

# FORM A - AREA

Assessor's Sheets USGS Quad Area Letter Form Numbers in Area

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

R043, R042			WLT.290, WLT.____, etc
------------	--	--	------------------------------

## Photograph



**Town/City:** Waltham, Massachusetts

**Place (neighborhood or village):**

**Name of Area:** Stonehurst,  
the Robert Treat Paine Estate

**Present Use:** museum, public park

**Construction Dates or Period:** 1600s-1910s

**Overall Condition:** good

### Major Intrusions and Alterations:

Outbuildings and a second house are no longer extant

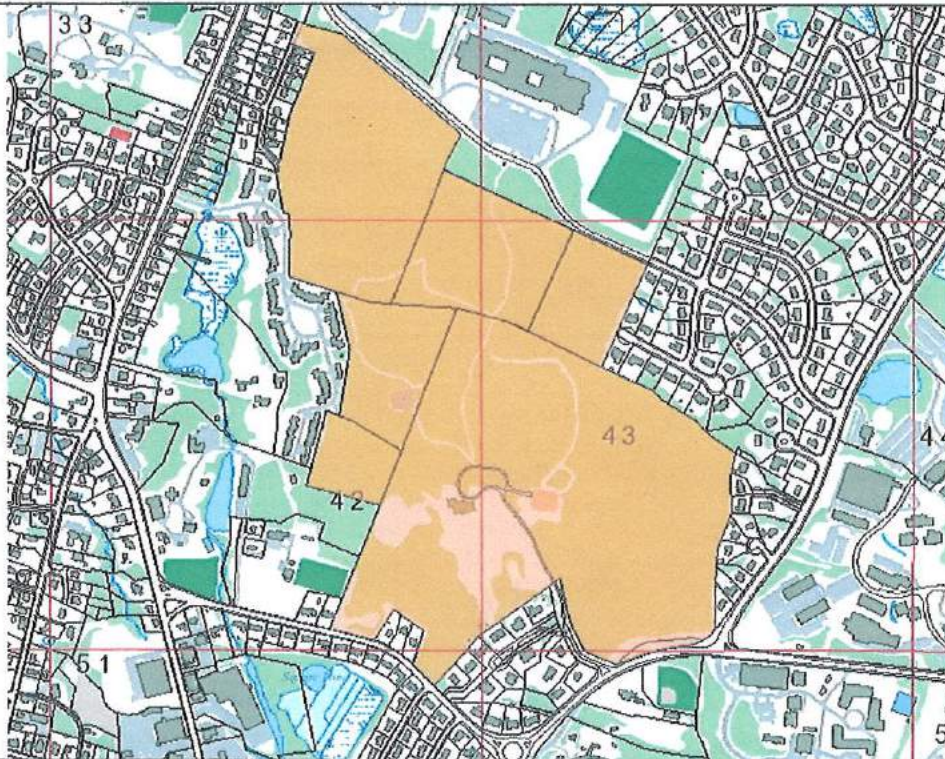
**Acreage:** 138.5 acres

**Recorded by:** Ann Clifford

**Organization:** Waltham Historical Commission

**Date (month/year):** September 2019

## Locus Map



see continuation sheet



# INVENTORY FORM A CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WALTHAM

STONEHURST,  
THE ROBERT TREAT PAINE ESTATE

Area Letter Form Nos.

WLT.290, etc.

- Recommended for listing in the National Register of Historic Places.  
*If checked, you must attach a completed National Register Criteria Statement form.*

*Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.*

## ARCHITECTURAL DESCRIPTION

*Describe architectural, structural and landscape features and evaluate in terms of other areas within the community.*

Stonehurst, the 138.5-acre country place of the socially-minded Robert Treat and Lydia Lyman Paine family, is an American masterwork created by architect Henry Hobson Richardson and landscape architect Frederick Law Olmsted. In 1883-1886, Olmsted transformed this wooded hilltop site into a sophisticated late 19<sup>th</sup>-century country estate in the naturalistic English landscape tradition, complete with pleasure grounds, farm and forest. It preserves a pre-Industrial agrarian and forested landscape from an early European settlement as well as that of the renowned Federal Era experimental farm of Theodore Lyman, grandfather of Lydia Lyman Paine. Both the Robert Treat Paine House and the Theodore Lyman House are National Historic Landmarks.

Area resources include the Paine house by Henry Hobson Richardson; the curvilinear terrace and pleasure grounds enhanced by Frederick Law Olmsted, Sr.; one-time agricultural components of the Paine Estate; ruins of house sites and structures associated with extended family (Storer and Sears); and an old-growth forest crossed by 17<sup>th</sup>-century stone walls and early cart paths and trails. Olmsted advised on the management of the Paine's woodlots that had a long history of supplying fuel to the Lyman Estate and neighboring farms. Outbuildings, the Storer House, and the Paine and Sears tennis courts have been compromised by fire and neglect, but their ruins remain.

In contrast to the highly developed city in which it lies, Stonehurst is a welcome oasis of greenspace. The estate comprises 138.5 acres of woodlands, meadows and pleasure grounds along the Western Greenway trail system, linking 1300 acres of open space that currently extends from Habitat and Beaver Brook Reservation in Belmont to the Paine Estate, Bentley College and Lyman Estate in Waltham.

Waltham is unusual in that it includes three country estates with National Historic Landmark status: Stonehurst/the Robert Treat Paine Estate; the Lyman Estate (The Vale), and Gore Place. Of these three Waltham estates spanning two centuries, only the Paine Estate preserves the relationship between house, pleasure grounds and forest. Its landscape is also associated with a number of neighboring Waltham resources: the Lyman Estate; Piety Corner neighborhood; New Church Institute of Education; the Clark, Childs, Dudley, Hobbs and Townsend Houses; Christ Episcopal Church; the Chester Brook Road neighborhood; and two gardeners' cottages (all now privately owned and lying outside of the resource area).

The Paine Estate is centrally located in Waltham near its original meetinghouse common (now Beaver Street rotary) between three of the earliest roads of the community: Lexington Street to the west, Beaver Street to the south and Forest Street to the east. The house once had commanding views of the entire Charles River



**INVENTORY FORM A CONTINUATION SHEET**

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WALTHAM

STONEHURST,  
THE ROBERT TREAT PAINE ESTATE

Area Letter Form Nos.

WLT.290, etc.

valley from the Prospect hills to the west, across to the Newton hills to the south and the Watertown and Brookline hills to the southeast. Tall trees now obscure some of the intended distant vistas but also, fortuitously, obscure privately-owned late 20<sup>th</sup>-century houses at the base of the hill to the south. Just below the hill lies Chester Brook (the name given to the west branch of Beaver Brook) that runs roughly parallel to Lexington Street along its east side and widens into the Lyman Ponds about 1/3 mile to the south.

The Landscape Master Plan and Update (1992 and 2000) for the estate defined three general areas: the six-acre core and utilitarian and conservation areas. The core included seven zones: Entrance Drive, Houseyard East, Houseyard West, Caretaker's Yard, House Terrace, South Lawn and West Field. Other zones were defined as the Carriage Barn/Greenhouse Parking Lot, the Storer Parking Lot, and the Woods.<sup>1</sup>

### Paine Estate Grounds

The Paine Estate grounds are characterized by rolling topography, exposed bedrock, broad expanses of turf and grassland, distant vistas, carefully chosen established trees and minimal ornamental planting with native plant materials. Olmsted popularized such naturalistic landscapes in reaction to the excesses of Victorian planting. In some of his designed landscapes, such as Central Park, the so-called "natural" landscape was constructed in its entirety. In other cases, such as the Paine Estate, he took a light touch, appreciating and enhancing the beauty of the land as he found it.

Landscape concepts and features of Stonehurst closely recall that of Olmsted's Moraine Farm (Phillips Estate) in Beverly and Franklin Park in Boston. In all three projects, a shelter with a curved terrace overlooking expansive vistas is carefully placed directly at the edge of a large "wilderness" or "wild forest" area. At the public park, he assigned apt names for these landscape zones which directly correlate to zones at the Paine Estate: the Shelter (house), Overlook (terrace), Playsted (grounds) and Wilderness (forest). Olmsted encouraged Paine to visit Franklin Park to see the Overlook during construction to get a better understanding of what he had in mind for the terrace overlook in Waltham.<sup>2</sup> The "shelter" in Waltham is unparalleled in Olmsted landscapes, being designed by H.H. Richardson, whom Olmsted described as "the greatest comfort and most potent stimulus that has ever come into my artistic life."<sup>3</sup> The Shelter at Franklin Park is no longer extant.

Describing his design goals for Moraine Farm in 1882, Olmsted also unknowingly projected goals for the Paine Estate, a commission he received in 1883.

- 1) The house shall seem in approaching it ... to be standing in the midst or on the edge of a wild forest.
- 2) Nothing shall be seen of the ... outlook or of the lawn or finished ground from the approach [drive]

<sup>1</sup> Past Designs. "Landscape Master Plan, Robert Treat Paine Estate, Waltham, Massachusetts" (1992).

<sup>2</sup> FL Olmsted to RT Paine, 5 November 1885, Olmsted Associates Letterbooks, 1884-1899, A1, p 244, Library of Congress. The Paine commission is Olmsted Job No. 677.

<sup>3</sup> Marianna Griswold Van Rensselaer, *Henry Hobson Richardson and His Works* (1888, reprint ed., New York, 1969), 40.



## INVENTORY FORM A CONTINUATION SHEET

WALTHAM

STONEHURST,  
THE ROBERT TREAT PAINE ESTATE

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WLT.290, etc.

- 3) The lawn, terrace and the part of the house opening upon them shall appear all one affair, refined, domestic and sharply separated, secluded and distinct in quality from everything else in the vicinity. So that in going or looking from it, you will seem to be everywhere going or looking into an outer world.<sup>4</sup>

Curved stone walls with capped ends mark the entrance (**Resource #7 on Locus and Resource Map**) to Stonehurst from both modern Beaver Street and its extant ancient predecessor, the **Town Way or Back Road (#8)**. Ascending the gently curving tree-lined approach drive (**#9**), visitors pass between forest to the east and an open field to the west. Hidden from sight are the house which crowns a spectacular rise selected by Olmsted and Richardson and its breathtaking southern and western vistas. Nearing the peak of the hill, visitors catch glimpses of the house of glacial boulders and shingles through oak, hickory, rhododendron, azalea and mountain laurel that line the drive. The full impact of the **Robert Treat and Lydia Lyman Paine House (#1)** -- shrouded by woods to the north—is revealed all at once rounding the final turn in the drive, an element of surprise Olmsted borrowed from 18<sup>th</sup>-century English landscapes.

Olmsted wrote how he desired for the Phillips House "to have the character...of a forest lodge for the summer...the more bold, rustic and weatherproof...the better." There, as here, he advised that "the house be set high...supported by a terrace boldly projected, following natural lines, country made and highly picturesque in its outlines and material."<sup>5</sup> Only H.H. Richardson could fulfill so completely this vision, creating at the Paine House a distinctly American environmental art-form of "breadth, simplicity...and strong associations with the earth."<sup>6</sup> Richardson expertly integrated its massive form, bold plan and expressive materials of uncut glacial boulders and weathered shingles with the natural landscape enhanced by Olmsted.

Olmsted and Richardson removed old stone walls that cut across the south field to serve a dual purpose. Massive glacial boulders from the site were repurposed as building materials, anchoring the structure to the land. The south field, now free of linear walls, took on the idealized contours of an arcadian meadow featuring picturesque outcrops of bedrock scarred and smoothed by glaciers and exposed in the 1880s as a part of this project.<sup>7</sup>

A footpath leading from the drive directs pedestrians past the memorable and quintessentially Richardsonian east elevation with its signature arch and cave-like recessed porch and across the east lawn to the south terrace where dramatic vistas across the south field are finally revealed. The dramatic effect of the south vista was even greater for those visitors who approached by carriage, entered the house, and traversed the dimly lit Great Hall before proceeding onto the sunny south terrace.

<sup>4</sup> Frederick Law Olmsted to John C. Phillips, March 6, 1882, quoted in Charles Beveridge, et al., *The Papers of Frederick Law Olmsted: Vol VII, Parks, Politics and Patronage, 1874-1882*, 591.

<sup>5</sup> Frederick Law Olmsted to John C. Phillips, May 11, 1880, quoted in Beveridge, et al., *Olmsted: Vol VII*, 492.

<sup>6</sup> Phillips Brooks. "Henry Hobson Richardson," *Harvard Monthly* 3 (October 1886): 4, 5.

<sup>7</sup> "Near the terrace at the south of the house is noticed a very smooth, large rock, covering about 50 square feet. This rock has been nearly all bared by Mr. Paine." "A Costly Home: The Elegant Estate of R.T. Paine in Waltham," *Boston Evening Record*, 8 October 1892.



# INVENTORY FORM A CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

STONEHURST,  
WALTHAM THE ROBERT TREAT PAINE ESTATE

Area Letter Form Nos.

WLT.290, etc.

This effect Olmsted also describes to Phillips. "I...would have a stranger arrive and enter the house without suspicion of the broad and extended views in its... south [and west] overlooks; the unexpectedness of them and the strong contrast in character in all detail and scenery of the domestic and confidential lawn and terrace with that of the carriage, public, woodland...and kitchen sides of the house being its most striking distinction from the common run of villas and country seats."<sup>8</sup>

The terrace (#2), designed by Olmsted as an outdoor room and viewing outlook, offers sweeping views to the south, across a pastoral landscape of rolling fields and exposed glacial outcrops to distant smokestacks of downtown Waltham and hills of Newton. Of this terrace, Olmsted wrote, "I have never done any of the kind that I liked as much."<sup>9</sup> As at Franklin Park, the terrace outlook also served as a viewing platform for active recreation such as tennis, golf, and croquet. In fact, remains of what Robert Treat Paine believed to be one of the oldest tennis courts (#4) in the country survive to the south east of the terrace.<sup>10</sup> Glacial outcrops, centuries-old trees, distant smokestacks and an inscribed sundial built into a tower of the house invite contemplation.

In contrast to the openness and brightness of the south side, the north is utilitarian, enclosed and wooded. To create the effect of the "forest lodge" Olmsted envisioned, here he placed the drive, carriage entrance and service areas. "I should have dense forest right up to and about the house, with only such breaks and openings as would come of themselves in seeking convenience and comfort," he wrote elsewhere.<sup>11</sup>

The drive continues past the north side of the house and service spaces looping by the edge of the woods in a kidney-shaped form. From this loop in the drive, offshoots lead into the forest and to the one-time primary agricultural area.

## Paine Estate Agricultural Areas and Water Management Systems

Outbuildings, gardens and an orchard once distinguished the farm complex placed east of the grounds and obscured from the main view. The one-time hub of farming activities is now marked by a gravel parking lot surrounded by ruins of foundations and historic plant material. The outbuildings first sited by landscape designer Ernest Bowditch in 1882 prior to Olmsted's involvement,<sup>12</sup> were razed by fire in the 1960s. However,

<sup>8</sup> Frederick Law Olmsted to John C. Phillips, March 6, 1882, quoted in Beveridge, et al., *Olmsted*: Vol VII, 591.

<sup>9</sup> Olmsted wrote a long letter to Paine expressing his concerns over the manner in which Paine's gardener was constructing the terrace. "I think it would be better to begin over again after the foundations are laid and have the walls built more in the style of the house walls which with such base or pedestal to given them greater importance." Frederick Law Olmsted to Robert Treat Paine, 5 November 1885, Olmsted Associates Letterbooks, 1884-1899, A1, p. 244. Library of Congress

<sup>10</sup> "When he got the first tennis set in America—as I think he told us—he saved four girls who were beginning to get pretty restive under the somewhat inactive Waltham life." Annie Sears quoted in Sarah Cushing Paine. *Paine Ancestry: The Family of Robert Treat Paine, Signer of the Declaration of Independence Including Maternal Lines* (Privately printed, 1912), 313. A tennis court is noted in Robert Treat Paine's pocket diary, November 6, 1876, Stonehurst Archives. Tennis was introduced to America by Mary Outerbridge who persuaded the Staten Island Cricket Club to build a court in 1874.

<sup>11</sup> Frederick Law Olmsted to John C. Phillips, March 6, 1882, quoted in Beveridge, et al., *Olmsted*: Vol VII, 590.

<sup>12</sup> "Ernest Bowditch here to decide about plans for stable, greenhouse and place." Lydia Lyman Paine diary, June 17, 1882, Robert Treat Paine Papers, Massachusetts Historical Society (LLPaine Diary).



## INVENTORY FORM A CONTINUATION SHEET

WALTHAM

STONEHURST,  
THE ROBERT TREAT PAINE ESTATE

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WLT.290, etc.

the surrounding agricultural area was maintained by the Paine family until about 1974 when the property was gifted to the City of Waltham.

The site retains historic plantings somewhat hidden amongst invasive plants and volunteer seedling trees. Foundations of the carriage barn/stable (#12), two windmills (#13 & #14), a well (#14), an unidentified structure (#15), two cold frames (#16) and retaining walls remain in ruins clustered by what is now the parking lot. North of the lot are stone foundations of the large carriage barn/stable (#12) and an adjacent retaining wall built into the side of a hill. Further north, at the crest of the hill, was once an orchard (#11), extensive cutting gardens and vegetable gardens (#11), two henhouses and yard, bordered by a carriage road to the east and path to the west. Cart paths, footpaths and some hardy plants remain, but no evidence of the henhouse is discernable above ground. Foundations for a windmill and an unidentified structure remain to the northeast. The modern parking lot was sited where greenhouses, cold frames and other outbuildings (#11) once stood, obscuring evidence of these structures. Modern foundations sit above old foundations for cold storage of apples and pears (#16) in the shady hemlock grove, an area now severely stressed by insect pests.

Some evidence of farming operations extend into the forest. In a low, wet area to the north are ruins of the well and windmill that served the Paine House, Storer House and greenhouses. Two rustic stone-lined irrigation channels (#20a and b) and several rustic stone culverts (#21a and b) located in the woods channel water away from wetlands to a stone-wall-enclosed wooded area that was once an orchard. Multiple trails converge at a stone-lined catch basin (#22) near the northwest corner of the property which stores water from Pine Spring.

