



HISTORIC GROUNDS REPORT
ROBERT TREAT PAINE ESTATE
WALTHAM, MASS.

Including:
Methodology Statement
Bibliography

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METHODOLOGY

1. Background

Since the Robert Treat Paine estate was deeded to the City of Waltham in 1974, there has been a great deal of time, money and research focused on the estate, its history, its significance, and its reuse potential. Most of this work has focused on the restoration and reuse of the house itself, and its significant associations with Robert Treat Paine, Henry Hobson Richardson, and Frederick Law Olmsted. Though researchers have recognized the necessity for a landscape study, landscape research has previously focused on the landscape as a setting for the house. Those landscape areas which have received the most attention include the selection of the relocated house site, the design and development of the house terraces, and the views and vistas from and to the remodeled Richardson house.

The five year plan for the estate developed by Margaret Henderson Floyd emphasized the need for a full study of the landscape projections for the property. She recommended that the Waltham Parks Department seek funding for this study from the Massachusetts Department of Environmental Management which was administering state-funded grants for master plans and construction for Olmsted-designed public landscapes. The City of Waltham successfully applied for this funding, but was unable to receive its grant due to severe state budget cutbacks.

Finally, a matching grant was obtained through the Massachusetts Historical Commission in 1991 to develop a Historic Grounds Report and Master Plan for the estate. Lucinda A. Brockway of Past Designs was selected as the project contractor. Work was begun in September, 1991 and project completion is scheduled for June, 1992. Final products will include this methodology statement, a historic grounds report, an existing landscape inventory, evaluation and maintenance recommendations, and landscape master plan, including large-scale maps to accompany each report.

A phased work schedule was developed by the project contractor, Arthur Bennett of the Paine estate, and members of the Massachusetts Historical Commission with a meeting scheduled at the end of each phase to review both the products and progress of the schedule.

2. Existing Documentation

Lucinda Brockway met with Arthur Bennett, Paine estate director in early September to review the existing documentation available for the property, and to conduct an initial site walk of the grounds. A tentative research and inventory schedule was developed at this time which allowed the two individuals to meet or communicate at least once per week for the first 6-8 weeks of the project. All existing documentation was reviewed during this period, including maps, photographs, previous research, and other on-site and off-site archives.

Letters were written to family members who might have information related to the estate's landscape history. Personal schedules required that oral histories be conducted during the months of December and January, after completion of the draft historic grounds report. The results of these interviews will be incorporated into the final historic grounds report submitted in June.

A preliminary grounds study was completed by Janet Macomber in April, 1991 which inventoried a significant amount of the archival data related to the Paine estate grounds. This study included an overall site history and broke the landscape history into a series of historic periods based on changes to the house and the grounds. Historic changes noted in photographs and maps were summarized in a series of sketch maps which formed a good working basis for the historic period maps developed under this contract.

Ms. Macomber's appendix included a detailed, annotated list of all photographs, drawings and written materials found in the Paine archives which related to the grounds, saving a great deal of organizational time in preparing the historic grounds report. A copy of this list has been included as an appendix to the Historic Grounds Report. In addition Ms. Macomber reviewed all of the Olmsted drawings for the Paine estate, photographed all of them, and provided an annotated list of the Olmsted plans and correspondence, most of which document the development of the house site and terraces. The quality of this documentation was excellent, and did not require a re-visit to the Olmsted site.

All photographs and archival materials at the house were reviewed as part of this study. These materials included historic aerial photographs, family photographs (many with dates), folders of plant articles, garden design articles,

nursery and seed orders, soil tests, and other landscape-related information, deed maps, sketch maps, and other materials noted in the bibliography. Materials which had been located at the Waltham Public Library during the Macomber research had been moved to the Paine estate archives and were reviewed as part of this study.

The following repositories were visited for information related to the Paine estate landscape during Janet Macomber's research and were not re-visited for purposes of this study:

Houghton Library, Harvard University, Cambridge MA
Loeb Library, Graduate School of Design, Harvard University,
Cambridge MA
Massachusetts State Library, Special Collections,
State House, Boston MA
Middlesex County Registry of Deeds, Cambridge MA
Frederick Law Olmsted NHS archives, Brookline MA
Society for the Preservation of New England Antiquities,
Archives, Boston MA
Waltham Public Library, Waltham, MA

3. Maps

Aerial photographs and topographic maps of the Paine estate were produced in 1974. These materials formed the basis for all topography, feature and vegetative locations for the maps produced under this contract. Larger scale copies of the maps were taken into the field and noted for plant species, location checks, and condition notations.

Historic maps were overlaid on the 1974 plans using a CAD computer system to note those features which have remained extant from previous historic periods. Information gleaned from the historic photographs was translated onto period base maps to develop the maps which accompany each section of the historic grounds report.

4. Landscape Resources Survey

A complete landscape resource survey, map, and photographs forms the basis of phase II of this contract. However, due to the timing of the contract schedule, a complete survey of the existing landscape was undertaken during the early weeks of the contract in phase I before the first autumn frost had destroyed the herbaceous plant materials and the leaves had fallen from the trees and shrubs. This survey was conducted by Lucinda Brockway.

Large scale copies of the 1974 topographic maps were used in the field and annotated with plant locations, species information, and plant/site condition notes. These field notes are being translated into a final map using the CAD computer system and the 1974 base map.

Since it was impossible to field-measure every tree, shrub and herbaceous plant on the entire site, the property was divided into critical and less critical detail areas for this landscape resource inventory based on the following justification:

A large portion of the Paine estate consists of deciduous and evergreen woodland - a land use which has remained consistent throughout all historic periods. In mapping and evaluating the site, therefore, these areas were noted for overall vegetation types and conditions, but were not mapped in the same detail as those areas closer to the house which had undergone a series of cultivated, intentional landscape design changes between 1886 and 1991. Planting and design changes to the entrance driveway, house site, terraces, south field and west field have been much more closely investigated and documented.

Changes have been noted in those areas which had historically been the site of the greenhouses, outbuildings, and other house sites. These areas are less well documented through the historic archives, and will be much more difficult to restore to their original conditions. Two of these areas currently function as parking lots, a use which seems compatible with the long-range plans for the property. Therefore, though the historic character of these areas is included in the historic grounds report, they are not as extensively documented in the landscape resource analysis as those areas which retain a closer association with the Paine estate house.

Plant materials, site features and overall site conditions have been mapped in detail for the entrance driveway and turn-around, lawn areas surrounding the main house, house terraces, caretakers yard, south field, tennis court area and west field. It is these areas which are best documented in the historic archives and which continue to play an important visual, design and horticultural role in the significance of the property.

In addition to the land associated with the Paine family since 1866, abutting parcels of land have been added to the estate by Paine family members and by the City of Waltham. The focus of the historic grounds report and the landscape resource survey is confined primarily to that acreage associated with the Paine summer home since 1886. However, the later abutting parcels play an important visual and vegetative role in the perception of the property today. These parcels will be considered with the Paine estate lands in developing the overall master plan for the site. Public input will be requested for all of these lands in developing this master plan.

5. Master Plan

Phase III of this contract will focus on the development of a master plan for this site, based on the historic grounds report, landscape resource inventory, and public input. A series of public meetings (2-3) will be held with the boards and citizens of Waltham in early 1992 to present the historic evolution of the site, its current conditions, and its future potential and use. The master plan will incorporate public input with the site's history and current integrity to develop a plan which respects the property's historic integrity and deed restrictions while maximizing potential public use of the site. Issues which will be addressed in this plan will include but not be limited to: conservation, recreation, historic preservation, house use, site management, funding, etc.

The master plan and other products produced in each phase of this contract will be reviewed by members of the Massachusetts Historical Commission and the staff from the Paine Estate. Review and comment periods have been incorporated into the phased contract schedule outlined by these parties and Lucinda Brockway at the start of the contract period.

The master plan will include a written report outlining the public input regarding use of the site, its alternative uses and their impact on the historic integrity of the resource, costs, potential use, and maintenance issues. Maps which accompany the report will visually outline the possible design alternatives on the resource. The selected alternative(s) will include a planting/construction plan, phased implementation plan, funding alternatives, management and maintenance impacts, etc.

6. Form of Products

Each phase of the contract will result in a series of products which will take the final format as outlined below:

- | | |
|----------------------------|--|
| a. Methodology statement | written statement |
| b. Historic grounds report | written report incl.
historic maps and
photographs |
| c. Large scale maps | 24 x 36 " mounted
36 x 48 " mounted
unmounted copies |
| d. Bibliography | typewritten bibliography |
| e. Photographs, historic | 3 x 5" black and white
color slides |
| f. Photographs, current | 3 x 5" black and white
color slides |
| g. Landscape inventory | chart of areas, plants
and problems |
| h. Master plan | written report incl.
maps and photographs |

I. Introduction

Of the many large gentleman's farms and seasonal residences which grace the city of Waltham today, the Robert Treat Paine estate is one of the most interesting because it is the only property whose development occurred during the period of rapid urbanization and land subdivision in nineteenth century Waltham.

Prior to the Boston Manufacturing Company's mill construction in 1813, Waltham had enjoyed a rich agrarian lifestyle. Christopher Gore and Theodore Lyman led this tradition, finding the floodplains of Waltham the ideal locale for the development of their English-style gentleman's farms. These country seats and others like them in nearby Boston communities made important contributions to the introduction of the English Landscape School in New England. Their "beautiful" and "picturesque" settings were the forerunners of the rural landscape cemetery and public parks movement of the nineteenth century in Boston. Their owners were among a core of philanthropists interested in promoting the arts, agriculture and improvement of economic and social programs in early nineteenth century Boston through organizations such as the Society for the Promotion of Agriculture.(1)

The Paine estate continued the familial traditions of the Lyman family into a new era. After the Waltham mill construction in 1813, the city continued to enjoy the benefits of industrial prosperity and expansion throughout the century. The Lyman family continued their large landholdings despite this suburbanization, allowing George Lyman to give his daughter several acres of land up the hill from the Vale on which to build a summer home with her new husband, Robert Treat Paine.

The history of the Paine estate continues the landscape traditions of the country place in Waltham, paralleling the development of other large estates in late nineteenth century suburban Boston. For its size, setting and overall design, the Paine estate reflects the emerging summer home movements of Boston's north shore seacoast and Berkshire mountain areas - a style unusual to suburbanizing Waltham.

The property represents a significant private design commission of Frederick Law Olmsted. The site displays the same design concepts Olmsted employed throughout the Boston Park System, Olmsted's own residence, Fairsted, and many other private and public properties throughout the greater Boston area. Olmsted's use of native and introduced plant materials to achieve a "nature enhanced" design, and his genius at blending architectural features to their site and surroundings, combined to form a landscape design which molded the existing conditions of the site. Olmsted and his successors used these techniques in public, private, urban and rural locales very successfully throughout the late nineteenth and early twentieth centuries. Olmsted's collaboration with his friend and colleague, Henry Hobson Richardson, has already been well documented in previous research on the Paine estate.

The site is significant for its social associations with Robert Treat Paine and his family, H.H. Richardson, Frederick Law Olmsted, and the numerous families, business colleagues and friends of late nineteenth century Boston which visited and played with the Paine family at Stonehurst.

Its landscape development under Robert Treat Paine, Jr. is an important example of the amateur horticultural extravaganza of the Country Place Era in the early twentieth century. The gardenesque landscape painting which Paine was creating on his family home parallels the efforts of other amateur designers such as Henry DuPont at Winterthur, Louise DuPont Crowninshield at Hagley, H. H. Hunnewell in Wellesley, Henry Sleeper at Beauport, and numerous others.

The city of Waltham has done an admirable job in researching and restoring the main house under the guidance of Margaret Floyd. The use of this building as a function facility will bring in crucially needed funds for the future preservation of the entire property. While awaiting funds for landscape research, the grounds have experienced significant regeneration of secondary forest growth in previously open areas. Gardens, lawns, and plant materials have suffered from limited maintenance, and the ability to read the installed landscape design from the extant site conditions is deteriorating.

As a private landscape gone public, the Paine estate now has the opportunity to both educate and recreate the citizens of Waltham. In planning for its future, the charm and integrity of this historic site cannot be compromised, but should be harmonized with sensitive, alternative public uses.

Historic Grounds Report

II. History

The Paine estate landscape is inextricably linked, both physically and philosophically, with the landscape traditions of the Lyman family. Walking from the late eighteenth century English manor landscape of the Vale, up the hill to the park-like country home setting of Stonehurst, you can experience over 200 years of landscape design tradition.

The romantic English landscape setting of the Vale, when designed in 1790, was a fore-runner of the American landscape movement of the 1840's. Embodying the principles of eighteenth century English gardening writers such as Humphrey Repton, Uvedale Price, and William Gilpin, the Vale landscape incorporates beautiful pastoral fields, meandering bodies of water, and picturesque deer parks into a model example of the English Landscape School.(2)

After 1841, when Andrew Jackson Downing adapted these theories to the ruggedness of the American landscape, American park designers and homeowners discovered the "genius of the place" in their own varied topography, creating open fields surrounded by rugged woodlands in a celebration of the varied sublimity of their surroundings. The early landscape at Stonehurst, perhaps initially influenced by Ernest Bowditch and later by Frederick Law Olmsted, masterfully reflected this American landscape movement. Its further development under Robert Treat Paine Jr. overlaid this early palette with the colorful landscape painting style of the twentieth century.

Now, as a public landscape, Stonehurst must meet a new challenge. The following pages attempt to clearly outline the intricate landscape history of this site, establish its significant period(s), and form the basis for understanding sensitive future use of the property as a public landscape.

7/2005 - Lyman deed
now done. M. Gregory
Report, at SPNEA

1. Pre-1866

Without a complete deed search of the extensive Lyman family holdings, it is difficult to say exactly when the property now associated with the Paine estate came into Lyman family hands. Theodore Lyman, the first member of the family to locate in Waltham and builder of the Vale, purchased 150 acres of farmland and woodland in rural Waltham in 1793. The property was characterized by Theodore Lyman's brother-in-law as "a wretched sand heap".(3)

Lyman constructed his Palladian-style mansion and continued to acquire acreage, transforming the surrounding farmland into a Reptonian ferme ornee, complete with ornamental ponds, meadowlands, pleasure grounds, woodlands, a deer park, greenhouses, gardens and an extensive experimental farm. At the time of Lyman's death in 1839, his estate had grown to over 400 acres, including the land now part of the Paine estate. Most of the cultivated landscape was located close to the house, with the farm house and experimental farm lands located north and west of the pleasure grounds.

As a member of the Society for the Promotion of Agriculture, Lyman was interested in promoting scientific farming methods to the local, smaller, New England farmer. His farm operations were extremely important to him for their social and scientific value, more than for their economic importance. The specifics of Lyman's agricultural activities are unknown, though the bulk of his acreage was put to grain or grass crops. In 1816 Lyman wrote to his son that he had leveled stone walls and fences, "putting every inch to grass".(4) The Paine family lands were part of this large experimental farm. The extant stone walls which surround the property and run through portions of the wooded areas indicate use of these areas as cultivated fields or pastures.

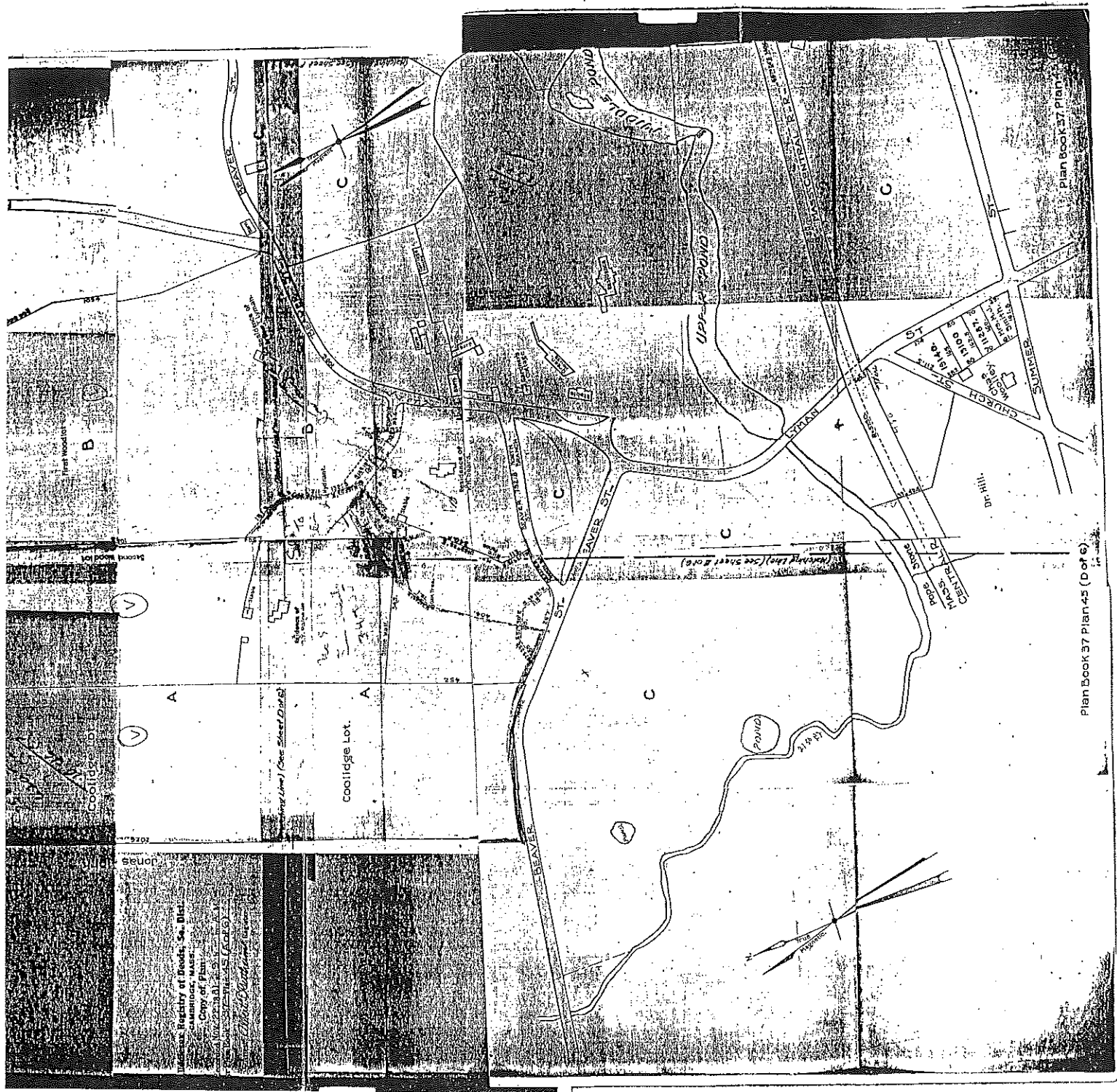
After his father's death in 1839, George Lyman inherited the Vale and its associated land holdings. George Lyman continued his father's interest in agriculture and horticulture. He also held office with the Society for the Promotion of Agriculture, and at least one agricultural fair was held at the Vale farm during this period.(5)

A plan of George Lyman's estate drawn at the time of his death in September, 1881, indicates the subdivision of the Lyman family lands between the Sears, Paine and Lyman families (all cousins).(6) The land now associated with the Paine house was divided into three pieces, labeled A, B and C on the plan. The Paine family inherited the northwestern portion of the property north of Beaver Street, Arthur Lyman inherited the Vale and the land north of his own residence, and the Sears family inherited the land south and west of their residence.

Land use is clearly indicated on this subdivision plan. The land west of the Paine house is labeled "Coolidge Lot", north of the Paine house is the "Second Woodlot" and north of the Lyman house is the "First Woodlot". Though it is not clear what the "Coolidge Lot" land was used for, the rest of the acreage was clearly used as woodland. These portions of the estate remain wooded today. The property boundaries for the total land area shown north of Beaver Street remain readable as property boundaries today, with stone walls marking most of the boundary lines.

Though the Paine family formally inherited their Lyman family lands in 1881, they had constructed their summer house on the property in 1866, shortly after their marriage. With the growth of George Lyman's family, he clearly was interested in providing each of his children with a portion of their family inheritance as each came of age. A Master Plan developed for the Lyman Estate indicates that the Lyman family agricultural activities waned as the nineteenth century progressed. Each child was given a portion of this former farmland for their own purposes, developing residential houselots and landscapes from former cultivated fields or woodlands. With George Lyman's death and the subdivision of the family property, farming at the Vale was significantly reduced. Robert Treat Paine dabbled in this tradition between 1886 and 1908 with some fruit farming, and smaller-scale farming (primarily oats and grain crops) continued near the Vale under Arthur Lyman's guidance until 1913 when he "sowed the lawn with mixed grass seed, substantially Breck's #15", marking the end of agricultural activities at the Vale.(7)

Figure 1: Plan of the Estate of George W. Lyman, Waltham MA
September, 1881. Scale (original) 1"=200'
Recorded, Middlesex Registry of Deeds, Book 37 Plan 45



[For the purpose of this scan, full-size fold-outs have been moved to the document end as an appendix.]

