Kemble Street and the view across the rolling Berkshire Hills. To the east, the remains of the formal gardens, which now hold a swimming pool, are partially enclosed by a stone wall and are separated from the main house by a terrace and brick walk.

The main house is an imposing example of the Jacobethan Revival style with Flemish Baroque, Tudor, and Colonial Revival inspired details. It was designed by the prominent Boston architecture firm of Rotch and Tilden. It is of red brick construction laid in Flemish bond, with redstone lintels, sills, cornices, and beltcourses. Ornamental niches, finials, and crenellation are also redstone. The building also retains copper flashing and elaborate gutters and downspouts. In form, the building is essentially rectangular, elaborated with a half-dozen bay window projections. It is 2 1/2 stories in height and rests on a full basement with granite block foundation.

The building features an exuberant array of details. Its gable roof, once slate and now asphalt-sheathed, is enlivened with six projecting stepped gables and thirteen gable-roofed dormers. Five massive chimneys, each

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Lenox (Berkshire County)
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containing multiple flues and ornamented with brick chimneypots, extend on either side of the ridge. Throughout, decorative elements include the use of cartouches and finials on the prominent stepped Flemish gables, crenellated parapets on flat-roofed towers and bays, paired and triple-grouped windows with multipaned sash and stained glass throughout, and Tudor arched entries.

With the projecting and receding planes created by their angled bays and entrances, the north and south facades are similar but not identical. Fenestration throughout the building is asymmetrically arranged--singly, in pairs, and in groups of three--to create a dynamic rhythm. Generally, it includes plain and leaded diamond-paned sash windows, set beneath roundheaded and pointed-arch window openings and often surmounted by panels of stained glass. Many of the first-story windows have been removed or boarded up, but those on the second and attic stories survive intact. Longer window openings on the first story are topped by flat, projecting lintels; shorter windows on the second floor are set within redstone enframements. Beltcourses divide the stories.

The north-facing entrance facade (Photo #s 1, 2), fronting on Walker Street, has a single-story, flat-roofed porte-cochere above round arches. The porte-cochere is of painted wood construction. A three-story crenellated tower at the eastern end contains a secondary entrance. The south facade (Photo #3), oriented toward the terraced lawn with its views of the Berkshire hills beyond, is fronted along two thirds of its length by a broad verandah enclosed by a low balustrade and supporting a flat roof, also with a balustrade. Like the porte-cochere, the verandah is of painted wood construction. From the south facade projects a small, flat-roofed single-story addition of ca. 1980; the wood-frame addition was poorly constructed and is deteriorated.

The west facade (Photo #s 1, 4) is centered around a gable peak and two rectangular window bays. Originally, there was on this side of the building an awning-covered terrace enclosed by a rail; only the terrace's crumbling brick foundations remain. The east facade (Photo #5), is the least developed of the four. With little fenestration, it is basically flat, except for the slight projection of the tower described above. Both east and west now have fire-escape stairs attached.

The exceptionally well-detailed interior includes twenty-eight rooms, thirteen bathrooms, and seventeen fireplaces (see floorplans; Appendix A). The first floor is composed of spaces for entertaining, including a ballroom and a library (Photo #s 6-8). The main entry hall (Photo #s 9-11), extending

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through from the building's north to its south side, is a soaring two-story space dominated by an elaborate carved oak staircase, oak panelling, a graceful second-story arcade, and an extremely intricate and well-preserved coffered plaster ceiling with pendants. The staircase may have been brought to Lenox from England. The other primary interior spaces--the aforementioned ballroom and library, as well as parlor (Photo #s 12-13), dining room (Photo #s 14-15), separate first floor reception areas for gentlemen and ladies (Photo #s 16, 17), and a half dozen bedroom suites (Photo #s 18-20)--are also richly appointed with panelling, elaborate carved wood and stone fireplaces with marble inserts, wall sconces, massive oak doors with original brass hardware, ornamental plaster ceilings (none alike), stained glass and leaded diamond-paned sash, and built-in cabinets and inglenooks. Ample servants' quarters are located in the attic story.

While the house has seen changing use since first constructed by the Morgan family in 1893, it is essentially unaltered. The main interior spaces on the first floor have not been changed, and the addition of a small room to accommodate a pizza oven, added during the building's use as a student union in the 1970s-1980s, has had little impact. Some of the bedroom suites were divided into smaller sleeping quarters in the 1970s. Bathrooms, complete with red marble fixtures, appear to be original.

Three outbuildings, designed concurrently with the main building by Rotch and Tilden, include a carriagehouse/stable, and north and south gatehouses. The carriagehouse (Photo #21) is located about 500 feet east of the mansion. It is of brick construction and features Tudor references such as half-timbered wall surfaces and diamond-pane window sash. Its Flemish gables, decorative brickwork, and redstone label moldings with stops echo the detailing of the main house. The gable roof is surmounted at one end by a cupola.

The two gatehouses are both presently in residential use and have received some interior updating accordingly. The exteriors are intact, however. Similar but not identical, both are of brick construction with the Flemish gables of the main house, stucco and half timbering, and some leaded glass windows. The Kemble Street (southern) gatehouse, the larger of the two buildings, is essentially rectangular in plan, but with its form elaborated with gables, cross gables, dormers, and steep-pitched overhangs asymmetrically arranged (Photo #22). Decorative detailing takes the form primarily of redstone label moldings and sills. The building is 2 1/2 stories in height and rests on a random ashlar foundation. A 1925 addition, also of brick and stucco, essentially doubled the size of original gatehouse. The smaller gatehouse located on Walker Street (Photo #23), 1 1/2 stories in height and

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cross gabled in plan, has redstone lintels and sills, and a decorative chimney at the gable intersection. A second story verandah enclosed by a heavy redstone balustrade extends above the rear ell.

Noncontributing elements on the property include a swimming pool installed in the midst of the rose garden remnants, a poolhouse, and a tennis court, now quite overgrown, located southwest of the main house.

No longer standing on the estate grounds are a large group of greenhouses, which were used to support Ventfort Hall's renowned rose gardens. At least five massive greenhouses once stood near the now-overgrown formal gardens; however no above-ground traces of these structures survive.

Archaeological Description

While no prehistoric sites are recorded on the property or in the general area (within one mile), it is possible that sites are present. The physical characteristics of the parcel, a high, well drained terrace with southern expanse within 1,000 feet of wetlands including a small pond and brook indicate favorable locational criteria for native subsistence and settlement activities. Given the above information, the size of the parcel (12.5 acres), and known local/regional site densities a moderate potential exists for recovering significant prehistoric resources.

There is a high potential for locating significant historic archaeological remains on the property. Structural remains of the 1870 Haggerty home may survive in the area around Ventfort Hall. Similar remains of outbuildings (carriage house, stables, etc.) may also survive which were associated with the property. Outbuilding remains, associated with Ventfort Hall may also survive. At least five massive greenhouses no longer extant, were located near the now-overgrown gardens. Portions of an enclosed terrace (no longer extant), with brick foundation on the west side of the house may also survive archaeologically. Occupational related features (trash pits, privies, wells) may also survive associated with the Haggerty home, Ventfort Hall or related structures including carriage houses.

(end)

Ventfort Hall

Berkshire County, MA

Name of Property

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 a 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.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

SOCIAL HISTORY

ENTERTAINMENT/RECREATION

Period of Significance

1893 - ca. 1920

Significant Dates

1893, 1911, ca. 1920

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Rotch & Tilden

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

(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 # _____

Primary location of additional data:

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

Name of repository:

Massachusetts Historical Commission
Lenox Historical Commission

Ventfort Hall

Name of Property

Berkshire County, MA

County and State

10. Geographical Data

Acreage of Property 12.5 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1	18	641550	4690320
Zone	Easting	North	ing
2	18	641560	4690260

3	18	641740	4690120
Zone	Easting	North	ing
4	18	641780	4690140

☒ 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

Betsy Friedberg, NR Director, MHC, with Marcia Brown
name/title & Kristine Sprague, Lenox Historical Commission

organization Massachusetts Historical Commission date January 1993

street & number 80 Boylston Street telephone (617) 727-8470

city or town Boston state MA zip code 02116

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 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 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 Reduction Projects (1024-0018), Washington, DC 20503.

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8. STATEMENT OF SIGNIFICANCE

Ventfort Hall, located in the Berkshire County town of Lenox in western Massachusetts, is a grand "summer cottage" designed by the Boston architecture firm of Rotch and Tilden and erected in 1893. Though somewhat deteriorated, and its grounds overgrown, the property retains integrity of location, design, setting, materials, workmanship, and feeling, as well as association with Lenox's gilded age. It was constructed for George Halle Morgan (1840-1911), a prominent New York financier. Ventfort Hall, its carriagehouse, and two gatehouses thus fulfill Criteria A and C of the National Register of Historic Places on the local level.

The quiet country towns of the Berkshires in the mid 19th century were an attractive summer and fall retreat for Boston literati, including Nathaniel Hawthorne, Herman Melville, and Henry Wadsworth Longfellow. But following the Civil War, newly prosperous New Yorkers and New Englanders also adopted the region, making it the picturesque setting for displays of wealth and lavish entertainments. By 1880, thirty-five mansions had been built in the area; by 1900, that figure had swelled to seventy-five, giving Lenox the nickname of "Inland Newport." The area, including Stockbridge as well as Lenox, became well known for its great estates designed by leading architects of national repute for numbers of wealthy industrials and financiers, each trying to outdo the other.

The nominated property is not the first mansion at this site. Previously, the site had been occupied by the home of Mrs. Ogden Haggerty of New York, who in 1870 built an Italianate-style villa with encircling verandah. Tall pines and a circular drive fronted the property. She called the place "Vent Fort"; and it served as her summer residence. Probably at the time of Morgan's acquisition of the property, the Haggerty house was demolished. The new house is located on or near the site of the earlier residence. (There is some local speculation that Ventfort Hall may incorporate portions of the Haggerty house, but this is unsubstantiated.)

George Halle Morgan made his fortune in banking, as well as through a prosperous marriage. Born in Hartford, Connecticut, in 1840, he graduated from Trinity College. He commuted to his banking business in New York City from a home in Irvington-on-Hudson, New York. In 1866, he married a cousin, Sarah Spencer Morgan, sister of financier J. Pierpont Morgan. Upon the death of their father, Junius Spencer Morgan, in 1890, she inherited three million dollars.

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Ventfort Hall was built three years later. No expenses were apparently spared in its construction, for it was "planned and constructed according to the ideas of the owner for comfort and luxury" (realtors circular, date unknown). Its architects, Arthur Rotch and George Thomas Tilden, were already known in Lenox for the Belvoir Terrace estate, built in 1884. Ventfort Hall's abundant use of brick, stone and stained glass, its exuberant Flemish gables, and its broad porch, lawns, and gardens undoubtedly made it an impressive addition to Lenox's assemblage of "summer cottages" at the close of the 19th century.

If any landscape architects were involved in the the creation of the property, they are unknown at the present time. However, historic photos of 1893 (Appendix B) show gardeners tending sweeping lawns, carefully trimmed specimen trees, and flower beds thickly planted with annuals. (Though overgrown, some evidence of the flower beds survive, as do the walking paths around the estate.) A group of greenhouses, located out of sight from the mansion behind a high stone wall, supported the plantings and there was an extensive cutting garden as well. The greenhouses are no longer standing, but the wall remains. In general, enough survives of Ventfort Hall's formerly magnificent landscape and the buildings sited upon it to convey a sense of the way of life once pursued here.

Sarah Morgan did not live to enjoy Ventfort for very long. She died in 1896; in her memory, her husband funded a set of chimes in adjacent Trinity Episcopal Church on Walker Street. He also had a stained glass window installed in the south wall of the church in her memory. (The couple had previously contributed to the construction of the adjoining Kemble Street parsonage.) Morgan would also later contribute to the installation of electric lights in the church. His second wife, whom he married in 1899 in Trinity Church, was Mrs. Sarah E. Mifflin of Pittsfield. Morgan died at Ventfort Hall April 28, 1911, and was buried in the Cedar Hills Cemetery in his hometown of Hartford, Connecticut. His obituary identified Ventfort Hall as "the most costly villa and estate in Lenox" at the time it was built. In his will, he contributed extensively to charities as well as to Trinity Church for maintaining its memorial window and chimes.