The Paines had at least four orchards on the property.<sup>13</sup> The age of the succession growth indicates that two of the four orchards—the orchard near the farm complex (#11) and an orchard on Beaver Street (#17) adjacent to the gardeners' cottage—were maintained by the family into the mid-20<sup>th</sup> century. These late 19<sup>th</sup>-century orchards are covered by invasive plants and unwalled, but the other two older orchards (the Clark orchard, #18, and Barton orchard, #19) have succeeded to mature forest and are bordered on all four sides by ancient stone walls.

#### Paine Estate Forestry Areas

The linear network of named historic cart paths and foot paths (#10) through the Paines' woodlands generally predate Olmsted's involvement.<sup>14</sup> In other Olmsted-designed private estates and public parks, his distinctive circulation routes meander in curving, organic loops that separate pedestrian and vehicular traffic and invite leisurely enjoyment of the terrain. At the Paine Estate, woodland trails were utilitarian means to get from one place to the next by the most direct route, some of them following cart paths established by previous

<sup>13</sup> Information on Orchards 1 and 2 is found in the "Orchard Trees of Robert Treat Paine, Waltham" (1886-1909) notebook as well as on two undated orchard plans in the Stonehurst Archives. The "Estate of Robert Treat Paine, Waltham, Mass." Survey by Charles F. Parks, CE and J Fred Moore, CE, Nov 1907 in the Stonehurst Archives shows Orchards 3 and 4.

<sup>14</sup> "Estate of Robert Treat Paine" [map], 1907. Robert Treat Paine [pencil sketches of trails], 1925. Robert Treat Paine [sketches, 1887-1890]. Stratton to Stratton, 1779 Middlesex County Deed Book 82, Page 67. Stratton to Gleason, 1785, Middlesex County Deed Book 93, Page 196. "Making paths through woods," LLPaine Diary Aug 24, 1887.



# INVENTORY FORM A CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WALTHAM

STONEHURST,  
THE ROBERT TREAT PAINE ESTATE

Area Letter Form Nos.

WLT.290, etc.

generations of farmers and others laid out by the Paine family.<sup>15</sup> Historic names of these paths indicated on a 1925 map allude to neighbors and previous owners (such as Hobbs, Barton, and Sears), flora (such as White Pine, Chesterberry and Hemlock), and key features (such as Pine Spring and Bull Pasture).

Linear stone walls (#6) of glacial boulders cross through and bound the Paine Estate woods along 17<sup>th</sup>-century property lines conforming to the original land grants of Watertown's western precinct as well as orchard, road and other property lines. Like the trail names, names of rock formations and other natural and manmade features such as Glacier Rock, Stratton Rock, Three Corners and Pine Spring may well have been passed down from generation to generation.

## Foundations of Houses and Structures associated with extended family

What ruins remain of the John Humphreys and Edith Paine Storer House, "Ferncroft," (#23) were buried under an asphalt parking lot shortly after it was razed by fire in 1975. Ruins of its two rectangular outbuildings (#24) are visible above ground. Azalea, rhododendron and other plantings on its grounds designed by Charles Eliot blend naturally with the surrounding woods. Tall trees now obscure its former western vista.

Remnants of a second tennis court (#25) owned by Sarah Lyman Sears, Lydia Lyman Paine's sister, are deep in the woods to the southeast of the main house on a large parcel that was owned by the Lyman and Sears families.<sup>16</sup> Granite blocks (#26) lie on both sides of the cart path leading from the main drive to the tennis court location. The tennis court was built upon foundations of the Arthur Lyman House (Ware and Van Brunt, 1863, moved in 1883, then demolished), which are no longer visible. Locations of outbuildings that must have been at one time associated with the Arthur Lyman House are unknown.

## HISTORICAL NARRATIVE

Stonehurst, the Robert Treat Paine Estate is widely regarded as a rare masterpiece of two luminaries working at the pinnacle of their professions. In this quintessential late nineteenth-century design, the landscape created by Frederick Law Olmsted, America's foremost landscape architect, complements the organic architecture of Henry Hobson Richardson, America's first internationally acclaimed architect. Richardson's biographer Margaret Henderson Floyd affirmed that "The deliberate primitivism and sophisticated fusion of the structure with nature underwrite a claim for Stonehurst as Richardson's finest country house design."<sup>17</sup> Olmsted and Richardson transformed the American landscape with their collaborative designs on public parks, railroad stations, civic buildings, but worked together on only four residential designs: The Robert Treat Paine Estate in Waltham, MA (1884-1886); the Ames Gate Lodge in North Easton, MA (1880-1881); the Ephraim Gurney House in Beverly Farms, MA (1884-1886); and the John Bryant House, Cohasset, MA (1880-1881).

<sup>15</sup> Ibid.

<sup>16</sup> Sarah's daughter, Evelyn Sears, became a National Tennis Champion in 1907 and 1908 after many years of training on this grass court.

<sup>17</sup> Margaret Henderson Floyd, *Henry Hobson Richardson: A Genius for Architecture* (New York: Monacelli, 1997), 275.



**INVENTORY FORM A CONTINUATION SHEET**

WALTHAM

STONEHURST,  
THE ROBERT TREAT PAINE ESTATE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

WLT.290, etc.

Stonehurst is the only fully conceived design for a country estate that survives intact and is open to the public. It illustrates their shared vision for a unified country estate perhaps better than any other designed individually or collaboratively.

This masterwork of American design is representative of a strong social impulse in its design and its use, culminating in its transfer from private to public ownership in 1974. Theodore Storer and other Paine heirs donated and sold the estate to the City of Waltham with specific restrictions "for the purpose of maintaining said parcels in a predominantly natural, scenic, green and open condition for ever."<sup>18</sup> This transfer from private ownership to the public good corresponds with not only the Paine family's philanthropic ideals, but with Olmsted's vision for our national and public parks. "Public parks of all types shared a basic purpose for Olmsted: assuring that varied and profound experiences of landscape beauty, from the pastoral expanses of his city parks to the most dramatic landscape features of the continent, would be accessible to everyone. The common thread was the benefit to individuals and to society that could only be achieved through the creation of a full range of accessible parks and reservations, assuring a more healthful and functional civilization."<sup>19</sup>

The 113-acre estate was listed on the National Register of Historic Places in 1975 and became a National Historic Landmark in 1989 in recognition of its outstanding historical and architectural significance. In 2001, the City of Waltham acquired an additional 25.5-acre parcel of the Paine Estate with the intent to preserve its scenic woodlands, wetlands, outcrops and trails as an extension of the existing National Historic Landmark property. The purchase of the so-called 25.5-acre "Chesterbrook Woods" reunited two parcels of the estate for a combined total of 138.5 acres of open space.<sup>20</sup>

**PRE- PAINE FAMILY ERA (prehistory to 1881)**

The estate potentially contains archeological resources to inform our understanding of Native American, colonial and Federal Era ways of life. Frederick Law Olmsted respected what he described elsewhere as the "genius of place" at the Paine Estate, using a light touch on the existing landscape. The site lies within a precinct of Watertown, one of the original towns of the Colony of Massachusetts Bay, settled in 1630. Its advantageous location by the Chester Brook leading from the Great Pond in the Woods (now Hardy Pond) to Beaver Brook and the Charles River attracted early colonists and undoubtedly Native Americans before them.

The estate is in close proximity to a brook described by Governor John Winthrop in 1631-2. It lies on several "great lots" or "great dividends" laid out in the 1630s on outlying "common lands" of a western precinct of Watertown. By the fertile land of the Chester Brook, bordered by 17<sup>th</sup>-century town ways, its attractive central location prompted early settlers to establish the meetinghouse at the foot of the hill (on what is now the

<sup>18</sup> Middlesex County Registry of Deeds. Book 12720, pages 249-291.

<sup>19</sup> Ethan Carr. "Olmsted and Scenic Preservation," <https://www.pbs.org/wned/frederick-law-olmsted/learn-more/olmsted-and-scenic-preservation/>

<sup>20</sup> Curiously, the "Plan of Storer Conservation Land, Waltham, MA Harry R. Feldman, Inc., Land Surveyors, 1999" surveyed a Total Area of only 107.55+/- acres.



## INVENTORY FORM A CONTINUATION SHEET

WALTHAM

STONEHURST,  
THE ROBERT TREAT PAINE ESTATE

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WLT.290, etc.

Beaver Street rotary) in 1721-2. The meetinghouse would become the topographical and cultural center of the community, its original place of worship and seat of government, and the point from which distances were measured by early cartographers.<sup>21</sup> A large piece of the present Paine Estate was owned by a deacon of the meetinghouse who presided over the decisive meeting to leave Watertown and establish in 1738 the town of Waltham, a place name meaning "forest home."

Chester Brook, the western branch of Beaver Brook, was a feature first pointed out by Gov. Winthrop in 1631-2, as he was surveying this part of the county.<sup>22</sup> Bodies of water such as the Chester Brook provided resources such as fish, migratory birds, game animals, and wild berries that sustained native people and early settlers alike.<sup>23</sup> At the brook's source, the Great Pond in the Woods, preacher John Eliot observed Native Americans and their wigwams.<sup>24</sup> The brook drains to the Charles River a body of water which "served as a primary settlement locus during the prehistoric period."<sup>25</sup> In 1815, a historian observed "several kinds of fish and every opportunity for taking them" on Beaver Pond just southwest of today's Paine Estate and "an abundance of small fish particularly the perch and pike" on today's Hardy Pond, its source. These early records and place names on the Paine Estate such as "Blueberry Swamp" and "Chester Berry Trail" may suggest a long history of plentiful wild food sources on and near this property. On elevated portions of the estate "potential resources may include small temporary hunting camps, or more likely, expedient game processing sites."<sup>26</sup>

In stark contrast to land use practices of the migratory native people, early English settlers subdivided, enclosed and "improved" the land, introducing practices of East Anglia to the New World. The earliest Watertown settlers with homelots in town looked to is western precincts (present Waltham and Weston) for

<sup>21</sup> A stone marker with a bronze plaque on the south side of present Beaver Street near the Lyman Estate marks the site of the old meetinghouse. A century after its founding, Ralph Waldo Emerson delivered his first sermons in the second meetinghouse at this spot. The 1795 and 1831 maps notes distances between meetinghouses.

<sup>22</sup> [Rev. Samuel Ripley] "A Topographical and Historical Description of Waltham in the County of Middlesex," Jan 1, 1815 in *Collections of the Massachusetts Historical Society* vol. III of 2<sup>nd</sup> series (Boston, 1815), 265-266. Charles M. Nelson, *Waltham Past and Present and Its Industries* (Cambridge, 1879), 27. Bond, Henry. *Genealogies of the Families and Descendants of Early Settlers of Watertown, Massachusetts, Including Waltham and Weston* (1860), 1035. Edmund L. Sanderson, *Waltham as a Precinct of Watertown and As a Town, 1630-1884* (1936), 7. A pond and extensive bog called Beaver Brook and Beaver Meadow lies on low land just below the present Paine Estate on Chester Brook. Early historians agree that "there is good reason to believe that this bog was formerly covered with water and was the pond to which Winthrop refers where 'the beavers had shorn down diverse great trees...and made diverse dams across the brook'." Bond, 1035. Winthrop did not note the bifurcation between present day Chester Brook and Beaver Brook.

<sup>23</sup> "A diverse body of information suggests that river drainages (and related topographical features such as terraces, wetlands, estuaries, tidal flats, etc.) provided a basic framework for prehistoric settlement systems and resource exploitation of territories." Public Archaeology Lab, "Intensive (Locational) Survey, Archaeological Site Examination, Stonehurst, the Robert Treat Paine Estate, Waltham, Massachusetts (2003), 18.

<sup>24</sup> John Eliot made this observation in 1676. Nelson, 28. This pond had a succession of names including The Great Pond in the Woods, Sherman's Pond, Mead's Pond and Hardy Pond.

<sup>25</sup> "Extensive archaeological survey work in the basin has repeatedly confirmed this observation." Public Archaeology Lab, 16.

<sup>26</sup> *Ibid.*



## INVENTORY FORM A CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

STONEHURST,  
WALTHAM THE ROBERT TREAT PAINE ESTATE

Area Letter Form Nos.

WLT.290, etc.

summer grazing land for their dry cattle.<sup>27</sup> In 1636, the freemen of Watertown allotted 4625 acres of land to the 120 townsmen in a massive grant known as the "Great Dividends." The land was divided into four dividends or squadrons "to be laid out successively one another another...for them to enclose or feed in common."<sup>28</sup> Rectangularly-shaped great lots or great dividends of 1634-1640 ranged from 20 to 100 acres and were granted in proportion to the number of family members and cattle associated with a townsman.<sup>29</sup> The Paine Estate includes several lots of the first and second great dividends, including two of the larger (70 acre) lots. One of the original town ways provided access to these lots by Chester Brook.<sup>30</sup>

Stone walls that mark these 1636 Great Dividends were, like the wooden fences before them, "the most visible symbol of an 'improved landscape'" and therefore, sadly, a "pivotal element in the English rationale for taking Indian lands."<sup>31</sup> Stone walls also mark old Forest Street and the old "town way" (present Beaver Street) that have been rerouted in modern times.<sup>32</sup> One Waltham historian in 1815 noted how "almost every farm is or may be fenced with a stone wall from its own grounds and probably few towns in the county exhibit more excellent walls."<sup>33</sup>

On an elevated site above adjacent brooks and plains, the present Paine Estate was once composed of woodlots and orchards associated with neighboring farms and homesteads.<sup>34</sup> The Paines and Lymans purchased large tracts directly from descendants of some of Waltham's most notable early settlers, including John Livermore "probably the ancestor of all the Livermores in the US," his sons Samuel and Nathaniel and his grandson Deacon Thomas.<sup>35</sup> One large tract (currently about 27 acres on the southeast part of the Paine Estate) was part of the 110-acre homestead of Nathaniel Livermore before it became the homestead of

<sup>27</sup> Until about 1713, land that is now the town of Weston was the West Precinct and land that is now the City of Waltham was the Middle Precinct of Watertown. After Weston was established in 1713, present day Waltham land became known as the West Precinct.

<sup>28</sup> Bond, 1021. Sanderson, 12.

<sup>29</sup> "By the end of the century, Watertown had become famous in New England as a cattle raising town, arguably the first cow town in British America." Roger Thompson, *Divided We Stand: Watertown, Massachusetts, 1630-1680* (Amherst: University of Massachusetts Press, 2001), 89.

<sup>30</sup> The order to lay out a town way to Chester Brook occurred in 1658-9 (roughly present Pleasant and Beaver Streets). However, Sanderson notes that no orderly way was provided until 1669. Sanderson, 18-19.

<sup>31</sup> William Cronon, *Changes in the Land: Indians, Colonists and the Ecology of New England* (1983), 130. See also Susan Allport, *Sermons in Stone: The Stone Walls of New England and New York* (New York and London: W.W. Norton & Company, 1990), passim. Allport writes that the years between 1775 and 1825 were the most active period of stone wall building. Allport, 89. A stone wall on the Paine Estate property is mentioned in a 1780 deed. Middlesex County Registry of Deeds 80/427.

<sup>32</sup> Forest Street was laid out in 1724-5 to provide access to the meeting house from the north. Sanderson, 41. It seems likely that this leg of Beaver Street was laid out at the same time.

<sup>33</sup> [Ripley], 262.

<sup>34</sup> The First and Second Woodlots of the Lyman Estate (totaling 65 acres) are clearly shown on the 1881 survey and the 40-acre Livermore-Clark woodlot is shown on Paine's sketches of the 1880s. See also Middlesex County Registry of Deeds 108/259, 112/290, 153/494, etc. Many smaller lots consolidated by the Paines were also described as woodlots. The only exceptions are the 31 1/4 acre lot which the Paine house sits which was described as both woodland and pastureland in 1758 and the 20-acre lot on which the Storer house once stood that Paine identified as pasture in his sketches of the 1880s.

<sup>35</sup> Bond, 338.



**INVENTORY FORM A CONTINUATION SHEET**

WALTHAM

STONEHURST,  
THE ROBERT TREAT PAINE ESTATE

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

	WLT.290, etc.
--	---------------

Theodore Lyman in 1793. The other large tract (currently about 40 acres on the northwest part of the Paine Estate) was part of the 120-acre Deacon Thomas Livermore homestead before it became the Clark Farm and then the Paine Estate. Between these large farms were narrow lots with a cart path leading north from the main "County Road" to Boston (Maine Street), up "meeting house way" (Pleasant Street) and the "town way" (Beaver Street) to the "Pine Spring," "Bull Pasture" and the "town way to Cape Fare" (Pigeon Lane).

Woodlots were essential components of early New England farms providing both lumber for cooking, home construction and fuel for long winters. Even in the 1860s, a pioneer woman lamented when seeing the Kansas prairie for the first time, how "the country and town looked so different from the East where every farm had its woodlot."<sup>36</sup>

In all likelihood, the timber-framed Livermore houses (before 1681 and ca. 1712), the Lyman house (1792) and other nearby structures were constructed of lumber from these very woodlots. In keeping with this medieval cultural heritage, Richardson would also choose vernacular, indigenous building materials such as oak, pine, cedar and stone for this "forest lodge" in Waltham. Massive beams of white pine, panels and floors of oak, and naturally weathered cedar shingles, echo the surrounding forest. At Stonehurst, Richardson called for "rough stone found or quarried from the estate," an abundance of which was easily gathered from dry stone walls laid by early settlers such as the Livermores.<sup>37</sup>

Traditional forestry practices took place on Livermore-Clark land on the northwest portions of the Paine Estate for centuries before the Paines' purchase. In the wills of John Livermore (1684) and Elisha Livermore (1790) respectively, they ensure the welfare of their widows by providing "5 acres of wood land lying on the Rocks to find her wood during her life time" and "a sufficiency of firewood... cut fit for her fire and laid at her door."<sup>38</sup> Elisha Livermore's estate included a horse train, timber draft and other chains, axes, hatchets, and a beetle and wedges for splitting wood.<sup>39</sup> In 1723, the first reverend of the nearby meetinghouse only agreed to accept the position in the remote western precinct if the precinct would pay for cutting and carting his firewood.<sup>40</sup>

Tavernkeepers on County Road (present Main Street) also depended on an ample supply of wood which they sourced from their woodlots within the resource area. In 1857, older members of Waltham recalled how "these old taverns had low ceilings and broad, deep fire places, partially surrounded by high-backed wooden settles. Wood being the only fuel, was plenty, and used with no sparing hand. In winter the huge backlog, almost enough for the winter's supply of a poor family now, and the great and glowing bed of embers diffused

<sup>36</sup> Joanna L. Stratton, *Pioneer Women: Voices from the Kansas Frontier* (1981), 207.