2. 1866-1884

Robert Treat Paine was born in 1835 and graduated from Harvard University in 1855. He was admitted to the Bar in 1859 and practiced law in Boston. Successful investments in both railroads and mining allowed Paine to retire at a young age and devote his time to philanthropic pursuits, including the Workingmen's Building Association and the American Peace Society.(8)

Paine married Lydia Lyman, the daughter of George Lyman, in 1862, and Paine was introduced to life in Waltham. Waltham, in the mid-nineteenth century was becoming a thriving industrial community, though the agricultural traditions of its earlier history continued uninterrupted at the Vale. In 1866 Paine and his wife built a large mansard-style summer house on land given to them by George Lyman. Lyman also paid for the house upon its completion. Though Lyman used a popular Waltham architect of the period, no landscape architect is mentioned.(9)

Only two stereographic views of the house exist for this period. One, showing the house porch with greenhouse and elm-lined driveway in the background gives the only hint of landscape detail surrounding the house.(10) Few landscape gardeners were working in the Boston area at this time. Robert Morris Copeland, who owned a country estate in nearby Belmont, was probably the most well-known. His business was taken over by Ernest Bowditch at the time of his death. The City of Waltham does have a plan dated September, 1882 by Ernest Bowditch entitled "Glass Houses for Robert Treat Paine, Jr." showing heated greenhouses, potting house and hot and cold vinery. It is possible that the greenhouse shown in the background of this view is one of these. Ernest Bowditch could have worked for the Paines prior to their house renovations of 1884, though his archives do not indicate any such association, and no other plans exist to document his further involvement at the site.(11)

Topographic plans developed by Frederick Law Olmsted in 1884 show the site of the new house, stable and outbuildings.(12) The house sat in the vicinity of the present tennis courts, facing south down the approach road. The stable and large outbuildings sat northwest of the

house. West of the stable sits a portion of the greenhouse complex. No vegetation or garden areas are indicated. In plan and arrangement, the house and its outbuildings portray a simple, farm-like orientation, with simple, curvilinear driveway lines and easy connection between the main house and the outbuildings.

This house remained as the family summer home for almost twenty years. However, as the family grew to seven children, the house became too small and ideas for an addition were discussed. Although the actual construction occurred in late 1884, the discussion for alterations seem to have started earlier. Plans exist which date from 1883 showing alterations to the 1866 house in its original location. During 1884, this transition took place, probably guided by the influence of H. H. Richardson and Frederick Law Olmsted.



Figure 2: Stereoptic View, Robert Treat Paine House on original site with greenhouse and elm-lined driveway in background, c. 1880.

Incorrect

In my opinion this is not
the original Paine house -
porch detailing does not match,
nor does orientation.

Nor were house and greenhouse
almost parallel as these are.

Films seem wrong (were there any?)

Lastly oval photo of house
shows NO 3-sash windows)

Tom Paine 7/2000.

Probably the Sears or
Lyman. (moved to forest st) H.

3. 1884-1910

Robert Treat Paine asked Henry Hobson Richardson and Frederick Law Olmsted to help with the design of his house addition. Paine became well acquainted with Richardson through the construction of Boston's Trinity Church, and made it possible for construction to continue although Richardson's designs for the project exceeded the original budget by a large sum. Paine successfully launched a second fundraising campaign to complete the construction. It may have been for this reason that Richardson agreed to work on Stonehurst; he normally was not designing domestic structures at this time, let along a house addition.(13)

Olmsted may have been interested in the project because of its association with the Vale, which at that time was viewed as one of the earliest, great landscapes in the Boston area. Olmsted and Richardson were close friends, collaborating on several other projects. In addition to siting the house and designing the flanking house terraces, Olmsted seems to have been influential in changing the exterior treatment of the building from all shingle to a combination of shingle and stone to blend with the terrace treatments.

The old house was moved from its earlier location up the hill and rotated clockwise to take advantage of the new site. The placement of the house, and its orientation was carefully considered by both Paine and Olmsted. Writing in September, 1884, Paine states:

Can you not come over to Waltham Saturday as early as convenient & give me a lesson in forestry - how to cut - what to leave - etc.

Also to see how Prospect Hill opens up to the front Piazza if we swing the house more to the West & so also get more of the sunset -(14)

Writing in June, 1892, Paine credits Olmsted's genius again in the siting of the house:

I wish if you are ever near here, you would give us a call & see how beautifully the terrace & grounds & rock are about the house - whose site you selected with a taste which is confirmed as each year we come out to be more delighted.(15)

The lesson in forestry which Paine is requesting in the first letter was no doubt asking for help in opening the view from the new house site to the city and hills beyond. When completed, the house sat on a high, plateau-like surface over a long, sloping hillside, cleared to permit views of the distant hills to the southwest. Some intentional grading may have taken place in this south field during its initial development. Twentieth century photographs clearly indicate the careful shaping of this field to provide variety, textural interest, and light/shadow effects over its surface.

West of the house, a broad, grass field sloped gently up from the house site, and hinted at the peaks of hillsides to the west. The south and western edges of this field slope off dramatically, permitting a spectacular view of the countryside beyond, especially to those willing to walk along the edge of the field.

North of the house sat the wooded hillsides and valleys of the earlier woodlot. Sometime after 1881, the land which had been deeded to Arthur T. Lyman was incorporated into the Paine estate property, and became part of the wooded seclusion of the estate. East of the house, the new driveway wound up the hillside to the house entrance, separating the house yard from the greenhouses, stables and outbuildings beyond. The edges of the driveway were planted carefully with rhododendrons and deciduous trees to screen the workyards from the house site. The driveway development was carefully planned to permit only hints of the house through the trees. The house does not come into full view of the visitor until the final turn in the driveway suddenly exposes the full east facade of the house into view, providing a dramatic introduction to the house architecture. This is the only facade of the house which does not show the earlier building facade, keeping its existence as a further surprise as the visitor fully approaches the house.

The former house site was leveled and finished, eventually becoming the site of the family tennis court, probably in the 1910's when tennis became so popular. Existing plantings at the old house site helped to screen this recreational feature from the seemingly natural setting of the new house.

2000
CWA
Johns
before
1862

The older house was completely incorporated into the design of the new structure on the interior, but maintained its exterior appearance except for the removal of the three-sided porch. The Richardson design combines a grand interior with a rustic, shingle and glacial stone exterior. Three stone towers soften the transition from the old to the new structure. Each elevation of the structure is different, united by the use of the same materials, and the emphasis on the horizontal.

The collaboration between Olmsted and Richardson is most effective on the south facade. The designs for the terraces by Olmsted seem to have been developed at the time of the early Richardson schemes for the house. A raised terrace was created on the slope in front of the house, formed by the construction of a slightly outward-curving stone retaining wall. Two circular terraces, shaped by similar stone walls, enclose the area, wrapping the space like loving arms. The terrace walls are constructed of the same glacial stones as the house surface, visually linking the two elements and creating a structure which settles and blends into the surrounding landscape. The design of the terraces also serves to visually unite the two distinctly different sections of the house.

Olmsted's on-paper designs for the site are limited to the terrace area. Several plans indicate different phases of their design. The terraces were originally to be tied to the south lawn by a series of steps. These steps were eliminated in the final construction, replaced by grass ramps. A kidney-shaped planting bed appears in one plan on the east circular terrace; it does not seem that this bed was ever constructed. Instead, the terraces were paved with a cement or brick surface, and softened close to the stone walls with beds of ferns and perennials. One Olmsted plan labels the terrace as "Cement Terrace"; by 1905 family photographs show the surface as entirely brick. Potted yuccas were set in huge urns on the terrace to help soften the extensive paved

surface. Two paths were designed from the terrace to the surrounding houseyard. One path joined the terrace from the driveway and east yard; the other from the west field, through a bed of rhododendrons which sat in a small ravine between the house and the west field.

As with the siting of the house, however, Olmsted clearly had an effective role in the overall landscaping of the finished site. Though there are no planting plans which were developed for the house site, correspondance between Paine and Olmsted from 1887-1893 indicates that Olmsted was asked to visit the site repeatedly for advice on planting and selectively clearing the property. On October 3, 1887, Paine writes to Olmsted:

Can you not come over here some day - to be fixed at your convenience - & advise me about shrubs to be set out & perhaps what to be cut down? You will perhaps like to see how we fixed our Terrace & Rock & grounds in front - Which my friends are partial to think excellent but I shall watch with interest your critical judgement.(16)

On November 1, 1892, Paine again writes Olmsted for help with placing plant material on the grounds:

Can you not come out to Waltham Saturday morning Nov. 4 & advise me about setting out Trees & Shrubs about my Place. I can be there till 1 P.M. when I must take a train.(17)

The completed house and grounds illustrated many of the principles found in other Olmsted residential designs. The gentle, curving, screened entrance approach, the dramatic viewing of the house, the blending of the structure with the landscape, the gentle shaping of the existing topography to create subtle interest and enhanced natural effects are all typical of Olmsted's genius.(18) The extensive use of native plant materials: rosebay rhododendrons, red and white oaks, beeches, pines, hemlocks, ferns, are all typical favorites of Olmsted and his successors. The careful clearing of sloping

hillsides for opening views and vistas from the house into the landscape are effects typical of Olmsted - effects mastered by Charles Eliot in his designs of the Metropolitan Park System and reservation lands throughout the greater Boston area.

The Paine family occupied and enjoyed the house immediately upon its completion, continuing to use the site primarily as a summer residence. Some of the Lyman family agricultural tradition seems to have continued on the site. The family archives include a farm book entitled "Farm Book, September 1890, Waltham, R.T. Paine".(19) Its early pages show a planting plan for an apple orchard along the "Stone wall on Beaver Street", a pear orchard "On Banks same as upper garden", and a mixed orchard of peaches, crabapples, plums, cherries and pears between the carriage house and the stone wall east of the carriage house. In all, over 130 trees were planted out between 1890 and 1894. Notations in pencil which seem to date from 1894 indicate that most of the trees in the larger, mixed orchard did not survive well: all of the peach and plum varieties have been crossed out.

The apples and pears seemed to fair much better. Lists of apples and pears from 1902, 1908 and 1909 show the overall production of each variety, and their distribution to hospitals, ministers, relatives and neighbors. The 1908 list of apples includes each species' production and growth rate.

Two undated plans exist in the family archives which match the sketch plans in the farm book.(20) One plan is entitled "Plan of Pears & Apples, Waltham" with a notation along a sketched stone wall "by Stone Wall next to Beaver Street". The other has no titled, but shows the area between the carriage house and the stone wall with the notation "Stone Wall between Mr. Paines and Mr. Sears". The Sears family owned a house and land in the area currently subdivided into houselots at the bottom of the Paine estate driveway. The carriage house indicated on this plan may have been the building marked as "Stable" on the Olmsted drawings.

These plans clearly indicate the interest in fruit farming and small-scale agriculture which continued at least until 1910 on the estate. A certificate in the family archives for the best poultry at a local agricultural fair for Robert Treat Paine indicates that poultry farming was

also part of his activities on the estate. No remnants of any of the orchards remain on the estate today, though there are seedling Malus baccatta and other species apple seedlings scattered irregularly at the edge of the wooded areas in the west field. The two hen houses which are shown on one of the orchard plans remained with the other greenhouses and outbuildings until shortly before the property was given to the City of Waltham.

Robert Treat Paine died in 1910 at which time his son, Robert Treat Paine Jr. inherited the house and grounds.

Figure 3: "Topographical Survey, Mr. Paine's Place, July 1884"
Pencil on linen, FLONHS archives, Job # 677, Box 4059, Plan #4.

Plan indicates original siting of house (with porch and bay window at bottom of drawing), stable (east of house), outbuildings (shaded series of squares north of stable), and large rocks in the field area north of the house. The house was moved to the top of the hillside in the vicinity of the large rock and "old road" noted on the plan. The line running diagonally across the plan indicates a stone field wall which was removed at the time of the house relocation.

[For the purpose of this scan, full-size
fold-outs have been moved to the
document end as an appendix.]

Figure 4: "Portion of Grounds of Robert Treat Paine, Waltham
Topography of House Site." n.d. [ca. 1884]
Red and Black Ink on Linen, FLONHS archives, Job #677, Plan #3

Enlargement of Figure 3 showing topography at top of hill.
Note location of large rocks and stone wall which was removed
at the time of the house relocation. The house terrace
incorporated most of the large rock in the center of the
drawing. The two large rocks at the top of the drawing
indicate the location of the oak knoll and "whale rock" which
sit southeast of the present house and terrace.

*[For the purpose of this scan, full-size
fold-outs have been moved to the
document end as an appendix.]*

Figure 6: "Terrace Study", July 18, 1884
Pencil on trace. FIONHS archives Job #677, no plan #

Early unexecuted study of house terrace and north yard with carriage sweep. Note large rock near west terrace which indicates siting of house in Figure 4.

*[For the purpose of this scan, full-size
fold-outs have been moved to the
document end as an appendix.]*

Figure 7: "House for Mrs. Robert T. Paine, Jr." n.d. [ca. 1884-85]
FLONHS archives, Job #677, Plan # Z-3

In-progress plan showing terrace as executed but with another treatment of carriage sweep and yards north of house. Note paths designed to lead from the terrace to east and west yards.

*[For the purpose of this scan, full-size
fold-outs have been moved to the
document end as an appendix.]*

Figure 8: "House for Mrs. Robert T. Paine Jr., n.d. [ca. 1884-85]
Ink on Linen. FLOHNS archives, Job #677, Plan #5

Same as figure 7 but with changes to north carriage drive,
terrace stairs, and with terrace marked "Cement Terrace".

[For the purpose of this scan, full-size
fold-outs have been moved to the
document end as an appendix.]

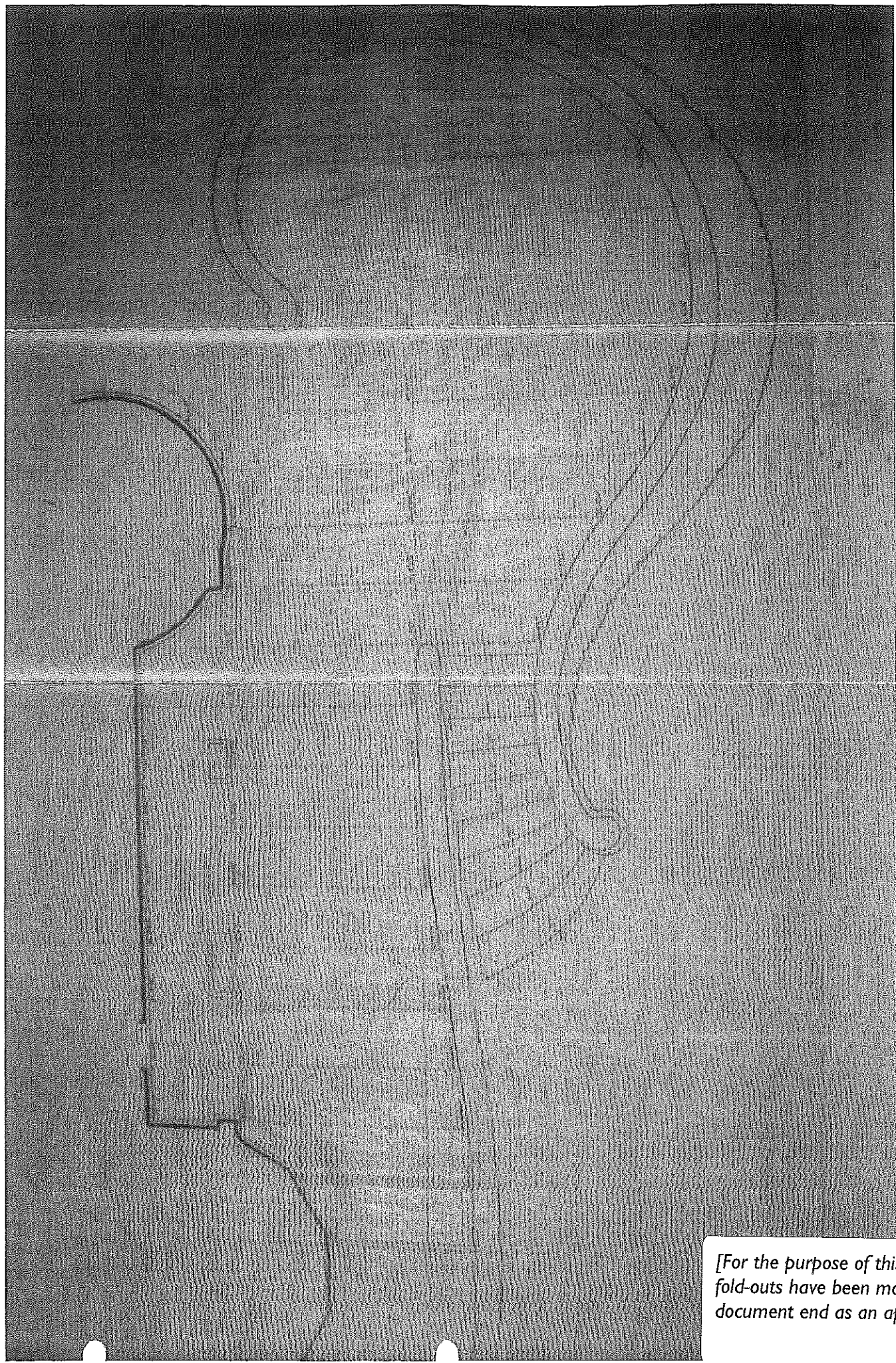
Figure 9: "Terrace Plan. R. T. Paine, Esq., Waltham Mass." March 30, 1886
Pencil on Trace. FLONHS archives, Job #677, Plan #Z-4

Detailed portion of this plan showing kidney-shaped island on the east terrace (for possible planting?) and broad stairs up terrace ramp. This plan may have preceded figure 10.

*[For the purpose of this scan, full-size
fold-outs have been moved to the
document end as an appendix.]*

Figure 10: Untitled Drawing, n.d. [ca. 1885-86]
Red and Black Ink on Linen. FLOHNS archives, Plan #Z-5

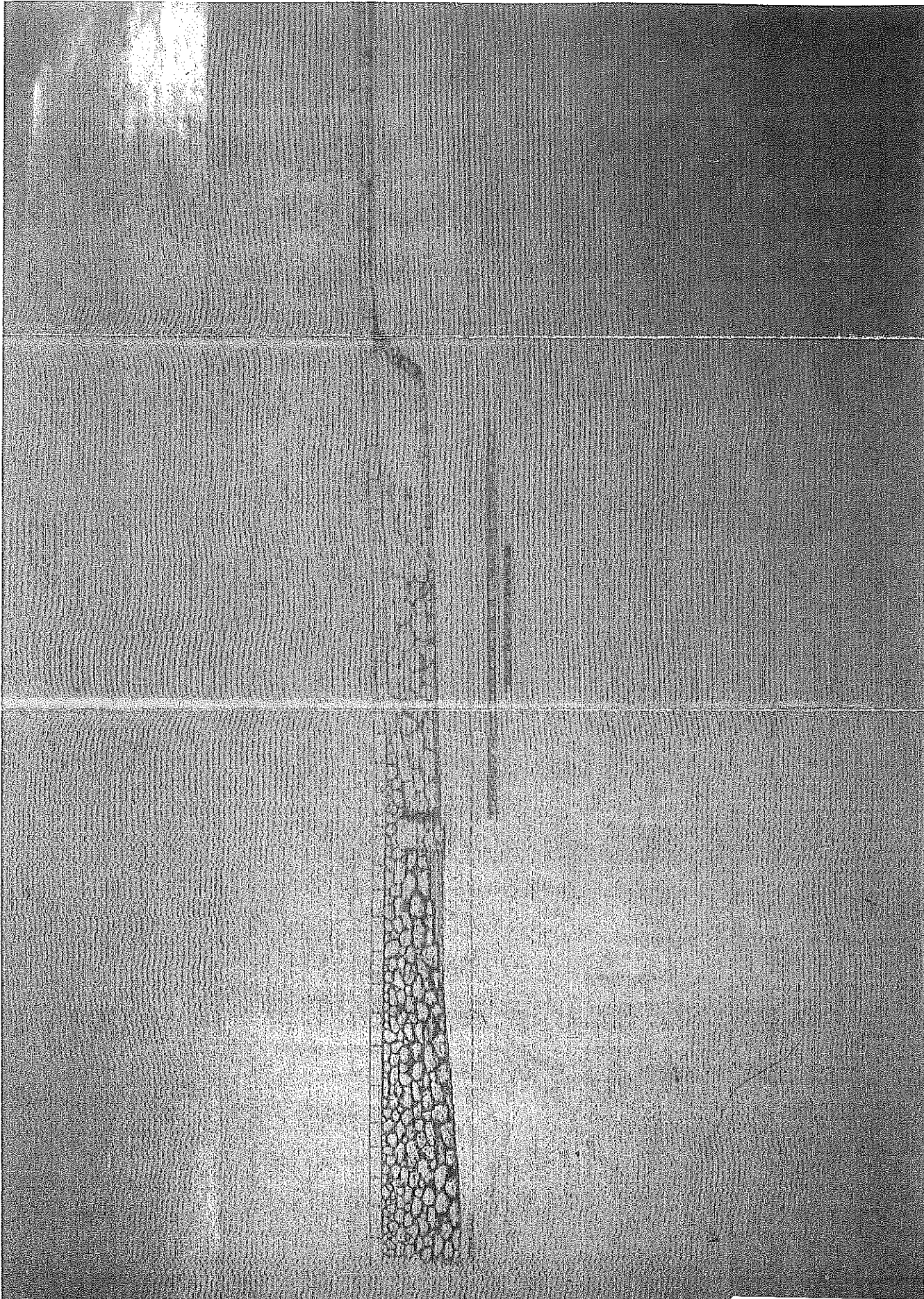
Clean, final copy of figure 9 showing construction measurements for east terrace wall and staired ramp. Ramp never seems to have been constructed with stairs.



[For the purpose of this scan, full-size fold-outs have been moved to the document end as an appendix.]

Figure 11: "Elevation of Terrace Wall for R.T. Paine, Esq., Waltham, Mass"
March 20, 1885. Pencil on paper-backed linen.
FLONHS archives, Job #677, Plan #8

Half-elevation of terrace wall capped with cut,
rectangular stones. Study plan.