The property has had a number of important and influential families as residents and guest. It was leased to William C. Whitney in 1895-1896 while he was building his estate on nearby October Mountain. Whitney was serving as Secretary of the Navy in President Grover Cleveland's cabinet at the time. During Whitney's tenancy, President Cleveland visited and stayed at Ventfort Hall. That same summer, an archery tournament for women, hosted by Mrs. Whitney, attracted 100 ladies to Ventfort Hall. The Whitneys' son, Harry

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Payne Whitney, an internationally famed sportsman and one of the few ten-goal players in the history of polo, resided with his family at Ventfort Hall during this period.

Mrs. Margaret Emerson, whose second husband Alfred G. Vanderbilt was lost in the sinking of the Lusitania in 1915, occupied the mansion for two seasons shortly thereafter. She spent more than \$50,000 to furnish and decorate the house to her taste. By 1919, she had built her own estate, Holmwood. (In 1936, she lent Holmwood to the Boston Symphony Orchestra for the second season of the Berkshire Symphonic Festival. She was also part of an effort to create a permanent summer home for the BSO, which would eventually become the Tanglewood festival.)

After Morgan's death, the property passed to his son and daughter, Junius Spencer Morgan (1867-1932) and Caroline L. Morgan, who ultimately sold the property to W. Roscoe Bonsal of Hamlet, South Carolina. Mr. and Mrs. Bonsal were railroad owners in the Southeast, as well as major stockholders in the United States Steel Company. Between 1920 and 1928, the Bonsals were listed in the Social Register. Mr. Bonsal's knowledge of rose horticulture prompted the development of a large rose garden on the grounds of Ventfort Hall, located on the site of the Morgans' cutting garden, to the east of the mansion.

Since the close of the Second World War, the property has had a variety of owners and uses. During the late 1940s and 1950s, Ventfort Hall under the ownership of Bruno and Claire Aron became an inn known as Festival House. While their impact on the buildings of Ventfort Hall was minimal, it was the Arons who in the early 1950s sold off almost half the estate's lands--some ten acres was divided into 3/4- to 1-acre lots on which modest ranch-style houses would be built. During this same period, the two gatehouses were also sold off as separate parcels. (Both are now private residences.) The Arons also added the pool and poolhouse in the former rose garden.

Between 1966 and 1976, the nationally known Fokine Ballet School, run by dancer Barbara Fokine, made its summer home at Ventfort Hall (during the winter months, it was located in New York City). Fokine made few changes to the main house, using the formal rooms downstairs and the carriagehouse as studios and the upper floors as dormitories to house students.

In 1976, The Bible Speaks, a fundamentalist religious organization, purchased Ventfort Hall for use as a student union. Its main campus was housed at Spring Lawn, nearby on Kemble Street. It also owned Frelinghuysen Cottage, also on Kemble Street. The 1980 addition to the main house dates to this period, having been used to house the union's pizza oven.

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The Bible Speaks dissolved in the mid 1980s and Ventfort Hall was turned over to a Massachusetts bank and trust company. It has stood empty since that time. Most recently (1991), the main house and carriagehouse were purchased by a developer of nursing homes in the region. Neglected but not irrevocably deteriorated, Ventfort Hall's future now stands in jeopardy. It is hoped that National Register listing will assist in the property's preservation.

Ventfort Hall is architecturally significant as a virtually unaltered and superbly detailed example of the Berkshire summer estate. The Jacobethan Revival-style residence with Flemish Baroque embellishments was designed by the Boston architectural firm of Rotch and Tilden, who during their fifteen-year partnership (1880-1895) were one of New England's most active firms, known for both institutional and domestic commissions. Ventfort Hall's finely scaled proportions and exceptional interior are characteristic of the firm's residential work. In Massachusetts, the more important examples of the firm's work include numerous residences on Beacon Street and Commonwealth Avenue in Boston, as well as the Church of the Holy Spirit in Mattapan (Boston), libraries in Billerica, Groton, and Bridgewater, Milton Town Hall, the Church of Our Saviour in Brookline, and Plymouth High School. In Lenox, Belvoir Terrace, also known as the Morris Ketchum Jesup estate, was designed by the firm in 1884. It is a massive English manor style mansion of stone and stucco dominated by castellated turrets, decorative chimneys, and a deep slate-covered hipped roof.

The estate's architects were both natives of New England. Arthur Rotch was born in Boston in 1850. He studied at Harvard, at the Massachusetts Institute of Technology (MIT), and then at the Ecole des Beaux Arts in Paris. His professional career began when he joined George Tilden as a draftsman; the two became partners in 1880, maintaining one of the most active architectural firms in the region. They practiced together until Rotch's death in 1894. Despite the large number of buildings he designed, Rotch is perhaps best known for the Rotch Traveling Scholarship, which he founded through the American Institute of Architects to provide European training for American Students; the scholarship continues to fund young architects today.

Five years older than his partner, George Thomas Tilden was born in Concord, New Hampshire, in 1845. After schooling at Phillips Exeter Academy and the Lowell Institute (the forerunner of MIT), he joined the Boston architectural offices of William R. Ware (later Ware and Van Brunt). After a brief period with William Ralph Emerson, he also studied in Paris at the Ecole des Beaux Arts. He joined with Arthur Rotch as Rotch and Tilden in 1880. After Rotch's death, Tilden worked alone until his retirement in 1915; he died in 1919.

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MassachusettsSection number 8, 9 Page 5, 1Archaeological Significance

Since patterns of prehistoric occupation in Lenox are poorly understood, any surviving sites would be significant. Prehistoric sites in this area offer the potential for a better understanding of Native American settlement and subsistence in the uplands of western Massachusetts. Sites in this area can improve our knowledge of native people along the Housatonic River drainage and their relationship with other native socio political groups to the south in the Connecticut area, to the west towards the Hudson drainage in New York or eastward to the Connecticut River locale.

Historic period remains described above have the potential to provide detailed information on historic land use and building sequences on the property as well as provide social, cultural, and economic information on the residents of Ventfort Hall and wealthy industrialists and financiers in general. Structural remains from the Haggerty home and possible outbuildings can provide an earlier and similar example of land use on the property. These remains can also be used to help clarify what portions, if any, of the Haggerty home were incorporated into Ventfort Hall. Structural remains from Ventfort Hall's greenhouses can also be important by providing further documentation on technologies used and the importance and extent of gardens on the estate. Occupational related features, if they exist, can provide informations on a class of extremely prosperous individual in our society and individuals employed by them.

(end)

9. MAJOR BIBLIOGRAPHICAL REFERENCES

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10. GEOGRAPHICAL DATA

UTM References (cont.)

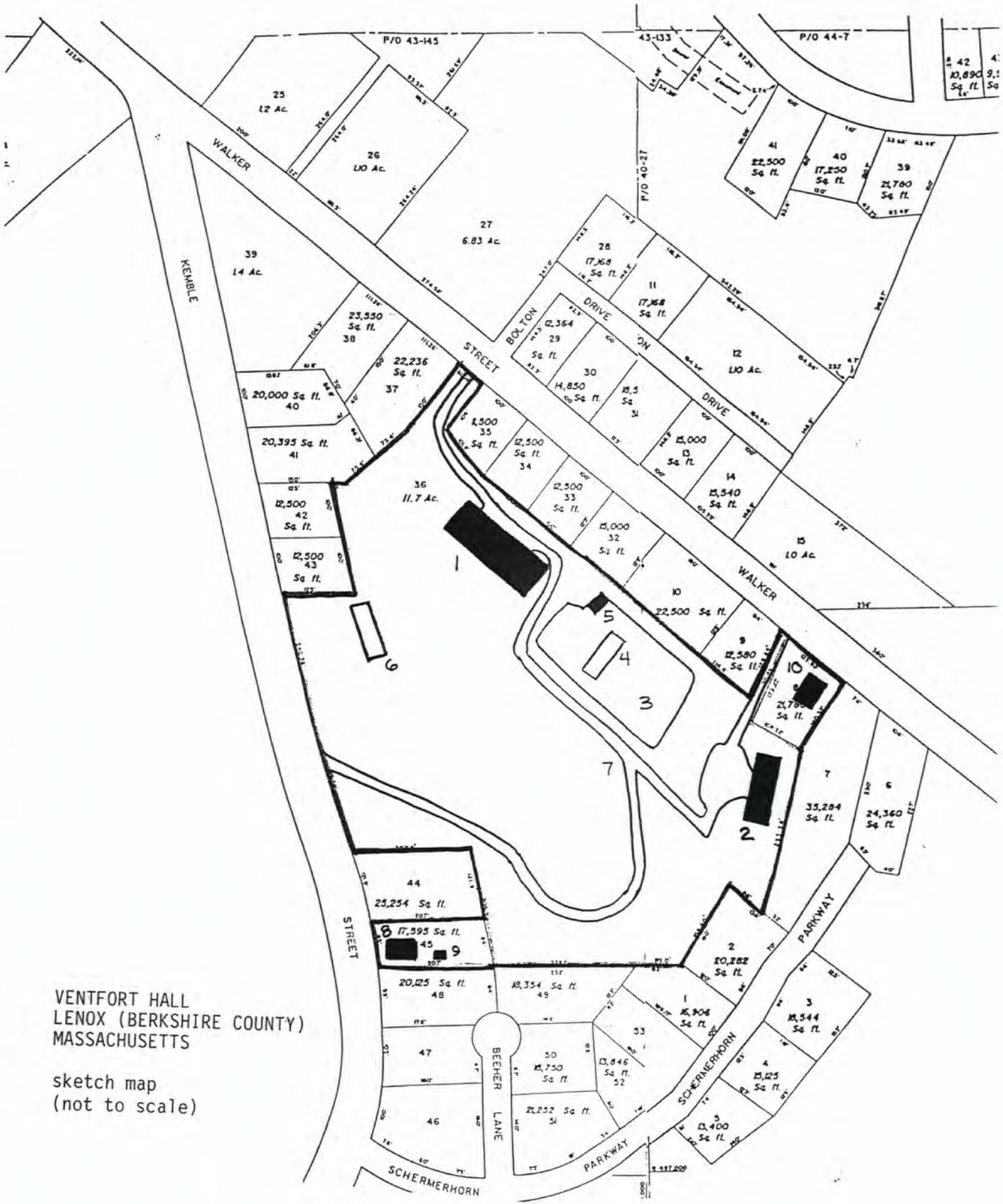
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6)	18	641760	4690020	13)	18	641580	4690040
7)	18	641740	4690030	14)	18	641520	4690040
8)	18	641710	4690000	15)	18	641500	4690150
9)	18	641660	4690010	16)	18	641540	4690150
10)	18	641540	4689960	17)	18	641530	4690260
11)	18	641530	4689980				

Verbal Boundary Description

See attached Lenox assessors map #40.

Verbal Boundary Justification

The bounds of the nominated property were drawn to include the four major buildings historically associated with Ventfort Hall, as well as the remains of the estate's designed landscape. To the north, northwest, and south, modern development has occurred on parcels formerly associated with Ventfort Hall. Kemble Street bounds the property to the west.