<sup>37</sup> H. H. Richardson Specifications for Dwelling House for Mrs. Robert Treat Paine, Jr. at Waltham, Massachusetts, TMs [1885], 5. Richardson's "greatest delight was to go upon the site for some country residence and dig up all the materials on the spot, to erect the house." Peter B. Wight, "H.H. Richardson," *The Inland Architect and Builder* 7 (May 1886), 61.

<sup>38</sup> Will of John Livermore, 1684. Will of Elisha Livermore, 1790. Middlesex County Probate.

<sup>39</sup> Inventory of the estate of Elisha Livermore, 1798.

<sup>40</sup> Sanderson, 41. The Rev. Wareham Williams House stood not far away from the resource area on future Lyman land south of Beaver St.



## INVENTORY FORM A CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

STONEHURST,  
WALTHAM THE ROBERT TREAT PAINE ESTATE

Area Letter Form Nos.

WLT.290, etc.

a warmth and cheerfulness throughout these cosy rooms, that modern hotels cannot hope to rival."<sup>41</sup> At Stonehurst, the massive hearth with its cozy inglenook deliberately evoke these First Period structures where the hearth was the heart of home and community.<sup>42</sup>

The northwest portion of the Paine Estate associated with the Livermore-Clark farm incorporates ancient orchards as well as woodlots.<sup>43</sup> In ca. 1712, Deacon Thomas Livermore, a maltster like his father, had established his homestead, gristmill and maltmill on a portion of the farm lying outside of the resource area on the Chester Brook (all since demolished).<sup>44</sup> In addition to practicing his family trade, he was a deacon of the nearby meetinghouse and an original selectman of Waltham. Future owners of this Livermore farm, the Clark family, continued to operate the mill, producing both beer and cider for the community and visitors to local taverns. In 1798, the estate of his son Elisha Livermore included barley, rice, corn, 10 barrels of cyder (fresh and old), casks of vinegar, a screen, fan and grinding stone, all associated with the mill operations.<sup>45</sup>

Two stone-wall surrounded former orchards that are on the Paine Estate are undoubtedly affiliated with the gristmill/maltmill/cider mill operations of the Livermore-Clark Farm.<sup>46</sup> In addition to distinguishing "improved lands," stone walls were a means of protecting crops from damage caused by grazing cattle.<sup>47</sup> On wooded areas of the present Paine Estate, manmade stone channels and culverts drained water from swampy areas, evidently to irrigate the orchards and supply wells.<sup>48</sup> A stone retention basin at the Pine Spring on the northwest part of the property must have been a well-used resource since early cart paths and foot paths leading from several directions converge at this location.<sup>49</sup>

For most of the 17<sup>th</sup> century, the Stratton family owned a relatively narrow lot between the two large Livermore tracts. On this middle lot, now occupied by the Paine House, lies a colonial era cart path, for which privileges were granted "to pass and repass...to the premises through gates and bars with sleds and carts."<sup>50</sup> It

<sup>41</sup> "Fifty Years Ago," *Waltham Sentinel*, May 8, 1857.

<sup>42</sup> Vincent J. Scully. *The Shingle Style and Stick Style: Architectural Theory and Design from Downing to the Origins of Wright* (New Haven and London: Yale University Press, 1955; rev ed. 1971), *passim*.

<sup>43</sup> The Jonas Clark Farmhouse (399 Lexington St., 1820) connected to this farm still stands on land now owned by Chapel Hill Chauncy Hall School.

<sup>44</sup> Both of these buildings would have also stood on land presently owned by Chapel Hill Chauncy Hall School.

<sup>45</sup> Inventory of the estate of Elisha Livermore, 1798. Middlesex County Probate.

<sup>46</sup> Elisha Livermore left his wife Sarah, "1/3 part produce of my lands, said lands to be improved by my executor and the produce thereof delivered to her and my dwelling house at Waltham yearly." Elisha Livermore will, 1790. Middlesex County Probate.

<sup>47</sup> Cronon, 135. Fencing regulations were instituted as early as the 1630s to protect agricultural areas "against great cattell." However, according to Thompson, the first two generations of Watertown settlers "had no hedges or drystone walls to seclude their beasts from their crops." Thompson, 86, 91.

<sup>48</sup> The draining of swamps became more frequent at the end of the 17<sup>th</sup> century. Cronon, 155. One early irrigation ditch at the northeast corner of the property surveyed by Paine in the 1880s would evidently supplied the Paine's well in the 1890s. A second one evidently drains Blueberry Swamp, irrigates Barton Orchard, and leads to a well lying outside of the resource area on the former Livermore-Clark Estate (present Clark's Pond neighborhood). The well that supplied water to the Clark and Hawley houses nearby is shown on the Past Designs, "Existing Conditions" map, 1992. Also see *Waltham Sentinel*, Aug 9, 1872, p. 2.

<sup>49</sup> See 1907 and 1924 maps.

<sup>50</sup> Middlesex County Registry of Deeds 82/67, 93/196, 122/242.



## INVENTORY FORM A CONTINUATION SHEET

WALTHAM

STONEHURST,  
THE ROBERT TREAT PAINE ESTATE

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WLT.290, etc.

led from the Stratton farm on the south side of Beaver Street, past "Stratton Rock," through a ravine and woodlots, evidently to Pine Spring and the Bull Pasture. The lot and its path were later sold to successive tavern keepers, Isaac Gleason and David Townsend, suggesting not only the transport of cattle and wood, but also perhaps cider and beer from the mills to the taverns. Gleason and then Townsend also owned the only community hay scale in Waltham.<sup>51</sup>

This cartpath recorded in early deeds is part of a system of footpaths and cartpaths through the woodlots and orchards of the earliest settlers that connect important manmade and natural features and often conform to the squadron line grid. Because paths were not legally recognized in colonial times, they are rarely mentioned in town records. Real estate lawyer Paine conducted and commissioned detailed surveys of the property that document the system of paths through his family lands, creating one of the few records of an early path system in a New England town.<sup>52</sup>

While the northwest portions of the Paine Estate were woodlots and orchards of colonial farmers, maltsters and tavernkeepers, the southeast portions of the Paine Estate were a part of the experimental gentleman's farm of Theodore Lyman, suggesting the possibility of more scientific Federal Era forestry practices and anticipating Olmsted's experiments in forestry in the 1880s. They were sold as existing "woodlands" to Lyman in 1793 and 1803 as part of his first Waltham purchases. The Lymans typically occupied their Waltham estate six months of the year, occasionally visiting in cold weather, and "it's said that Theodore and [his son] George both lived here year round at some points after their wives died."<sup>53</sup> Firewood was needed to heat the main house with its 10 hearths, the homes of employees who tended to the estate year round, and also the 1798 greenhouse, which is considered one of the earliest extant greenhouses in the country.<sup>54</sup>

After Theodore Lyman's death in 1839, his son George Lyman inherited the 379-acre estate and began constructing summer homes for several adult children on the hilltop portions of his estate on the north side of Beaver Street overlooking the homestead.: 1) the Mary Lyman Appleton House (1840, demolished); 2) the Arthur Lyman or Gray House (Ware and Van Brunt, 1863, demolished); and 3) the Robert Treat and Lydia Lyman Paine House (Gridley J.F. Bryant, 1866, extant with addition).<sup>55</sup> The latter two stood on present Paine

<sup>51</sup> Theodore Lyman map, 1820, Historic New England Archives. Nelson, 84-86. Sanderson, 61. Paine's trail map of 1925 shows the location of "Stratton Rock."

<sup>52</sup> Christopher J. Lenney, *Sightseeking: Clues to the Landscape History of New England* (2003), 170. Paths in Concord frequented by Henry David Thoreau were sketched in 1906.

<sup>53</sup> Sally Zimmerman email, 2019.

<sup>54</sup> 1798 direct tax. Gregory, Mary. "The Vale: A Cultural Landscape History Through Deeds: Documentation of the Lyman Estate, Waltham, Massachusetts (1793-1951)" (2005).

<sup>55</sup> In 1863, possibly to compensate for the loss of wood due to the construction of the Arthur Lyman House, George Lyman purchased the so-called "Coolidge Lot," which is the woodlot once owned by Stratton with its old cart path. Lydia Lyman Paine's son, George Lyman Paine, describes his grandfather's housebuilding activities as follows: *In 1840, Grandpa built what is now the Sears House on Locust Hill for his daughter Mary and her husband Amory Appleton, who lived there till 1858.... Following the Appletons came Uncle Arthur and Aunt Ella.... who stayed there till 1862.... Finally, Uncle Phillip and Aunt Sarah Sears (married in 1861) moved in.... For Uncle Arthur and Aunt Ella, Grandpa built ('63) the gray house that first stood where the Sears tennis court was built. In '82, when ATL and ELL moved into The Vale, this house was moved to Forest Street, where it is now a home for aged people.*" Partial plans



**INVENTORY FORM A CONTINUATION SHEET**

WALTHAM

STONEHURST,  
THE ROBERT TREAT PAINE ESTATE

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WLT.290, etc.

Estate land but only the Paine House survives in its new location with its large Richardson-designed addition. Prior to construction, it seems that Lyman's holdings on the hill were primarily wooded but were also used as pasture for grazing milk cows.<sup>56</sup>

Siblings Arthur Lyman, Sarah Lyman Sears and Lydia Lyman Paine subdivided the vast Waltham estate after their father's death in 1880.<sup>57</sup> George Lyman's will formalized the gift of about 100 acres north of Beaver Street to Lydia and Sarah who had lived there since the 1860s. Arthur Lyman acquired about 300 acres that included the homestead, the Gray House, and other buildings. When he moved the Gray House to his share of land on Forest Street in 1883, Sarah Sears built a tennis court for her family on its former site.<sup>58</sup>

**PAINE FAMILY ERA (1881-1974)**

In the signature Olmsted custom of descriptive place naming, the Paine family would adopt the name of Stonehurst for their rocky hilltop estate in the 1880s. This new place name, Stonehurst, formalized a separation from the larger 400-acre country estate with its own evocative place name, The Vale, of which it had been a part. Lydia Lyman Paine had spent her summers since childhood at The Vale, the vast country estate of her grandfather Theodore Lyman. As a child, she stayed at the main Federal Era homestead nestled in a valley along the Chester Brook and, after her marriage, she moved into the modest summer house on a hill overlooking her father's house. When Lydia inherited land and summer house from her father George Lyman in the 1880s, she and her husband Robert Treat Paine immediately began collecting and consolidating woodlots and orchards to the north and west, as they approached Frederick Law Olmsted and Henry Hobson Richardson to improve their country place. Olmsted and Richardson worked collaboratively from their first day out to the site together on October 28, 1883.<sup>59</sup>

The Paines were among the fortunate few of wealth and privilege living in a period of unprecedented economic disparities and social unrest known as the Gilded Age. 1886, the year of Stonehurst's construction was known as "the year of the great labor uprising," due in part to the Haymarket Riot where laborers and police lost their lives in the fight for the eight-hour workday.<sup>60</sup> Unlike notorious robber barons of their day

---

of The Gray House by Ware and Van Brunt are housed in the Historic New England Archives. Photos of the house are at Schlesinger Library, Radcliffe.

<sup>56</sup> The 1881 subdivision map of the George Lyman estate describes the lots as the First and Second Woodlots, recalling their long time use. However, Lydia Paine describes the site as the "hill pasture." LLP diary Aug 20 and Oct 11, 1866. Late in life, her son George Lyman Paine refers to the site as "Locust Hill." George Paine, 1965. In 1830, Theodore Lyman had 42 cows, and 1 bull at his main homestead, and by 1860, his son George Lyman kept 20 milk cows, 4 oxen and 1 "other cattle." In 1871, George Lyman briefly owned 50 sheep. Gregory.

<sup>57</sup> Middlesex County Registry of Deeds, 1580/395. Copy of Plan of Estate of Geo. W. Lyman, C.F. Parks, Sept. 1881.

<sup>58</sup> Lyman family descendants sold the homestead (1793) and associated 30 acres south of Beaver Street to Historic New England in 1951 but the bulk of Arthur Lyman's 300-acres was replaced by housing developments and Bentley University. Gregory.

<sup>59</sup> LL Paine diary, October 26, 1883.

<sup>60</sup> Howard Zinn, *A People's History of the United States* (1980), 267-273.



**INVENTORY FORM A CONTINUATION SHEET**

WALTHAM

STONEHURST,  
THE ROBERT TREAT PAINE ESTATE

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WLT.290, etc.

who used exploitative business practices to amass great fortunes, real estate lawyer Robert Treat Paine invested with ethics and retired at age 35 to devote his life to philanthropy. The Paines helped herald in the Progressive Era, becoming nationally recognized for their tireless efforts on behalf of workers by supporting affordable housing, vocational education, the labor movement and the international peace movement. In the 20<sup>th</sup> century, the family's long list of progressive causes grew to include woman suffrage, disaster relief, and civil rights.<sup>61</sup>

To ease tensions between classes and combat the ills of the Gilded Age, the Paines founded, ran and financially backed the Wells Memorial Institute for working men and women in Boston, "the oldest and most important center of social activity in the South End,... [and] the chief center of working class interests in Boston."<sup>62</sup> Of the Paine family's many efforts, including hundreds of affordable homes in the South End and Roxbury, this institute founded in 1879 is considered their "most original contribution to constructive social work." Whereas in other cities union leaders would have to meet secretly, the Paine-funded Wells Memorial building was the "official and recognized place for socialized labor" in Boston and the headquarters of the Central Labor Union for over 30 years.<sup>63</sup> In 1915, the CLU represented 350 locals and 96,000 individual members. Classes offered at the Institute were geared toward the thousands of tradesmen and women who attended labor meetings in the Paine-funded building at 987 Washington Street in Boston (since demolished).

In keeping with their lifetime dedication to improving the quality of life for all, the Paines chose Henry Hobson Richardson, a father of the Arts and Crafts Movement in America, as the architect of Stonehurst and Frederick Law Olmsted, champion of "parks for the people," as its landscape architect. At Stonehurst, they created a cohesive organic design profoundly inspired by the American wilderness, a symbolic counterpart and remedy to an increasingly industrial world.

Frederick Law Olmsted, is a towering figure in the history of land conservation, public parks, urban planning and forestry. He recognized how public parks are critical social institutions, essential to the ideal of democracy, playing a vital role in human health and spiritual well-being. Of Central Park in New York, Olmsted wrote, "It is one great purpose of the park to supply the hundreds of thousands of tired workers who have no opportunity to spend their summers in the country a specimen of God's handiwork."

Robert Treat Paine shared Olmsted's goals, noting with dismay for example how majestic ocean views were off limits to the public. "It gives the monopoly of nature, at what the world calls its best, to the few, and not to the many.... Nearly every part of the New England coast which is most attractive to the pleasure-seeking public

<sup>61</sup> Paine served on sixty charitable committees simultaneously, focusing most intently on organized charity, affordable housing, cooperative loan and building associations, clubs and institutes for workers, and international peace. Paine, 276-315.

<sup>62</sup> Woods, Robert. *The City Wilderness: A Settlement Study*. (Boston and New York, 1898), 264-265.

<sup>63</sup> *The Survey*, Aug 20, 1910; Woods, 265; For a sample of articles on CLU meetings at Wells Memorial Hall, see "Central Labor Union," *Boston Globe*, 25 July 1887. "Five Years of Growth," *Boston Globe*, 23 Feb 1888, "To Try Again for the 8-Hour Law," *Boston Globe*, 4 Nov 1909; "Boston Unions Begin Campaign," 15 Aug 1910; "Wells Memorial Institute in South End to Close," 15 Sept 1950.



**INVENTORY FORM A CONTINUATION SHEET**

WALTHAM

STONEHURST,  
THE ROBERT TREAT PAINE ESTATE

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WLT.290, etc.

is in private hands....<sup>64</sup> When tall buildings threatened to obstruct views of the Massachusetts State House dome, real estate lawyer Paine successfully sued for height restrictions that preserved those views.<sup>65</sup>

Robert Treat Paine had headed the building committee of H.H. Richardson's Trinity Church on Copley Square in Boston, an architectural masterpiece that represents the nation's cultural coming of age. The American Arts & Crafts Movement heralded by Trinity Church was both an aesthetic movement and a social one. Championed in England by John Ruskin and William Morris, the movement was intended to return dignity to workers who had been stripped of their humanity by the factory system. Returning to pre-industrial tools and methods, artisans and artists directly participated in the creative process from initial conception to final execution. Distinctions between artist and craftsman, between fine arts and "lesser" decorative and architectural arts, were tossed aside.<sup>66</sup> Appropriately, Paine saw Trinity as "a splendid Temple not only, nay not so much, for ourselves, as for the masses of the people, now and hereafter, setting a grand example of rich and poor, of favored and unfavored, meeting [together in unity]."<sup>67</sup> While Paine was writing of the diverse congregation, he could just as well have been writing of the diverse body of talented people it took to create both Trinity Church and Stonehurst.

In keeping with larger social purposes expressed by Olmsted and the Paines, the community-minded Paine family used their Waltham estate for charity meetings, for hosting visiting dignitaries like Rev. Phillips Brooks of Trinity Church, and for outings of workers each year. On the outskirts of their estate, they built a house for their gardener similar to the hundreds of model affordable workingmen's homes they built in Roxbury (717 Beaver St., outside the resource area, ca. 1890).<sup>68</sup> They even donated boulders from their property for the construction of Christ Episcopal Church, 750 Main St. in downtown Waltham (750 Main St., Peabody and Stearns, 1898).

Workers of the Paine-run Wells Memorial Outing Club obtained hard-won half-holidays on Saturday afternoons by participating in union meetings at the Wells Memorial Hall. They now had free time for excursions throughout the greater Boston area, for which they secured reduced train fare. A contemporary article describes how Paine secured a private train from Boston and led them on a tour of downtown Waltham

<sup>64</sup> DAB, "Buying Up the Views," *Boston Herald*, Aug 20, 1889 quoted in Beverage, vol VIII, 722-723. Cook Cassidy Brown Collins, Pratt survey of the Paine Estate in Waltham, July 12, 1882, includes vista lines to church spires and knolls of hills. "Plan of the Paine Estate, Pride's Crossing Beverly, Mass. Raymond C. Allen, October 28, 1922 includes vista lines to ocean views. County Registry of Deeds, Plan book 38 Plan 45.