*[For the purpose of this scan, full-size
fold-outs have been moved to the
document end as an appendix.]*

4. 1911-1932

Robert Treat Paine Jr. continued to expand his landscape interests at Stonehurst throughout his ownership. The period 1911-1932 marks a period of transition from the naturalistic Olmstedian style of his father to the overlaid, artistic gardenesque style of Robert Jr.

The family tennis court, on the site of the earlier house, was probably added during this period. Tennis was becoming an ever-popular family sport, and paved and clay tennis courts were very fashionable additions to residential landscapes between 1910 and the 1930's. The Paine family collection includes numerous tennis trophies received by Robert Treat Paine, Jr. The new court was screened from view of the house and the south lawn by evergreen trees - primarily arborvitae and junipers, minimizing its impact on the naturalistic style of the south lawn. These plantings are shown in some of the Paine family photographs; they are not too large by the date of the photographs (1932).

Between 1905 and 1932 the brick paving was removed from the entire terrace surface and replaced by a small brick patio area immediately in front of the house loggia.(21) The remaining terrace surface was renovated to grass lawn. The perennial and fern beds remained along the stone walls, softening the area's architectural shaping. The loggia was enclosed by two Chinese-style bays in 1932, allowing increased use of the area in inclement and off-season weather.

With the gardening interests of Robert Treat Paine Jr., the west field and later the south field were transformed into garden paintings, planted with beds of iris, gladiolas, peonies, lilacs, and other flowering shrubs and perennials.(22) Paine Jr. was a tremendous gardening enthusiast, evidenced by the numerous folders in the family archives containing information on garden design and plant materials. Many of these articles describe period gardens and methods for creating artistic garden effects. During his years at Stonehurst he kept meticulous notes on the amount, the condition, and the type of flowers and shrubs that were planted.(23)

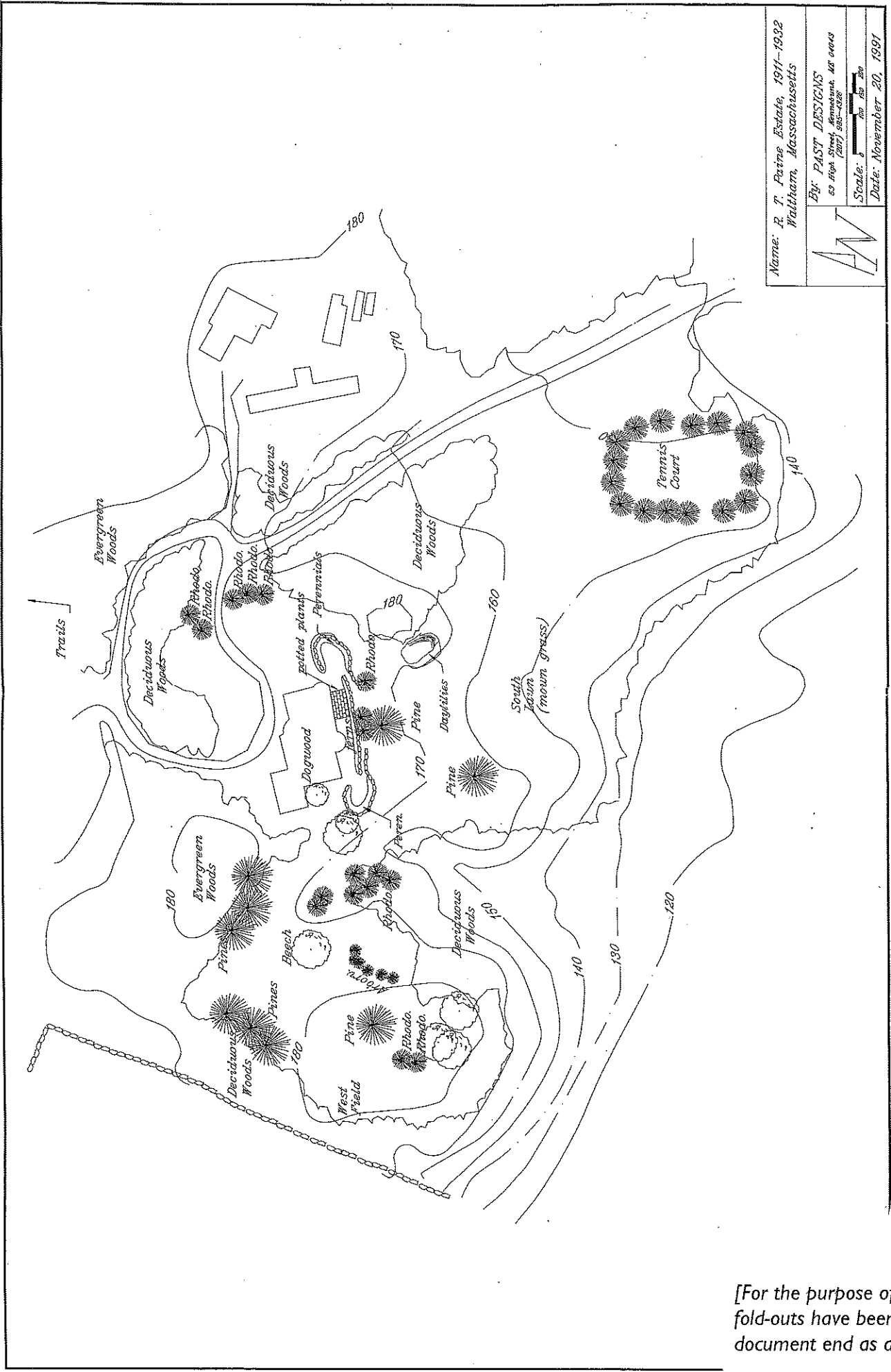
Between 1911 and 1932 Paine Jr. began his efforts in the west field with planting a line of arborvitae in a sweeping line through the south field. More rhododendron appear along the entrance driveway and in the ravine by the west field.

Two hand-drawn maps were sketched on letter paper by Paine Jr. in 1925, showing a system of trails which would extend into the wooded areas north of the house.(24) There are numerous family photographs of horseback riding on the estate. Presumably these trails were developed for bridle paths.

An aerial photograph, probably from the 1930's shows the area east of the greenhouses in active cultivation.(25) Though it is difficult to obtain much detail, it does appear that these fields, formerly Robert Treat Paine's mixed orchard, had been turned to mixed vegetable, small fruit and flower production. The family greenhouses continued to function throughout this period, though there was an increasing amount of flower gardening activity on other parts of the grounds from 1932-1950, for which they must have played a primary role.

Figure 12: Sketch plan, Robert Treat Paine Estate, 1911-1932

Conceptual plan drawn from period photographs and plans.



Name: R. T. Patne Estate, 1911-1932
 Waltham, Massachusetts

By: PAST DESIGNS
 60 High Street, Room 603
 (207) 825-0328

Scale: 1" = 20'
 Date: November 20, 1991

[For the purpose of this scan, full-size fold-outs have been moved to the document end as an appendix.]



Figure 13: Aerial photograph, R. T. Paine Estate and Grounds
Paine Estate archives, mounted photograph.
Taken ca. 1920-32. See figures 14-15 for details.



Figure 14 (top): Detail of figure 13, house area
Note the arborvitae hedge which screens the laundry yard north of the kitchen and the lack of flower gardens which appear after 1932.

Figure 15 (bottom): Detail of figure 13, greenhouse area
Note extensive garden plantings, orchards, and complexity of outbuildings & space use. The unpaved parking lot presently covers the carriage house/greenhouse area.



Figure 16: View north up south lawn to house, R.T. Paine Estate
Paine archives, folder 4, #286 n.d. [ca. 1932]



Figure 17: Rustic shelter and flower bed at edge of south lawn
Paine archives, folder 5, #60. October, 1927
This rustic shelter does not appear in any other
family photographs.

Figure 18: Sketch plan, trails at R. T. Paine Estate
Pencil on letter paper, Paine archives. 1925
Most path names reveal information about features or
plantings where they lead. i.e. "Windmill",
"Bull Pasture"

Cabot

1925
R.T.D.

Bull
Pasture

wall

Swamp
Swamp

Pigeon hole

Bull Pile

Pine
Spur

Swamp
Rush

Swamp
Rush

Cherry
nut Post hole

"Hobbs"

"Lynan"

Swamp
Rush

wall

"Sears"

to
windmill

Garden

Fruit
Tree

Stem

Brighton

Old
Road

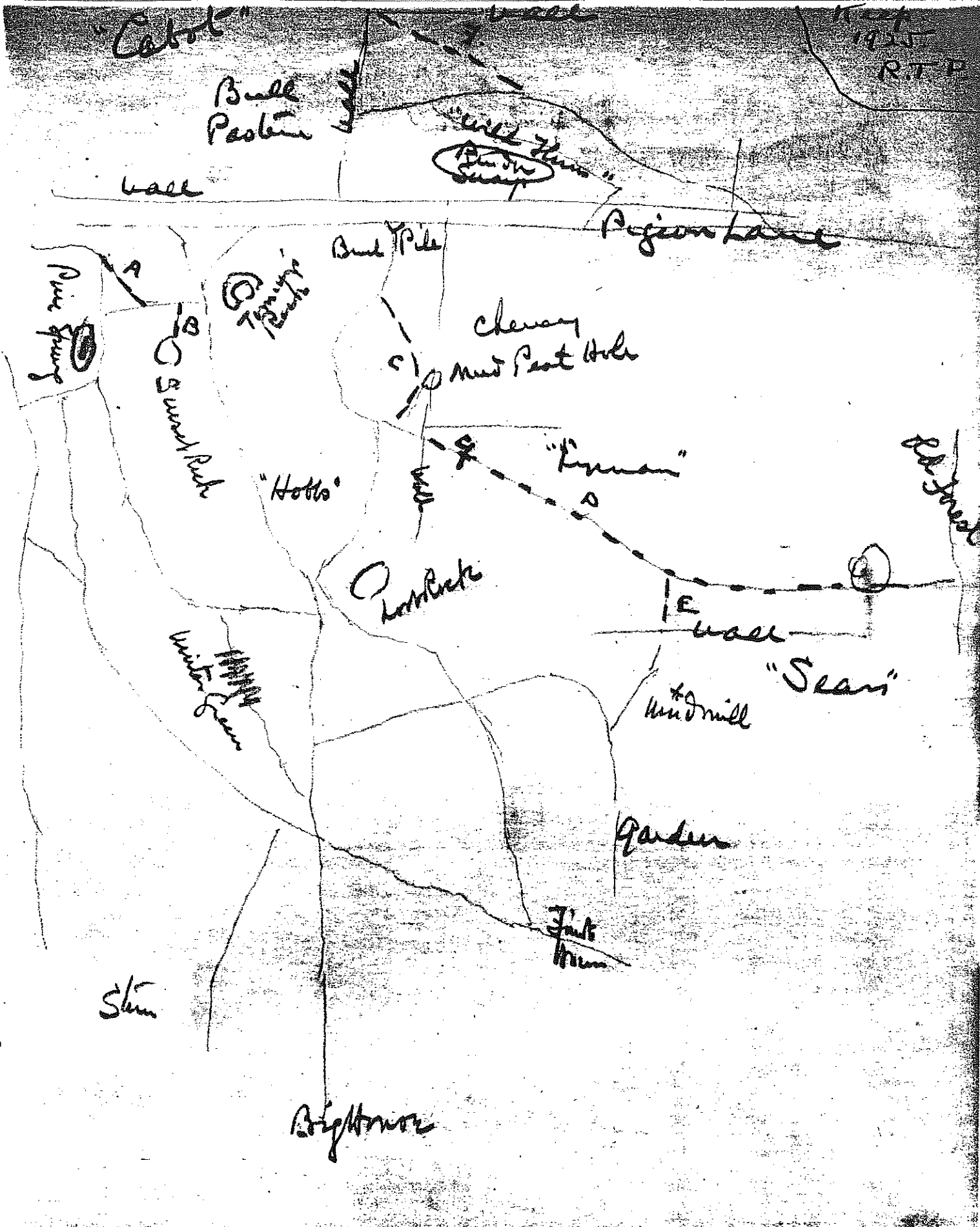
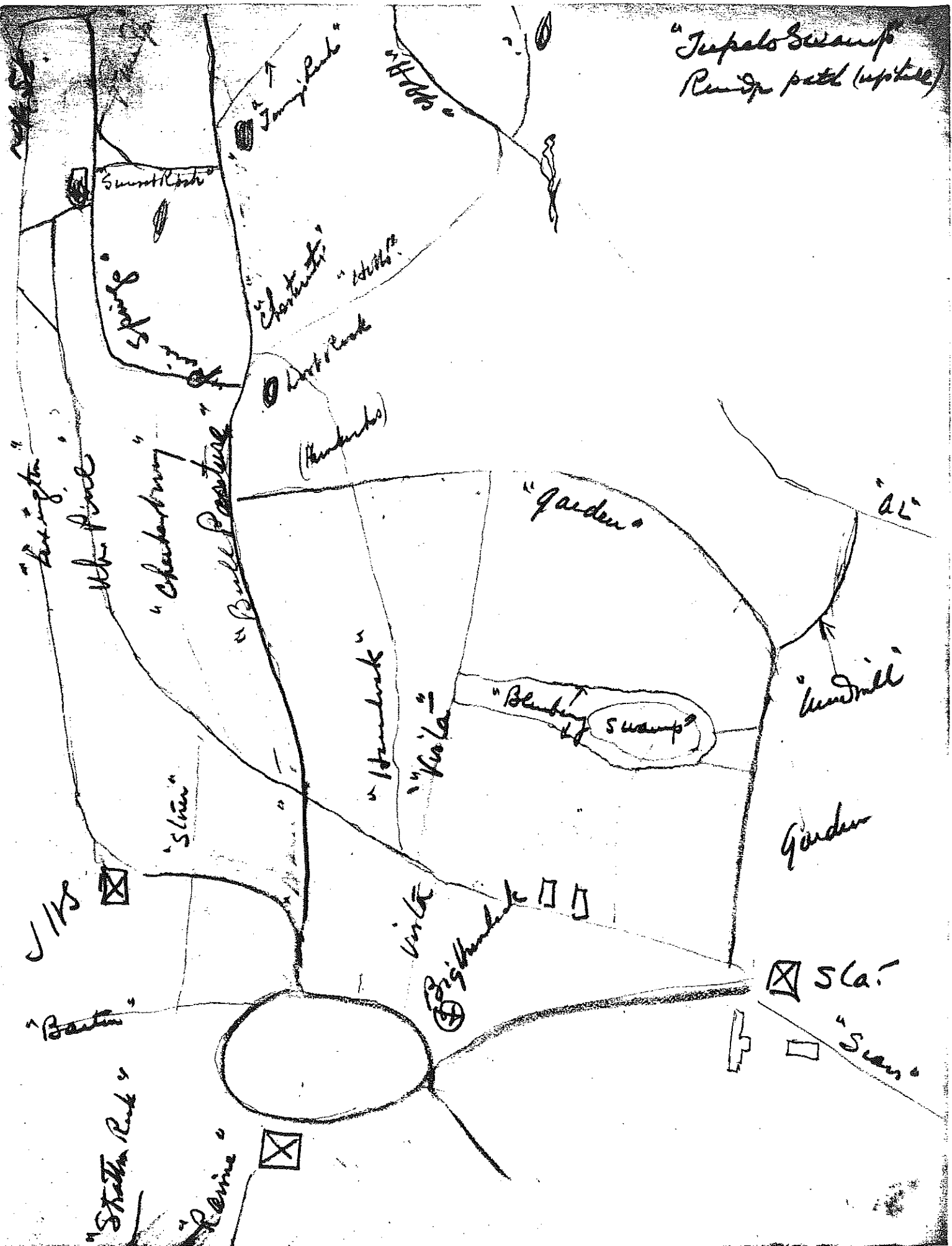


Figure 19: Sketch plan, Trails at R.T. Paine Estate
Pencil on letter paper. n.d. [ca. 1925]
This plan represents those paths closest to house
shown in unlabeled sketch lines at the bottom left in
Figure 18.

"Jupalo Swamp"
Ramp path (uphill)



5. 1932-1940's

Although hard times economically, the 1930's was a period of expansion for the gardens at Stonehurst. Robert Treat Paine Jr.'s gardening activities flourished in the west field and south lawn at this time. The addition of the Chinese bays created a new focus on the terrace, and increased the opportunity to enjoy the view of the ground from within the house. The interior of the house is very introverted in its focus. Though the architectural styling of the house seems to provide a close link between the structure and the landscape, this connection is lost when inside the house. The grand style of the interior focuses ones attention on the detailing. You must walk right up to the windows in order to appreciate a view of the landscape beyond. Even the bay window of the old house does not provide any significant views of the gardens beyond. The addition of the Chinese bays allowed a closer connection between the landscape viewed from the house. Probably the best view of the west field could be seen from the former front door of the old house (now the door opening in the west facade).

At this time the planting of the terrace beds can be detailed. Family photographs show them filled with lilies, iris, tulips, daffodils, and other perennials.(26) The ferns remained along the central terrace wall. Daylily beds were added in the southwest corner of the house along the foundation, and wisteria is photographed climbing over the facade of the older house, with Boston ivy covering the Richardson addition.

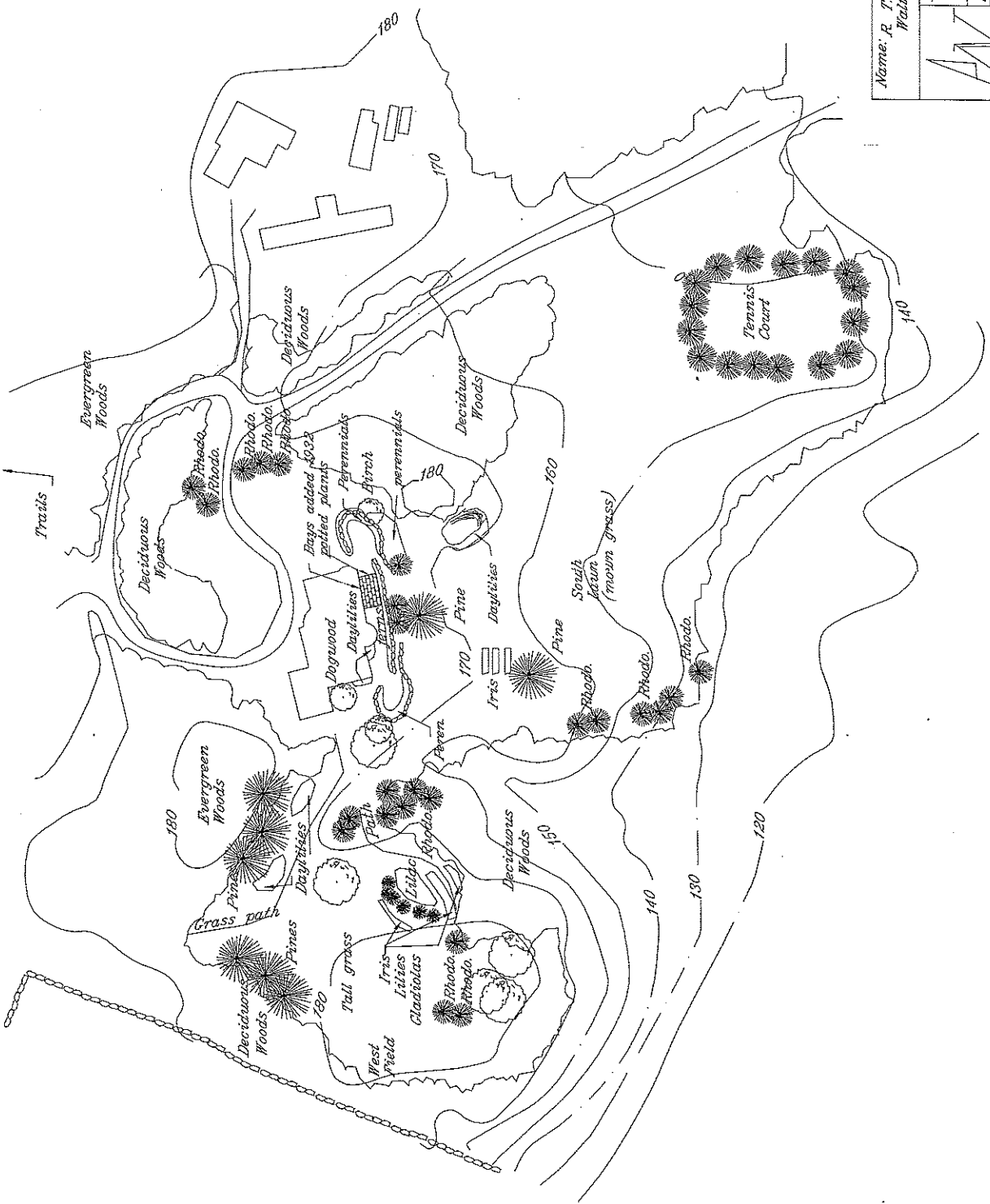
A broad perennial bed was added below the east circular terrace, continuing the garden border from above the stone wall. A large white birch was planted at the eastern edge of this bed, shaping a grass path from the open lawn area above the large rock outcropping down to the south lawn. Daylilies were added at the base of this large rock. Rectangular iris beds were added opposite this rock on the western edge of the lawn. Both beds colorfully framed the south lawn and its views from the terrace and from the bottom of the slope. Rhododendrons were added along the edge of the woods at the bottom of the south lawn, helping to further frame the view from the terrace. Daffodils and other spring bulbs were naturalized throughout the site, including the sloping evergreen plantings near the tennis courts.