VENTFORT HALL
LENOX (BERKSHIRE COUNTY)
MASSACHUSETTS

sketch map
(not to scale)



VENTFORT HALL
LENOX (BERKSHIRE COUNTY)
MASSACHUSETTS

Lenox Assessors map #40

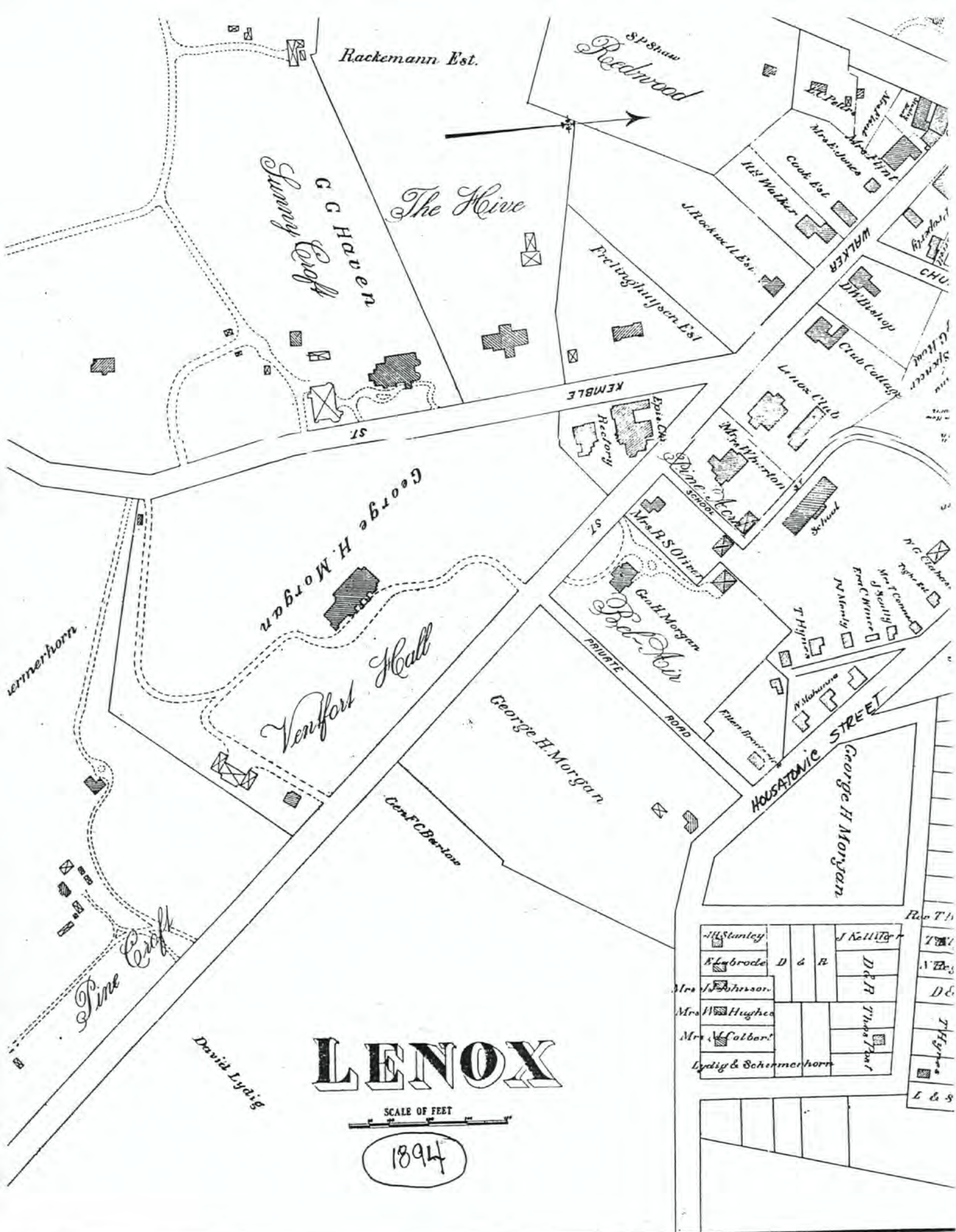
TAX MAP
TOWN OF LENOX
BERKSHIRE COUNTY, MASSACHUSETTS
PREPARED BY
JAMES W. SEWALL COMPANY, OLD TOWN, MAINE
SCALE: 1 INCH = 100 FEET

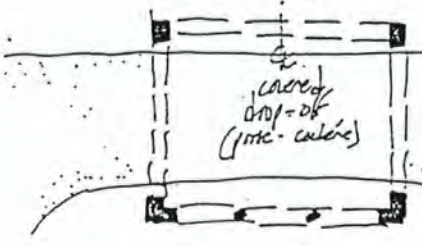
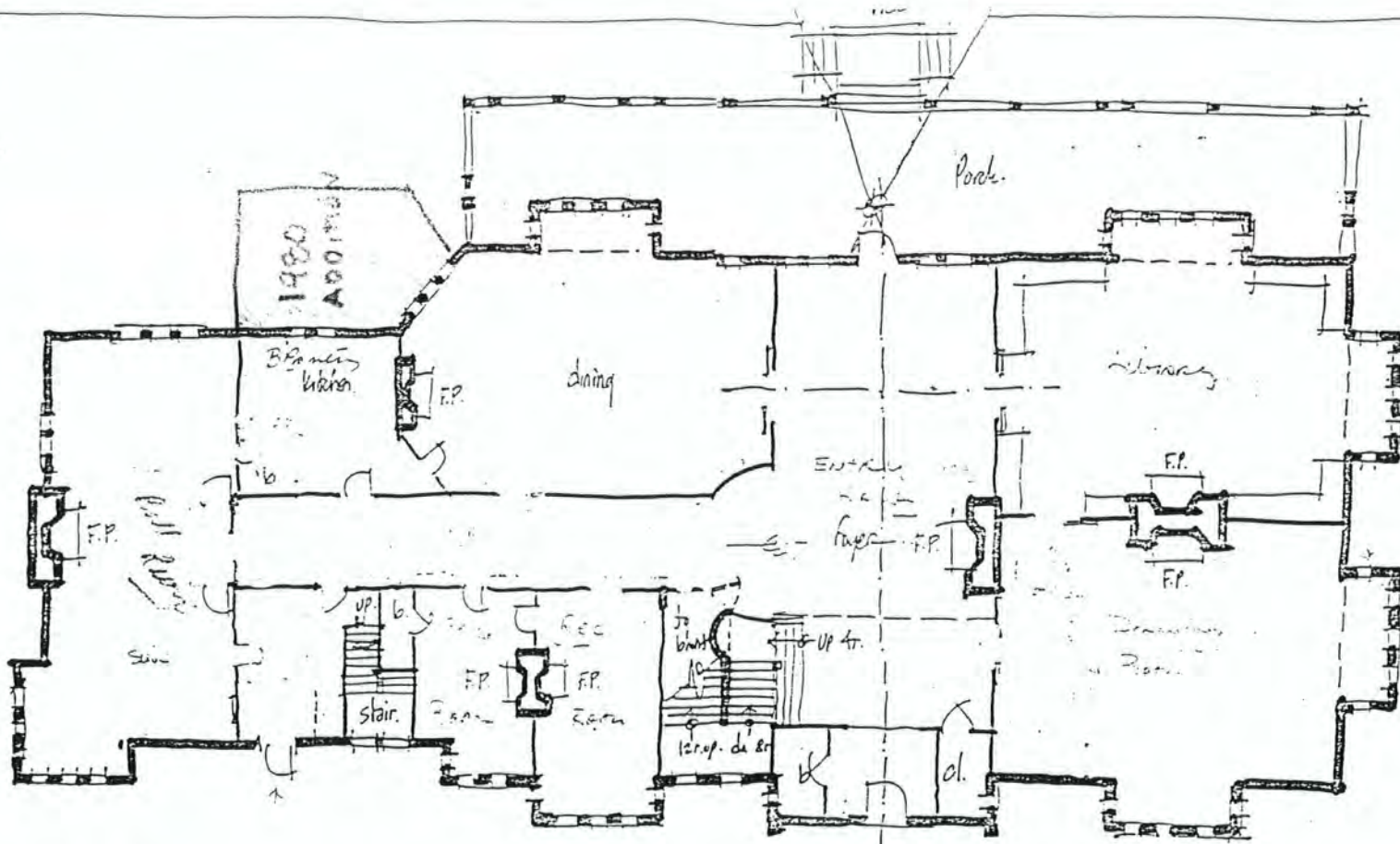
43	
MAP NUMBER	41
40	

LEGEND
PARCEL NUMBERS.....2
MATCH LINE.....