<sup>65</sup> Michael Holleran. *Boston's Changeful Times: Origins of Preservation and Planning in America*, 247-249.

<sup>66</sup> James F. O'Gorman, ed. *The Makers of Trinity Church in the City of Boston* (Amherst and Boston: University of Massachusetts Press, 2004). Boris, Eileen. *Art and Labor: Ruskin, Morris and the Craftsman Ideal in America* (Philadelphia, 1986). Wendy Kaplan. *The Art That Is Life: The Arts and Crafts Movement in America, 1875-1920* (Boston: Boston Museum of Fine Arts, 1987). Ann Clifford, "John Evans and Architectural Sculpture in Boston" (Master's Thesis, Tufts University, 1992). Passim.

<sup>67</sup> Robert Treat Paine to Phillips Brooks, April 14, 1881.

<sup>68</sup> David P. Handlin, *The American Home: Architecture and Society, 1815-1915* (Boston and Toronto: Little Brown & Co, 1979), 242-246. Sam Bass Warner, Jr. *Streetcar Suburbs: The Process of Growth in Boston (1870-1900)*, 2<sup>nd</sup> ed. (Cambridge and London: Harvard University Press, 1962), 101-106. Charter, By-laws and annual reports of the Workingmen's Building Association, 1888- 1900. Stonehurst Archives.



## INVENTORY FORM A CONTINUATION SHEET

WALTHAM

STONEHURST,  
THE ROBERT TREAT PAINE ESTATE

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WLT.290, etc.

via the Charles River, past The Vale, and up the hill to his own wooded estate a mile from downtown. Upon reaching Stonehurst, outing club members "said they had never seen such a country place before. The natural park of pines, oaks, great forest trees stretches for acres in every direction."<sup>69</sup> All the rooms were thrown open, refreshments served and games played. Some workers and their families toured the house, grounds and farm outbuildings, while others "spent the time in roaming about the vast estate."<sup>70</sup>

The small "gentleman's farm" operations that the workers would have toured were likely an adjunct to the main farm at the Lyman Estate across Beaver Street with its extensive acreage and livestock.<sup>71</sup> Both Robert and Lydia Paine had spent summers on working farms in their childhood, he at Pride's Crossing in Beverly, MA and she at the Lyman Estate in Waltham. Unlike the surrounding large working farms, orchards, dairies, piggeries and nurseries of Waltham, the Paines grew fruit, vegetables, chickens and hay apparently for personal use and for distribution to extended family and people in need.<sup>72</sup> Their farming activities on this site seem to have begun in earnest in 1882, shortly after Lydia inherited the land from her father, when landscape designer Ernest Bowditch visited "to decide about plans for stable, greenhouse and place."<sup>73</sup> They planted orchards in 1886-1887, but there is no record of Olmsted's involvement with this small farm.<sup>74</sup>

Frederick Law Olmsted not only advised on the grounds and designed the terrace as a primary living area out of doors looking to the "outer world," he also gave Mr. Paine lessons in forestry as early as 1884. He continued those on-site lessons for at least a decade as the Paines expanded their estate with additional woodlots.<sup>75</sup>

<sup>69</sup> "A Day in Pleasant Places, Wells Memorial Outing Club Has a Little Holiday," *Boston Herald*, July 16, 1893.

<sup>70</sup> *Boston Globe*, June 12, 1904

<sup>71</sup> Children and cousins of the Paines shared vivid childhood recollections of the farm operations at The Vale, but none of their own estates. George Lyman Paine, "Lyman's Sears and Paines of Waltham and Boston" (typescript, 1965). Annie Lyman Sears, ed., *Mary Pratt Sears, 1864-1928: Letters To Her Friends* (1932).

<sup>72</sup> "Distribution of Apples, Autumn 1909" in the "Orchard Trees of Robert Treat Paine, Waltham" notebook. Stonehurst Archives.

<sup>73</sup> Bowditch created a Plan of the Lyman Estate, Waltham, Mass in 1880 shortly before George Lyman's death on September 24, 1880. Lyman Estate subdivisions were drawn by CF Parks in September 1881, and deeds signed Oct 8, 1881; Lydia mentions the Bowditch visit in her diary, June 17, 1882, LLP Diary, MHS. Bowditch's plans for the greenhouse are preserved in the Stonehurst archives. Cook Cassidy Brown Collins, Pratt survey, July 12, 1882. RTP diary windmill entries., RTP II list of dates, including windmill, System of Water Works, 1892 In the 1880s and early 1890s, the Paines built a carriage barn/stable, greenhouse, hen house, and windmills (all now demolished) and planted orchard trees. A windmill irrigated the orchard, greenhouse plants and surrounding vegetable and cutting gardens, and also supplied well water to the Paine and Storer Houses. The Paines' coachman, William Towne, lived on the second floor of the stable while their long-time head gardener, Walter Clark, lived with his family in a gardener's cottage at 717 Beaver Street, accessed via an old cart path still extant the estate. In the mid-twentieth century, Richard Bird, the son the explorer Admiral Bird stored his antique car collection in the Paine's carriage barn. The collection burned along with the carriage barn in the 1960s.

<sup>74</sup> Dated orchard plans for Orchard 1 behind the carriage barn and Orchard 2 near Beaver Street document locations and species of fruit trees.

<sup>75</sup> Robert Treat Paine to Frederick Law Olmsted, 30 Sept 1884. Olmsted and his colleagues offered advice and made numerous visits to the estate in the 1880s and 1890s. Lydia remarked how "Olmsted here all day. Cut down many trees." (LLPaine diary, Oct 4, 1884). John Charles Olmsted offered advice to RTPaine on transplanting and placing orders from nurseries and noted that "Trees by the thousands for forest planting can be bought cheaper out west than here." (JC Olmsted to Paine, Nov 18, 1886). Paine asked Olmsted about setting out shrubs and "perhaps what to be cut down." (Paine to Olmsted, Oct 3, 1887). In 1893 Paine wrote to



## INVENTORY FORM A CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WALTHAM

STONEHURST,  
THE ROBERT TREAT PAINE ESTATE

Area Letter Form Nos.

WLT.290, etc.

Olmsted's involvement in the preservation and management of the Paine Estate forest as well as its designed pleasure grounds enhances the significance of the site, for America's forests, its natural scenery and wild places, were of exceptional interest to Olmsted. In crafting the charter and plan for the preservation of Yosemite in 1864, he "framed the intellectual foundation for what became the world's first system of national parks."<sup>76</sup> Nearly 50 years later, in the 1916 Organic Act that formally established America's national park system, Olmsted's son and partner Frederick Law Olmsted, Jr. crafted his famous definition for their purpose: "To conserve the scenery and the natural and historic objects and the wild life therein and to provide for the enjoyment of the same in such manner and by such means as will leave them unimpaired for the enjoyment of future generations."<sup>77</sup>

Frederick Law Olmsted, Sr. is also widely recognized as a father of American forestry.<sup>78</sup> His early experiments with forestry at Moraine Farm in Beverly, MA, and the Paine Estate in Waltham, MA would culminate in his fully conceived forestry program at Biltmore in North Carolina (1889-1895) where one can now visit the Cradle of American Forestry National Historic Site. Olmsted's return visits to the Paine Estate were informed by his experience at Biltmore where he developed one of the earliest known forest management plans in 1890.<sup>79</sup>

Charles Eliot, founder of the first land trust in the country, was also involved in the design of the Paine Estate, where he had personal connections through his mentor and partner Frederick Law Olmsted, Sr. his cousin Lydia Paine, and his close friend John Humphreys Storer. Eliot may well have accompanied Olmsted on his site visits to the Paine Estate in the 1880s as he often did during this time period when he served as Olmsted's apprentice, but no record of these early visits has been found. He was intimately familiar with the landscape of his great grandfather's estate in Waltham, having made improvements to The Vale in 1888 and having featured it in his series of articles on "America's Old Country Seats." Eliot observed, "Many photographs...could only partially illustrate the beauty and variety of the larger scenery of the estate... Here is

---

Olmsted again regarding "setting out trees and shrubs about my place." (Paine to Olmsted, Nov 1, 1893). Letterbooks and Job file 677: RT Paine, Waltham, Mass. Records of the Olmsted Associates.

<sup>76</sup> Rolf Diamant. "The Olmsteds and the Development of the National Park System," from Lucy Lawless, et. al. *The Master List of Design Projects of the Olmsted Firm, 1857-1979*, 2008.

<sup>77</sup> Frederick Law Olmsted, Jr., 1916

<sup>78</sup> Olmsted professionalized the field of forestry in America with others such as Gifford Pinchot whom he recruited to fulfill the forest program at Biltmore. Bernard Fernow was the first trained forester to direct federal forest work in 1886 when he was appointed the Chief of the US Dept. of Agriculture's Division of Forestry. However, that division controlled no forests. Fernow developed an early forest management plan for the Adirondack League Club in the 1880s and Olmsted developed one for Biltmore in 1890. H.T. Pinkett. "Forestry Comes to America," *Agricultural History* vol. 54, no. 1 (Jan 1980), 4-10. Char Miller, "Rocking the Cradle: Gifford Pinchot and the Birth of American Forestry" in Robert Thatcher and Thomas McLintock, eds. *100 Years of Forestry* (Bethesda: Society of American Foresters, 1992). Bernard Fernow advises farmers on the care of woodlots in his *Forestry for Farmers*, 1894.

<sup>79</sup> At Moraine Farm, Olmsted planted tens of thousands of trees to transform barren pasture into an "artificial forest." At Stonehurst, he helped improve existing woodlots of the "primitive forest." At Biltmore, Olmsted and his recruit Gifford Pinchot experimented with both forest types and everything between. David R. Foster, *Thoreau's Country: Journey through a Transformed Landscape* (Cambridge and London: Harvard University Press, 1999), 72-80. Roxi Thoren, "Deep Roots: Foundations of Forestry in American Landscape Architecture," *Scenario 04: Building the Urban Forest* (Spring 2014), passim.



**INVENTORY FORM A CONTINUATION SHEET**

WALTHAM

STONEHURST,  
THE ROBERT TREAT PAINE ESTATEMASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

WLT.290, etc.

abundant proof that if Nature is helped and not forced, she will make for us scenery which shall grow to more and more loveliness and character as the years pass."<sup>80</sup>

At minimum, Charles Eliot made changes to the Paines' drive and landscaped a second house on the Paines' estate for their eldest daughter Edith Paine Storer, wife of Eliot's lifelong friend John Humphreys Storer. He was deeply involved in preserving other iconic landscapes of Waltham--Waverly Oaks and Prospect Hill--as part of his pioneering vision for a metropolitan park system.

In a storyline that echoes that of the Paines' improvements to their piece of The Vale named Stonehurst, the Storers made changes to their piece of Stonehurst named Ferncroft. A house designed by HH Richardson's successor firm Shepley Rutan and Coolidge and a landscape designed by Charles Eliot ensured Ferncroft's compatibility within the larger design scheme. Eliot worked for the Storers when he was practicing independently, as well as after he rejoined the Olmsted firm as a partner in 1893. In 1894, he made improvements to the Paines' drive which they shared with their extended family of Storers and Searses.<sup>81</sup> In their designs for the estate, both Olmsted and Eliot respected "the genius of place" and renowned pre-existing designed landscapes, while also contributing their own design vision to the continuum of landscape design history.

Robert Treat and Lydia Lyman Paine's children inherited the Waltham estate of about 200 acres after Robert's death in 1910. Robert, Jr., who was the primary occupant and overseer of Stonehurst until 1961, favored a gardenesque style for the grounds, overlaid on the naturalistic Olmstedian style of the previous generation. He removed much of the bricks from the terrace, enclosed the porch with glazed bays, planted a hemlock windbreak (and probably hemlock grove), and introduced large formal beds of specimen flowers and shrubs on the terrace, south lawn and west field. The effects of this high maintenance Gardenesque Period have been largely lost, at first due to neglect and then by design as the present owner restored the grounds to its period of greatest historical significance, the 1886-1910 era associated with Frederick Law Olmsted, Henry Hobson Richardson and Robert Treat Paine (1835-1910).<sup>82</sup>

<sup>80</sup> Eliot, Charles. "Some Old American Country-Seats: The Lyman Place in Waltham," *Garden and Forest*, vol. 2, May 8, 1889, 218-219.

<sup>81</sup> "Waltham with Shepley about Storer House site," Sept 15, 1892. "Waltham with Storer, road lines and house grades." Charles Eliot Standard Diary, 1892. "John H. Storer, Esq. Conditions as to house site and road," 1 Feb 1893, Charles Eliot letterbook 1892-1897, 46. Charles Eliot Papers, Loeb Library, Harvard University. "John Humphreys Storer, Esq. House at Waltham, Mass.," 1892-3. Drawing log and accounts receivable ledger. Shepley Rutan and Coolidge Records, Shepley Bulfinch Richardson and Abbott. Correspondence between Storer and Sears. John Humphreys and Edith Paine Storer Family Papers, Stonehurst Archives. PH Sears Estate, Waltham, MA. Project No. 01348, Olmsted Associates Records.

<sup>82</sup> Past Designs, "Historic Grounds Report, Robert Treat Paine Estate, Waltham, Mass." (1992), passim. Photos in the Stonehurst archives show "Sears pines" at the lot line between the Paine and Sears land by the farm complex (map #11) and then the loss of those pines in the hurricane of 1938. The hemlock windbreak that was evidently planted around that time is currently in distress due to pests.



## INVENTORY FORM A CONTINUATION SHEET

STONEHURST,  
WALTHAM THE ROBERT TREAT PAINE ESTATEMASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

WLT.290, etc.

The social justice impulse of the Paine family found expression in the woodlands as well as the pleasure grounds of the estate even after Robert Treat Paine's death in 1910. On a piece of the estate along Lexington Street, Paine's children fulfilled his vision for houselots there beginning in 1911. Among the first residents of the ChesterBrook Road and Stanley Road neighborhood was woman suffragist and lawyer Ida Estelle Hall. She must have developed a relationship with the Paines in her work on behalf of working women, especially young Russian Jewish women who frequented the Wells Memorial, whom she helped organize as the Working Girls League of the Massachusetts Woman Suffrage Association.<sup>83</sup> These early efforts by Ida Hall in 1897-1903 continued through the Women's Trade Union League, a national organization founded in 1903 by women who also regularly attended CLU meetings at Wells Memorial.<sup>84</sup> Shortly after Ida Hall purchased a lot from the Paine family in 1912, she held a "suffrage forest party" in the Paines' woods surrounding her new house.

The Paines' forest was also the location of a disaster relief effort in response to the 1918 influenza epidemic. On Paine property at the end of Stanley Road, the Massachusetts State Guard established a temporary tent hospital known as Camp Jensen to supplement those established in Brookline, Lawrence, Haverhill, Ipswich and Gloucester.<sup>85</sup> The Paine's middle daughter, Ethel Paine Moors must have offered the site when she was made aware of the need by her new husband who had headed major disaster relief efforts across the continent. Initially in his role as president of the Associated Charities of Boston where he succeeded his father-in-law, John Moors oversaw relief and temporary housing for tens of thousands of homeless after the San Francisco Earthquake (1906), Chelsea Fire (1908), Salem Fire (1914) and Halifax Munitions Explosion (1917).<sup>86</sup>

Ethel Paine Moors and her brother Reverend George Lyman Paine were described as a "fiercely radical progressive" and a "pacifist rebel" respectively. Ethel Moors supported the Vincent Memorial Hospital (now Mass General), the first to be open evenings in order to accommodate the schedules of working women; served on the board of historically black colleges, Hampton and Penn; founded with her husband the Urban League of Boston; and was credited with making possible an early civil rights conference where the then still relatively unknown Reverend Martin Luther King, Jr. spoke "On the Threshold of Segregation." George Paine was the honorary president of the NAACP in Boston and participated in strikes alongside his economically and ethnically diverse congregation.<sup>87</sup> "His long list of causes almost matched the family fortune."<sup>88</sup> The Paine family's ultimate gift was the donation of their private property to the City of Waltham for the public good, with protections ensuring its "naturalistic, scenic, green and open condition forever."

<sup>83</sup> "Young Women Anxious to Vote: Miss Ida M Hall Has Banded Together Some Fifty Russian Girls in a Political Club," *Boston Globe*, May 5, 1902, p. 3. Mrs. Emma J. Hutchins for the Boston Equal Suffrage Association for Good Government, "Equal Suffrage Notes," *Boston Herald*, June 1, 1913, 27. "Happy Gathering of Women," *Waltham Evening News*, June 16, 1913, p. 6.

<sup>84</sup> One of the women, Helena Dudley, head of the Denison Settlement House in Boston, moved to Beaver Street in Waltham, just up the road from the Paines in 1912.

<sup>85</sup> "High Praise for Grip Camps: Six Outdoor Hospitals Inspected by US and State Officials," *Boston Herald and Journal*, Oct 16, 1918.

<sup>86</sup> The tents at Camp Jensen could very well have been used in one or more of these previous disasters, as was the practice.

<sup>87</sup> Sharon Hartman Strom, *Political Women: Florence Luscomb and the Legacy of Radical Reform* (Philadelphia, 2001), 139-142.

<sup>88</sup> *Boston Globe*, 21 April 1968, 21.



# INVENTORY FORM A CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WALTHAM

STONEHURST,  
THE ROBERT TREAT PAINE ESTATE

Area Letter Form Nos.

WLT.290, etc.

In 2000, the Commonwealth of Massachusetts recognized Stonehurst, the Robert Treat Paine Estate as a quintessential symbol of the reform, preservation and conservation movements spanning over a century, selecting this site as the venue for the historic signing of the Community Preservation Act into law. Environmental Secretary Robert Durand described the act as "one of the most important pieces of environmental legislation in the Commonwealth's history [that] will allow us to preserve, protect and sustain our very way of life at a time when pressure to develop our natural places has never been more intense."

## BIBLIOGRAPHY and/or REFERENCES

"A Costly Home: The Elegant Estate of R.T. Paine in Waltham," *Boston Evening Record*, 8 October 1892.