The west field saw the largest transition during this period. The single row of arborvitae which had been planted prior to 1932 formed the backbone of the west garden. Masses of lilacs were planted in front of the arborvitae and surrounded by beds of iris, lilies, gladiolas, and peonies. Rhododendrons and pines were added along the wooded edges of the field, framing the views similar to the evergreen plantings in the south lawn. Tall grass surrounded the garden beds and massed shrubbery, with mown grass paths leading from the house through the rhododendron ravine into the field. The large beech which still sits at the edge of the field was a key focal point of the view from the house and the east terrace. A large pine tree, which had usually been carefully trimmed in an almost bonsai fashion, was taken down during the 1930's, perhaps as a result of the 1938 hurricane. Daylily beds were added along the edge of the woods at the northern edge of the field. A second mown grass path wound from the house along the edge of these beds into the woods north of the field.

The garden beds throughout the west field were carefully designed as sweeping masses of color to present an artistic palette of view from the east terrace and house. Many of the garden articles clipped from magazines of the period and saved in folders by Paine Jr. discuss artistic effects of color and artistry in garden design. This form of landscape gardening was not unusual for large estates of this period, and is well documented in some of the articles kept by Paine Jr. in his folders of clippings.

Forsythia, daffodils and other spring-flowering plants were added to the edge of the woods near the greenhouse and garden complex east of the driveway. The emphasis in all garden areas on spring and early summer flowering plantings must indicate the use of the house for a longer season, beginning in April and May. The trail system developed in 1925 continued to be heavily utilized throughout the 1930's and 1940's.

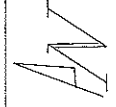
Figure 20: Sketch plan, R.T. Paine Estate, 1932-1940's
Compiled from period photographs



Name: R. T. Paine Estate, 1932-1940's
 Waltham, Massachusetts

By: PAST DESIGNERS
 69 BR 4 Street, Northbrook, MA 01861
 (617) 866-4268

Scale: 1" = 100' 1/4" = 200'
 Date: November 20, 1991



[For the purpose of this scan, full-size fold-outs have been moved to the document end as an appendix.]



Figure 21 (top): Paine house from entrance driveway
Paine archives folder 8, #256. 1932-38
Note roadside plantings

Figure 22 (bot): Paine house from "whale rock" in south lawn
Paine archives folder 8, #23. 1932-38

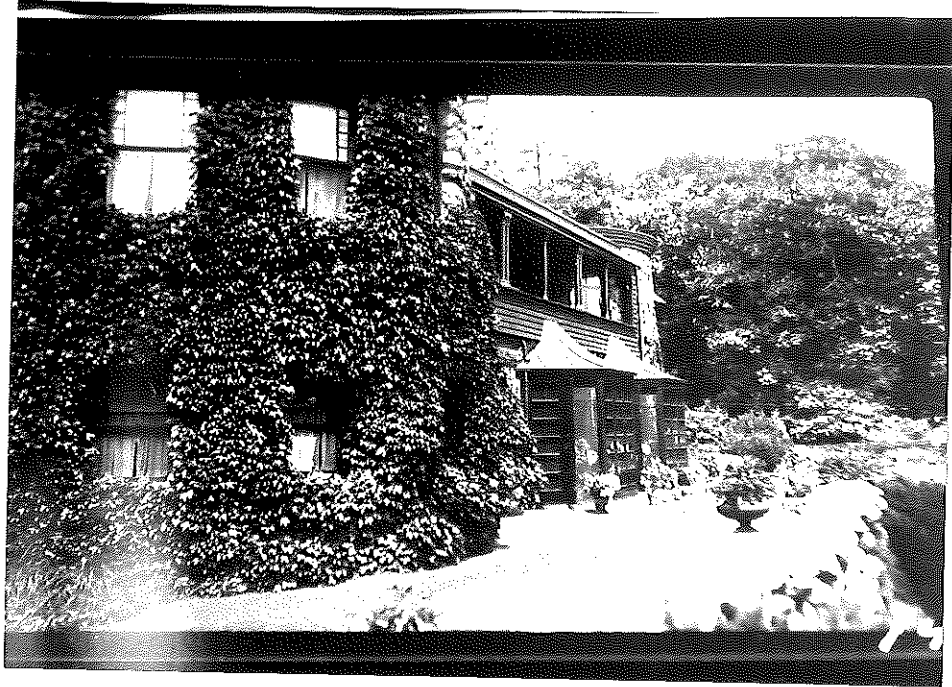


Figure 23 (top): Paine house and terrace with Chinese bays
Paine archives folder 1, #145, after 1932

Figure 24 (bot): East terrace and patio prior to bay addition
Paine archives folder 8, #45, ca. 1932



Figure 25 (top): South lawn from terrace, 1932-38
Paine archives, folder 8, #20
Note careful sculpting of large pine and lawn
surface with distant view over trees.

Figure 26 (bot): South lawn and tennis court, 1932-38
Paine archives, folder 8, #28

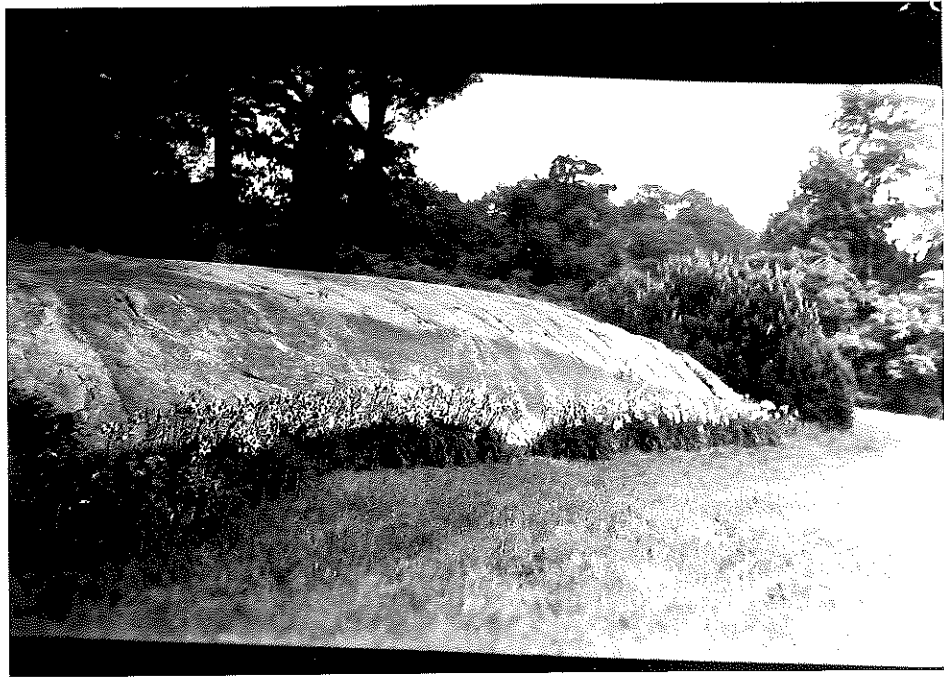


Figure 27 (top): "Whale Rock" and daylily bed, after 1932
Paine archives, folder 1, #170

Figure 28 (bot): Daffodils at tennis court, after 1932
Paine archives, folder 1, #161



Figure 29 (top): West terrace and view to west field garden
Paine archives folder 8, #357. 1932-38

Figure 30 (bot): Rhododendron ravine and west field from
west house lawn. After 1932
Paine archives folder 1, #204

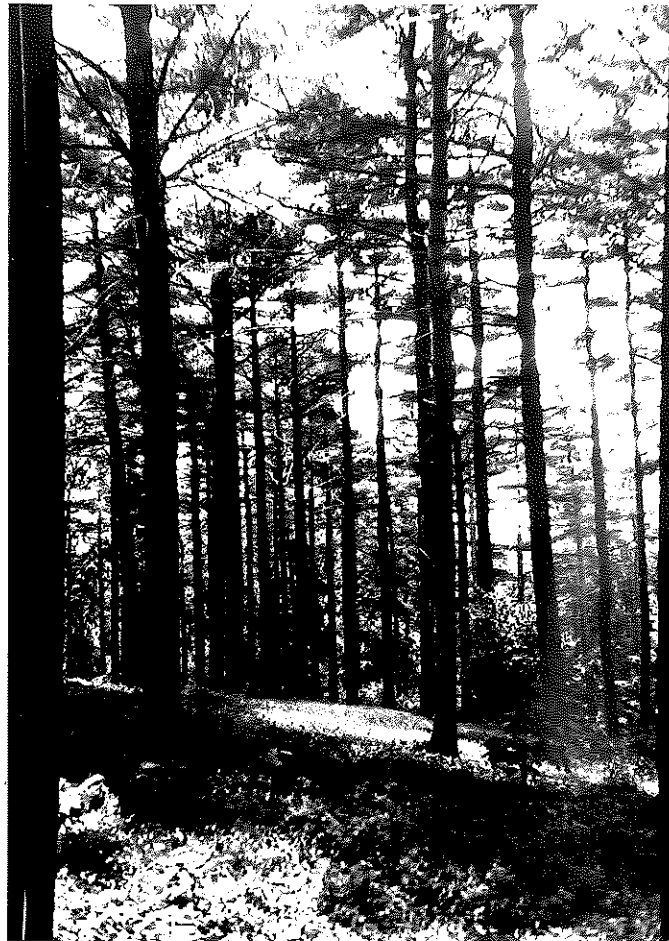


Figure 31 (top): Pine trees at edge of west field, after 1932.
Paine archives, folder 1, #166

Figure 32 (bot): Hemlock grove east of house, 1932-38
Paine archives, folder 8, #15

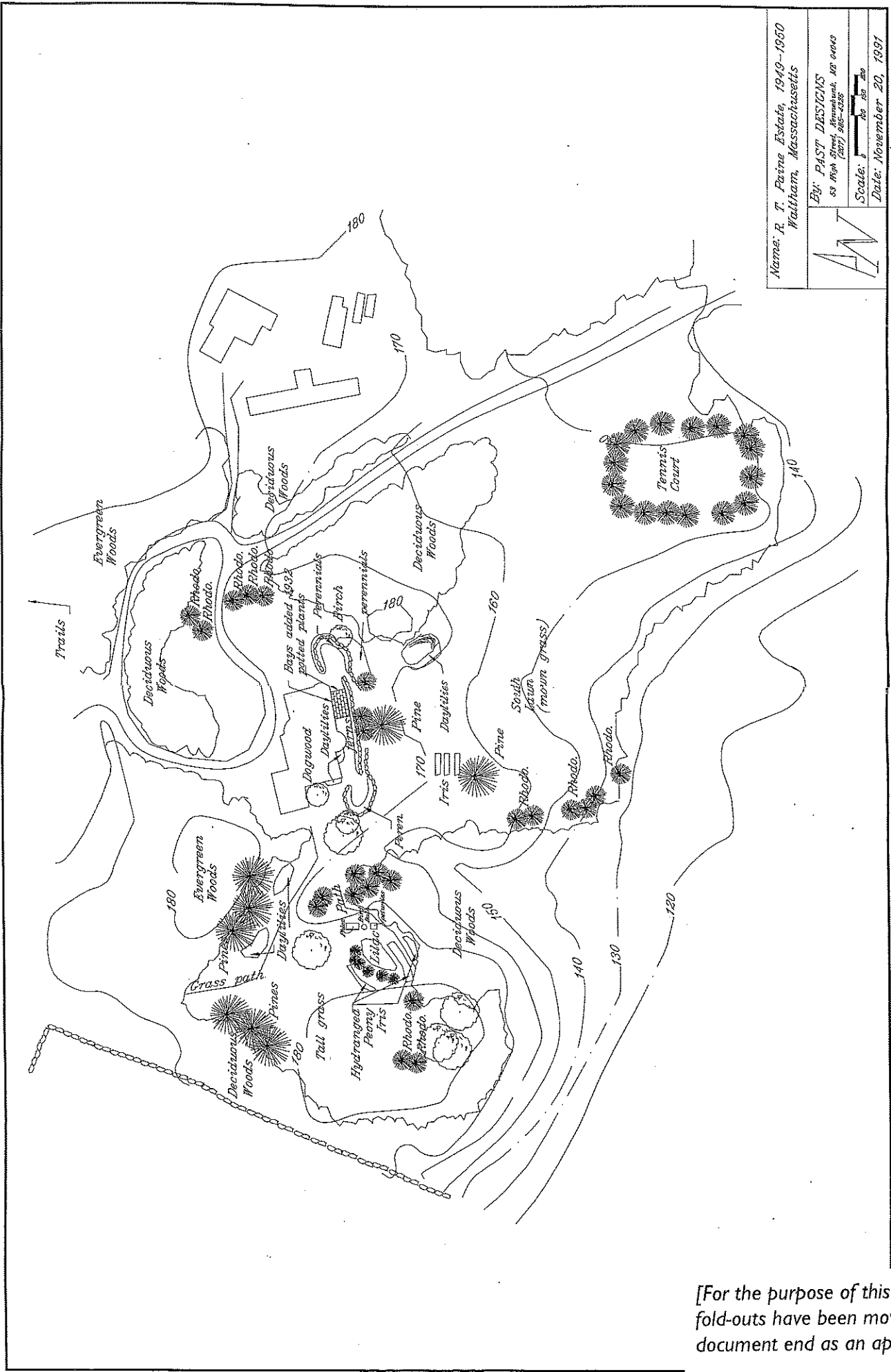
6. 1949-1950

Robert Treat Paine Jr.'s gardening activities continued throughout the 1940's, and peaked during the 1949-1950 season. All of his garden and shrubbery plantings begun in the 1930's matured, most of the plant varieties remained the same, though some annuals were included in new, smaller beds below the massed lilacs in the west field. Garden furnishings such as a birdbath and birdhouse were added to the west field garden. A small rustic shelter appears in two photographs near the rhododendron plantings at the base of the south lawn.

The family archives include an extensive collection of black and white and color photographs which document this period of the landscape's history.(27)

The color photographs, though faded, show the color arrangement of the garden beds developed by Paine Jr. These, when combined with the extensive plant lists, orders and gardening notes in the family archives, provide excellent documentation for this landscape period.

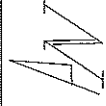
Figure 33: Sketch plan, R. T. Paine Estate, 1949-1950
Compiled from period photographs



Name: R. T. Faine Estate, 1949-1960
 Waltham, Massachusetts

By: PAST DESIGNS
 68 High Street, Waltham, MA 01904
 (978) 942-4255

Scale: 1" = 40'
 Date: November 20, 1997



[For the purpose of this scan, full-size fold-outs have been moved to the document end as an appendix.]



Figure 34 (top): Iris and daylily beds in south lawn, 1949-50
Paine archives, (originally color photograph)
grey envelope, #5

Figure 35 (bot): East terrace, 1949-50
Paine archives, (orig. color photo), #15



Figure 36 (top): West field garden from west house lawn, 1949-50
Paine archives, (orig. color photo) #9

Figure 37 (bot): View east to house from west field garden,
1949-50
Paine archives, (orig. color photo) #16
Beds filled with peonies, iris, daylilies



Figure 38 (top): Birdbath garden, west field, 1949-50
Paine archives (orig. color photo) #10



Figure 39 (bot): View northeast from iris beds, west field
1949-50
Paine archives (orig. color photo) #18
Note flower beds and plantings at edge of woods

7. 1950-1991

After Robert Treat Paine Jr.'s death, the family members continued to use the site as a family summer home. As their interest in the property decreased, the gardens aged and began to deteriorate. In 1974 the property was deeded to the City of Waltham by Paine's heirs. A second family home for the Storer family had been built north of Stonehurst in the twentieth century on land adjacent to the original Paine estate. Theodore Storer deeded his house and lot to the City of Waltham at approximately the same time as the Paine estate. This lot and subsequent other land acquisitions north of the Paine estate have helped to buffer the secluded nature of the estate.

The Sears lot south of the Paine estate was subdivided in 1981 into residential houselots. Portions of these homes are visible from the terraces at Stonehurst, but can be easily screened with buffer plantings along the edge of the south field to limit their impact on the view. Similar subdivisions for single family and multi-family dwellings have occurred on lots not held by the Paine or Storer families to the east and north of the Paine estate land. These dwellings are not visible from the estate grounds unless you are walking along the property boundary. The wooded nature of the Paine estate in this area screens the view of these dwellings from the estate.

These abutters are some of the most active users of the estate grounds for walking, biking, and other forms of passive recreation. The Waltham High School abuts a portion of the property to the north. Students have walked to the estate for class field trips on numerous occasions, using the trail system through the wooded portions of the estate to reach the house. These students and those at nearby Bentley College could potentially be a major audience for use of the property as a recreation and conservation area.

The trail system which was developed by Paine Jr. in 1925 has been recently cleaned, labeled and blazed by the Boy Scouts of America as part of an eagle scout project. These trails are blazed with colored paints and wooded signs indicate the length and difficulty of each trail for pedestrian purposes. Trail bicycles use these areas of the property for recreational purposes. Though their noise is very apparent when walking through the site, they have not damaged the trails or the wooded areas to any appreciable extent.

The remainder of the grounds have suffered from limited maintenance and neglect as most of the City's attention has been spent, by necessity, on the house itself. None of the herbaceous plantings in the south or west lawns remain extant, and the garden beds developed by Paine Jr. are unreadable. The arborvitae, lilacs, and rhododendrons in the west field and throughout the site remain extant, though they are becoming overgrown with poison ivy, grass, and seedling trees. Water spigots remain evident on each side of the arborvitae hedge as testament to the former garden uses of the field.

The perennial borders on the house terraces were renovated in 1980 by the Waltham Garden Club, but have received limited maintenance and are quickly becoming weed-infested. A restoration plan by Peter Hornbeck, developed in 1980, includes a number of plant species typical of the turn-of-the-century, but does not accurately reflect the appearance of the terrace gardens at any of its historic periods.

The wisteria, ivy, and other vines which had covered the house and terrace walls have been allowed to run through the garden beds at the foundation of the house, and throughout the perennial borders along the terrace walls. These vines have mixed with bittersweet and poison ivy to create a tangle of vegetation which will have to be address if any re-use is planned for these garden areas.

Many of the larger trees on the site are in fair condition. Most are suffering from the competition of volunteer seedlings which are taking over the intended woodland plantings. The lawn areas on the terrace and on the east side of the house are in fair to good condition. A dogwood tree and a series of outdoor benches have been added to the east lawn since the property came to the City of Waltham. The lawn area west of the house has suffered from the misuse of caterers who use the lawn for outdoor work space. The spillage of alcohol, soapy water and other liquids, and the heavy foot traffic, has killed large areas of the grass lawn.

A lattice fence separates the caretakers yard from this west lawn. This addition is not obtrusive, though it would benefit from a replanting of screening materials shown in the historic photographs for both privacy and consistency. The caretaker's yard has been developed with plantings which suit the aesthetic tastes of the caretakers. This yard does not significantly impact the appreciation of the west side of the house, though it is readily visible from the driveway approach and turn-around. Traditionally, this yard area probably functioned as the work yard for the summer home, and does not appear in any of the historic photographs.

The Storer house site has been renovated to a paved parking area for use by the house patrons. Some of the decorative tree and shrub plantings remain north of the parking lot from the Storer period, though most of these plantings are being assimilated into the wooded overstory. The foundations of the greenhouses, stables and other outbuildings were extant in the aerial photographs of 1974, but have been razed and leveled for a gravel parking area. Some of the forsythia and flowering shrubs which appear in the family photographs are extant at the edge of the surrounding woodland.

Only a foundation impression remains of the Arthur T. Lyman house in the southeast corner of the property. The former entrance road to this site is now a walkable, wide trail. The remains of a tennis court associated with this house is still evident, including the cyclone fence and clay surface of the court. The tennis court for the Paine estate remains readable, though the surface is overgrown and most of the fencing is gone. Some of the evergreen screening from the family photographs remains extant.

The house entrance road to the Paine estate is in fair to good condition. The surface was paved with asphalt at some unknown date, and most of the rhododendron plantings have naturalized along the edges of the roadway under larger oak and ash trees. Seedling trees and weedy shrubs are encroaching on the rhododendron plantings from the outside edges of this area. Some seedling trees are sprouting through the rhododendrons, though they are very limited compared to their impact on the rest of the site.

The aerial photographs and topographic maps developed in 1974 still indicate a large degree of integrity to the Paine estate landscape.(28) Though the garden beds are not indicated, the other period plantings remain extant, as do the open fields to the west and the south. The present deterioration of the landscape has taken place gradually since that time, and will continue in an exponential process until the former lines of the Paine family landscape designs are unreadable, and the site is completely reforested.

III. Restrictions and Current Uses

The 1974 deed for the Paine estate property from Theodore L. Storer to the City of Waltham included a list of specific restrictions enforceable by the Conservation Commission of the City of Waltham.(29) These include the following which relate to the use of the grounds:

1. No building, outdoor advertising display, mobile home, permanent utility pole in greater number than one or other temporary or permanent structure (other than a fence of a design acceptable to the Conservation Commission of the City of Waltham) shall be constructed, placed, or permitted to remain on the restricted parcel, provided that the City of Waltham may permit use of the parcel for any outdoor recreational activities including but not limited to the construction and maintenance of tennis courts and similar outdoor recreational facilities; provided further, however, that nothing herein shall be deemed to permit the construction of an arena, stadium or similar facility on the parcel.

2. Except as herein provided:

(a) No soil, loam, peat, gravel, sand, rock, or other mineral substance, and no ash, refuse, trash, vehicle bodies or parts, rubbish, debris, building rubble, junk, waste or other non-earth material shall be placed, parked, stored, or dumped on the restricted parcel.