DATE OF AERIAL
DATE OF COMPI
DATE OF REVISI

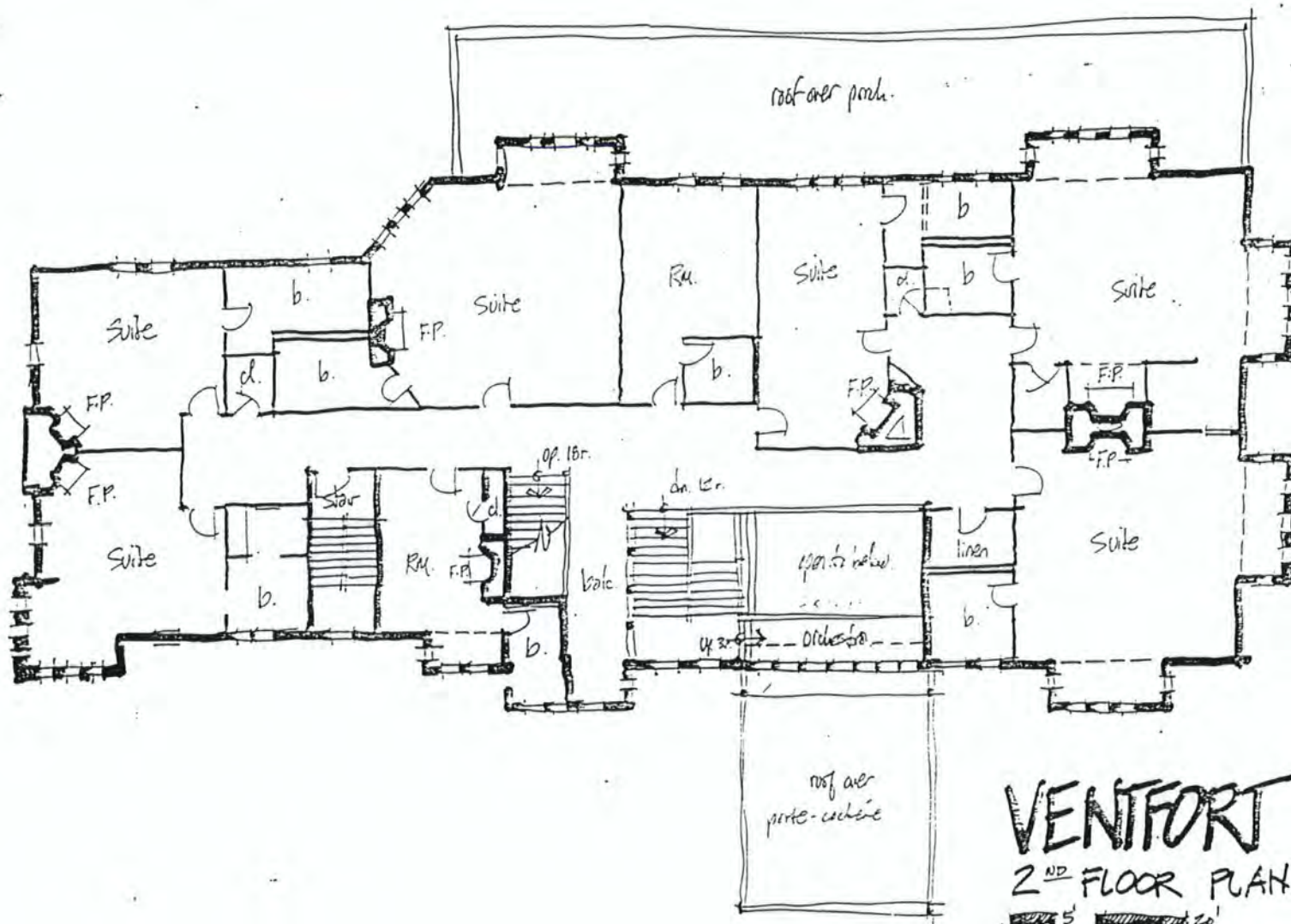




VENTFORD

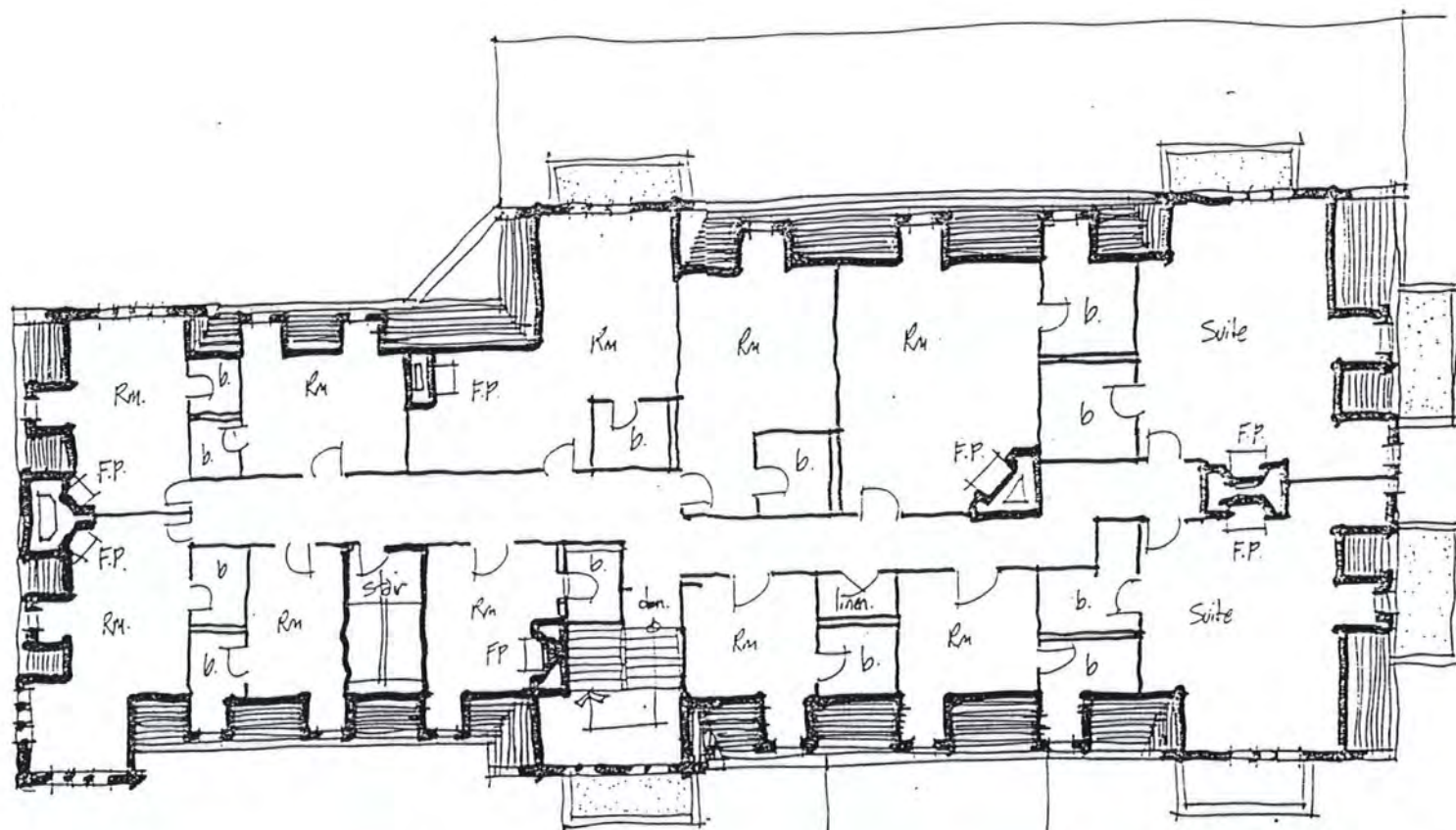
1st FLOOR PLAN



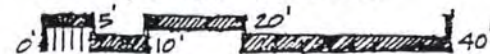


VENTFORT 2ND FLOOR PLAN





VENTFORT 3RD FLOOR PLAN



VENTFORT HALL PROPERTIES
LENOX, MASSACHUSETTS
DATA SHEET

MAP #	MHC #	NAME	STREET ADDRESS	STYLE	DATE	RESOURCE	STATUS
1	298	Ventfort Hall	120 Walker Street	Jacobethan Revival	1893	B	C
2		Carriage House		Jacobethan Revival	1893	B	C
3		Rose Garden			ca. 1893	ST	C
4		Swimming pool			ca. 1950	ST	NC
5		Pool house			ca. 1950	ST	NC
6		Tennis courts			ca. 1950	ST	NC
7		Circulation network			1893	ST	C
8		Gatehouse	55 Kemble Street	Jacobethan Revival	1893	B	C
9		shed			20th c.	B	NC
10		Gatehouse	148 Walker Street	Jacobethan Revival	1893	B	C

TOTAL RESOURCES: 6 Contributing; 4 Noncontributing

4 Contributing Buildings 1 Noncontributing Building
2 Contributing Structures 3 Noncontributing Structures

PROBLEM DESCRIPTION SHEET

State Name MA

County Name Berkshire

Resource Name Ventfort Hall

Data Collector's Surname Lapsley

Today's Date 2/5/93

Federal Register List / /

Cert. Date / /

Reference No. 93-55

Describe Problem:

coded granite for foundation material
added wood for verandah under other mats

Team Leader Date / / N R Staff Date / /

Problem Team Date / /

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Ventfort Hall
NAME:

MULTIPLE
NAME:

STATE & COUNTY: MASSACHUSETTS, Berkshire

DATE RECEIVED: 1/19/93 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 3/05/93
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 93000055

NOMINATOR: STATE

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

___ACCEPT ___RETURN ___REJECT _____DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA Accept A+C
REVIEWER Savage
DISCIPLINE Archaeological History
DATE 3/5/93

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

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

Signed _____ Phone _____

Date _____

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Ventfort Hall
Berkshire County
MASSACHUSETTS

*appeared in FR
2/16/93
Commenting period
shortened to 5 days*

Working No. 1/19/93
Fed. Reg. Date: _____
Date Due: 3/05/93
Action: ☐ ACCEPT ☐ RETURN ☐ REJECT
Federal Agency: _____

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

Substantive Review: ☐ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

Recom./Criteria Accept
Reviewer Save
Discipline Architectural History
Date 3/5/93
_____ see continuation sheet

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

1. Name

2. Location

3. Classification

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

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? ☐ yes ☐ no

7. Description

Condition	Check one	Check one
☐ excellent	☐ deteriorated	☐ unaltered
☐ good	☐ ruins	☐ altered
☐ fair	☐ unexposed	☐ moved date _____

Describe the present and original (if known) physical appearance

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

8. Significance

Period Areas of Significance—Check and justify below

Specific dates Builder/Architect

Statement of Significance (*in one paragraph*)

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

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature

title

date

13. Other

- ☐ Maps
- ☐ Photographs
- ☐ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____

Comments for any item may be continued on an attached sheet



PROPERTY NAME: VENTFORT HALL

STREET ADDRESS: 120 WALKER ST

COMMUNITY: LENOX MA

PHOTOGRAPHER & DATE: KRISTINE SPRAGUE FEB. '92

LOCATION OF NEGATIVE: LENOX HISTORICAL COMMISSION

PHOTOGRAPH NUMBER: 1 OF 23

DESCRIPTION OF VIEW: VIEW S.E. OF MAIN ENTRY,
PORTE COCHERE, DRIVEWAY.



Property Name: VENTFORT HALL

Street Address: 120 WALKER ST

Community: LENOX

Photographer & Date: KRISTINE SPRAGUE FEB 1992

Location of neg: LHC

Photograph number 2 of 23

Description of view: RESIDENCE, NORTH ELEVATION



PROPERTY NAME: VENTFORT HALL
STREET ADDRESS: 120 WALKER ST
COMMUNITY: LENOX MA

PHOTOGRAPHER & DATE: KRISTINE SPRAGUE FEB. 92
LOCATION OF NEG: LENOX HISTORICAL COMMISSION

PHOTOGRAPH NUMBER 3 of 23

DESCRIPTION OF VIEW: SOUTH ELEVATION, GALLERY PORCH
AND EAST ELL.