"A Day in Pleasant Places: Wells Memorial Outing Club Has a Little Holiday," *Boston Herald*, July 16, 1893.

Berg, Shary. "Master Landscape Plan Update, Stonehurst, the Robert Treat Paine Estate," 2001. Stonehurst Archives.

Berg, Shary. "Moraine Farm Landscape Management Plan," 2007.

Beveridge, Charles and Paul Rocheleau. *Frederick Law Olmsted: Designing the American Landscape*. New York: Rizzoli, 1995.

Beveridge, Charles, et al., *The Papers of Frederick Law Olmsted: Vol VII, Parks, Politics and Patronage, 1874-1882*, 2007.

Beveridge, Charles, et al., *The Papers of Frederick Law Olmsted: Vol VIII, The Early Boston Years, 1882-1890*, 2007.

Bond, Henry. *Genealogies of the Families and Descendants of Early Settlers of Watertown, Massachusetts, Including Waltham and Weston*, 1860.

Carr, Ethan. "Olmsted and Scenic Preservation," <https://www.pbs.org/wned/frederick-law-olmsted/learn-more/olmsted-and-scenic-preservation/>

Clifford, Ann and Thomas M. Paine. *Stonehurst, the Robert Treat Paine Estate: A Masterwork of American Design by H.H. Richardson and F.L. Olmsted*. Waltham, 2007.

Cronon, William. *Changes in the Land: Indians, Colonists and the Ecology of New England*, 1983.



**INVENTORY FORM A CONTINUATION SHEET**

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WALTHAM

STONEHURST,  
THE ROBERT TREAT PAINE ESTATE

Area Letter Form Nos.

WLT.290, etc.

- Diamant, Rolf. "The Olmsteds and the Development of the National Park System," from Lucy Lawless, et. al. *The Master List of Design Projects of the Olmsted Firm, 1857-1979*, 2008.
- Eliot, Charles William. *Charles Eliot, Landscape Architect*. Boston and New York, 1902.
- Eliot, Charles. "Some Old American Country-Seats: The Lyman Place in Waltham," *Garden and Forest*, vol. 2, May 8, 1889, 218-219.
- Eliot, Charles Papers. Loeb Library, Harvard University.
- Floyd, Margaret Henderson. *Henry Hobson Richardson: A Genius for Architecture*. New York: Monacelli, 1997.
- Floyd, Margaret Henderson. "H.H. Richardson, Frederick Law Olmsted and the House for Robert Treat Paine," *Winterthur Portfolio* 18, no. 4 (Winter 1983): 227-248.
- Gregory, Mary. "The Vale: A Cultural Landscape History Through Deeds: Documentation of the Lyman Estate, Waltham, Massachusetts (1793-1951)," 2005. Stonehurst Archives.
- Handlin, David. *The American Home: Architecture and Society, 1815-1915*. Boston: Little, Brown, 1979
- Isaacson, Morton. "A Walking Tour of the Architecture and Social History of the Lyman and Pleasant Street Area of Waltham." Waltham Historical Society, 2015.
- Kaplan, Wendy. *The Art That Is Life: The Arts and Crafts Movement in America, 1875-1920*. Boston: Boston Museum of Fine Arts, 1987.
- Lenney, Christopher J. *Sightseeing: Clues to the Landscape History of New England*, 2003.
- Middlesex County Registry of Deeds and Probate.
- Morgan, Keith N. "Charles Eliot, Landscape Architect: An Introduction to His Life and Work," *Arnoldia*, 1999.
- Murphy, Kevin D. "Ernest W Bowditch and the Practice of Landscape Architecture," *Essex Institute Historical Collection* (Apr 1989)
- Nelson, Charles M. *Waltham Past and Present and Its Industries*. Cambridge, 1879.
- O'Gorman, James F., ed. *The Makers of Trinity Church in the City of Boston*. Amherst and Boston: University of Massachusetts Press, 2004.



**INVENTORY FORM A CONTINUATION SHEET**

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WALTHAM

STONEHURST,  
THE ROBERT TREAT PAINE ESTATE

Area Letter Form Nos.

WLT.290, etc.

O'Gorman, James F. *H.H. Richardson: Architectural Forms for an American Society*. Chicago: University of Chicago Press, 1987.

O'Gorman, James F. *Living Architecture: A Biography of H.H. Richardson*. New York: Simon & Schuster Editions, 1997.

Olmsted, Frederick Law. *The Papers of Frederick Law Olmsted*. Microfilm. Library of Congress

Olmsted, Frederick Law. *Records of the Olmsted Associates*. Microfilm. Library of Congress.

Paine, George Lyman. "Lymans, Searses and Paines of Waltham and Boston," TMs, 1965. Stonehurst Archives.

Paine, Sarah Cushing. *Paine Ancestry: The Family of Robert Treat Paine, Signer of the Declaration of Independence Including Maternal Lines*. Privately printed, 1912.

Paine, Robert Treat Papers. Massachusetts Historical Society.

Paine, Robert Treat and Lydia Lyman Family Papers. Stonehurst, the Robert Treat Paine Estate.

Past Designs. *Historic Landscape Report, Robert Treat Paine Estate, Waltham, Massachusetts, 1992*.

Past Designs. "Landscape Master Plan, Robert Treat Paine Estate, Waltham, Massachusetts," 1995.

Public Archeology Lab. "Intensive (Locational) Survey Archaeological Site Examination, Stonehurst, the Robert Treat Paine Estate, Waltham, Massachusetts," 2003.

Richardson, Henry Hobson Papers. Houghton Library, Harvard University.

Richardson, Henry Hobson. Drawings and "Specifications for Dwelling house for Mrs. Robert Treat Paine, Jr. at Waltham, Massachusetts," [1885]. Stonehurst Archives.

[Ripley, Rev. Samuel] "A Topographical and Historical Description of Waltham in the County of Middlesex," Jan 1, 1815 in *Collections of the Massachusetts Historical Society* vol. III of 2<sup>nd</sup> series. Boston, 1815.

Rybczynski, Witold. *A Clearing in the Distance: Frederick Law Olmsted and the American Nineteenth Century*, 1999.

Sanderson, Edmund. *Waltham As a Precinct of Watertown and As a Town, 1630-1884*, 1936.

Shepley Rutan and Coolidge Records. John H Storer Esq., House at Waltham Mass, Drawing Log, Oct 1892-July 1893 (p 198-199) and JH Storer, Dec 1892-June 1894, General Ledger.



**INVENTORY FORM A CONTINUATION SHEET**

WALTHAM

STONEHURST,  
THE ROBERT TREAT PAINE ESTATEMASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

WLT.290, etc.

Storer. John Humphreys and Edith Paine Storer Family Papers. Stonehurst, the Robert Treat Paine Estate Archives.

Thompson, Roger. *Divided We Stand: Watertown, Massachusetts, 1630-1680*. Amherst: University of Massachusetts Press, 2001.

Thoren, Roxi. "Deep Roots: Foundations of Forestry in American Landscape Architecture," *Scenario 04: Building the Urban Forest*, Spring 2014.

Van Rensselaer, Marianna Griswold. *Henry Hobson Richardson and His Works*, 1888.

Wessels, Tom. *Reading the Forested Landscape: A Natural History of New England*, 1997.

Woods, Robert. *The City Wilderness: A Settlement Study. Boston and New York*, 1898.

Zaitzevsky, Cynthia. *Frederick Law Olmsted and the Boston Park System*, 1992.

Zaitzevsky, Cynthia. "Education and Landscape Architecture," in Margaret Henderson Floyd, *Architectural Education in Boston: Centennial Publication of the Boston Architectural Center, 1889-1989*, 1989.

Zinn, Howard. *A People's History of the United States*, 1980

**Maps and surveys**

Watertown Residences, 1720.

Plan of Watertown and Waltham taken by the subscriber, Abner Sanderson, Surveyor, 1795.

Waltham, John G. Hales, 1831.

Waltham, 1854.

View of Waltham, Mass. O.H. Bailey, 1877.

Waltham, Mass. H. Mason & Co, 1883.

Waltham, O.H. Bailey, 1898.

Atlas of Middlesex County, vol. 1 George W. Stadley & Co., 1900.

Estate of George Lyman, CF Parks, Sept 1881.

"Survey for R.T. Paine, Waltham," Cook Cassidy Brown Collins Pratt, July 12, 1882.

"Sketch of System of Waterworks on Estate of Robert Treat Paine Esq. at Waltham, Mass.," 1893.

"Estate of Robert Treat Paine, Waltham, Mass." Charles F. Parks, CE and J Fred Moore, CE Nov 1907.

"Waltham, 'A Home in the Forest' A Picture Map of the Early Homes, Taverns and Roads." Amy J. Burgess, nd.

"Parcel Map" and "Existing Conditions Generalized, Storer Conservation Lands, City of Waltham, Massachusetts, Arthur F. Clark, Mayor." 6(f) Boundary Map for Land and Water Project Fund Project 25-00163, 1974.

"City Acquisition of Chester Brook Woods," Mayor David Gately, 12 Sept 2001.



**INVENTORY FORM A CONTINUATION SHEET**

WALTHAM

STONEHURST,  
THE ROBERT TREAT PAINE ESTATE

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WLT.290, etc.

**LIST OF FIGURES**

- Figure 1 Locus and Resource Map  
Aerial View of the Robert Treat and Lydia Lyman Paine Family House (H.H. Richardson, 1886 and Gridley J.F. Bryant, 1866) and its site (Frederick Law Olmsted, 1886) known as Stonehurst. Photo November 1924. Stonehurst Archives.
- Figure 2 Outing Clubs of the Wells Memorial and People's Institutes visiting Stonehurst, the Robert Treat Paine Estate, ca. 1890s. Stonehurst Archives.
- Figure 3 The Paine house and grounds from the south, 1905. Stonehurst Archives
- Figure 4 Paine family summer house (Gridley J.F. Bryant, 1866) on its original site, before 1883 when it was moved to the crest of the hill and incorporated into Richardson and Olmsted's designs for Stonehurst. Stonehurst Archives
- Figure 5 Ferncroft, the John Humphreys and Edith Paine Storer House (Shepley Rutan and Coolidge, 1893, razed by fire, 1975) and site (Olmsted, Olmsted and Eliot, 1893). Photo, ca. 1900. Stonehurst Archives.
- Figure 6 "Waltham 1738, Original Grants, 1634-1640." Edmund L. Sanderson, 1935.
- Figure 7 "Waltham," John G. Hales, 1831.
- Figure 8 "Waltham, Mass.," H Mason & Co., Syracuse, NY, 1883. Detail showing The Vale and satellite houses including the original Paine family summer house across Beaver St.
- Figure 9 "Survey for R.T. Paine, Waltham." Cook Cassidy Brown Collins Pratt, July 12, 1882. Stonehurst Archives.
- Figure 10 Survey of RT Paine Estate (based on Cook Cassidy Collins Pratt survey above), ca. 1883. Olmsted Associates.
- Figure 11 Plan of Terrace, House for Mrs. Robert Treat Paine, Waltham, Mass., October 16, 1885. Olmsted Associates.
- Figure 12 Representative sketch of parcels, trails and site features. Robert Treat Paine, 1880s-1890s. Stonehurst Archives.
- Figure 13 "Sketch of System of Water Works on Estate of Robert Treat Paine, Esq. at Waltham, Mass." A. W. Forbes, Engr., 1893. Stonehurst Archives.
- Figure 14 Estate of Robert Treat Paine, Waltham, Mass., Charles F. Parks, CE and J Fred Moore, CE, Nov 1907. Stonehurst Archives.
- Figure 15 Sketch of trails by Robert Treat Paine, Jr., 1924. Stonehurst Archives.
- Figure 16 "Parcel Map, Storer Conservation Lands, City of Waltham, Massachusetts, Arthur F. Clark, Mayor." 6(f) Boundary Map for Land and Water Project Fund Project 25-00163, 1974
- Figure 17 "Existing Conditions Generalized Storer Conservation Lands, City of Waltham, Massachusetts, Arthur F. Clark, Mayor," for Land and Water Project Fund Project 25-00163, 1974
- Figure 18 Zone Key, Existing Site Conditions, Robert T. Paine Estate, 1991. From Past Designs, "Landscape Master Plan," 1992.
- Figure 19 City Acquisition of Chesterbrook Woods, Mayor David F. Gately, 27 September 2001.
- Figure 20 [Trail] Directory Map, Storer Conservation Land, Waltham, Massachusetts.



# INVENTORY FORM A CONTINUATION SHEET

WALTHAM

STONEHURST,  
THE ROBERT TREAT PAINE ESTATE

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

WLT.290, etc.

## Area Data Sheet

MAP #	MHC #	Historic Name	Date	Style	Resource	Photo #
1	WLT.290	Paine Estate – Robert Treat and Lydia Lyman Paine House	1866, 1886	Second Empire, Shingle Style, Richardsonian Romanesque	B	1
2		Paine Estate – Terrace	1886		Structure	2
3		Paine Estate - Grounds	1886		Site	3
4		Paine Estate – Grounds: Paine Tennis Court	1870s		Structure - ruins	4
5		Paine Estate – Grounds: former site of 1866 house and outbuildings	Mid 1860s		Site	5
6		Paine Estate – Stone wall system	17 <sup>th</sup> - 18 <sup>th</sup> century		Structure	6
7		Paine Estate – Stone wall system: entrance posts and wall	Ca. 1897		Structure	7
8		Paine Estate – Circulation: “Town Way” (old Beaver Street)	17 <sup>th</sup> -18 <sup>th</sup> century		Structure	8
9		Paine Estate – Circulation: Entrance Drive	1860s, 1880s-1890s		Structure	9
10		Paine Estate – Circulation: system of historic cart paths and foot paths	18 <sup>th</sup> – early 20 <sup>th</sup> century		Structure	10
11		Paine Estate – Agriculture: Orchard 1, gardens, retaining walls and miscellaneous out buildings	1880s – early 20 <sup>th</sup> century		Site	11-12
12		Paine Estate – Agriculture: Carriage barn/stable foundation (partial)	1883		Structure - ruins	13



# INVENTORY FORM A CONTINUATION SHEET

WALTHAM

STONEHURST,  
THE ROBERT TREAT PAINE ESTATE

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

WLT.290, etc.

MAP #	MHC #	Historic Name	Date	Style	Resource	Photo #
13		Paine Estate – Agriculture: windmill foundation 1	Probably 1892-3		Structure - ruins	14
14		Paine Estate – Agriculture: windmill foundation 2 and well	1892-3		Structure - ruins	15
15		Paine Estate – Agriculture: unidentified foundation	1880s-1920s		Structure - ruins	16
16		Paine Estate – Agriculture: cold storage for apples and pears	1987 over earlier foundations		Structure - ruins	17
17		Paine Estate – Agriculture: Orchard 2 (Beaver St. Orchard )	Ca. 1880s-90s		Site	18
18		Paine Estate – Agriculture: Orchard 3 (Clark Orchard)	Possibly 18 <sup>th</sup> century		Site	19
19		Paine Estate – Agriculture: Orchard 4 (Barton Orchard)	Possibly 18 <sup>th</sup> century		Site	20
20A, B		Paine Estate – Agriculture: Stone irrigation channels	Unknown		Structure	21
21A, B		Paine Estate – Agriculture: Stone culverts	Unknown		Structure	22
22		Paine Estate – Agriculture: Stone catch basin	Unknown		Structure	23
23		Paine Estate – Storer House site	1892-1897		Site	24
24		Paine Estate – Storer outbuilding foundations	1890s		Structure - ruins	25
25		Paine Estate - Sears Tennis Court/ former Arthur Lyman House site	1880s		Structure - ruins	26
26		Paine Estate – Sears granite blocks	Unknown		Structure - ruins	27



# INVENTORY FORM A CONTINUATION SHEET

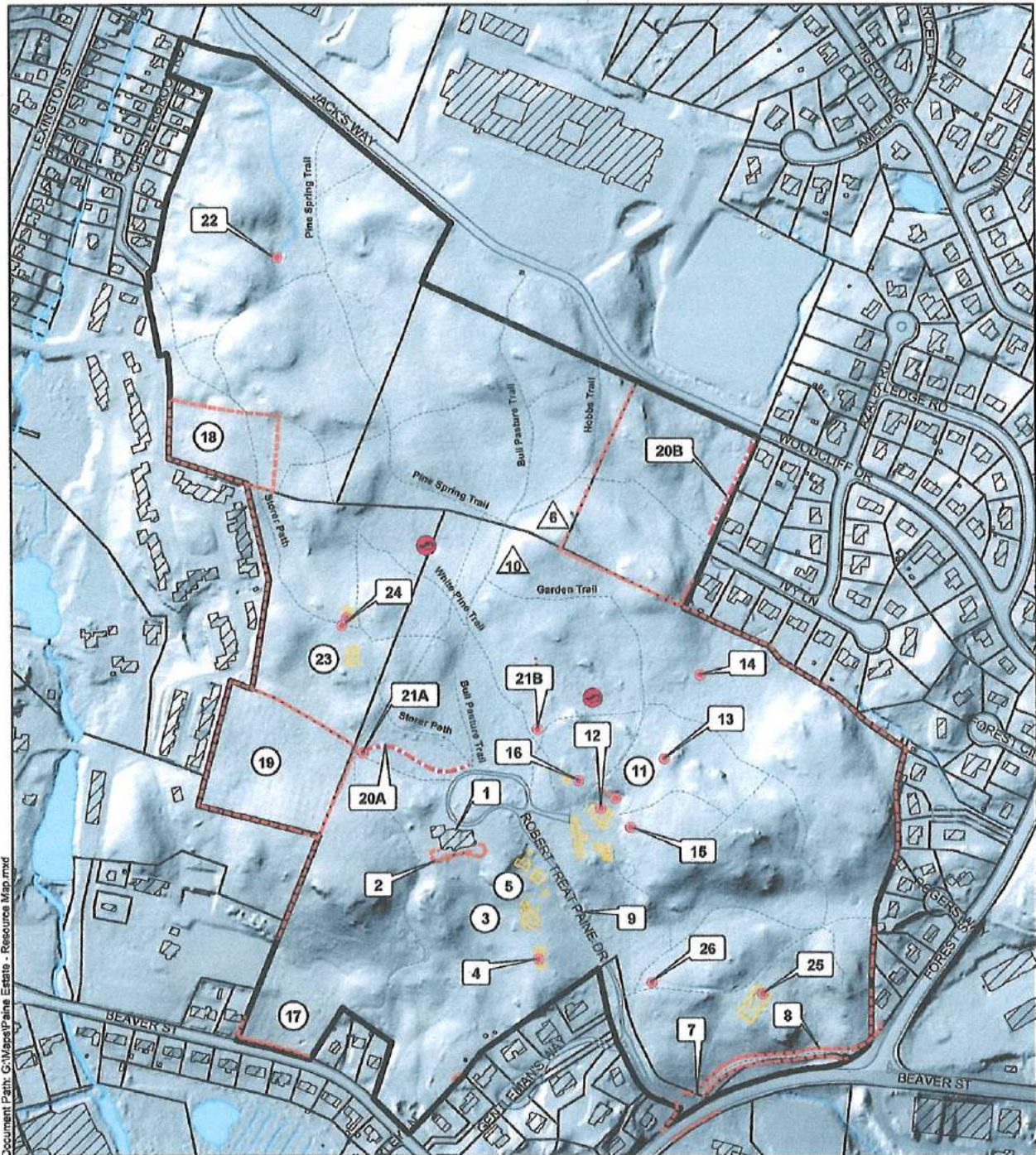
WALTHAM

STONEHURST,  
THE ROBERT TREAT PAINE ESTATE

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

WLT.290, etc.