(b) No loam, peat, gravel, sand, rock or other natural deposit shall be excavated or removed from said parcel.

(c) No trees, grasses, or other vegetation shall be cut or removed or otherwise destroyed.

(d) No water shall be permitted to run off from paved areas in, near, or bordering the restricted area in such manner as would cause erosion and gulying.

3. The foregoing restrictions are authorized by General Laws Chapter 184, Section 31-33, for the purpose of maintaining said parcel predominantly in a naturally scenic, green, and open condition forever in order to protect the natural and watershed resources of said City. The restriction shall be administered by the Conservation Commission of said City, established under General Laws, Chapter 40, Section 8C.

4. The conservation restriction hereby conveyed grants any right to enter and use said parcel which is deemed by the Conservaiton Commission to be consistent with the purpose of maintaining a natural area of woodland within the City of Waltham and other permitted uses.

5. Notwithstanding the foregoing, the City of Waltham by its Conservation Commission or the designees of such Commission shall have the right to plant, selectively cut or prune trees, brush or other vegetation; to implement disease prevention measures; and to maintain in perpetuity a substantial belt of tree, vine and shrub vegetation within and along the whole length and width of the area restricted.

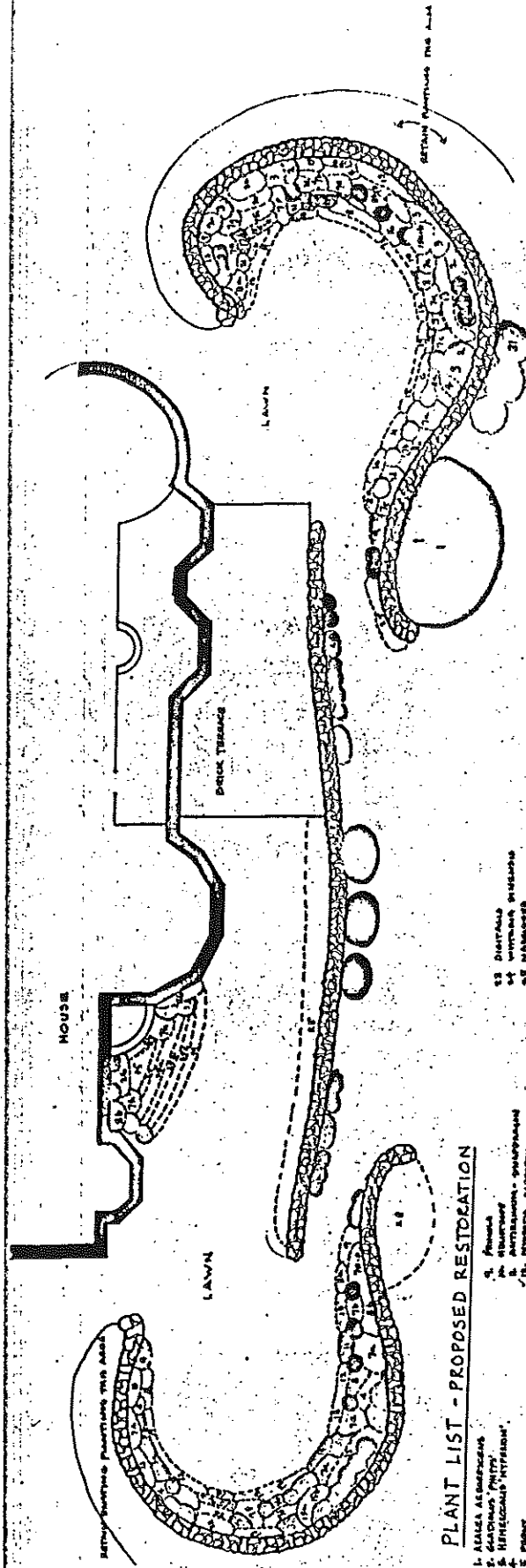
The site is currently used primarily as a conservation area by the City of Waltham. Pedestrian use of the trails is minimal, considering the potential of this resource to the citizens of the city. The house is rented for private and public functions such as wedding receptions, meetings, workshops, and parties. The second phase of this study will address the potential future use of the Paine estate landscape, its costs, management, and impact on its historic integrity.



Figure 41: Aerial photograph, R. T. Paine Estate, 1974
Negative No. WAL-1-5-060

*7/4/74
WAL 1-5-060*

Figure 42: Proposed Historic Landscape Restoration Plan
 The Terrace, 1980
 Peter Hornbeck for the Waltham Garden Club



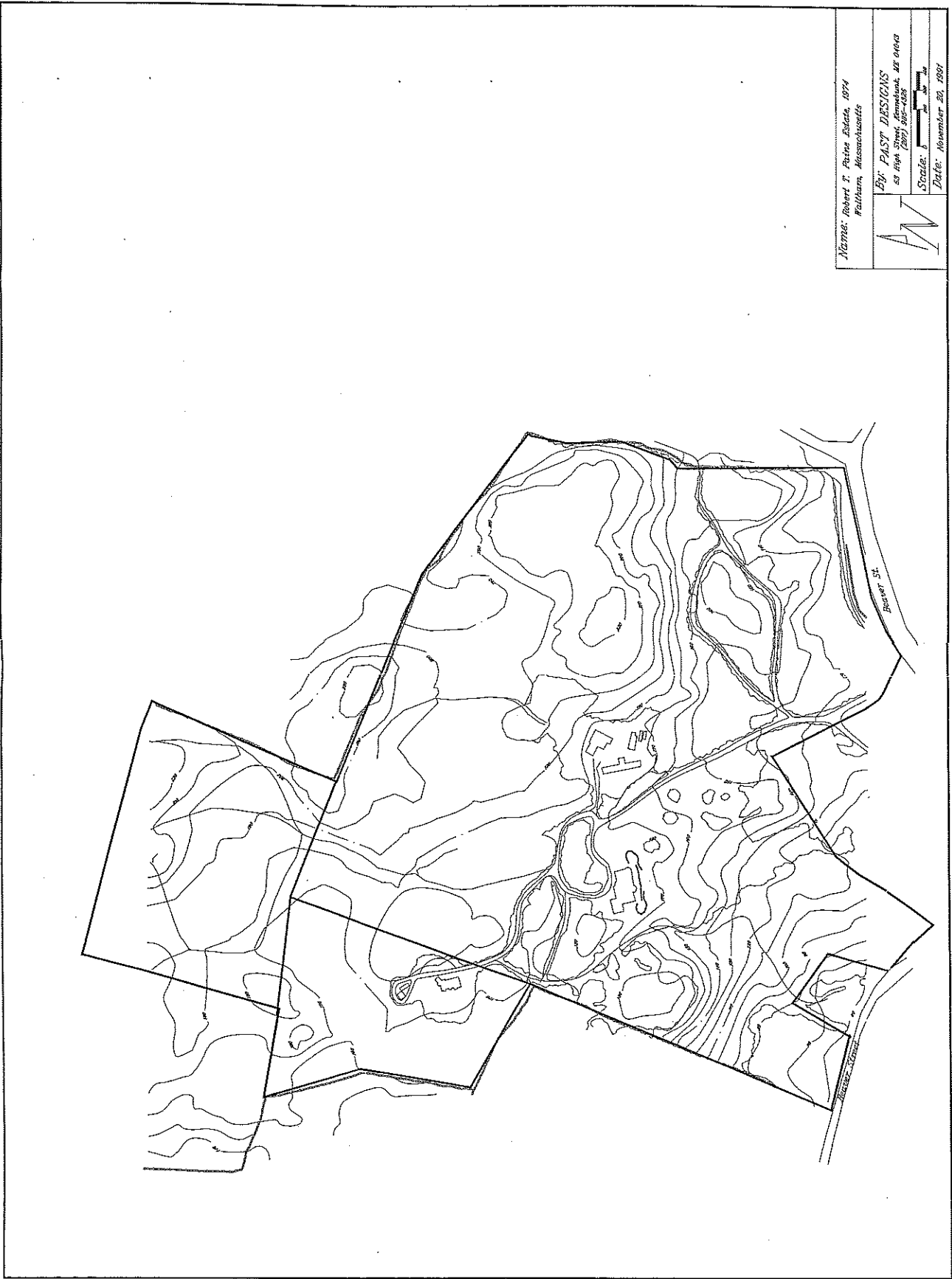
PLANT LIST - PROPOSED RESTORATION

- ✓ 1. BEGONIA ALBIVARIEGATA
- 2. GARDENIA
- 3. HEDERA HELIX
- 4. HEDERA HELIX
- 5. HEDERA HELIX
- 6. HEDERA HELIX
- 7. HEDERA HELIX
- 8. HEDERA HELIX
- 9. HEDERA HELIX
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- 47. HEDERA HELIX
- 48. HEDERA HELIX
- 49. HEDERA HELIX
- 50. HEDERA HELIX
- 51. HEDERA HELIX
- 52. HEDERA HELIX
- 53. HEDERA HELIX
- 54. HEDERA HELIX
- 55. HEDERA HELIX

STONEHURST
HISTORIC LANDSCAPE RESTORATION
THE TERRACE PROPOSED PLAN
 WALTHAM GARDEN CLUB
 MRS. R. SAULNER - PRESIDENT
 Peter Hornbeck - Lynn Wolff
 Spring, 1980

FROM THE PAINE ESTATE

Figure 40: Topographic and Lot Plan, R.T. Paine Estate, 1974
Compiled from 1974 aerial photographs and plans
available through the Waltham Planning Department



Name: Robert T. Paine 2364, 1974
Walham, Massachusetts

By: PAST DESIGN
57 High Street, Amherst, MA 01002
(413) 253-4025

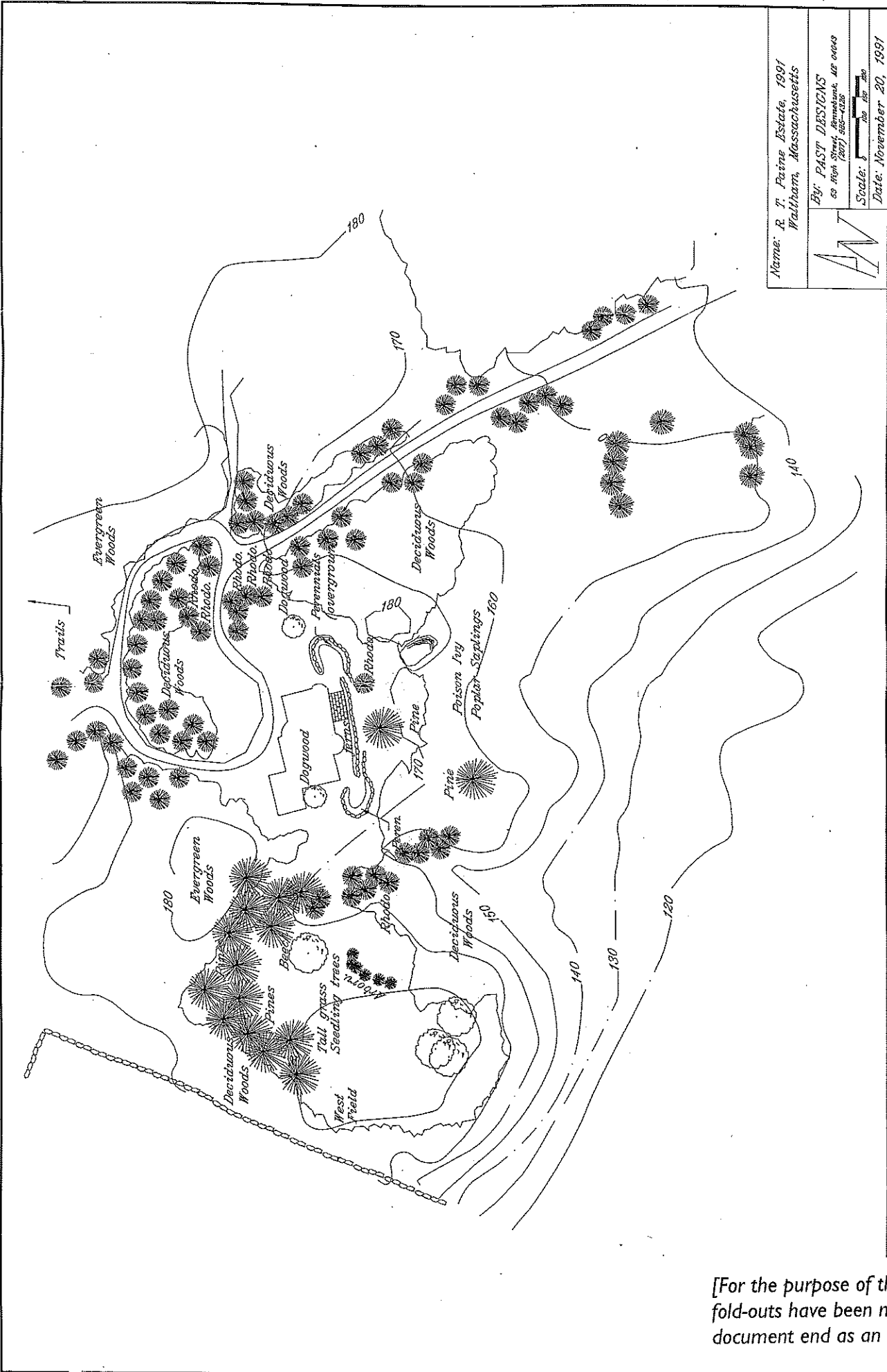
Scale: 1" = 100'

Date: November 20, 1987



[For the purpose of this scan, full-size
fold-outs have been moved to the
document end as an appendix.]

Figure 43: Sketch Plan, R. T. Paine Estate, 1991
Compiled from field notes



Name: R. T. Paine Estate, 1991
 Waltham, Massachusetts

By: PASTY DESIGNS
 69 High Street, Waltham, MA 01903
 (978) 945-4225

Scale: 1" = 100'
 Date: November 20, 1991

[For the purpose of this scan, full-size fold-outs have been moved to the document end as an appendix.]



Figure 44 (top): Entrance Drive, R. T. Paine Estate, 1991
Taken from intersection of Gentlemen's Way

Figure 45 (bot): Final turn, Entrance Drive, 1991
House only becomes fully apparent after making
this last turn in the road.



Figure 46 (top): Patio and East Terrace, 1991
Note removal of Chinese Bays in house restoration



Figure 47 (bot): House, West Facade, 1991
This is the only facade of the house which does not include a view of the 1884-86 wing.



Figure 48 (top): South lawn from second story of house, 1991

Figure 49 (bot): West field from west house lawn, 1991
Note loss of view to west field and former
garden area.



Figure 50 (top): Parking area, site of Storer House, 1991

Figure 51 (bot): Access road and parking area, 1991
Site of carriage house and greenhouses/gardens



Figure 52: Trail from driveway turn-around to west field, 1991
One of many trails recently restored at the estate.

IV. Conclusion

The larger development of the Paine estate landscape can be broken into four periods: The Robert Treat Paine period, 1886-1910; A Transition Period, 1911-1932; the Robert Treat Paine Jr. period, 1932-1950; and the City of Waltham period, 1974-present.

The Robert Treat Paine landscape period can be characterized by a naturalistic, Olmstedian landscape design with the outlying areas of the estate developed as fruit orchards and woodlots.

The Transition Period can be characterized by a reduction in the agricultural production on the site, and a gradual increase in the gardening-related activity on the site.

The Robert Treat Paine Jr. period can be characterized by an artistic, gardenesque design overlaid on the earlier Olmstedian landscape. The development of this landscape continued from the middle transition period until it peaked in 1949-1950.

The City of Waltham period can be characterized as another transition period as the house and grounds move from private to public use. To date the City has worked to restore the house and establish a program whereby it will continue to generate revenues to maintain its restored condition. The grounds have not been studied or planned for in depth until the contract for this project was awarded.

The best documentation exists for the plantings related to the Robert Treat Paine Jr. period, due to the extensive collection of family photographs, notes and written materials which document this era. It is a period, however, that requires a more intensive landscape development and maintenance program than the other two.

With this understanding of the site's development and its evolving landscape history, an appropriate program for the future reuse of the Paine estate landscape can be developed which combines the site's historic integrity, its proposed future use, the public's desired use of the property, and the acknowledged deed restrictions on the use of the site.

FOOTNOTES

1. For further information on the Massachusetts Society for the Promotion of Agriculture and its founders, see Charles Hammond's 1982 Dissertation from Boston University entitled "Where the Arts and Virtues Unite: Country Life Near Boston, 1637-1864".
2. For further reading on the development of the English Landscape School and its transition to American residential landscape design, see MacCubbin and Martin's British and American Gardens in the Eighteenth Century (Colonial Williamsburg Foundation: 1984) and David Jacques' Georgian Gardens: The Reign of Nature (Timber Press: 1983)
3. Johnson, Carol R. and Associates. The Vale, Landscape Renovation and Development Master Plan (1987), p. 5 and archives, Society for the Preservation of New England Antiquities, Lyman family collections.
4. Ibid. p. 12.
5. Ibid. p. 13
6. Plan of the Estate of George W. Lyman, September 1881; Middlesex Registry of Deeds, Cambridge. Plan Book #37, Plan 45 (6 plans)
7. Farm Book, Robert Treat Paine, Waltham, 1890-1908. In Paine estate archives, Waltham, MA
8. Macomber, Janet. Preliminary Grounds Study, Stonehurst (1991) and Floyd, Margaret Henderson. Evaluation Study and Feasibility Report on the Robert Treat Paine House, "Stonehurst": Waltham Massachusetts (1975) and Floyd, Margaret Henderson. "H.H. Richardson, Frederick Law Olmsted, and the House for Robert Treat Paine." in Winterthur Portfolio. Vol. 18, No. 4, (Winter 1983).
9. For a complete history of the Paine house, see the two works by Margaret Floyd Henderson above.
10. Stereo view. n.d. Paine family archives at Stonehurst, Waltham MA

11. For more information on the work of Robert Morris Copeland and Ernest Bowditch, see Copeland's Country Life: A Handbook of Agriculture, Horticulture, and Landscape Gardening (Orange Judd and Co., New York: 1867).
12. All of the Olmsted plans referred to in this section are part of the National Park Service/ Frederick Law Olmsted National Historic Site archives, Brookline, MA, Job #677, Box #4059.
13. For a detailed analysis of the collaboration between H. H. Richardson and Frederick Law Olmsted see Margaret Henderson Floyd's "H. H. Richardson, Frederick Law Olmsted and the House for Robert Treat Paine" (op.cit.)
14. Paine, Robert Treat to Frederick Law Olmsted, September 30, 1884; Olmsted collection, Library of Congress, Washington D.C.
15. Paine, Robert Treat to Frederick Law Olmsted, June 4, 1892.
16. Paine, Robert Treat to Frederick Law Olmsted, October 3, 1887.
17. Paine, Robert Treat to Frederick Law Olmsted, November 1, 1892.
18. For more information on Olmsted's design philosophy see the writings of Charles Beveridge, especially his article "Frederick Law Olmsted's Theory on Landscape Design" in Nineteenth Century. Vol. 13, No. 2. Philadelphia: Victorian Society in America, 1977.
19. Farm Book. op. cit.
20. Undated Plans, Paine estate archives, Waltham, MA.
21. See family photographs annotated in the appendix of this report, especially those in Folder #3, 6,7, and 8.
22. Family photographs, Paine estate archives. (See annotated list in appendix).
23. Paine estate archives, Waltham, MA. Clipping Folders 1-9.

24. See sketch plans in folder marked "House plans" in Paine family archives, Waltham MA.
25. Mounted and framed aerial photograph, Paine estate archives, Waltham MA.
26. For details on the changes to the landscape during this period, see the family photograph albums and loose collections, (see appendix list) in the Paine estate archives, Waltham MA.
27. Ibid.
28. See 1974 plans and aerial photograph collection, City of Waltham Planning Department, Main Street, Waltham MA.
29. See Theodore L. Storer to City of Waltham Deeds, on file with the Law Department, City of Waltham.

APPENDIX

ANNOTATED LISTING OF MATERIALS RELATED TO THE
GARDENS AND GROUNDS AT THE PAINE ESTATE

The following pages were compiled by Janet Macomber as part of a preliminary historic landscape report for the estate. They detail most of the materials which relate to the land use and landscape history of the Paine Estate grounds. Other materials, found since this list was compiled, were noted and included in the research for this Historic Landscape Report. Most of these materials are footnoted in the history section of the report.

Robert Treat Paine, Waltham, MA.: Plans and Drawings at the
Olmsted Associates, Brookline

Job #677, Box #4059 - One roll.

(Note: The 'Z' numbers are those given by the Frederick Law
Olmsted National Historic Site conservators)

<u>Plan Number</u>	<u>Date</u>	<u>Description</u>
#3	no date	"Portion of Grounds of Robert Treat Paine, Waltham." "Topography of House Site". Marked off in a grid with red and black ink on linen. scale 30'=1".
#4	July, 1884	Topographical survey: "Mr. Paine's Place". Marked off in a grid, pencil on linen. Shows site of original house as well as the new site.
#	July 18, 1884	Pencil Sketch: "Terrace Study" (written on back) Shows outline of house, carriage sweep and other details of the north side of the house, and the south terrace (early, unexecuted plan) Another sketch. Very rough. Showing part of the house plan - early stages? Pencil on trace.
"Z-3"	no date	"House for Mrs. Robert T. Paine, Jr. Terrace Plan ("altered") Outline of entire house as executed, but with a different entrance yard - with walls and gates. Details in the margins and notes for changes (changes made in #5). Ink on linen. Scale 1/8"=1'.
#5	no date	Same as "Z-3" above, but with changes made. North side of house carriage entrance similar to exiting drive (without the walls etc.) Plan of terrace is marked "Cement Terrace" (To be covered with brick?) and is connected to paths. Also, stairs are with landings. More details of terrace walls but without rocks (Cement, too?) Ink on linen. Scale 1/8"=1'.
"Z-5"	no date	Clean, final half-plan of terrace steps shown without landing. No markings. Red and Black ink on linen.