Property Name: VENTFORT HALL

Street Address: 120 WALKER ST

Community: LENOX

Photographer & Date: KRISTINE SPRAGUE FEB 1992

Location of neg: LHC

Photograph number 4 of 23

~~23~~ Description of view: RESIDENCE, WEST ELEVATION



Property Name: VENTFORT HALL
Street Address: 120 WALKER ST
Community: LENOX

Photographer & Date: KRISTINE SPRAGUE FEB 1992

Location of neg: LHC

Photograph number 5 of 23

Description of view: RESIDENCE, EAST ELEVATION



PROPERTY NAME : VENTFORT HALL
STREET ADDRESS : 120 WALKER ST
COMMUNITY : LENOX MA

PHOTOGRAPHER & DATE : ART MARASCO APR. 1992

LOCATION OF NEG : 611 EAST ST LENOX

PHOTOGRAPH NUMBER 6 of 23

DESCRIPTION OF VIEW : FIREPLACE & STAINED GLASS - BALLROOM

26-112

APR. 29 1992

ART MARASCO
PHOTOGRAPHER
611 EAST STREET
LENOX, MASS. 01240



Property Name: VENTFORT HALL
Street Address: 120 WALKER ST
Community: LENOX

Photographer & Date: ART MARASCO APR. 1992
Location of neg: 611 EAST ST. LENOX

Photograph number 7 of 23
Description of view: LIBRARY

neg-92

APR. 29 1992

ART MARASCO
PHOTOGRAPHER
611 EAST STREET
LENOX, MASS. 01240



Property Name: VENTFORT HALL
Street Address: 120 WALKER ST
Community: LENOX

Photographer & Date: ART MARASCO APR. 1992
Location of neg: 611 EAST ST LENOX

Photograph number 8 of 23
Description of view: LIBRARY

106-92

APR. 29 1992

ART MARASCO
PHOTOGRAPHER
611 EAST STREET
LENOX, MASS. 01240



Property Name: VENTFORT HALL
Street Address: 120 WALKER ST
Community: LENOX

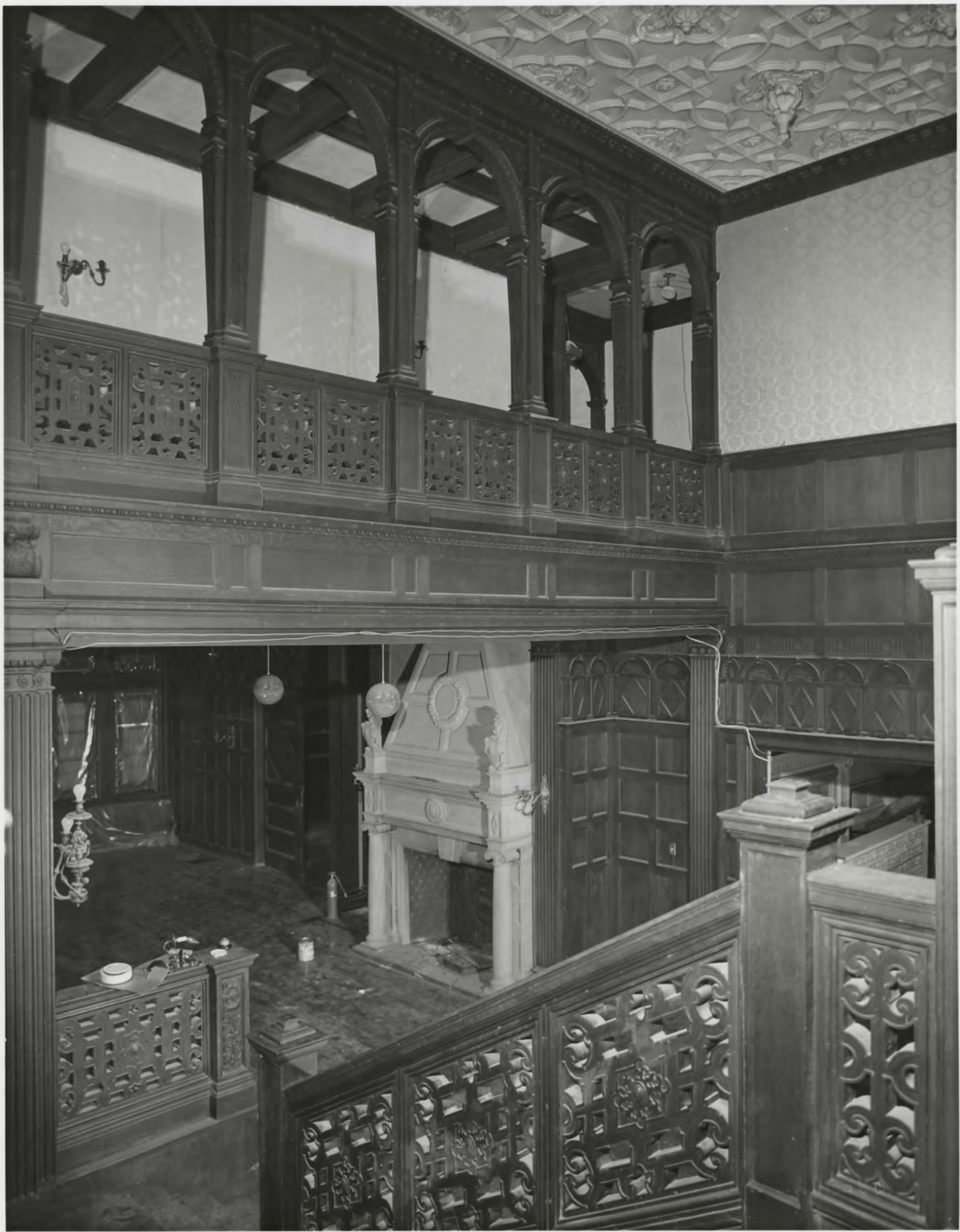
Photographer & Date: ART MARASCO APR. 1992
Location of neg: 611 EAST ST LENOX

Photograph number 9 of 23
Description of view: ENGLISH OAK ENTRY HALL

9d-92

APR. 29 1992

ART MARASCO
PHOTOGRAPHER
611 EAST STREET
LENOX, MASS. 01240



PROPERTY NAME: VENTFORT HALL
STREET ADDRESS: 120 WALKER ST
COMMUNITY: LENOX MA

PHOTOGRAPHER & DATE: ART MARASCO APR. 1992
LOCATION OF NEG: 611 EAST ST LENOX

ART MARASCO
PHOTOGRAPHER
611 EAST STREET
LENOX, MASS. 01240

PHOTOGRAPH NUMBER 10 of 23
DESCRIPTION OF VIEW: ENTRY HALL FIREPLACE
FROM STAIR LANDING

APR. 29 1992

102-92



PROPERTY NAME: VENTFORT HALL
STREET ADDRESS: 120 WALKER ST
COMMUNITY: LENOX MA

PHOTOGRAPHER & DATE: ART MARASCO APR. 1992
LOCATION OF NEG: 611 EAST ST LENOX

PHOTOGRAPH NUMBER 11 of 23

DESCRIPTION OF VIEW: SECOND FLOOR GALLERY - ENTRY HALL

26-21

APR. 29 1992

ART MARASCO
PHOTOGRAPHER
611 EAST STREET
LENOX, MASS. 01240



PROPERTY NAME: VENTFORT HALL
STREET ADDRESS: 120 WALKER ST
COMMUNITY: LENOX MA

PHOTOGRAPHER & DATE: ART MARASCO APR. '92
LOCATION OF NEG: 611 EAST ST. LENOX

PHOTOGRAPH NUMBER 12 of 23

DESCRIPTION OF VIEW: VIEW OF FIREPLACE, DRAWING ROOM

APR. 29 1992

ART MARASCO
PHOTOGRAPHER
611 EAST STREET
LENOX, MASS. 01240

95-92



Property Name: VENTFORT HALL
Street Address: 120 WALKER ST
Community: LENOX

ART MARASCO
PHOTOGRAPHER
611 EAST STREET
LENOX, MASS. 01240

APR. 29 1992

Photographer & Date: ART MARASCO APR. 1992
Location of neg: 611 EAST ST LENOX

Photograph number 13 of 23

Description of view: NORTH WALL OF LIVING ROOM

96-92



Property Name: VENTFORT HALL
Street Address: 120 WALKER ST
Community: LENOX

Photographer & Date: ART MARASCO APR. 1992
Location of neg: 611 EAST ST LENOX

Photograph number 14 of 23
Description of view: DINING ROOM, paneled ceiling

109-92

APR. 29 1992

ART MARASCO
PHOTOGRAPHER
611 EAST STREET
LENOX, MASS. 01240



PROPERTY NAME: VENTFORT HALL
STREET ADDRESS: 120 WALKER ST
COMMUNITY: LENOX MA

PHOTOGRAPHER & DATE: ART MARASCO APR. 1992

LOCATION OF NEG: 611 EAST ST LENOX

PHOTOGRAPH NUMBER 15 of 23

DESCRIPTION OF VIEW: DINING ROOM

20-011

APR. 29 1992

ART MARASCO
PHOTOGRAPHER
611 EAST STREET
LENOX, MASS. 01240



Property Name: VENTFORT HALL
Street Address: 120 WALKER ST.
Community: LENOX

ART MARASCO
PHOTOGRAPHER
611 EAST STREET
LENOX, MASS. 01240

APR. 29 1992

Photographer & Date: ART MARASCO APR. 1992
Location of neg: 611 EAST ST. LENOX

Photograph number 16 of 23

Description of view: GENTLEMEN'S RECEPTION ROOM, FIRST FLOOR

12/1-92



Property Name: VENTFORT HALL
Street Address: 126 WALKER ST.
Community: LENOX

ART MARASCO
PHOTOGRAPHER
611 EAST STREET
LENOX, MASS. 01240

APR. 29 1992

Photographer & Date: ART MARASCO APR. 1992
Location of neg: 611 EAST ST. LENOX

Photograph number 17 of 23

Description of view: LADIES' RECEPTION ROOM, FIRST FLOOR

26-021



Property Name: VENTFORT HALL
Street Address: 120 WALKER ST
Community: LENOX

Photographer & Date: ART MARASCO APR 1992
Location of neg: E 611 EAST ST. LENOX

Photograph number 18 of 23

Description of view: SECOND FLOOR BEDROOM

20-911

APR. 29 1992

ART MARASCO
PHOTOGRAPHER
611 EAST STREET
LENOX, MASS. 01240



~~Sta~~ Property Name: VENTFORT HALL
Street Address: 120 WALKER ST
Community: LENOX

ART MARASCO
PHOTOGRAPHER
611 EAST STREET
LENOX, MASS. 01940

APR. 29 1992

Photographer & Date: ART MARASCO APR. 1992
Location of neg: 611 EAST ST. LENOX

Photograph number 19 of 23
Description of view: 2nd FLOOR BEDROOM

611-29-1



Property Name : VENTFORT HALL
Street Address: 120 WALKER ST
Community: LENOX

Photographer & Date: ART MARASCO APR. 1992
Location of neg: 611 EAST ST. LENOX

Photograph number 20 of 23
Description of view: BEDROOM FIREPLACE, 2nd FLOOR

123-92

APR. 29 1992

ART MARASCO
PHOTOGRAPHER
611 EAST STREET
LENOX, MASS. 01240



PROPERTY NAME: VENTFORT HALL
STREET ADDRESS: 120 WALKER ST
COMMUNITY: LENOX MA

PHOTOGRAPHER & DATE: KRISTINE SPRAGUE FEB. '92
LOCATION OF NEG: LENOX HISTORICAL COMMISSION

PHOTOGRAPH NUMBER 21 of 23

DESCRIPTION OF VIEW: WEST ELEVATION OF CARRIAGE HOUSE



PROPERTY NAME: VENTFORT HALL
STREET ADDRESS: 120 WALKER ST
COMMUNITY: LENOX MA

PHOTOGRAPHER & DATE: KRISTINE SPRAGUE FEB. 92
LOCATION OF NEG: LENOX HISTORICAL COMMISSION

PHOTOGRAPH NUMBER 22 of 23

DESCRIPTION OF VIEW: VIEW OF ONE GATEHOUSE FROM
KEMBLE ST.



PROPERTY NAME: VENTFORT HALL
STREET ADDRESS: 120 WALKER ST
COMMUNITY: LENOX MA

PHOTOGRAPHER & DATE: KRISTINE SPRAGUE FEB '92
LOCATION OF NEG: LENOX HISTORICAL COMMISSION

PHOTOGRAPH NUMBER 23 of 23

DESCRIPTION OF VIEW: VIEW OF OTHER GATEHOUSE
FROM WALKER ST.