Document Path: G:\Maps\Paine Estate - Resource Map.mxd

### Legend

- |                       |                              |
|-----------------------|------------------------------|
| Building Footprints   | Resource Boundary            |
| Structures            | Parcel Boundaries            |
| Structures            | Stream                       |
| Stone Walls           | Water Bodies                 |
| Former Building Sites | NHESP Certified Vernal Pools |
| Edge of Pavement      |                              |
| Paths                 |                              |



### PAINE ESTATE LOCUS AND RESOURCE MAP CITY OF WALTHAM MASSACHUSETTS



Date: 8/23/2019



**INVENTORY FORM A CONTINUATION SHEET**

WALTHAM

STONEHURST,  
THE ROBERT TREAT PAINE ESTATE

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

WLT.290, etc.



Figure 1. Aerial View of the Robert Treat and Lydia Lyman Paine Family House (H.H. Richardson, 1886 and Gridley J.F. Bryant, 1866) and its site (Frederick Law Olmsted, 1886) known as Stonehurst. Ernest Bowditch sited the outbuildings and designed the greenhouse. Photo, November 1924. Stonehurst Archives.



**INVENTORY FORM A CONTINUATION SHEET**

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WALTHAM  
STONEHURST,  
THE ROBERT TREAT PAINE ESTATE

Area Letter Form Nos.

WLT.290, etc.



Figure 2. Outing Clubs of the Wells Memorial and People's Institutes visiting Stonehurst, the Robert Treat Paine Estate, ca. 1890s. Stonehurst Archives.



Figure 3. The Paine house and grounds from south, 1905. Stonehurst Archives.



**INVENTORY FORM A CONTINUATION SHEET**

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WALTHAM

STONEHURST,  
THE ROBERT TREAT PAINE ESTATE

Area Letter Form Nos.

WLT.290, etc.



Figure 4. Paine family summer house (Gridley J.F. Bryant, 1866) on its original site, before Richardson and Olmsted had it moved to the crest of the hill and incorporated into their design for Stonehurst. Stonehurst Archives.



Figure 5. Ferncroft, the John Humphreys and Edith Paine Storer House (Shepley Rutan & Coolidge, 1893, razed by fire, 1975) and site (Elliot, Olmsted and Elliot, 1893). Photo ca. 1900. Stonehurst Archives.



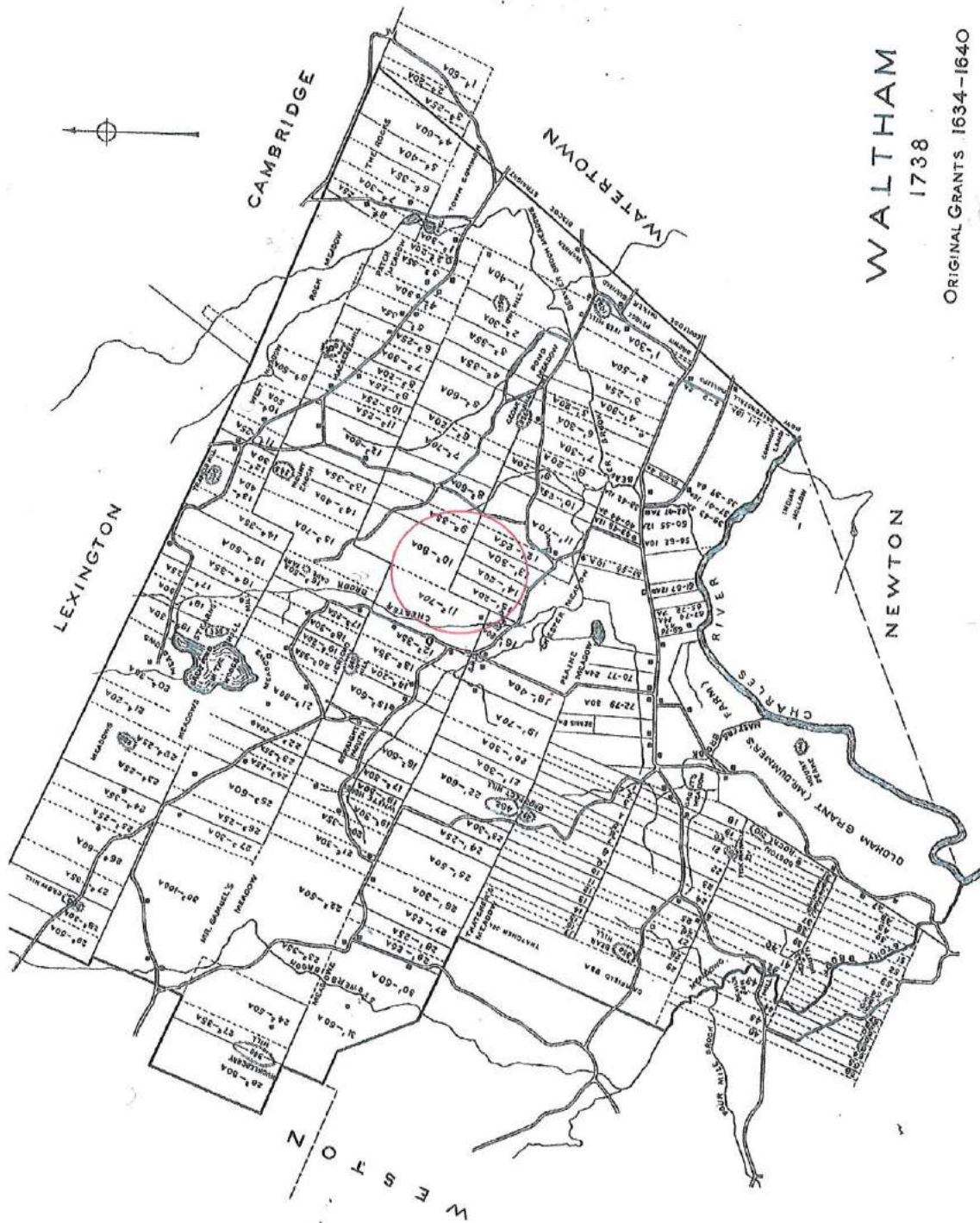
# INVENTORY FORM A CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

STONEHURST,  
WALTHAM THE ROBERT TREAT PAINE ESTATE

Area Letter Form Nos.

WLT.290, etc.



WALTHAM  
1738  
ORIGINAL GRANTS 1634-1640  
EDMUND L. SANDERSON, 1935.

Figure 6. "Waltham 1738, Original Grants, 1634-1640." Edmund L. Sanderson, 1935. The Paine Estate includes portions of the following centrally-located seven lots: Dividend 1, Lots 11-15 and Dividend 2, Lots 10-11.



INVENTORY FORM A CONTINUATION SHEET

WALTHAM

STONEHURST,  
THE ROBERT TREAT PAINE ESTATE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

WLT.290, etc.

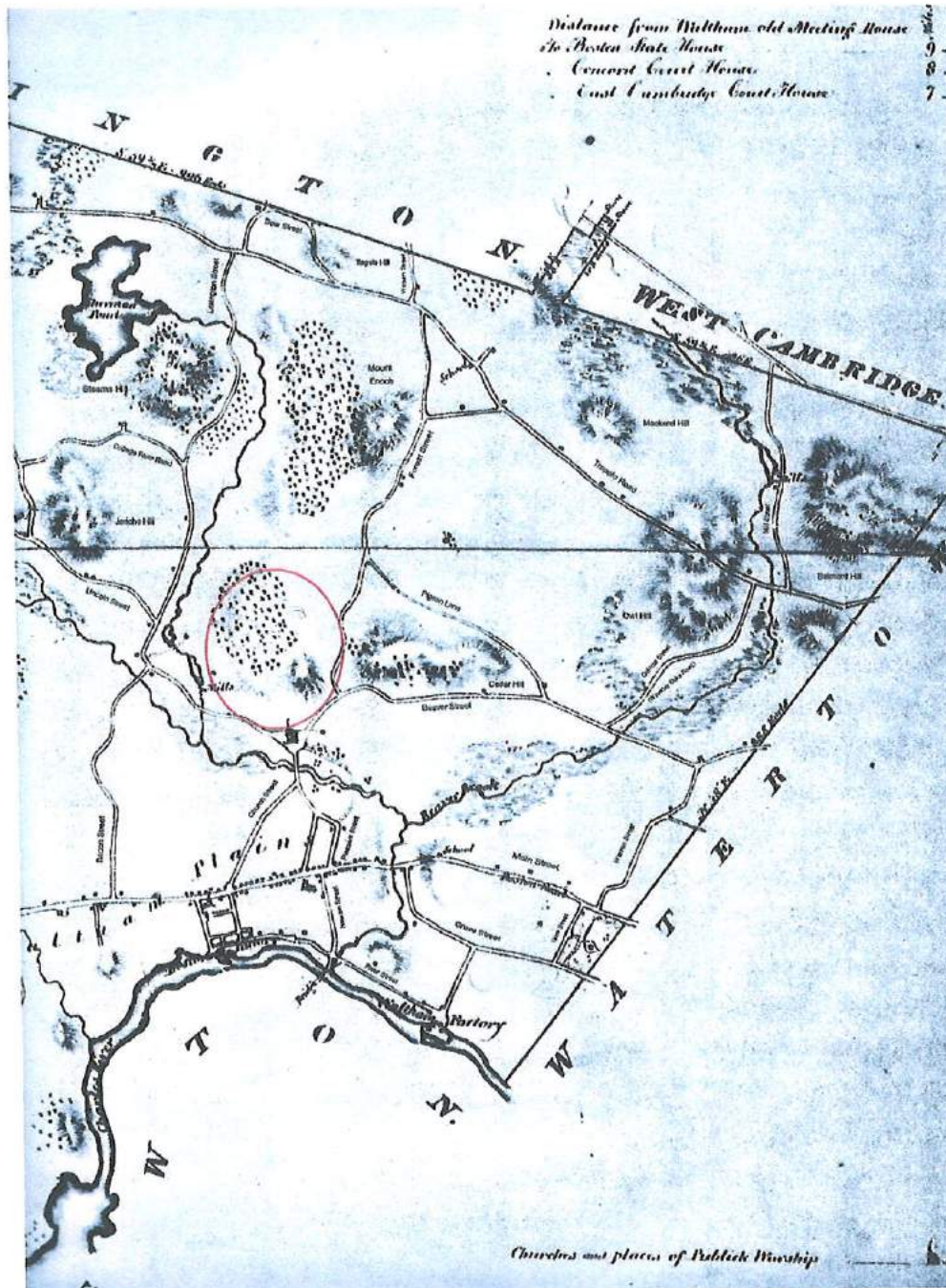


Figure 7. "Waltham," John G. Hales, 1831. The wooded site of the present Paine Estate lies north of the meetinghouse on the original common, east of the mills on Chester Brook, between present Lexington, Beaver and Forest Streets.



**INVENTORY FORM A CONTINUATION SHEET**

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

STONEHURST,  
WALTHAM THE ROBERT TREAT PAINE ESTATE

Area Letter Form Nos.

WLT.290, etc.

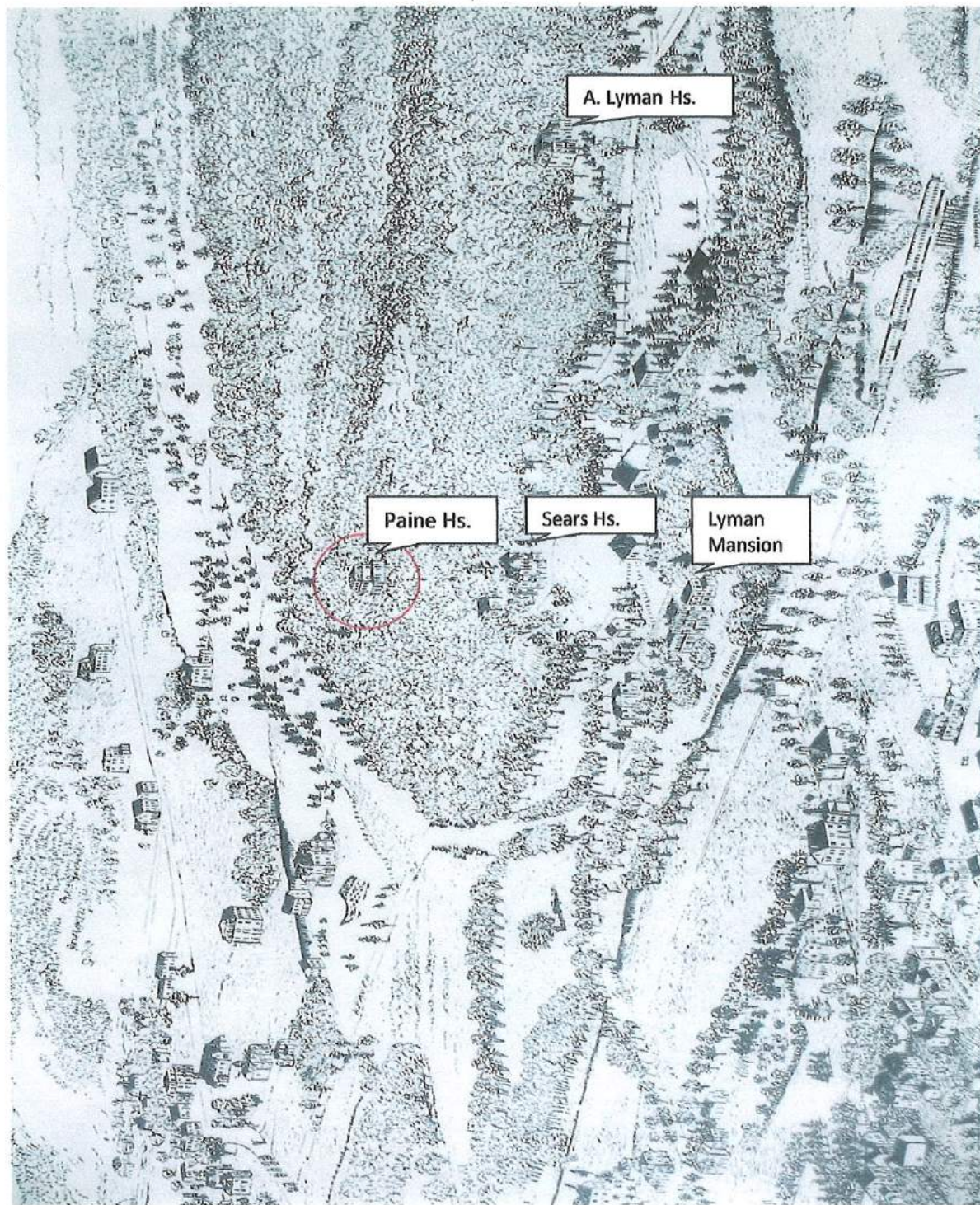


Figure 8. "Waltham, Mass.," H Mason & Co., Syracuse, NY, 1883. Detail showing The Vale and satellite houses including the original Paine family summer house, just prior to Richardson and Olmsted's involvement.



**INVENTORY FORM A CONTINUATION SHEET**

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

STONEHURST,  
WALTHAM THE ROBERT TREAT PAINE ESTATE

Area Letter Form Nos.

WLT.290, etc.