- (No. 5) no date "House for Mrs. Robt.T. Paine Jr., Waltham, Mass." "East Elevation of House" Fine ink drawing on heavy paper with linen backing. Slightly different than final design. Scale 1/4"=1'.
- #8 March 20
188(5) 1886? "Elevation of Terrace Wall for R.T.Paine, Esq., Waltham, Mass." Half-elevation of terrace wall with rocks capped with cut, rectangular stones (unlike final design). Study? Ink on linen. Scale 1/4"=1'.
- (No. 57) October 16
1885 "Plan of Terrace: House for Mrs. R.T.Paine, Waltham, Mass." Initialed 'S.C.' Full plan of terrace with elevations and details of sections. West stairs show landing, East do not (to show possible alternatives?) The changes made to this plan is probably the plan illustrated in Albert Fein's book. Pencil on heavy paper backed with linen. Scale 4'=1".
- "Z-4" March 30
1886 "Terrace Plan. R.T.Paine, Esq., Waltham, Mass." Full plan of terrace again showing surface area to be the same for the terrace and the paths as opposed to "turf" marked by the side of the house. Plan also shows a break in the west terrace wall with : "leave this part unbuilt". This does not seem to have been executed - perhaps it would have led to path down the hill? On the east terrace is marked a kidney shaped island - for possible planting. There are no markings. Pencil on tracing paper. Scale 1/4"=1'.

The following plans are in conservation and could not be made available. However, their existence was known because of Cynthia Zaitzevsky's list from her Evaluation Study and Feasibility Report on the Robert Treat Paine House.

- #7 Sept. 1884 "R.T.Paine. Plan of House and Terrace". Plan of house is in ink on heavy paper (Richardson office?). Terrace plan

appears to be added in another hand in ink and watercolor. Some discrepancies between this plan and east elevation (#2)...Seem to correspond to the perspective drawing in Houghton dated 9/26/84. (Zaitzevsky, p.46)

no date

"Terrace steps. Study" pencil on linen. half-plan: steps with landing. (p.47) (Seems to be related to "Z-5")

no date

Four studies (details) for terrace. pencil on tracing paper. No notes etc. Seem to be related to plan of 3/30/86. (p. 48)

Correspondence

Selected letters written by Robert Treat Paine to Frederick Law Olmsted from the Library of Congress. (Due to the constraints in time and availability of material, the responses were not read). Each of these letters was hand written by Mr. Paine (others relating to other business were typed).

Sept. 30. 1884

Dear Mr. Olmsted,

Can you not come over to Waltham Saturday as early as convenient & give me a lesson in forestry - how to cut- what to leave- etc.

Also to see how Prospect Hill opens up to the front Piazza if we swing the house more to the West & so also get more of the sunset -

I am engaged 'till Saturday - or can be free on Wednesday of next week.

Yours Sincerely,
Robert Treat Paine Jr.

Oct. 3, 1887

Dear Mr. Olmsted,

Can you not come over here some day - to be fixed at your convenience - & advise me about shrubs to be set out & perhaps what to be cut down? You will perhaps like to see how we fixed our Terrace & Rock & grounds in front - Which my friends are partial [?] to think excellent but I shall watch with interest your critical judgement.

Yours Sincerely
R.T.Paine

Jun. 4, 1892

My Dear Mr. Olmsted,

Perhaps you have observed some 100 houses for Workingmen built within 3 years on & near Centre St. Roxbury & on Sunnyside Terrace - Opposite the Lowell School House - Very near the Kindergarten for the blind.

All built by the Workingmens Building Assoc. of which I am President -

I wish if you are ever near here, you would give us a call & see how beautifully the terrace & grounds & rock are about the house - whose site you selected with a taste which is confirmed as each year we come out to be more delighted.

Yours Sincerely,
Robt. Treat Paine

To Fred. Law Olsted Esq

Nov. 1, 1893

Dear Mr Olmstefald

Can you not come to Waltham Saturday morning Nov. 4 & advise me about setting out Trees & Shrubs about my Place.

I can be there till 1 P.M. when I must take a train.

Yours Sincerely,
Robt. Treat Paine

FL Olmstefald Esq

Robert Treat Paine Estate: Photographs and Other Types of
Documentation Existing at the House Itself

Drawings

2 large rolled drawings, both ink on paper. No dates. Probably sketch by Robert Treat Paine, Jr. (his hand)

1. Sketch: "Plan of Pears & Apples, Waltham", also marked in pencil 'by Stone Wall next to Beaver Street'. Varieties marked out.

2. Sketch: Plan of a fruit orchard with all the varieties marked out. Carriage house located on plan. No title or other markings. *also marked - Stone wall between Mr. Paine's & Mrs. Seaw*

2 pencil sketches of trails in the woods to the north of the house showing the names of each of the trails. Pencil on letter paper. One is dated 1925 and initialed R.T.P. Both show the houses, stables greenhouse, driveways etc. and both have same markings, ie: "Looks Rock", Windmill. There is a garden marked north of the stable and greenhouse - perhaps this is the orchard area.

Clipping Folders

1. "Garden Illustrations"

Series of magazine clippings, newspaper articles illustrating various gardens, estates - some of whom Paine may have known (Article about Margaret Cummings, sister of Charles K. Cummings). Dated 1930s and 1940s.

2. "Fine Effects"

Similar to the one above but with more spectacular illustrations of woods, waterfalls and other dramatic natural scenes (Redwoods in California). Other illustrations of formal gardens, exotic plant types and flower show winners. Dated 1920s and 1930s.

3. "Colored Flowers"

Illustrations from catalogues and magazines of tulips, irises, roses, daffodils and others. All types of varieties. Dated 1920s and 1930s.

4. "Sprays, Fertilizers and Diseases"

Magazine articles, newspaper clippings on pest controls, fertilizer formulas, suggestions and tips, feeding plants, various manures and other information for various plant types including both perennials and evergreens. Articles on diseases particular to plant types. Dated 1920s and 1930s.

5. "Vegetables"

Lists of seeds ordered from Breck's of Boston ca. 1950 to 1954. Lists of seeds ordered from Henry Dreers Inc, Waltham ca. 1932 to 1950 (although there is some overlap). Lists from the R. & J. Farguhar Company, Boston from 1926 to 1931. Also planting date recommendations and Paine's planting dates.

6a. "Glads [old] -1936, -1943"

(The material is actually dated ca. 1929 - 1945). Lists of all the varieties for each year and the number of plants. Also order forms and prices. Information on specific varieties (ie: Buckeye Bronze) and where they can be obtained. Articles which have been marked and underlined. Paine's own comments on the gladioli each year; favorite, new.. Questions and comments to experts from Paine in letters. Also lists of people to receive bulbs and flowers as presents as well as the thank you letters. (Paine was obviously generous and enjoyed sharing his beautiful flowers).

6b. "Gladioli: 1946-47, '48-'49, '50-'51"

Same as above but for later years.

7. "Tulips"

A sketch dated September 1924 of the Terrace Planting for both the East and West ends marking all the varieties and their location. A series of tulip orders for the years 1925 to 1927 from Ant. Roozen & Son in Holland.

8. "Roses"

Lists of rose varieties and prices for the years 1924 to 1929. Sketches of the "Rose Bed" for 1929, 1930, 1931. Sketches of "South Side of Tennis Nets 1931" which has a note "planted in 1927. A sketch of the "Rose House" in 1946. Lists of roses often include the nurseries where the roses were purchased.

9. "Iris"

Lists of "Iris Bloom 1949". Several lists of the "American Iris Society - Garden Visits" including 1949 and 1950 and other gardens not on the tours. A 1947 planting plan for Iris beds (perhaps in area by Lilac Path?), lists of new Iris for 1947 and 1948, order forms with prices for 1949 and a sketch of a border bed for 1949. A letter which suggest that Paine sent some soil to be tested with the results and suggestions.

Photographs (from glass negatives)

215

One folder of double image photographs of various family members (probably Robert Treat Paine's) mostly children. Nineteenth Century photographs.

Photographs (Black and White)

These photographs were recently printed from negatives found in the house. The photographs are all numbered with the corresponding negative number. They are all in folders separated by negative package groups.

I. Family Photographs:

Folder #2: No date

3 photographs of female family members horseback riding. ca. 1930s?

Folder #3: Family portraits dated 1927 - 1928.

Some (or all) must have been taken later because of the bays on the terrace. All the photographs are taken around the house. Evergreens are grown by retaining wall and brick on terrace is only in smaller area. Views of the driveway and a car with the year 1934 on the license plate.

Folder #6:

Markings on the negative package: "Family", "Rob & Parents, 1928" and "Julia & ?, 1939"

II. Landscape Photographs:

Folder #1: "Negatives - Good - Waltham PLace" . After 1932.

Negative

Number

Description

166	Large trees at far end of West Field
23	Same trees but with lilacs in view (taken from farther back)
227	View East towards house from lilac area
237	View West from Glacier Rock to Lawn Beds (iris)
47	From East Terrace looking East
170	Glacier Rock with lily border, evergreen at the south end of rock
34	East Terrace close up
161	Daffodil field by tennis court
61	Roses by west facade of house
200	From Lawn Beds to house
203	View from West Terrace out to West Field
204	Same as 203 but taken from work area by the dogwood
35	View from West Terrace SW towards woods

- 216 From East Terrace along south facade of house to West Field
- 210 From rhododendron bushes by lilac path towards the house
- 152 From East Terrace towards the tennis courts
- 145 View along south facade of house looking east
- 47 (pre 1932) South facade of house looking east without bays
#9, 18, 19, 23?, 39, 97, 104, 107, 154, 159, 166, 169?, 183, 197, 212, 215, 224, 298, 299:

These are all a miscellaneous group of close ups of particular plants, trees, still lives of flowers in vases or a few unidentified small areas.

Folder #4: "Corresponding to a package of prints- Not the Best"
No Date.

<u>Negative Number</u>	<u>Description</u>
285 & 286	Sweeping views up the lawn towards the house from far down the lawn
193? 287	From north side of West Terrace looking northwest. Greenhouse in snow with the house in the background
281? 228	Looking west from lawn beds towards lilac area Looking east along south facade of house (bays just in view)
304	Looking east from West field, past lilacs towards house
302?	From Glacier Rock to Lawn Beds with lilac area in the background
306	Beds of iris by the arbor vitae around the lilacs
291	View west from West Terrace to lilac area
305	Same view but taken more from the south and from the slope by the West Terrace
195	Looking from behind the arbor vitae north towards the woods
#82, 116, 117, 124, 176, 207, 252?, 265, 267, 272?, 288, 293:	

These are the same types of miscellaneous photographs as above.

Folder #5: "Waltham Place 'Best' negatives". Dated October 1927 - May 1932.

<u>Negative Number</u>	<u>Description</u>
110	Wisteria on west facade of house
51	Peonies by greenhouse
55 & 58	Rhododendron bushes on either side of driveway by house
71	view from West Terrace looking West

65 Retaining wall in front of house with small evergreens and a woman posing
 80 Looking over East Terrace
 78 Looking over East Terrace to woods
 119 Looking west past south facade of house towards West Field - the large tree in far distance is later cut down ca. 1920s
 159 Daffodils and evergreens on slope, below tennis court
 152 Taken from East Terrace looking south towards the tennis court
 215 Large tree, perhaps down on the lawn
 227 View from the arbor vitae area towards the house with various grass types in the foreground
 237 Looking from Glacier Rock to Lawn Beds
 80 Looking at outer beds of East Terrace

#11?, 12?, 13, 33, 41, 50, 53, 56, 60, 75, 78, 81, 84, 94, 100, 105, 108, 115, 120, 121, 126:

Miscellaneous photographs of flowers in vases, snow scenes, and others.

Folder #7: Negative #241 - 347 dated 1948, -#368 are 1949

Negative

<u>Numbers</u>	<u>Description</u>
360	Driveway side of house, north side with ferns
358	View towards the Lilac Path from house
359	Close up of Lilac Path (iris, mature arborvitae)
326	Flowers close up by arbor vitae
320	Terrace with brick, bays and potted plants
304	Lilies on East Terrace
347	Garden bed with arbor vitae in background (location?)
365 & 366	Same garden as #347, open field with large tree, by woods
368	Bird bath by peony bed on the house side of the arborvitae looking west
363	Peony beds

#280?, 292, 294, 296, 307, 320, 323, 328, 342, 354, 362, 369, 370:

Miscellaneous photographs of details and close ups

Folder #8: "Waltham - 'Best' 1932, -October 1938

Negative

<u>Numbers</u>	<u>Description</u>
207, 208	
&209	Close up of Lilac Path Beds, iris etc.
357	Looking from West ramp towards West Field

249 Daffodils around evergreens below tennis court
 180 Looking southwest beyond arbor vitae
 140 Close up of Lilac path
 220 White Dogwood by west facade of house
 186 View out towards West Field
 191 View east towards the house from far side of iris
 beds by arbor vitae
 233 View northeast towards house from Lawn Beds,
 showing path by birches by East Terrace
 161 Daffodils by tennis court
 235 Rhododendron bush by end of wall below East
 Terrace
 231? View looking northwest from front lawn towards
 house
 355 White dogwood by south facade of house
 45 Old view of terrace without bays, looking east
 137 West Terrace outer beds
 111 West facade of house with wisteria and dogwood
 182 View looking west to West Field
 48 & 131 before and after views of the terrace, with and
 without bays
 241 Driveway by opening up to greenhouse area
 146 & 144 Views of the terrace looking East
 26 View south over lawn towards Waltham
 250 Looking north past daffodils and evergreens
 towards the house
 181 Looking west towards West Field from slope by West
 Terrace
 217 Forsythia with greenhouse in the background with
 the driveway in between
 173 View from within the Lilac Path towards the house
 160 Daffodils and evergreens below the tennis courts
 138 View west from beside the West Terrace looking
 towards the Lilac Path
 171 & 196 From iris beds behind arborvitae towards the house
 194 View south over arborvitae and beds
 364 Front carriage drive with ferns looking east
 towards greenhouse
 257 View over West Terrace towards West Field
 256 From driveway by greenhouse slope through woods
 towards the house
 96 West towards West Field - tall tree in distance
 later taken down - ca.1932?
 162 Daffodil field by tennis court
 28 Tennis court and south slope
 214 Slope below tennis court, driveway in the distance
 37 View of West Field and rhododendrons on slope and
 small arborvitae
 135 View of West Field looking north, lilac path and
 large tree exist
 234? West facade of house
 21 Looking at the northwest end of West Field

#21, 38, 133, 136, 142, 147, 148, 149, 150, 158, 163, 168

(car-1934), 172, 174, 175, 177, 184, 185, 188, 198, 213, 221, 222, 223, 226, 229, 231, 242, 243, 244, 245, 246, 251, 252, 253, 263:

Miscellaneous photographs

III. Landscape Photographs Miscellaneous:

The following are located in two separate grey envelopes and were taken later, probably late 1940s.

1. Black and white photographs

Negative

<u>Number</u>	<u>Description</u>
1	Lawn Beds looking west
2	From West Terrace looking towards West Field
3	Same, but standing beside ((north) of Terrace
4	Close up of Lilac Path
5	Lawn Beds close up looking north towards house
6	View looking east past south facade of house, focus is day lily bed
10	Rhododendron slope by lilac area looking north
11	Beds along north side of West Field
13 & 14	Unclear?
15	Looking east on terrace towards East Terrace
16 & 17	View from Lilac Path by arborvitae towards the house
18	Iris beds behind arborvitae looking northeast
19	Iris beds behind arborvitae looking south
20	Standing on West Terrace looking towards West Field
27	Beds by arborvitae
24, 25, 26, & 28	Unclear?

#7, 8, 9, 12, 22, 23: Miscellaneous photographs

2. Color photographs

No numbers, but are a clear set of small photographs of the grounds in about 1949/1950. Flowers in bloom are helpful. Showing are the same areas as the 1932 period but with more mature plants.

58 photographs in all.

Waltham Public Library: Historical Collection
Robert Treat Paine Estate Collection

1. Aerial photograph. Undated, but probably 1920 or 1930s. The photograph was taken in the winter or early spring as there is no foliage.
2. Folder of hand written records of all mason work, including foundations, cut stone.
3. Large photograph of a group of people standing in front of the retaining wall by the large pine. undated (ca. 1920s?)
4. Two photograph albums:
 - A. Black album with gold embossed "Waltham: Robert Treat Paine":
Black and white photographs, dates in pencil on the back, 1920s and 1930s and some later (1949).
 - B. Maroon album with gold embossed "Stonehurst"
Color photographs (faded). Excellent documentation of 1949-1950. All photographs are labeled and dated. There is a table of contents in the front. Includes several earlier Christmas cards.

Many of these photographs are duplicates of the photographs at Stonehurst, and it would be helpful to look at them together.

STONEHURST PHOTOGRAPHS

1949 - 1950

BY THEODORE STORER

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FROM THE WALTHAM PUBLIC LIBRARY,
PAINE ESTATE PHOTOGRAPH ALBUM.

Photographs Taken by Theodore Storer

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- PAGE 2 - Work Terrace & Lilac Path Beyond; Lawn Bed from Glacial Rock; Work Terrace & Lilac Path.
- PAGE 3 - East Terrace; Columbines in Hemlock Bed; Honeysuckle.
- PAGE 4 - West Field Lilac Path from House; West Field View from Breakfast Window.
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- PAGE 6 - Rockery View on Swing Clump; West Field Day Lily Buds Against Pines; West Field Day Lilies Against Pines.
- PAGE 7 - Flame Azalea Swing Clump; Azaleas, Back Against Hemlock; Azaleas North of Avenue and Bridal Wreath.
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- PAGE 9 - So. W. Terrace Marigolds; East Terrace E. End Magnificent Paulette Towards Right; General View W. Terrace & Lilac Path; Greenhouse Lawn Looking Towards Avenue & Tennis Court Hemlocks.
- PAGE 10 - E. Terrace D.L.S. "Rajahs and Hyperions"; Lilac Path "Hyperion" O.L.; Rhododendrons Annex D.L. Borders "Hara Major".
- PAGE 11 - Work Terrace View of Lilac Path; West Field Rhododendrons and Lilac Path.
- PAGE 12 - Yellow Flame Azaleas on Avenue; Azalea Vaseyi Avenue; Pink Dogwood by Lantern; Forsythia by Lantern.
- PAGE 13 - Stonehurst Terrace (Christmas Card 1928)
- PAGE 14 - Hemlocks at Stonehurst; Stonehurst Terrace (Greetings Cards).
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Waltham, City of. Law Department. Paine estate deeds. City Hall, Main Street, Waltham MA.

Waltham, City of. Planning Department Collections. City Hall, Main Street, Waltham MA.




Figure 1: Plan of the Estate of George W. Lyman, Waltham MA
September, 1881. Scale (original) 1"=200'
Recorded, Middlesex Registry of Deeds, Book 37 Plan 45

Plan of the Estate
of
George W. Lyman
WALTHAM MASS.

September 1881. Scale 1 in. = 200 feet.

Chas. F. Parks, Civil Engineer.

(Original on file)

Division A. 
" B. 
" C. 

Register of Deeds, So. Dist.
CAMBRIDGE, MASS.
Copy of Plan
Recorded Nov. 22, 1881, at 9.17 - M. A. W.
Plan Book 37 - Plan 45 (D of G)

Chas. F. Parks

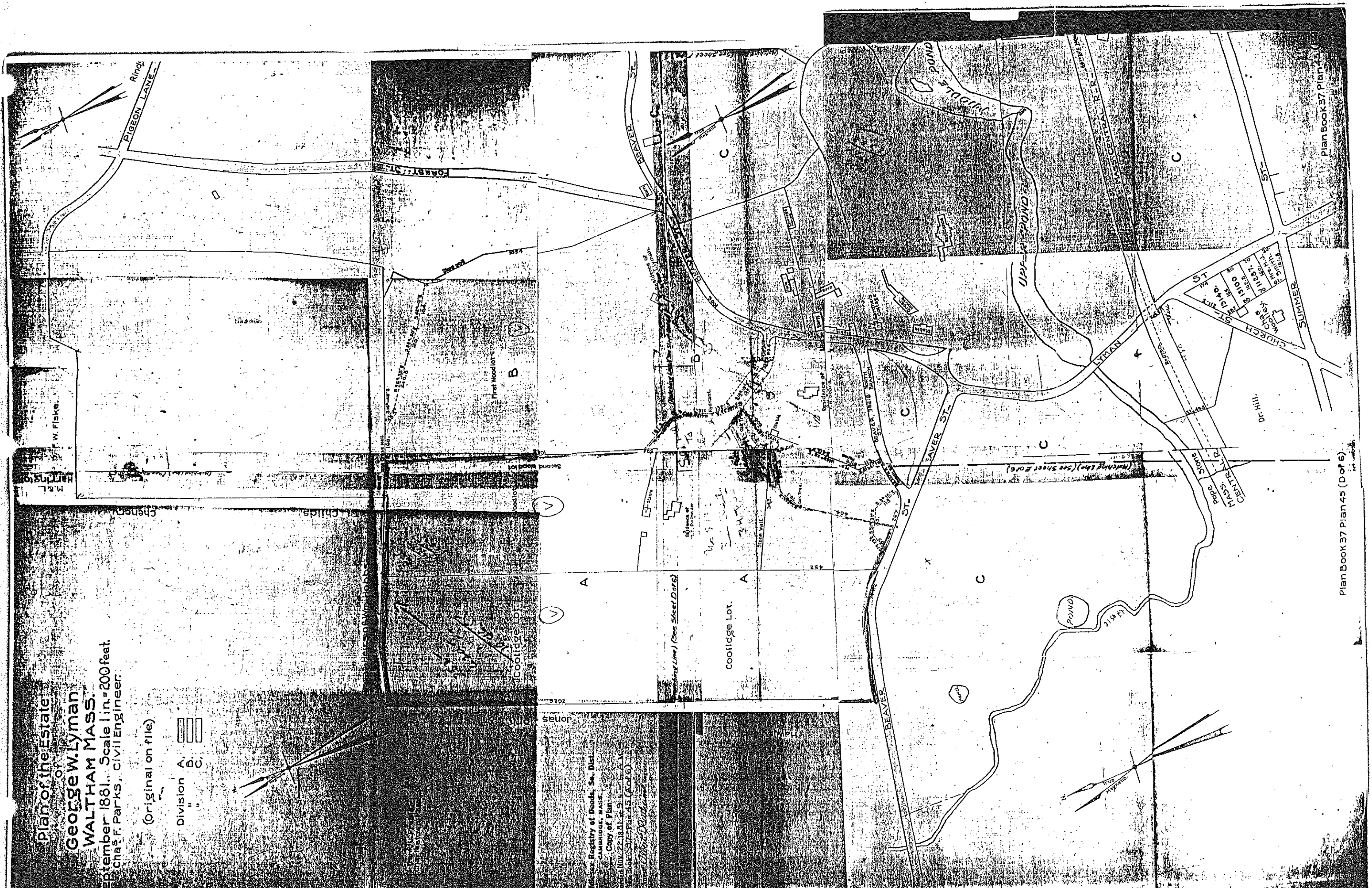


Figure 3: "Topographical Survey, Mr. Paine's Place, July 1884"
Pencil on linen, FLONHS archives, Job # 677, Box 4059, Plan #4.