PROPERTY NAME: Ventfort Hall
STREET ADDRESS: 120 WALKER ST
COMMUNITY: LENOX

PHOTOGRAPHER & DATE: ? C. 1895
LOCATION OF NEG: LHC

HISTORIC
PHOTOGRAPH NUMBER 1 OF 13

DESCRIPTION OF VIEW: Exterior from driveway



Property Name: VENTFORT HALL

Street Address: 120 WALKER ST

Community: LENOX

Photographer & Date: ? c. 1895

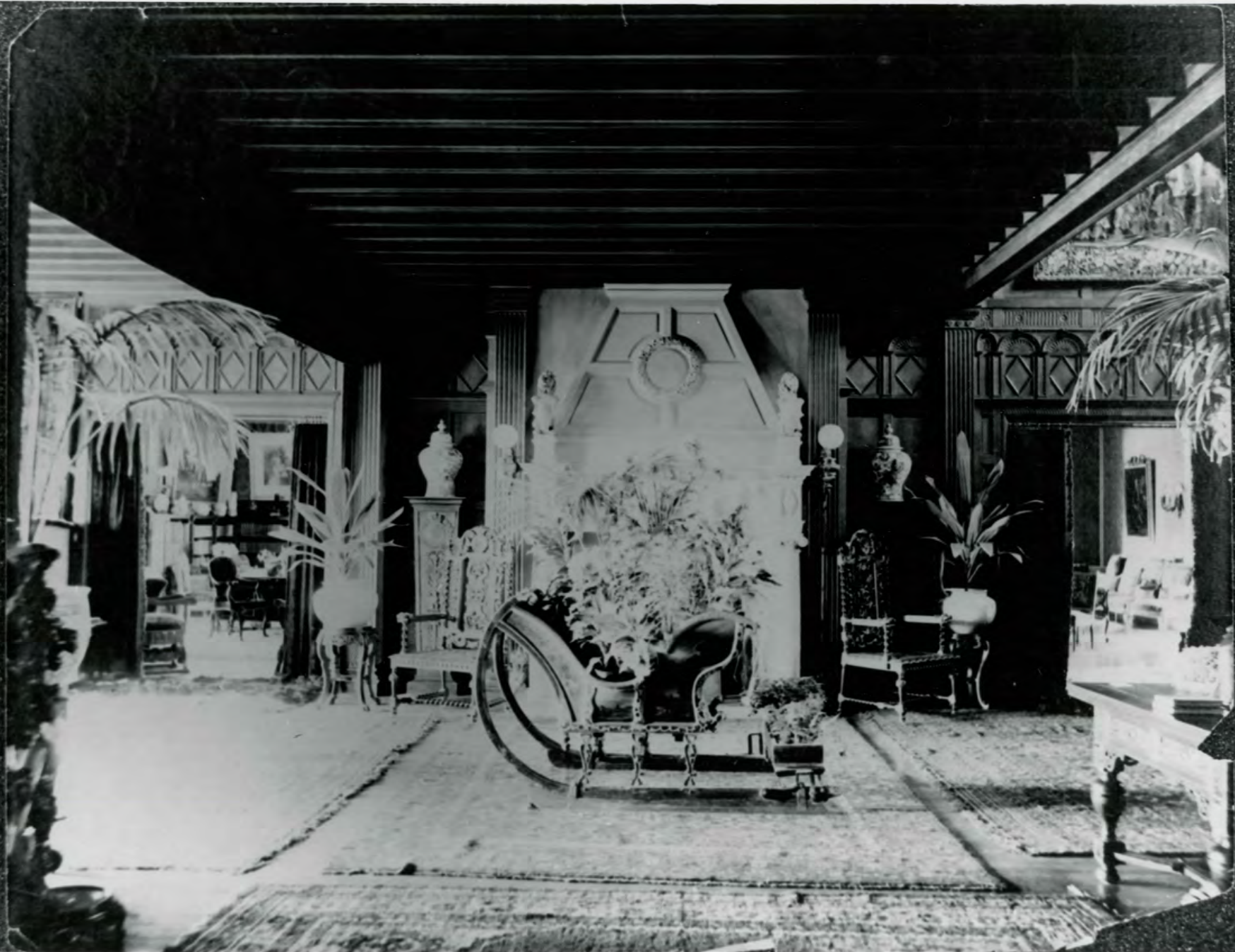
Location of neg: LHC

HISTORIC
Photograph number 2 of 13

Description of view: STAIR HALL

c. 1895

VENTFORT HALL



Property Name: VENTFORT HALL

Street Address: 120 WALKER ST

Community: LENOX

Photographer & Date: ? C. 1895

Location of neg: LHC

HISTORIC
Photograph number 3 of 13

Description of view: STAIR HALL FOYER



Property Name: VENTFORT HALL
Street Address: 120 WALKER ST
Community: LENOX

Photographer & Date: ? c. 1895
Location of neg: LHC

HISTORIC

Photograph number 4 of 13

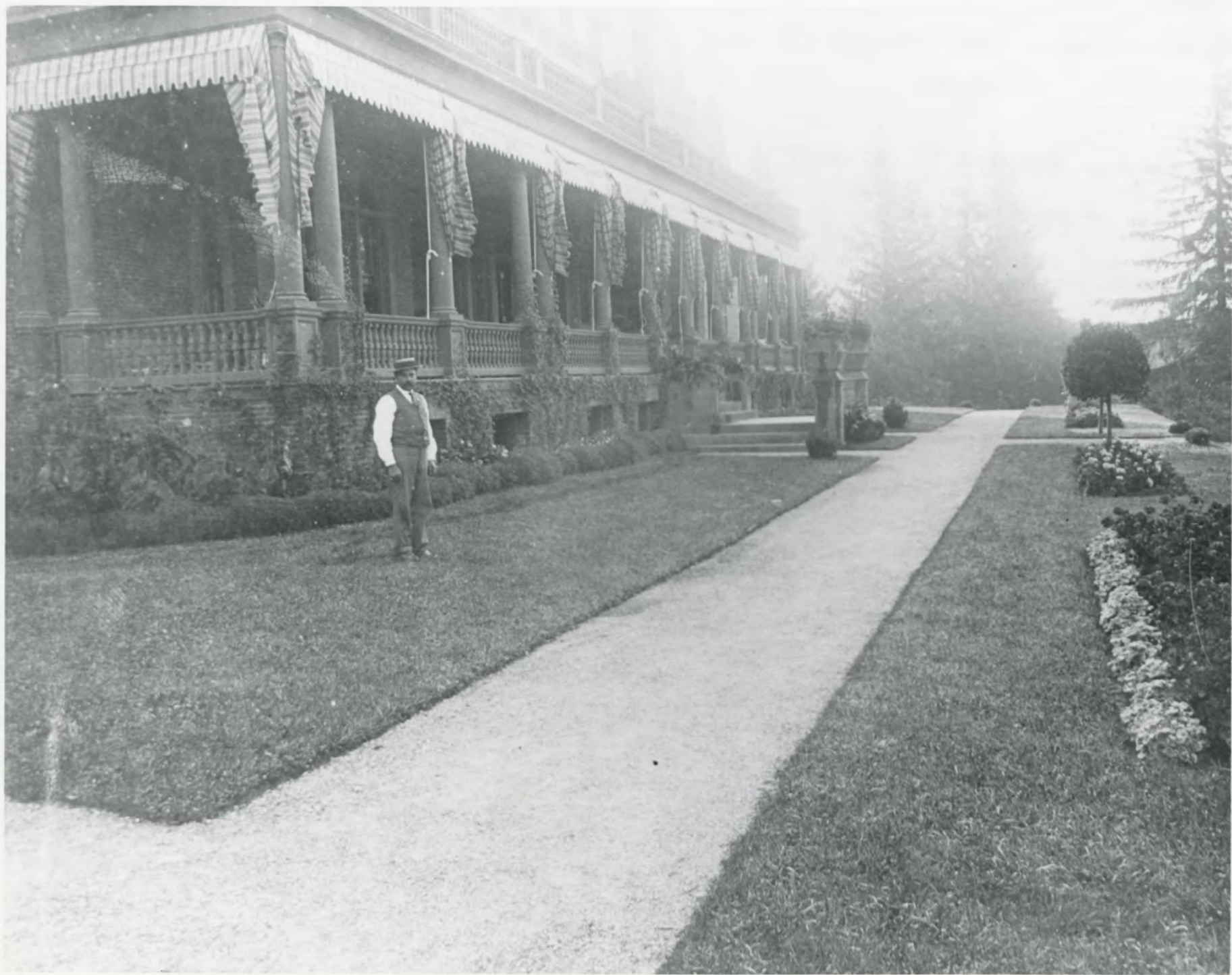
Description of view: LIBRARY



Property name: VENTFORT HALL