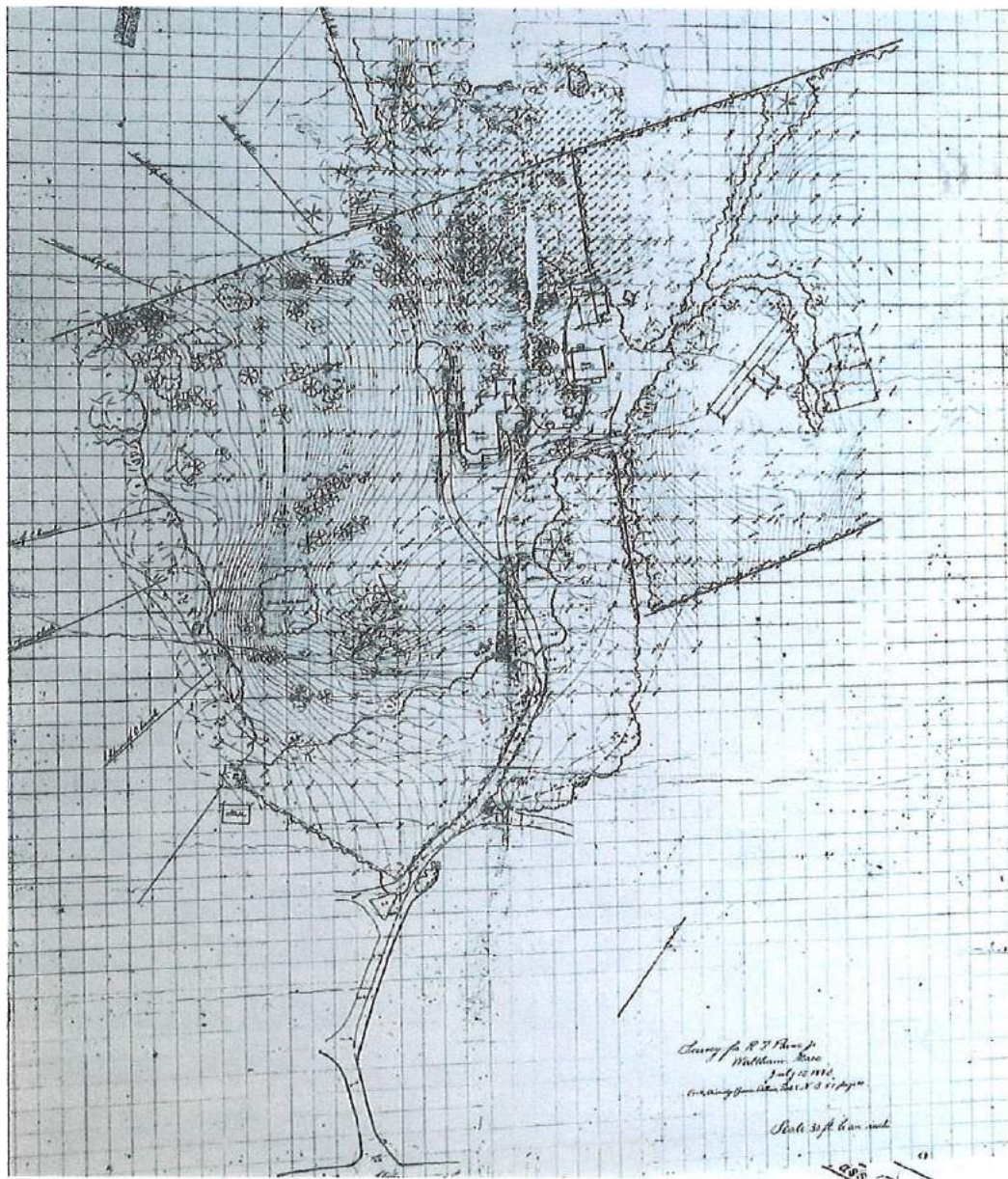


Figure 9. "Survey for R.T. Paine, Waltham." Cook Cassidy Brown Collins Pratt, July 12, 1882. This detailed survey documents existing vegetation, topography and structures prior to Olmsted's involvement. Stonehurst Archives.



**INVENTORY FORM A CONTINUATION SHEET**

WALTHAM

STONEHURST,  
THE ROBERT TREAT PAINE ESTATE

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

WLT.290, etc.

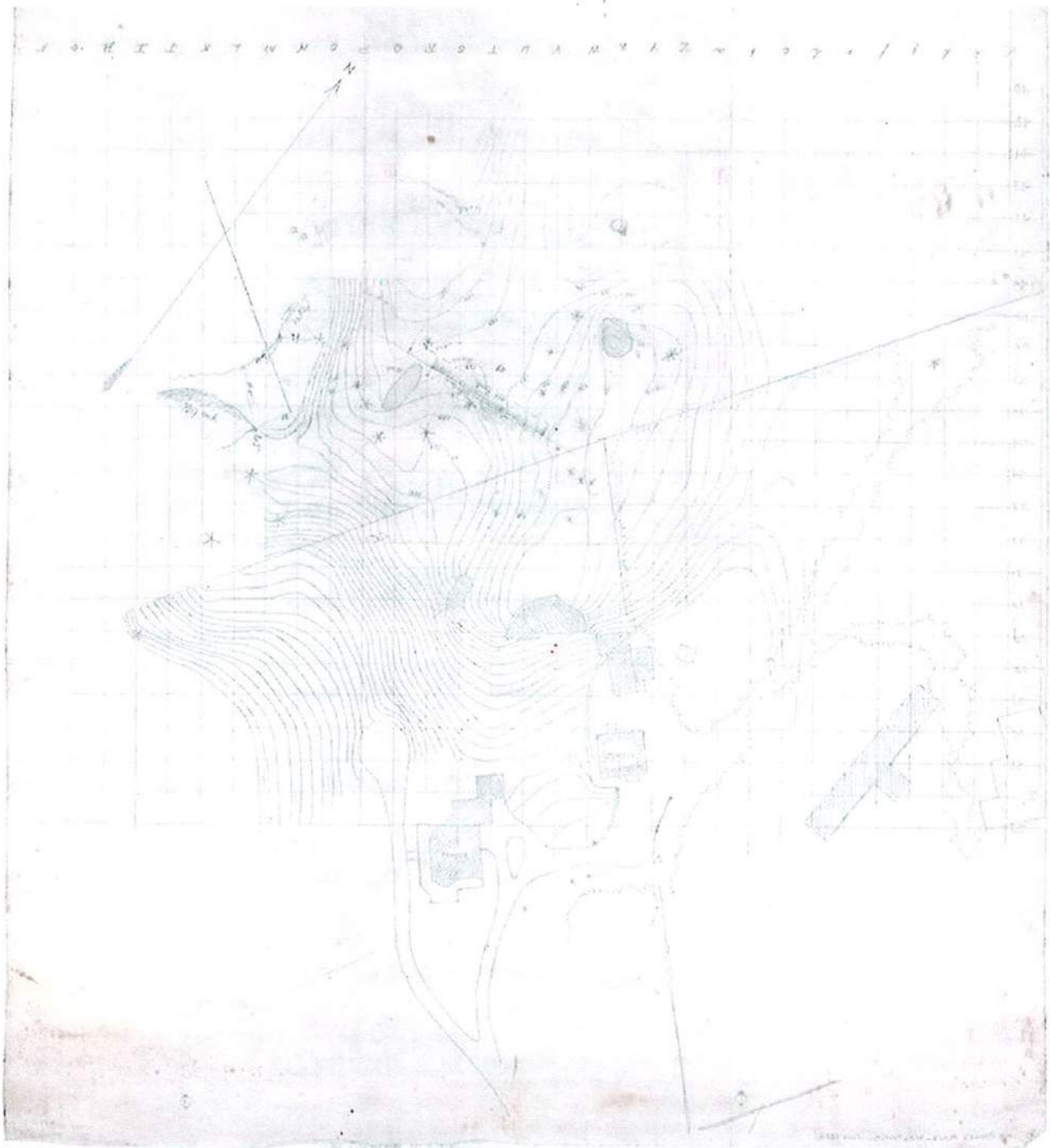


Figure 10. Survey of RT Paine Estate (based on Cook Cassidy Collins Pratt survey of July 12, 1882). Olmsted Associates.



**INVENTORY FORM A CONTINUATION SHEET**

WALTHAM

STONEHURST,  
THE ROBERT TREAT PAINE ESTATE

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

WLT.290, etc.

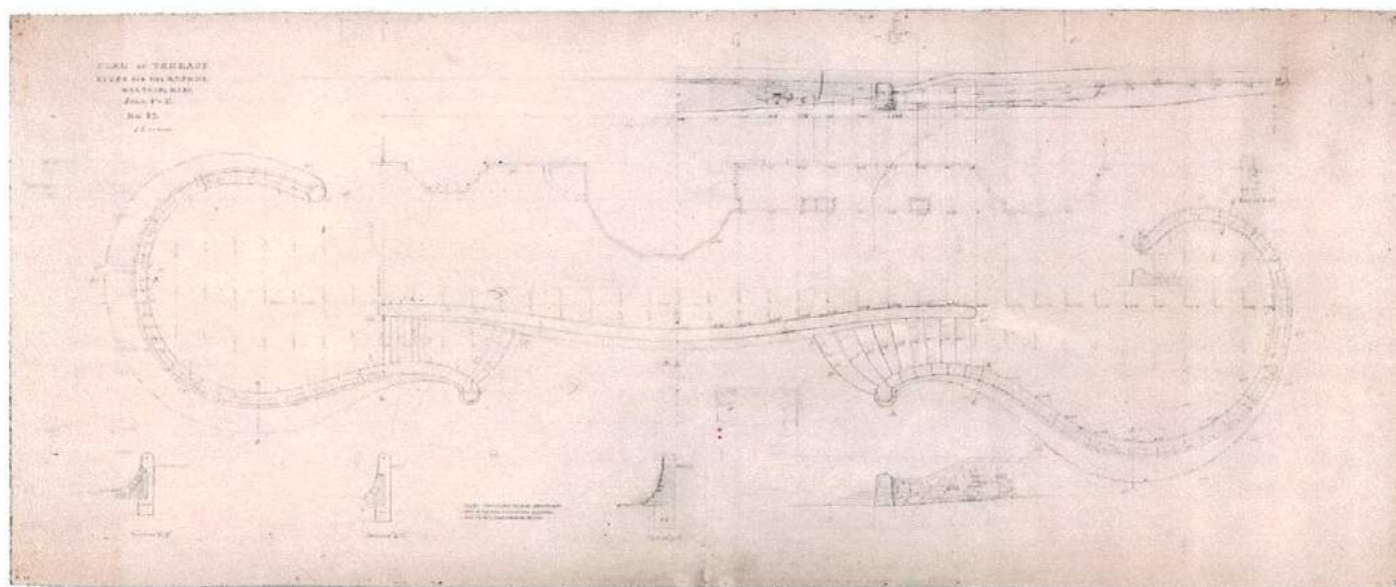


Figure 11. Plan of Terrace, House for Mrs. Robert Treat Paine, Waltham, Mass., October 16, 1885. Olmsted Associates.











INVENTORY FORM A CONTINUATION SHEET

WALTHAM

STONEHURST,  
THE ROBERT TREAT PAINE ESTATE

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

WLT.290, etc.

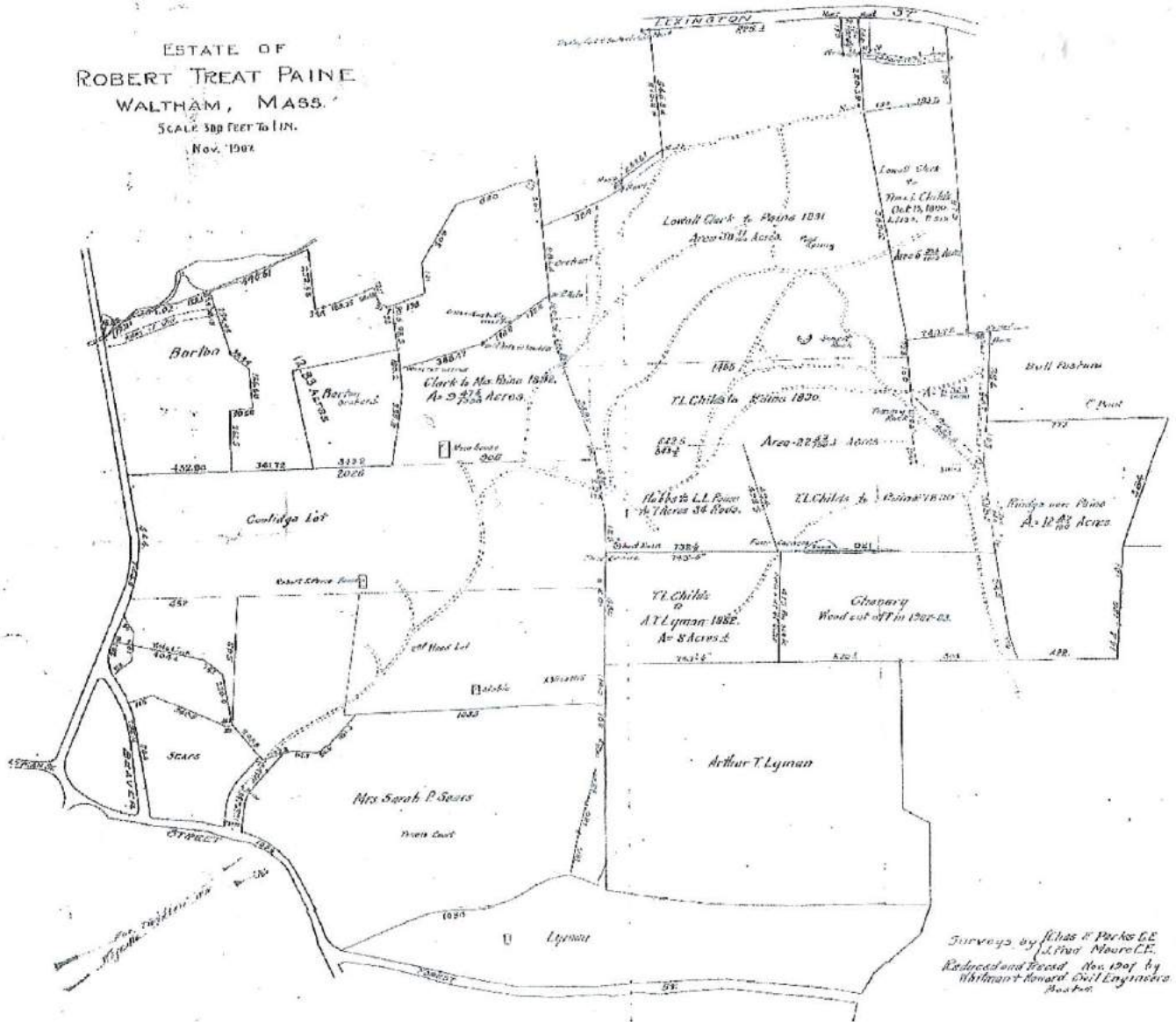


Figure 14. Estate of Robert Treat Paine, Waltham, Mass., Charles F. Parks, CE and J Fred Moore, CE, Nov 1907. Stonehurst Archives.







INVENTORY FORM A CONTINUATION SHEET

WALTHAM

STONEHURST,  
THE ROBERT TREAT PAINE ESTATE

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

WLT.290, etc.

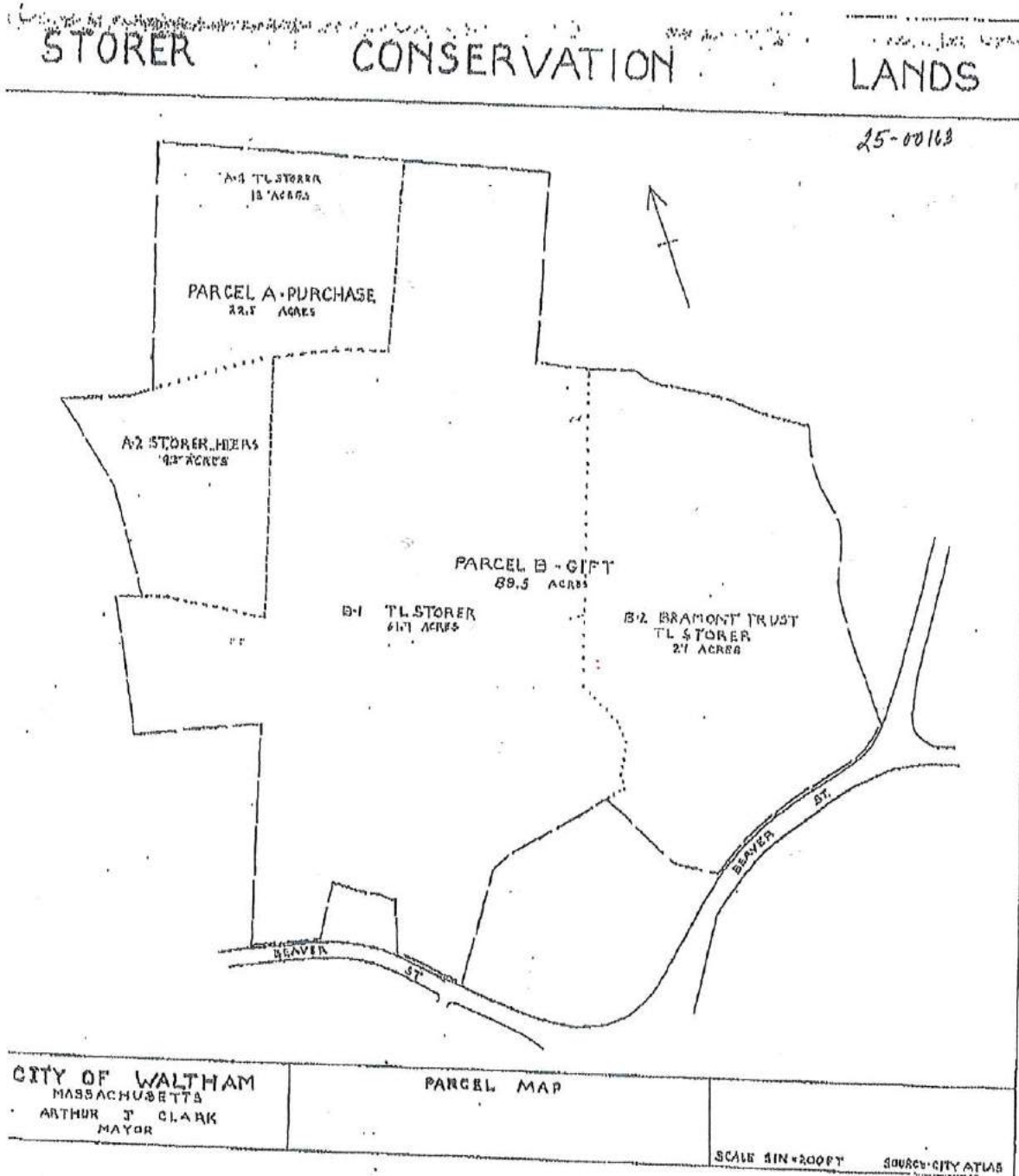


Figure 16. "Parcel Map, Storer Conservation Lands, City of Waltham, Massachusetts, Arthur F. Clark, Mayor."  
6(f) Boundary Map for Land and Water Project Fund Project 25-00163, 1974







**INVENTORY FORM A CONTINUATION SHEET**

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WALTHAM

STONEHURST,  
THE ROBERT TREAT PAINE ESTATE

Area Letter Form Nos.

WLT.290, etc.



Figure 18. Zone Key, Existing Site Conditions, Robert T. Paine Estate, 1991. From Past Designs, "Landscape Master Plan," 1992.