Plan indicates original siting of house (with porch and bay window at bottom of drawing), stable (east of house), outbuildings (shaded series of squares north of stable), and large rocks in the field area north of the house. The house was moved to the top of the hillside in the vicinity of the large rock and "old road" noted on the plan. The line running diagonally across the plan indicates a stone field wall which was removed at the time of the house relocation.

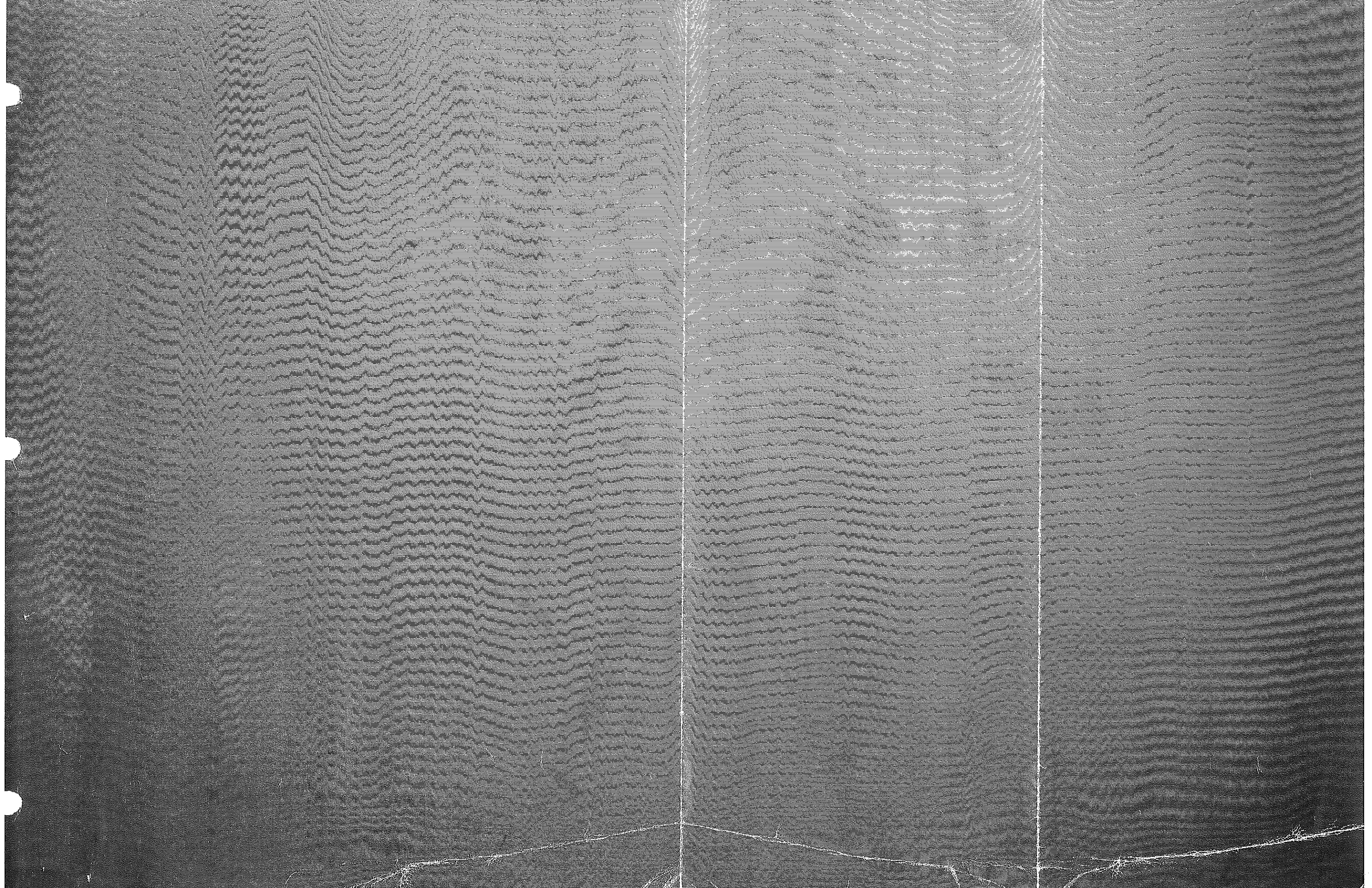


Figure 4: "Portion of Grounds of Robert Treat Paine, Waltham
Topography of House Site." n.d. [ca. 1884]
Red and Black Ink on Linen, FLOHNS archives, Job #677, Plan #3

Enlargement of Figure 3 showing topography at top of hill.
Note location of large rocks and stone wall which was removed
at the time of the house relocation. The house terrace
incorporated most of the large rock in the center of the
drawing. The two large rocks at the top of the drawing
indicate the location of the oak knoll and "whale rock" which
sit southeast of the present house and terrace.

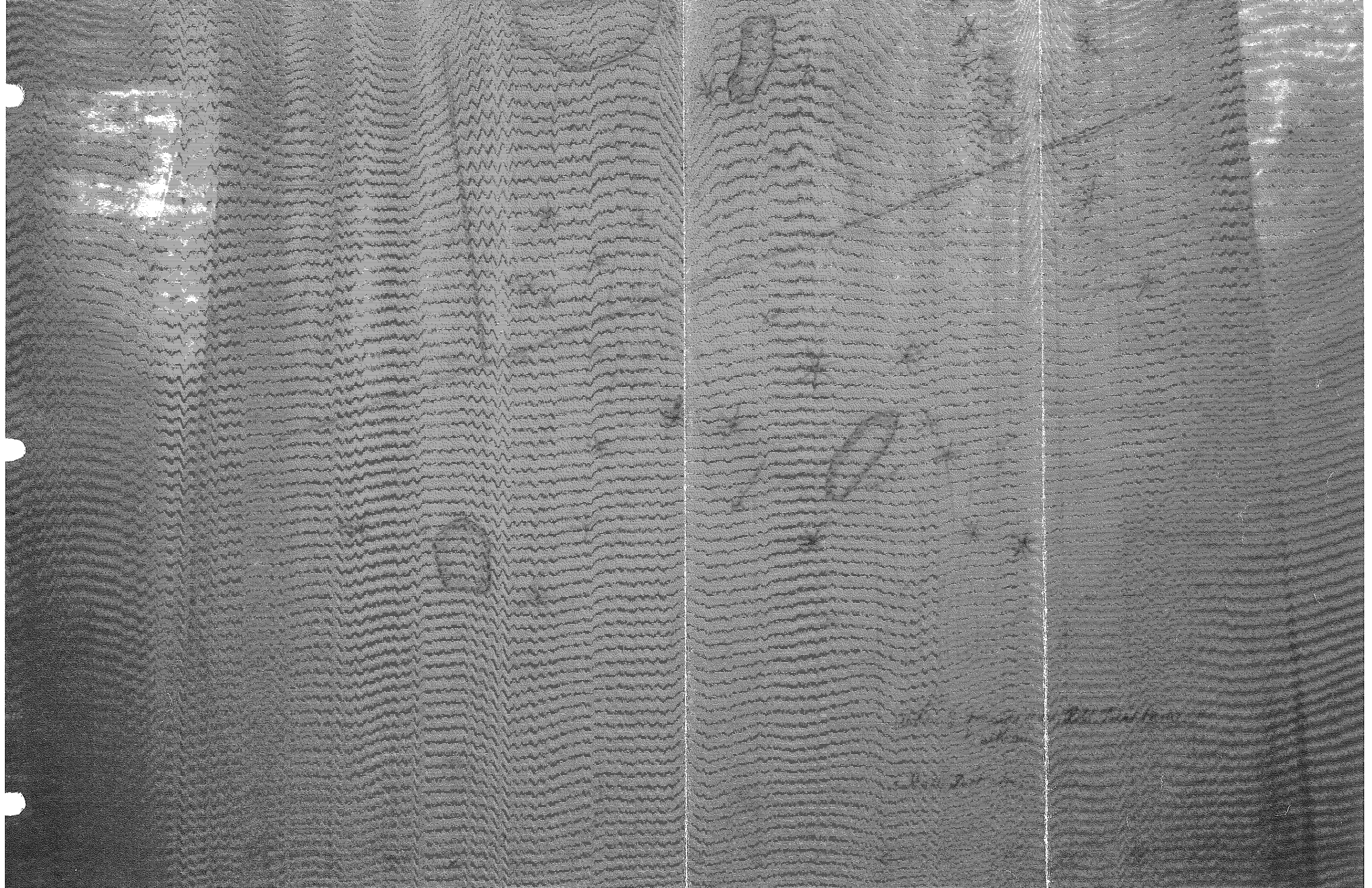


Figure 6: "Terrace Study" , July 18, 1884
Pencil on trace. FLONHS archives Job #677, no plan #

Early unexecuted study of house terrace and north yard with carriage sweep. Note large rock near west terrace which indicates siting of house in Figure 4.

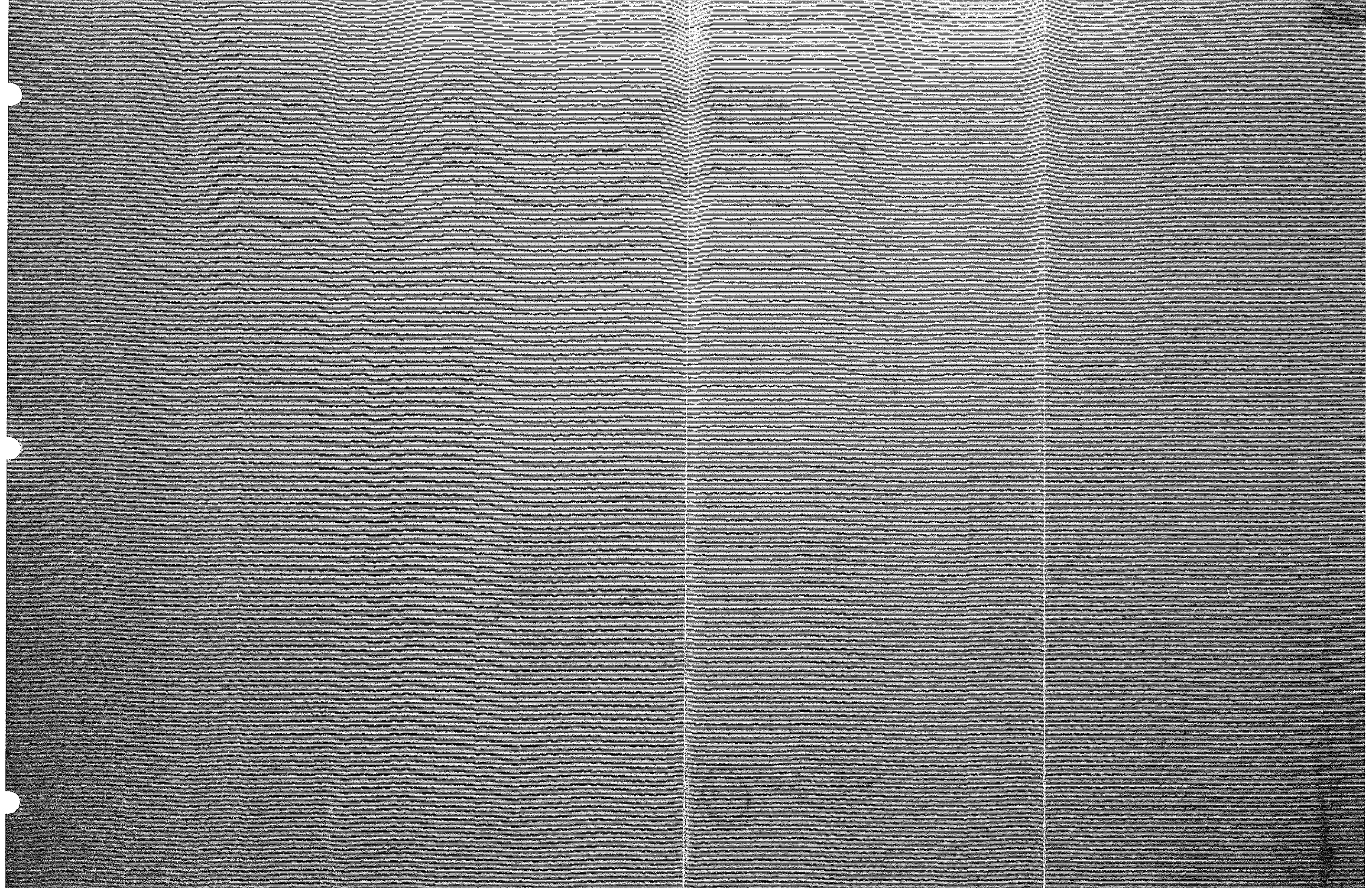


Figure 7: "House for Mrs. Robert T. Paine, Jr." n.d. [ca. 1884-85]
FLONHS archives, Job #677, Plan # Z-3

In-progress plan showing terrace as executed but with another treatment of carriage sweep and yards north of house. Note paths designed to lead from the terrace to east and west yards.

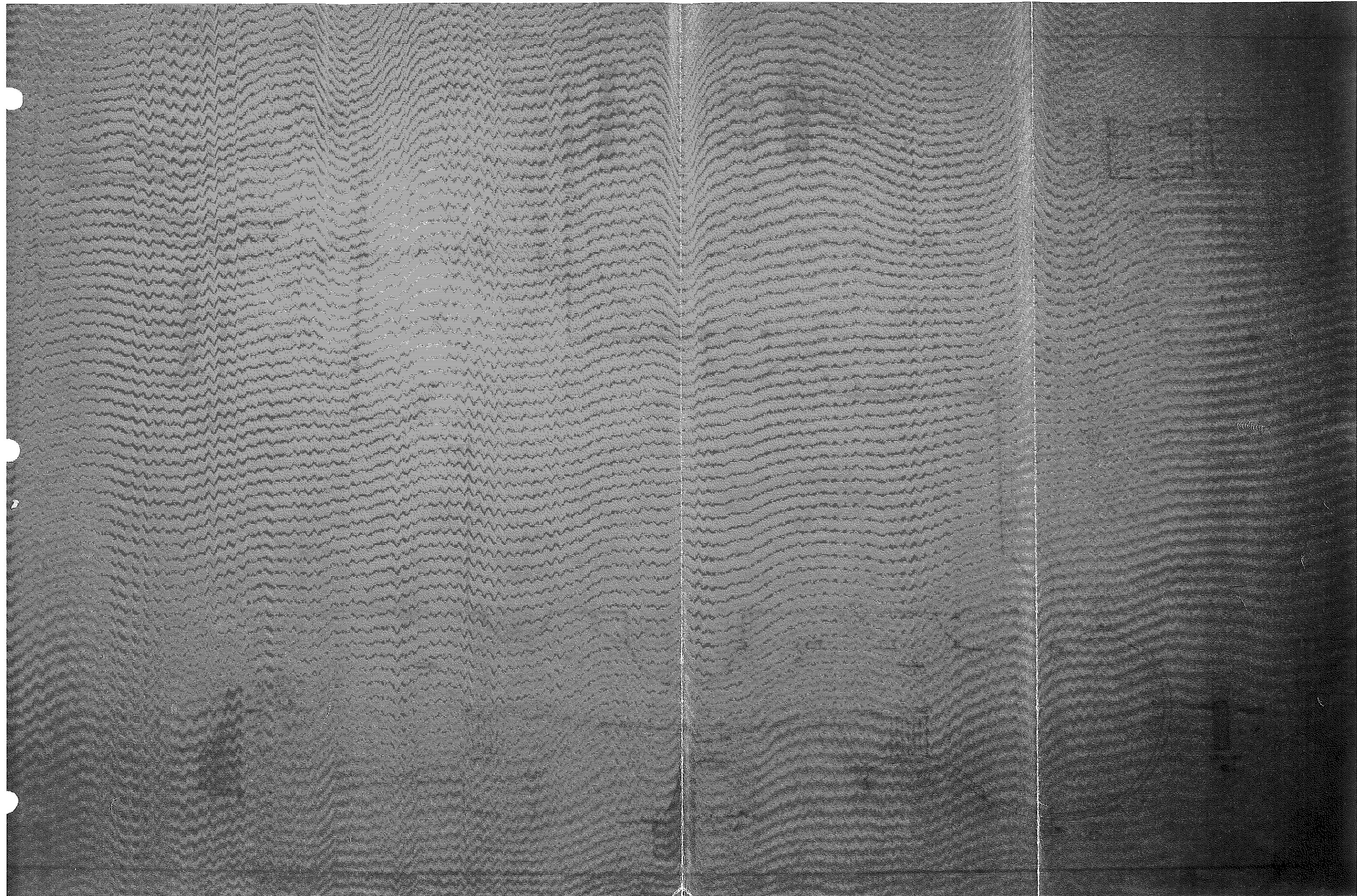


Figure 8: "House for Mrs. Robert T. Paine Jr., n.d. [ca. 1884-85]
Ink on Linen. FLOHNS archives, Job #677, Plan #5

Same as figure 7 but with changes to north carriage drive,
terrace stairs, and with terrace marked "Cement Terrace".

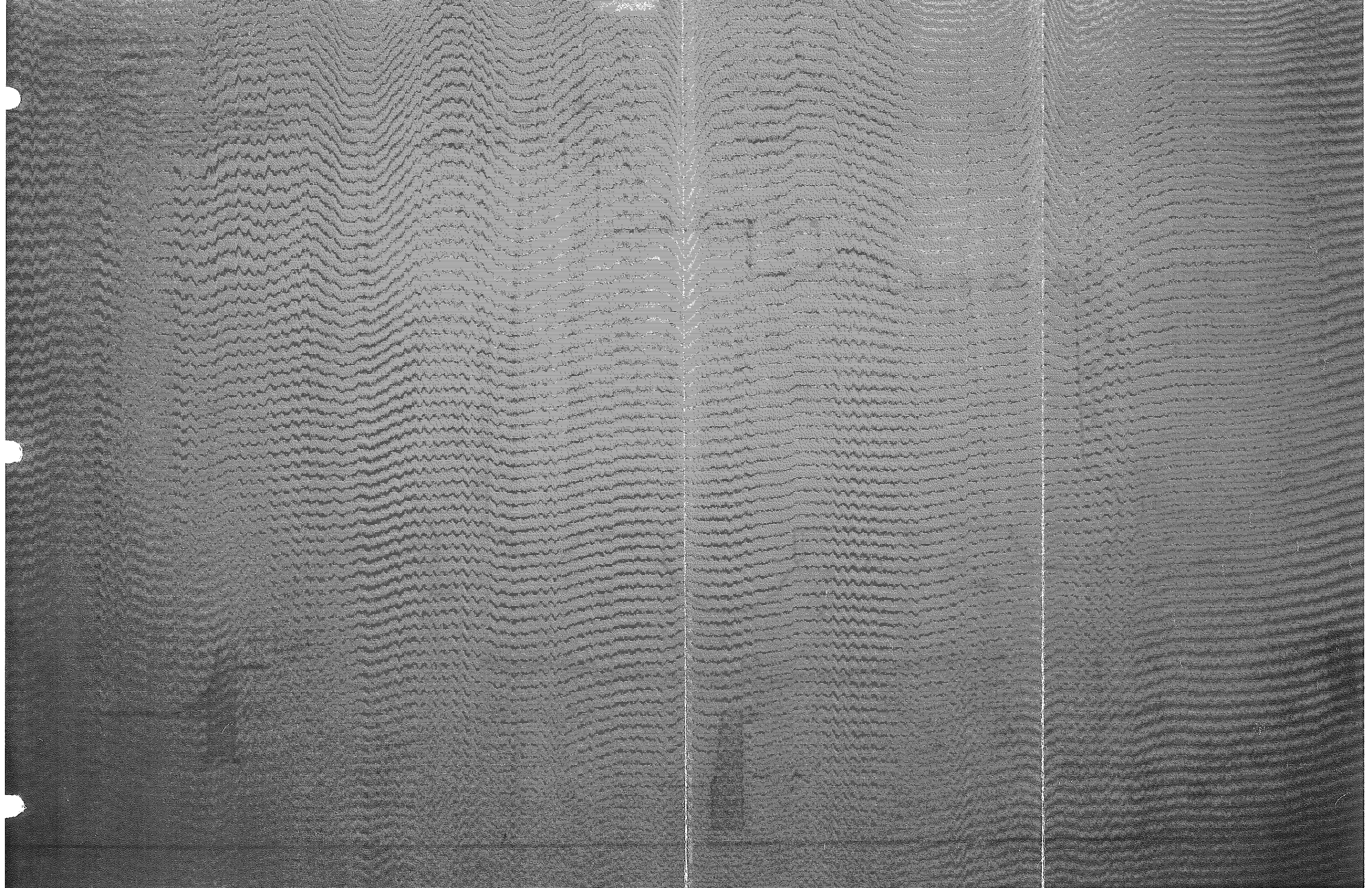


Figure 9: "Terrace Plan. R. T. Paine, Esq., Waltham Mass." March 30, 1886
Pencil on Trace. FLOHNS archives, Job #677, Plan #Z-4

Detailed portion of this plan showing kidney-shaped island on the east terrace (for possible planting?) and broad stairs up terrace ramp. This plan may have preceded figure 10.