Street Address: 120 WALKER ST
Community: LENOX

Photographer & Date: ? C. 1895
Location of neg: LHC

~~HISTORIC~~
Photograph number 5 of 13
Description of view: SITTING ROOM



Property Name: VENTFORT HALL
Street Address: 120 WALKER ST
Community: LENOX

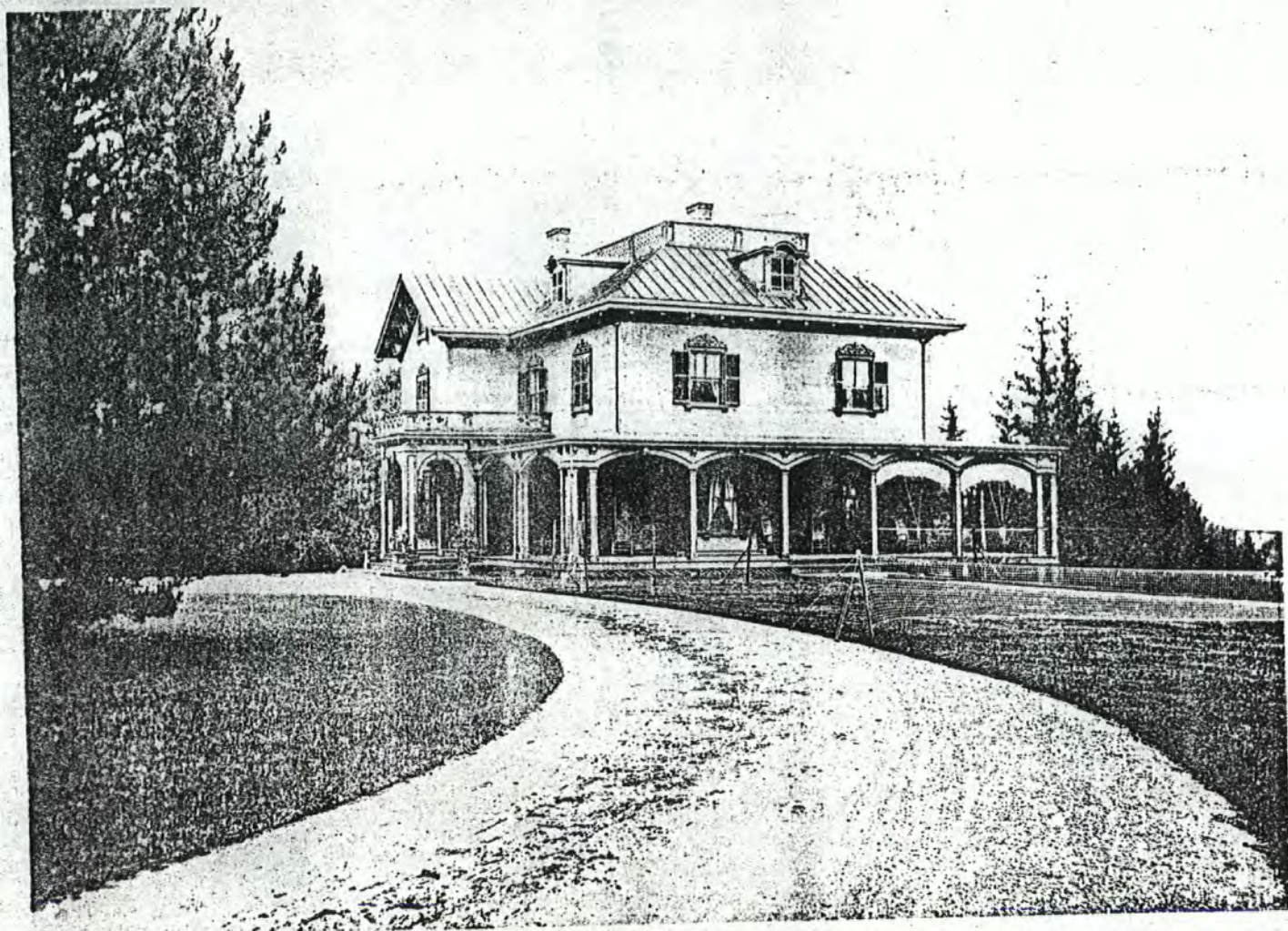
Photographer & Date: ? C. 1895

Location of neg: LHC

HISTORIC

Photograph number 6 of 13

Description of view: GALLERY PORCH W/ GARDENER

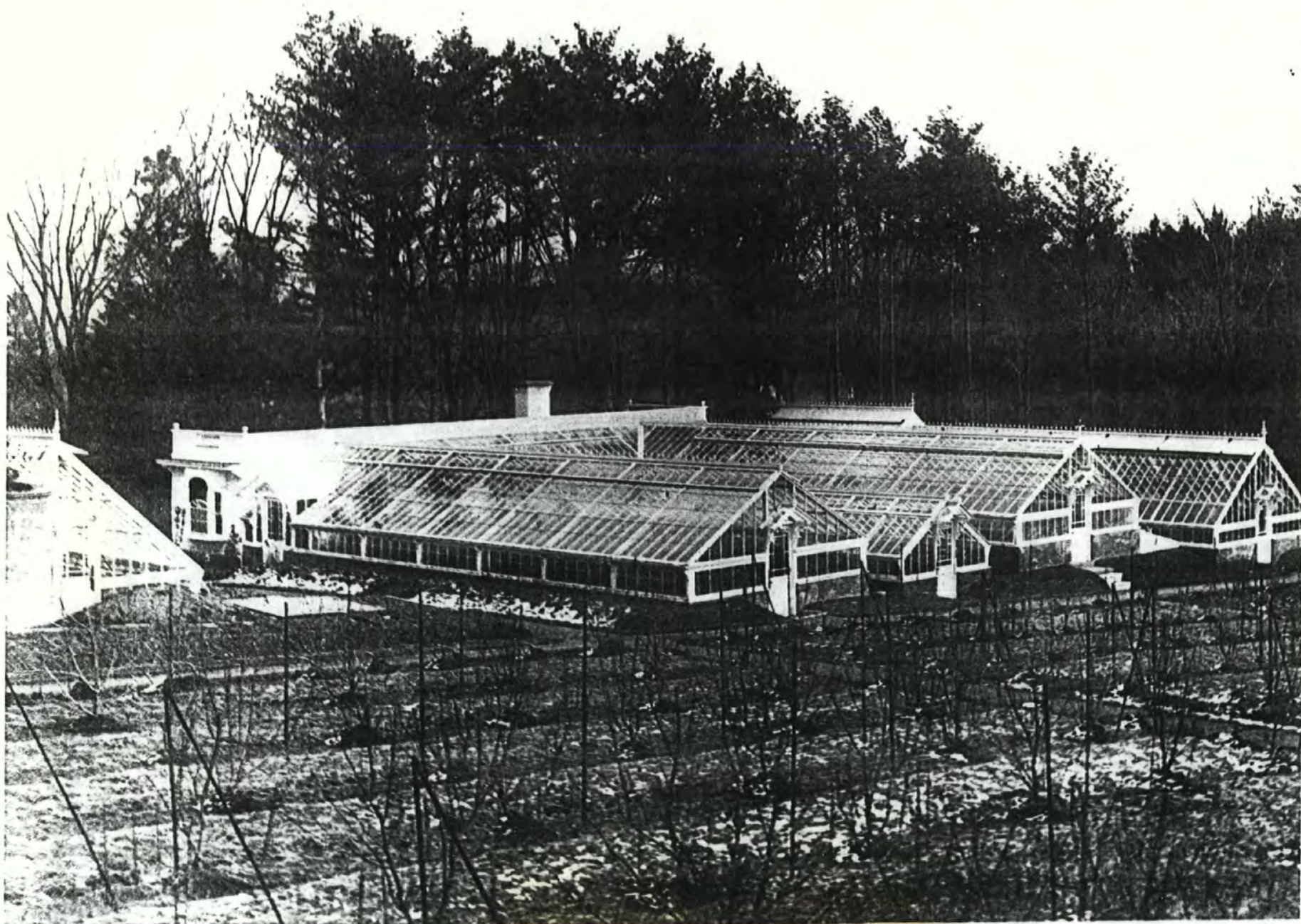


"VENT FORT." MRS. OGDEN HAGGERTY.

1880

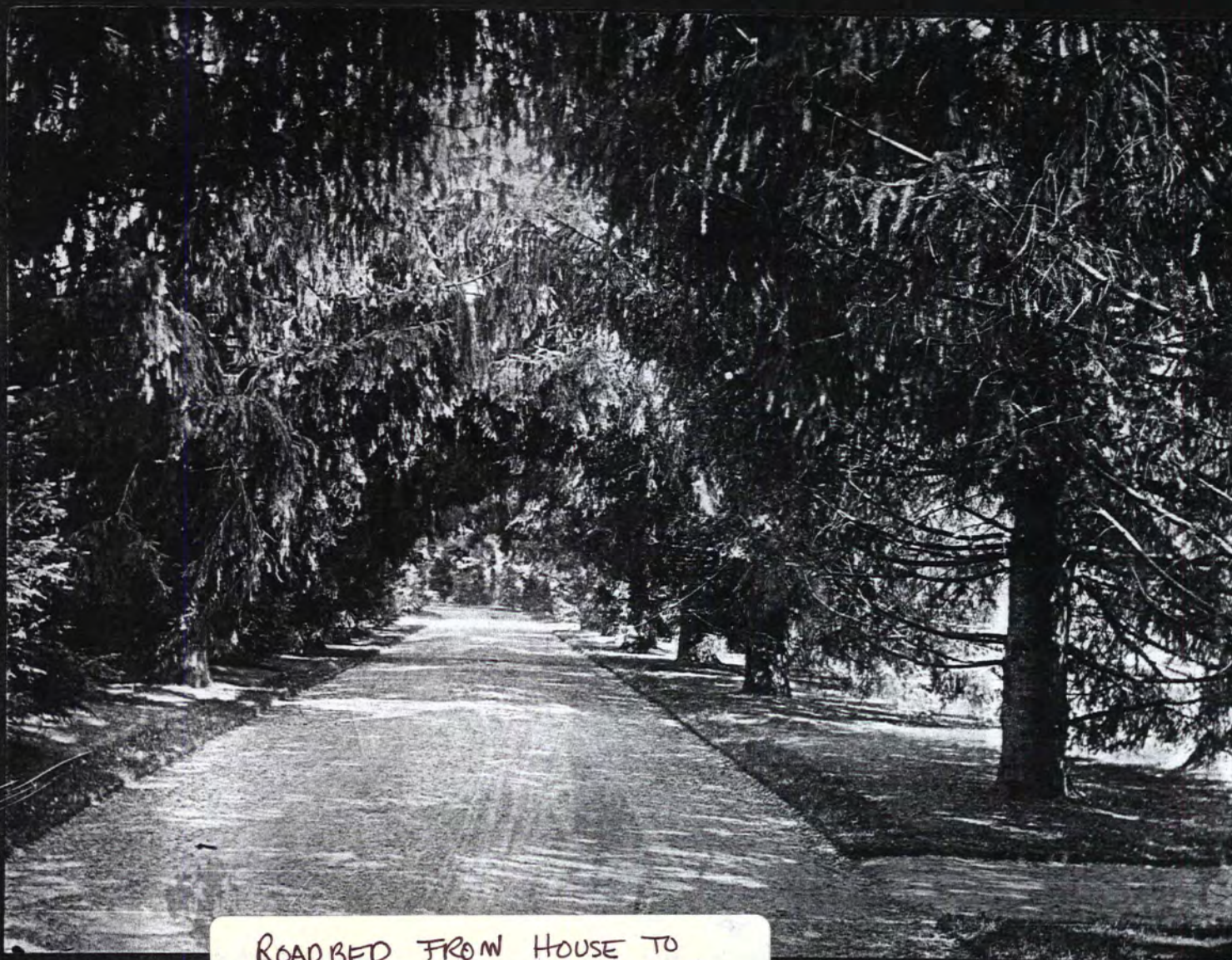


GARDENER PLANTING
WALKING PATH BEDS AT
VENTFORD HALL 1893
HISTORIC PHOTOGRAPH NUMBER 8 OF 13



VENTFORT HALL GREENHOUSES 1893

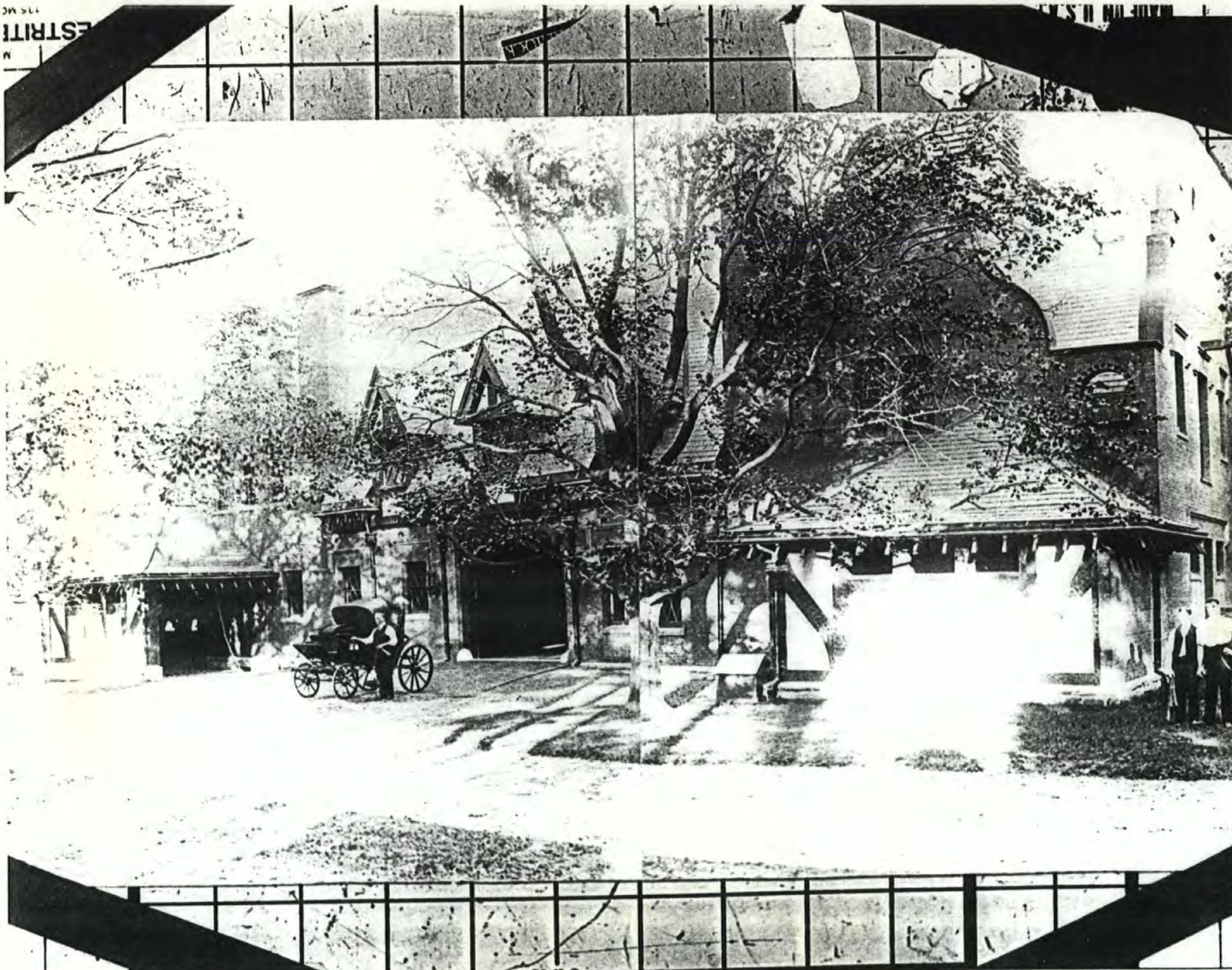
HISTORIC PHOTO
NUMBER 9 OF 13



ROADBED FROM HOUSE TO
CARRIAGE BARN 1893
VENTFORT HALL
HISTORIC PHOTO NUMBER 10 OF 13



Looking towards Garden Gate
from ENTRANCE OF
VENTFORT HALL c. 1893
HISTORIC PHOTO NUMBER 11 OF 13