# CITY ACQUISITION OF CHESTERBROOK WOODS

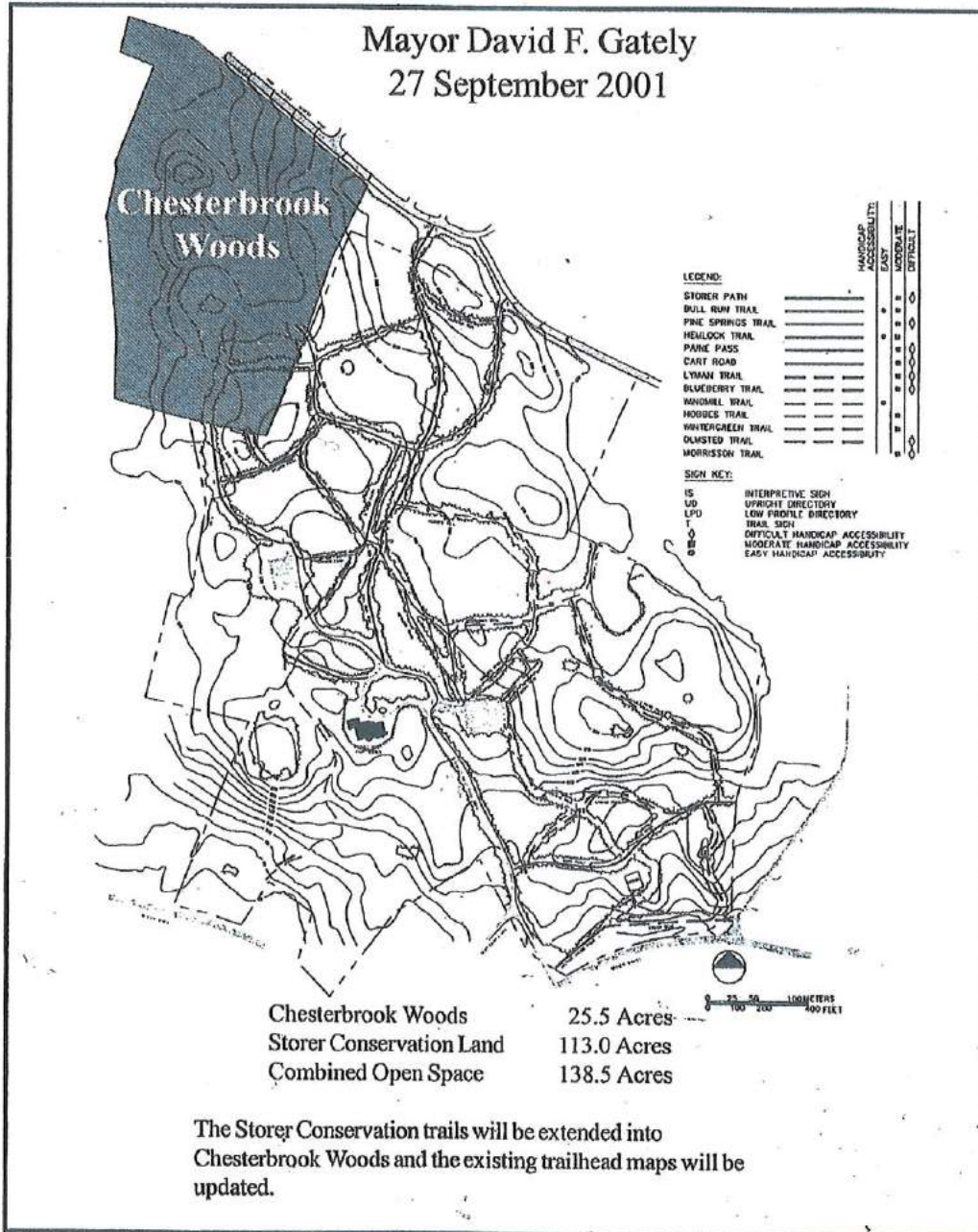


Figure 19. City Acquisition of Chesterbrook Woods, Mayor David F. Gately, 27 September 2001.



**INVENTORY FORM A CONTINUATION SHEET**

STONEHURST,  
WALTHAM THE ROBERT TREAT PAINE ESTATE

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

WLT.290, etc.

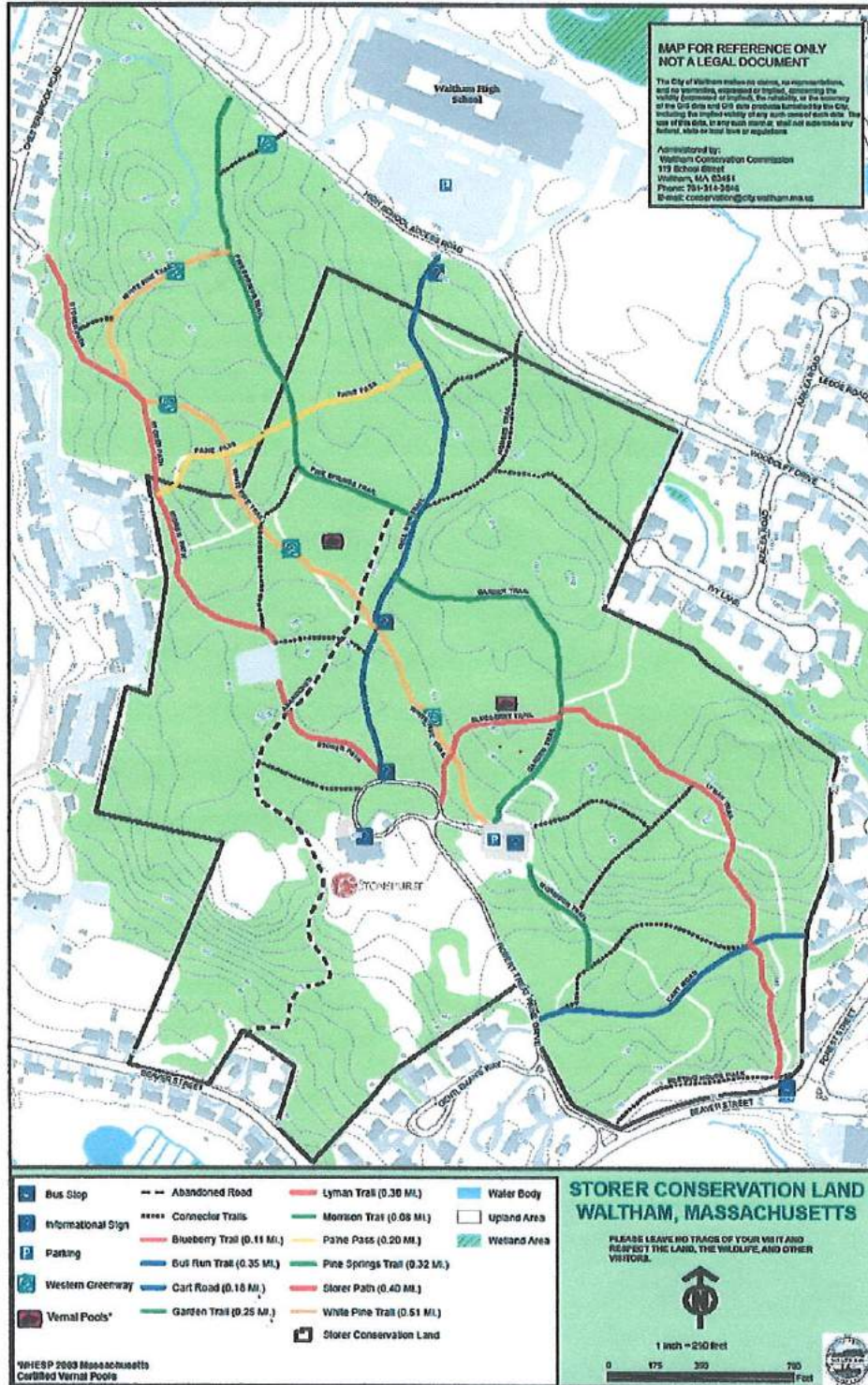


Figure 20. [Trail] Directory Map, Storer Conservation Land, Waltham, Massachusetts



**INVENTORY FORM A CONTINUATION SHEET**

STONEHURST,  
WALTHAM THE ROBERT TREAT PAINE ESTATE

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

WLT.290, etc.



Photo 1. Stonehurst, the Robert Treat and Lydia Lyman Paine Family House. Photo by Thomas P. Lang, 2006.



Photo 2. Stonehurst Terrace. Photo by Thomas P. Lang, 2006.



**INVENTORY FORM A CONTINUATION SHEET**

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WALTHAM

STONEHURST,  
THE ROBERT TREAT PAINE ESTATE

Area Letter Form Nos.

WLT.290, etc.



Photo 3. Stonehurst Grounds. Photo by Thomas P. Lang, 2006.



Photo 4. Grounds: Paine Tennis Court ruins. The flat grassy tennis court was lined with small evergreens, which have since grown large. Metal posts for the tennis court are hidden in the trees in the distance. (See photo 32 for similar posts.) Photo by Ann Clifford, 2019.



**INVENTORY FORM A CONTINUATION SHEET**

**MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125**

**WALTHAM**                      **STONEHURST,  
THE ROBERT TREAT PAINE ESTATE**

Area Letter    Form Nos.

	<b>WLT.290, etc.</b>
--	----------------------



**Photo 5. Grounds: former site of 1866 house and outbuildings. The 1866 Second Empire house is shown here in its new location to the west of the stone Richardson-designed addition. Photo by Thomas P. Lang, 2007.**



**Photo 6. Representative stone wall lying on a 17<sup>th</sup>-century squadron line. Photo by Ann Clifford, 2019.**



**INVENTORY FORM A CONTINUATION SHEET**

WALTHAM

STONEHURST,  
THE ROBERT TREAT PAINE ESTATE

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

	WLT.290, etc.
--	---------------



Photo 7. Stonehurst entrance posts and walls. Photo by Ann Clifford, 2019.



Photo 8. "Town Way" (old Beaver Street). Photo by Ann Clifford, 2019.



**INVENTORY FORM A CONTINUATION SHEET**

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WALTHAM  
STONEHURST,  
THE ROBERT TREAT PAINE ESTATE

Area Letter Form Nos.

WLT.290, etc.



Photo 9. Entrance Drive. Photo by Ann Clifford, 2019.



Photo 10. Representative historic cart paths and foot paths. Photo by Ann Clifford, 2019.



**INVENTORY FORM A CONTINUATION SHEET**

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WALTHAM

STONEHURST,  
THE ROBERT TREAT PAINE ESTATE

Area Letter Form Nos.

WLT.290, etc.



Photo 11. Site of orchard 1, vegetable gardens and miscellaneous outbuildings (upper), north of present parking lot. Detailed planting plans for this 1886-1887 orchard survive in the Stonehurst archives. Photo by Ann Clifford, 2018.



Photo 12. Site of orchard 1, vegetable gardens and miscellaneous outbuildings (lower), now a gravel parking lot. Photo by Ann Clifford, 2016.



**INVENTORY FORM A CONTINUATION SHEET**

WALTHAM

STONEHURST,  
THE ROBERT TREAT PAINE ESTATE

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

WLT.290, etc.



Photo 13. Carriage barn/stable foundation (partial). Photo by Ann Clifford, 2018.



Photo 14. Windmill foundation 1. One of eight supports arranged in an octagon. (See Figure 13). Photo by Ann Clifford, 2018.



**INVENTORY FORM A CONTINUATION SHEET**

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WALTHAM

STONEHURST,  
THE ROBERT TREAT PAINE ESTATE

Area Letter Form Nos.

WLT.290, etc.



Photo 15. Windmill foundation 2 and well. The central well is surrounded by eight concrete supports with metal posts arranged in an octagon. (See Figure 13). Photo by Ann Clifford, 2019.



Photo 16. Unidentified foundation in the old garden/orchard/outbuilding complex. Photo by Ann Clifford, 2019.



**INVENTORY FORM A CONTINUATION SHEET**

**MASSACHUSETTS HISTORICAL COMMISSION**  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

STONEHURST,  
WALTHAM THE ROBERT TREAT PAINE ESTATE

Area Letter Form Nos.

	WLT.290, etc.
--	---------------



**Photo 17. Modern cement foundation built atop historic foundations for cold storage for apples and pears. Photo by Ann Clifford, 2016.**



**Photo 18. Orchard 2 (Beaver St. Orchard) was maintained as open land until 1974. Detailed planting plans for this 1886-1887 orchard survive in the Stonehurst archives. Photo by Ann Clifford, 2019.**



**INVENTORY FORM A CONTINUATION SHEET**

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WALTHAM

STONEHURST,  
THE ROBERT TREAT PAINE ESTATE

Area Letter Form Nos.

WLT.290, etc.

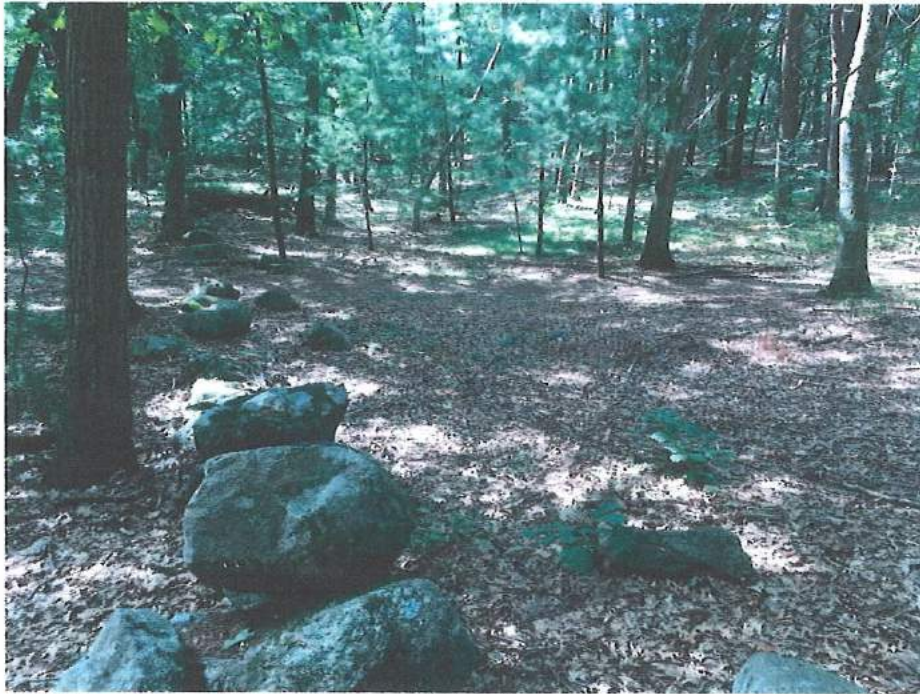


Photo 19. Orchard 3 (Clark Orchard). Land to the right of the stone wall was identified as an orchard in the 1880s and 1907. Photo by Ann Clifford, 2019.



Photo 20. Orchard 4 (Barton Orchard). Land enclosed by these stone walls was identified as an orchard in the 1880s and 1907. A stone-lined channel and culvert irrigate the orchard. Photo by Ann Clifford, 2019.



**INVENTORY FORM A CONTINUATION SHEET**

WALTHAM

STONEHURST,  
THE ROBERT TREAT PAINE ESTATE

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

WLT.290, etc.



Photo 21. Representative stone-lined irrigation channel. Photo by Ann Clifford, 2019.



Photo 22. Representative stone culvert that seasonally channels spring water under a cartpath to an old orchard. Photo by Ann Clifford, 2019.



**INVENTORY FORM A CONTINUATION SHEET**

WALTHAM

STONEHURST,  
THE ROBERT TREAT PAINE ESTATE

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

	WLT.290, etc.
--	---------------



Photo 23. Stone catch basin at Pine Spring. Photo by Ann Clifford, 2019.



Photo 24. John Humphreys and Edith Paine Storer House site. Photo by Ann Clifford, 2019



**INVENTORY FORM A CONTINUATION SHEET**

WALTHAM

STONEHURST,  
THE ROBERT TREAT PAINE ESTATE

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

	WLT.290, etc.
--	---------------



Photo 25. Storer outbuilding foundations. Photo by Ann Clifford, 2019.



Photo 26. Sears Tennis Court (former Arthur Lyman House site). Photo by Ann Clifford, 2019.



**INVENTORY FORM A CONTINUATION SHEET**

WALTHAM

STONEHURST,  
THE ROBERT TREAT PAINE ESTATE

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

	WLT.290, etc.
--	---------------



Photo 27. Sears granite blocks. Photo by Ann Clifford, 2019.



**INVENTORY FORM A CONTINUATION SHEET**

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WALTHAM

STONEHURST,  
THE ROBERT TREAT PAINE ESTATE

Area Letter Form Nos.

WLT.290, etc.

**National Register of Historic Places Criteria Statement Form**

Check all that apply:

- Individually eligible       Eligible **only** in a historic district
- Contributing to a potential historic district       Potential historic district

Criteria:     A     B     C     D

Criteria Considerations:     A     B     C     D     E     F     G

Statement of Significance by Ann Clifford  
*The criteria that are checked in the above sections must be justified here.*

Stonehurst, the Robert Treat Paine Estate is individually eligible for listing in the National Register of Historic Places meeting all four criteria. This National Historic Landmark property is significant on the local, state and national levels.

The Paine Estate meets Criteria A as an outstanding example of the late 19<sup>th</sup>-century country estate movement, and as a site representative of Progressive Era social and humanitarian efforts.

It meets Criteria B as the primary residence of philanthropist and social reformer Robert Treat Paine and his family, champions for workers and leaders in organized charity, affordable housing, vocational education, the labor movement and the international peace movement. In the 20<sup>th</sup> century, the Paine family's long list of progressive causes included woman suffrage, disaster relief and civil rights.

It meets Criteria C as a rare masterpiece of two luminaries working at the pinnacles of their professions: Frederick Law Olmsted, Sr., America's foremost landscape architect, and Henry Hobson Richardson, America's first internationally acclaimed architect. Landscape architects Charles Eliot and Ernest Bowditch also contributed to this masterwork of American design.

Finally, the Paine Estate meets Criteria D, for it preserves a pre-Industrial agrarian and forested landscape that has the potential to yield information important to the history of land use over centuries, from pre-history and an early settlement of the Colony of Massachusetts Bay, to the renowned Federal Era experimental farm of Theodore Lyman and the late 19<sup>th</sup>-century estate of Robert Treat and Lydia Lyman Paine. In addition, it has potential to yield information on tent hospitals established in response to the 1918 flu epidemic.