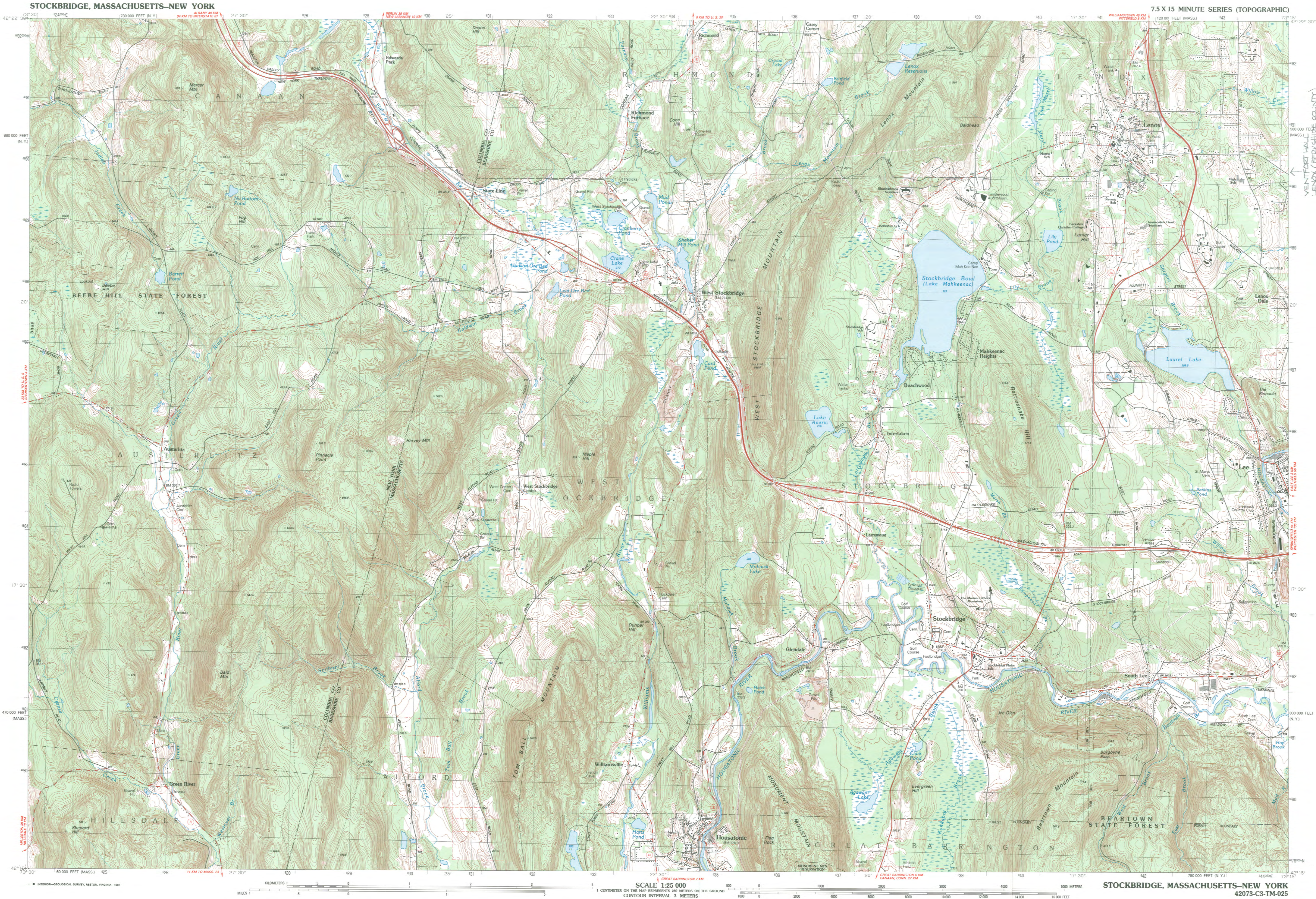
VENTFORT HALL CARRIAGEHOUSE 1893

HISTORIC PHOTO
NUMBER 12 OF 13



IN COURTYARD OF ENTRANCE
PINE TREE THAT STILL
EXISTS FROM ORIGINAL
LANDSCAPING. NEEDS PRUNING
VENTFORD HALL 1893

HISTORIC PHOTO
NUMBER 13 OF 13



VENET FORT HALL
LENOX, MA
Stockbridge
MASSACHUSETTS-
NEW YORK
1:25 000-scale metric
topographic map

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, NOSNOAA, and Commonwealth of Massachusetts agencies
Compiled by photogrammetric methods from aerial photographs taken 1960. Field checked 1981. Map dated 1987
The west half of this area also covered by 7.5-minute 1:25,000-scale map: State Line dated 1973
The east half of this area supersedes Stockbridge 1:25,000-scale map dated 1973
Projection and 1000-meter grid, zone 18
Universal Transverse Mercator
10,000-foot grid ticks based on Massachusetts coordinate system, mainland zone and New York coordinate system, east zone
1927 North American Datum
To place on the predicted North American Datum 1983, move the projection lines 5 meters south and 36 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

CONTROL ELEVATIONS SHOWN TO THE NEAREST 0.1 METER
OTHER ELEVATIONS SHOWN TO THE NEAREST 0.5 METER

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS

CONVERSION TABLE		DECLINATION DIAGRAM	ADJOINING MAPS				
Meters	Feet		1	2	3	4	5
1	3.2808		1	2	3		
2	6.5617		2	3	4	5	
3	9.8425		3	4	5		
4	13.1234		4	5			
5	16.4042		5				
6	19.6850						
7	22.9659						
8	26.2467						
9	29.5275						
10	32.8084						
To convert meters to feet multiply by 3.2808		UTM grid convergence (GN) and 1987 magnetic declination (M) at center of map		1 East Chatham 1:24 000 2 Franklin River 3 Franklin River 4 Chatham 1:24 000 5 East Lee 6 Housatonic 1:24 000 7 Great Barrington 8 One			
To convert feet to meters multiply by 0.3048		Design is approximate					

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	.....
Build-up area: only selected landmark 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 park	.....
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. location monument	.....
Windmill; water well; spring	.....
Mine shaft; prospect; adit or cave	.....
Control: horizontal station; vertical station; spot elevation	.....
Contours: index; intermediate; supplementary; depression	.....
Distorted surface: strip mine, lava; sand	.....
Bathymetric contours: index; intermediate	.....
Partial lake and stream; intermittent lake and stream	.....
Rapids, large and small; falls, large and small	.....
Swamp; marsh	.....
Submerged marsh; land subject to controlled inundation	.....
Woodland: scattered trees	.....
Scrub; mangrove	.....
Orchard; vineyard	.....

A pamphlet describing topographic maps is available on request

POSTERNAK, BLANKSTEIN & LUND

ATTORNEYS AT LAW

100 CHARLES RIVER PLAZA
BOSTON, MASSACHUSETTS 02114-2723
617-367-9595

FAX 617-367-2315

ERIK LUND, P.C.
NOEL G. POSTERNAK, P.C.
RICHARD K. BLANKSTEIN, P.C.
DONALD H. SIEGEL, P.C.
DAVID M. SALTIEL
KENNETH A. KORB
IRA J. DEITSCH
ROSANNA SATTLER
MICHAEL J. STONE
GEORGE A. BERMAN
RUSSELL K. DUNNING
LAURENCE FIELD
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ROBERT M. SCHLEIN
SIBLY P. REPPERT
PETER J. SILBERSTEIN

CATHERINE J. SAVOIE
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DONALD F. FARRELL, JR.
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JEFFREY W. ARMSTRONG
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DEBORAH DIVERDI CARLSON
STANFORD I. CHESLER
JOSEPH G. COSBY
JON C. COWEN
ROBERT L. DOUCETTE
SUSAN E. DRESENS
THOMAS P. FREDELL
ROGER L. FRENCH
IRENE A. HALPIN
JENNIFER L. HILLIARD

DAVID J. HIMMELBERGER
RHONDA G. HOLLANDER
PAUL A. IZZO
DAVID Y. LI
DANIEL M. MARFOSON
JO-ANN M. MARZULLO
THOMAS R. NOEL
ANDREA F. NUCIFORO, JR.
KATHRYN C. PU
SUSAN S. RIEDEL
VALERIE C. SAMUELS
CYNTHIA C. SMITH
DAVID B. WESTERBE
ANDREW B. WHITE
JENNIFER L. WIELOCH

OF COUNSEL
DANIEL F. FEATHERSTON, JR.
STANLEY N. WALLERSTEIN

November 17, 1992

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Ms. Judith B. McDonough
Executive Director
State Historic Preservation Officer
Massachusetts Historical Commission
80 Boylston Street
Boston, MA 02116

RECEIVED

NOV 19 1992

MASS. HIST. COMM.

Re: **Ventfort Hall Property, Lenox, Massachusetts**

Dear Ms. McDonough:

Your letter dated November 9, 1992 to The Ivey Companies, Inc. with respect to the above-referenced property has been referred to this firm for response. Enclosed herewith is a notarized statement from Arthur J. Ivey, sole owner of the property, objecting to its listing in the National Register of Historic Places.

I am greatly concerned about the Commission's motivation in moving forward with the nomination at this time. On January 13, 1992, a Project Notification Form was submitted to the Commission regarding the proposed construction of a 142-bed nursing home. The proposed project included the demolition of Ventfort Hall. An Environmental Notification Form for this project was published in the Environmental Monitor on March 24, 1992. Under the Commission's regulations (950 CMR 71.07(2)(a)), the Commission was required, within thirty (30) days of the earlier of the filing of the Project Notification Form or the Environmental Notification Form, to make a determination as to whether the project will have an adverse affect upon a property which is listed on the State Register. It is uncontested that Ventfort Hall was not, and is not, listed on the State Register. Therefore, the Commission was required to issue such a written determination, at which point the project proponent was, and is, entitled to proceed forward with the permitting process.

Ms. Judith B. McDonough
November 17, 1992
Page 2

This point was made quite clear, on May 18, 1992, to Alan Johnson and Maureen Cavanaugh, at a meeting I attended with Dick Foster. They admitted that the Commission lacked direct jurisdiction as to Ventfort Hall, but maintained that the Commission was entitled to make comments as part of the MEPA process. I concurred that this was the Commission's right.

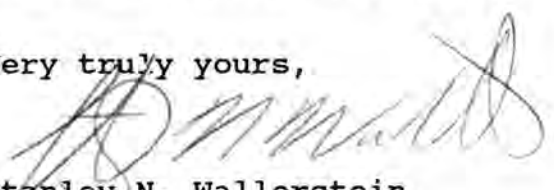
If, by now listing Ventfort Hall on the State Register, the Commission is intending to attempt to recapture direct jurisdiction, then, in my view, the Commission will have been acting in an arbitrary and capricious fashion, in violation of my client's civil and property rights.

Should the Commission adopt such a strategy, and should its implementation result in any delay in my client's project, then my client will be seeking appropriate damages from the Commission and the individual persons involved.

Throughout this process, my client has acted in the utmost good faith with the Commission and has undertaken studies and analysis far beyond those which it was legally obligated to do. This action by the Commission, timed precisely during the week in which my client will be seeking local approvals for the project, casts grave doubt upon the good faith of the Commission.

I sincerely hope I am wrong in my analysis of this matter. I believe a response, prior to the December 9, 1992 hearing, would be most helpful.

Very truly yours,



Stanley N. Wallerstein

SNW:kjb
Enclosure
cc: Mr. Arthur J. Ivey
Mr. Richard H. Herrick

3087-4

ACK02448

RECEIVED

NOV 19 1992

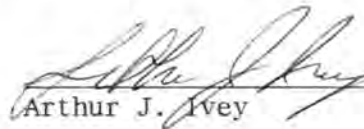
CERTIFICATION OF OBJECTION

MASS. HIST. COMM.

The undersigned, Arthur J. Ivey, does hereby certify to Judith B. McDonough, State Historic Preservation Officer for the Commonwealth of Massachusetts, that he is the sole owner of record of the properties located at 120 Walker Street, Lenox, Massachusetts, commonly known as the "Ventfort Hall" properties, by virtue of a Deed recorded with Berkshire County Registry of Deeds in Book 1147, Page 546.

The undersigned further certifies that he objects to the listing of the aforesaid properties on the National Register of Historic Places. This objection is submitted in Accordance with the provisions of the National Historic Preservation Act and 36 CFR Part 60.

Executed under seal this 17th day of November, 1992.

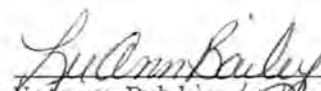
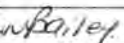

Arthur J. Ivey

COMMONWEALTH OF MASSACHUSETTS

Berkshire, ss.

November 17th, 1992

Then personally appeared the above-named Arthur J. Ivey and acknowledged the foregoing instrument to be his free act and deed, before me.


Notary Public 
My commission expires: 8-23-96

January 13, 1993



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 you will find the following nomination form:

Ventfort Hall, Lenox (Berkshire County), Massachusetts, 01240.

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. One letter of objection has been received for one of the three properties.

Because one of the properties is currently threatened with demolition, we request an expedited review of this nomination.

Sincerely,

Betsy Friedberg

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

enclosure

cc: Marcia Brown & Kristine Sprague, Lenox Historical Commission
The Ivey Companies, Inc.
George C. & Christine Jordan
Arthur Martin
John Pignatelli, Chairman, Lenox Board of Selectmen
Denis Lefleur, Director, Lenox Library Association
Stella Gould, WCVB Chronicle
Abby Pratt, Berkshire Eagle