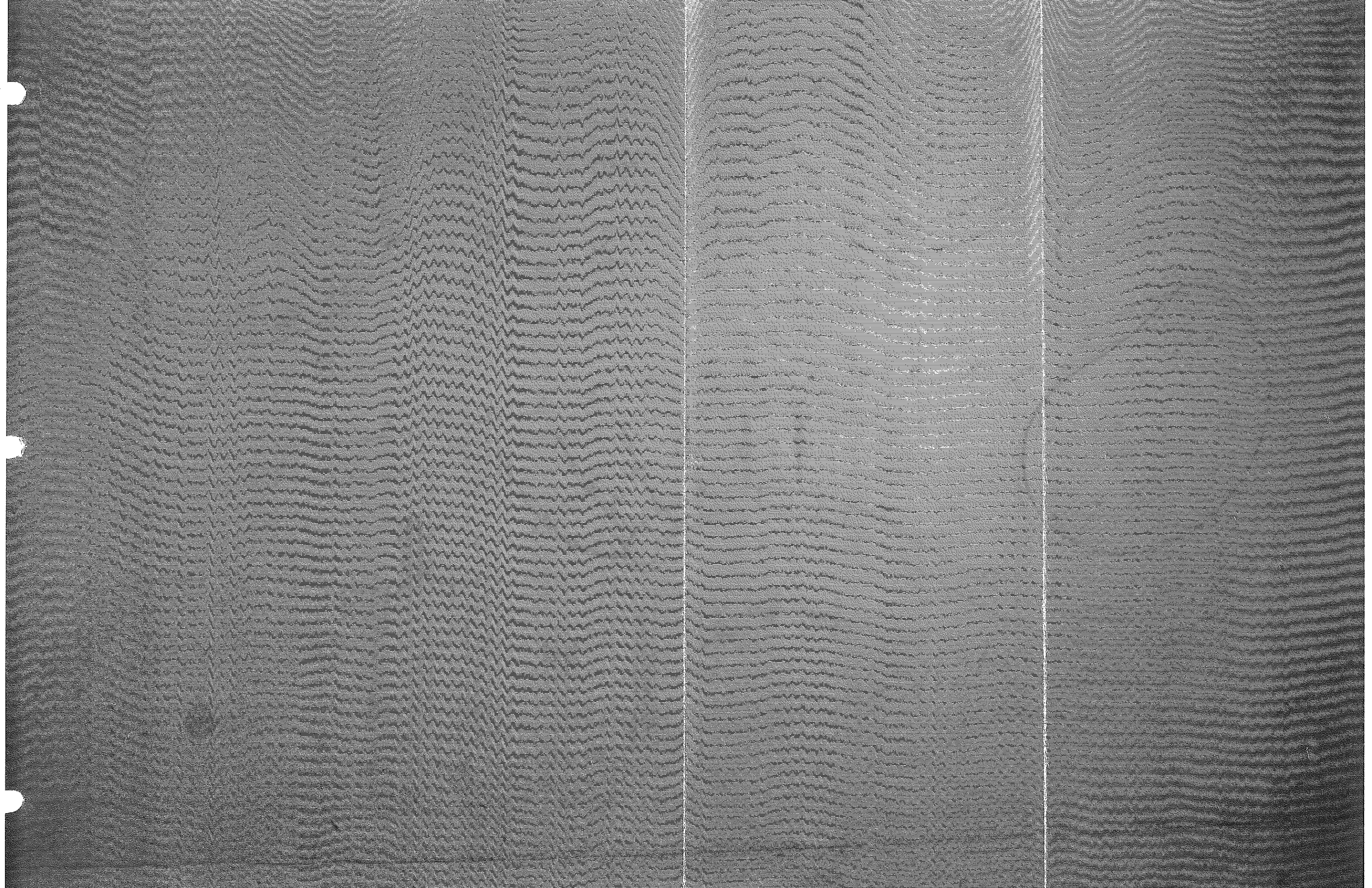


Figure 10: Untitled Drawing, n.d. [ca. 1885-86]
Red and Black Ink on Linen. FLOHHS archives, Plan #Z-5

Clean, final copy of figure 9 showing construction measurements for east terrace wall and staired ramp. Ramp never seems to have been constructed with stairs.

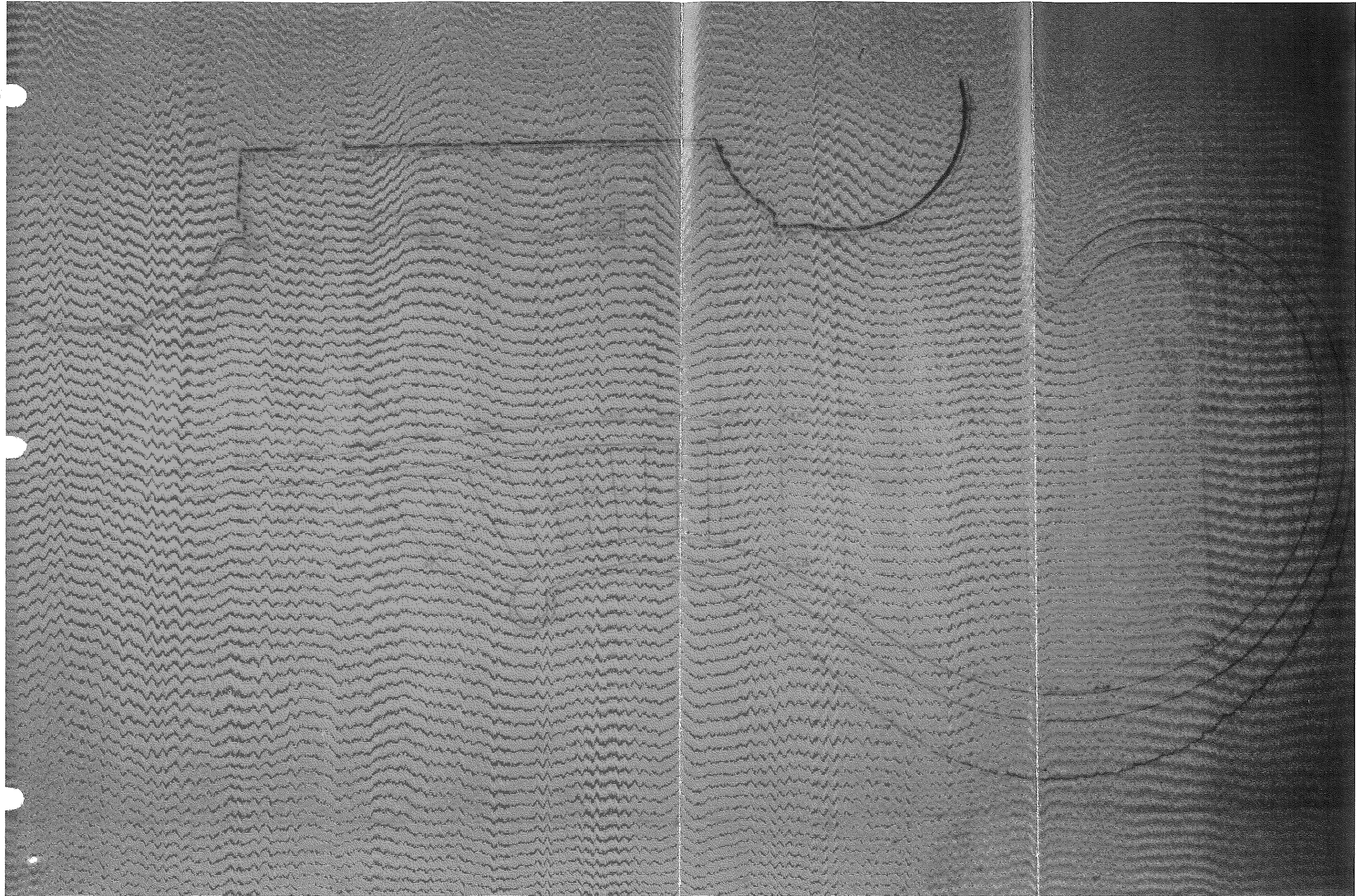


Figure 11: "Elevation of Terrace Wall for R.T. Paine, Esq., Waltham, Mass"
March 20, 1885. Pencil on paper-backed linen.
FLONHS archives, Job #677, Plan #8

Half-elevation of terrace wall with capping with cut,
rectangular stones. Study plan.

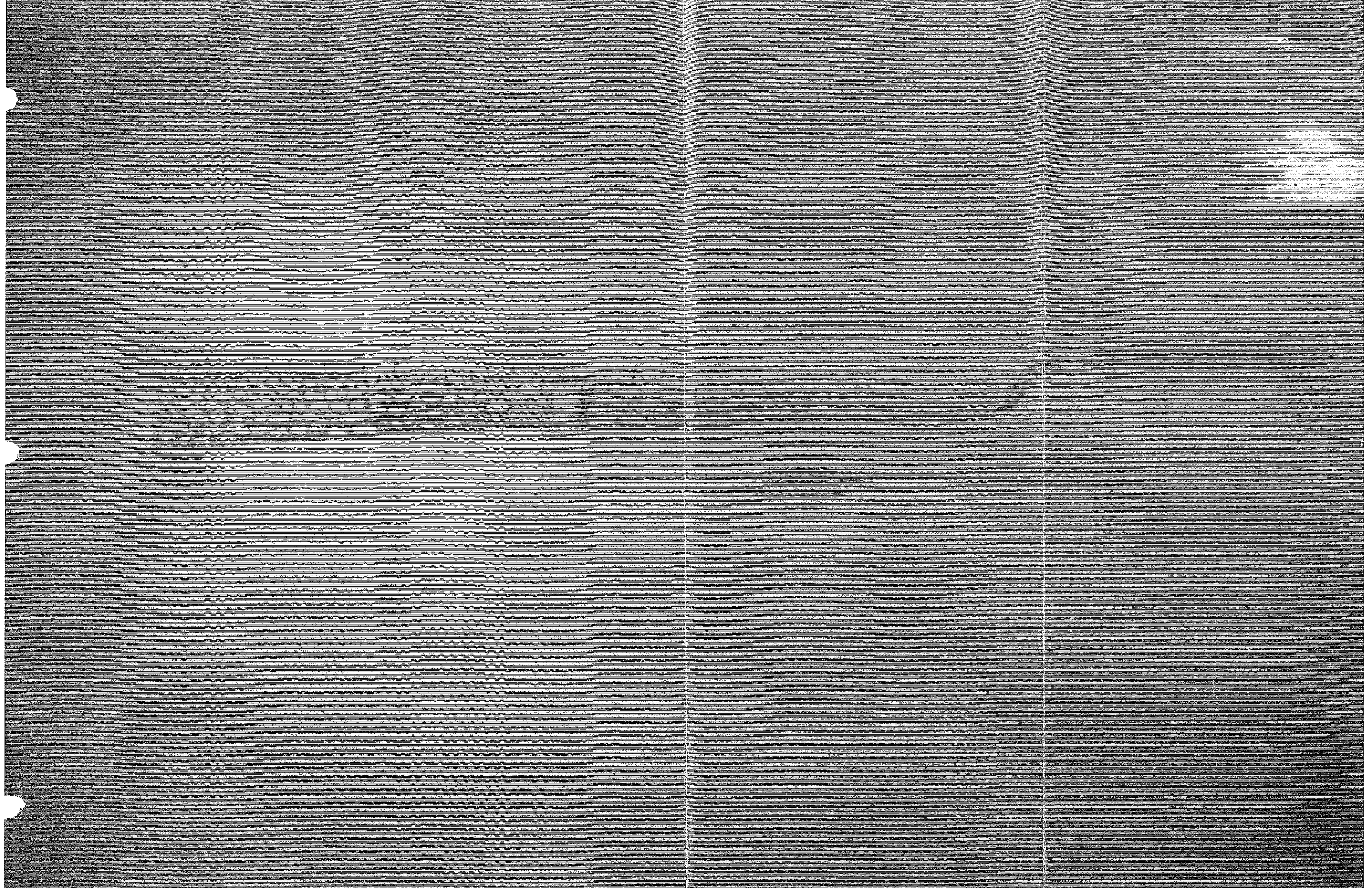
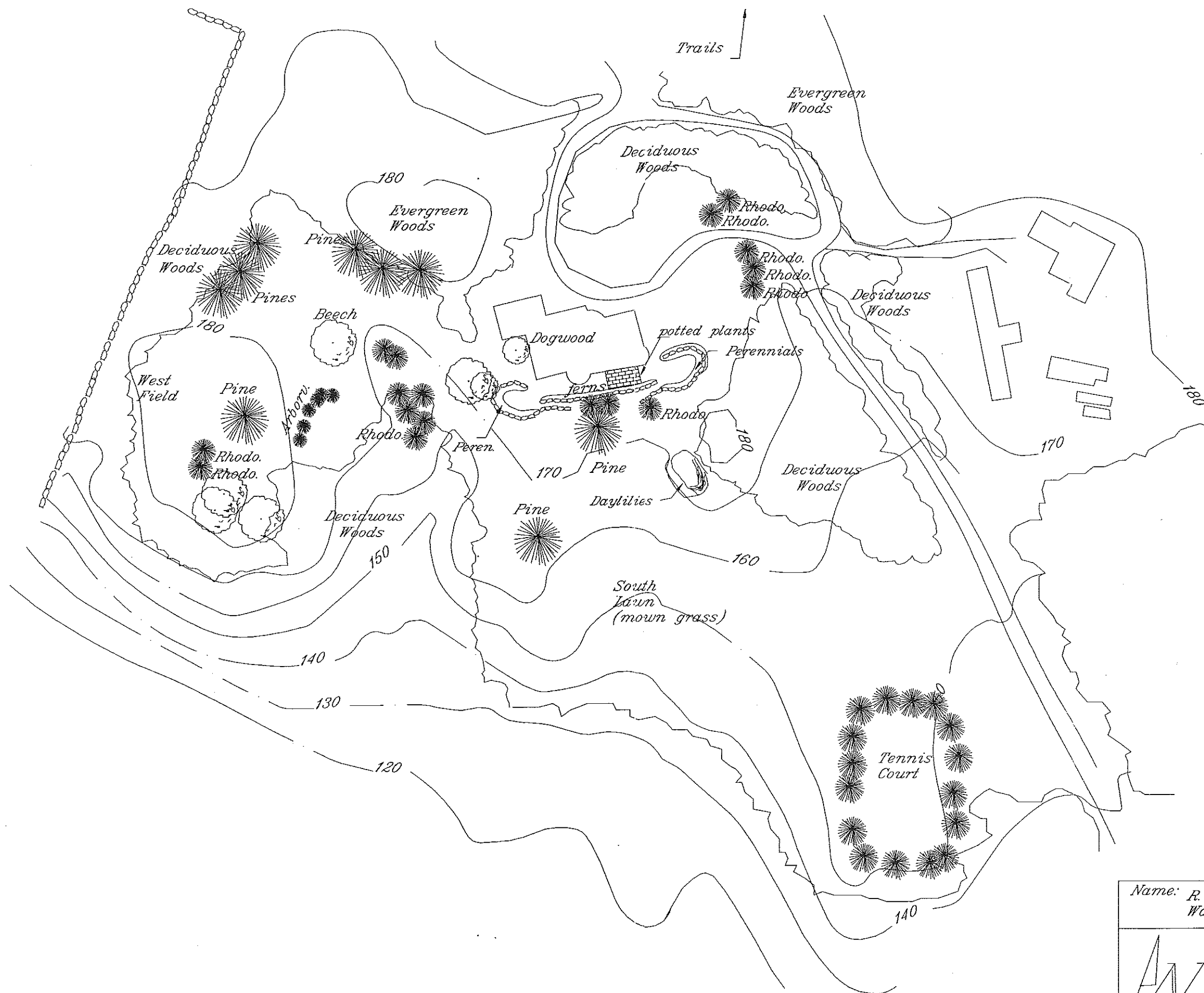


Figure 12: Sketch plan, Robert Treat Paine Estate, 1911-1932

Conceptual plan drawn from period photographs and plans.



Name: *R. T. Paine Estate, 1911-1932
Waltham, Massachusetts*

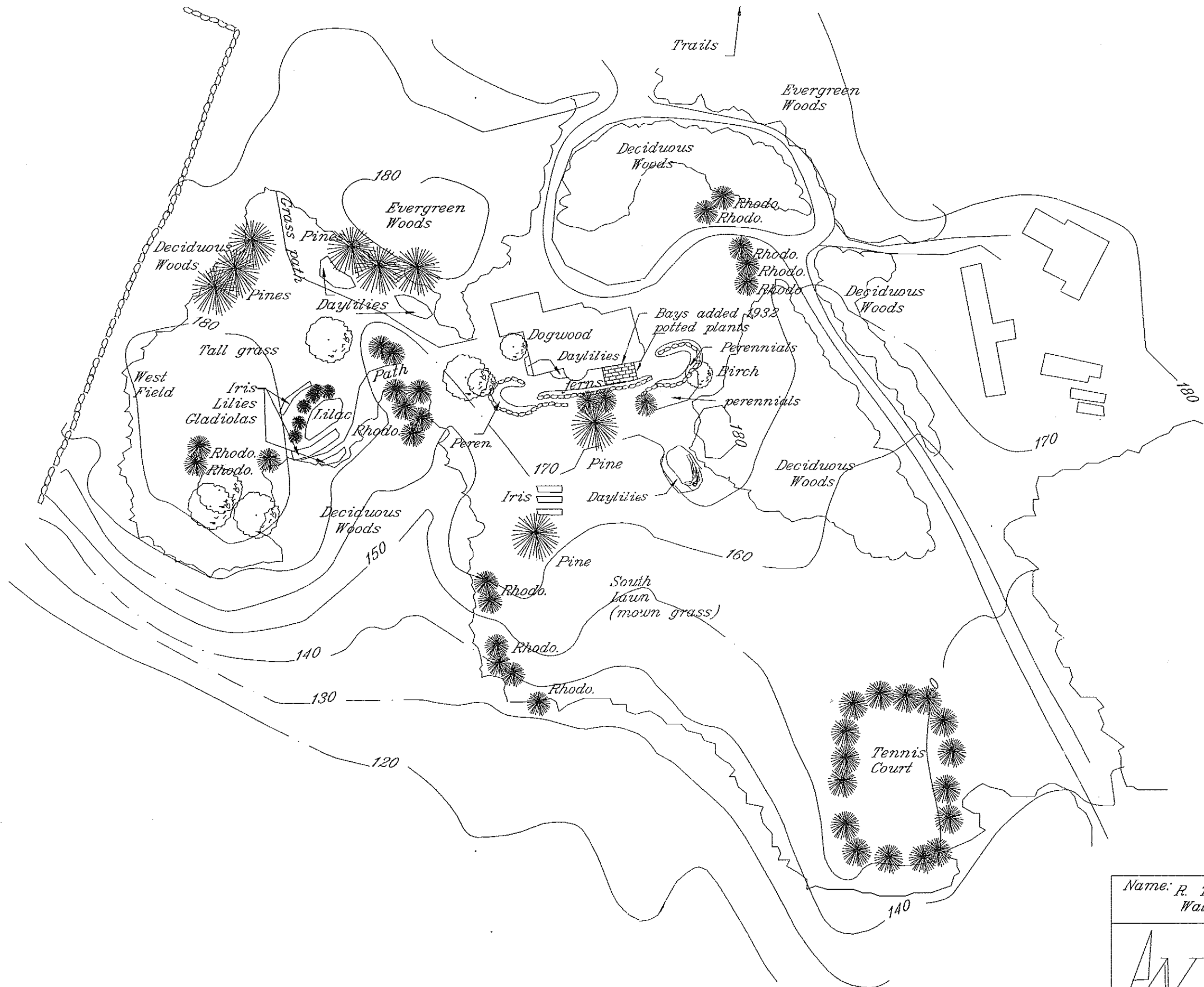
By: *PAST DESIGNS
53 High Street, Kennebunk, ME 04043
(207) 985-4326*

Scale: 0 100 150 200

Date: *November 20, 1991*

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Figure 20: Sketch plan, R.T. Paine Estate, 1932-1940's
Compiled from period photographs



Name: R. T. Paine Estate, 1932-1940's
Waltham, Massachusetts

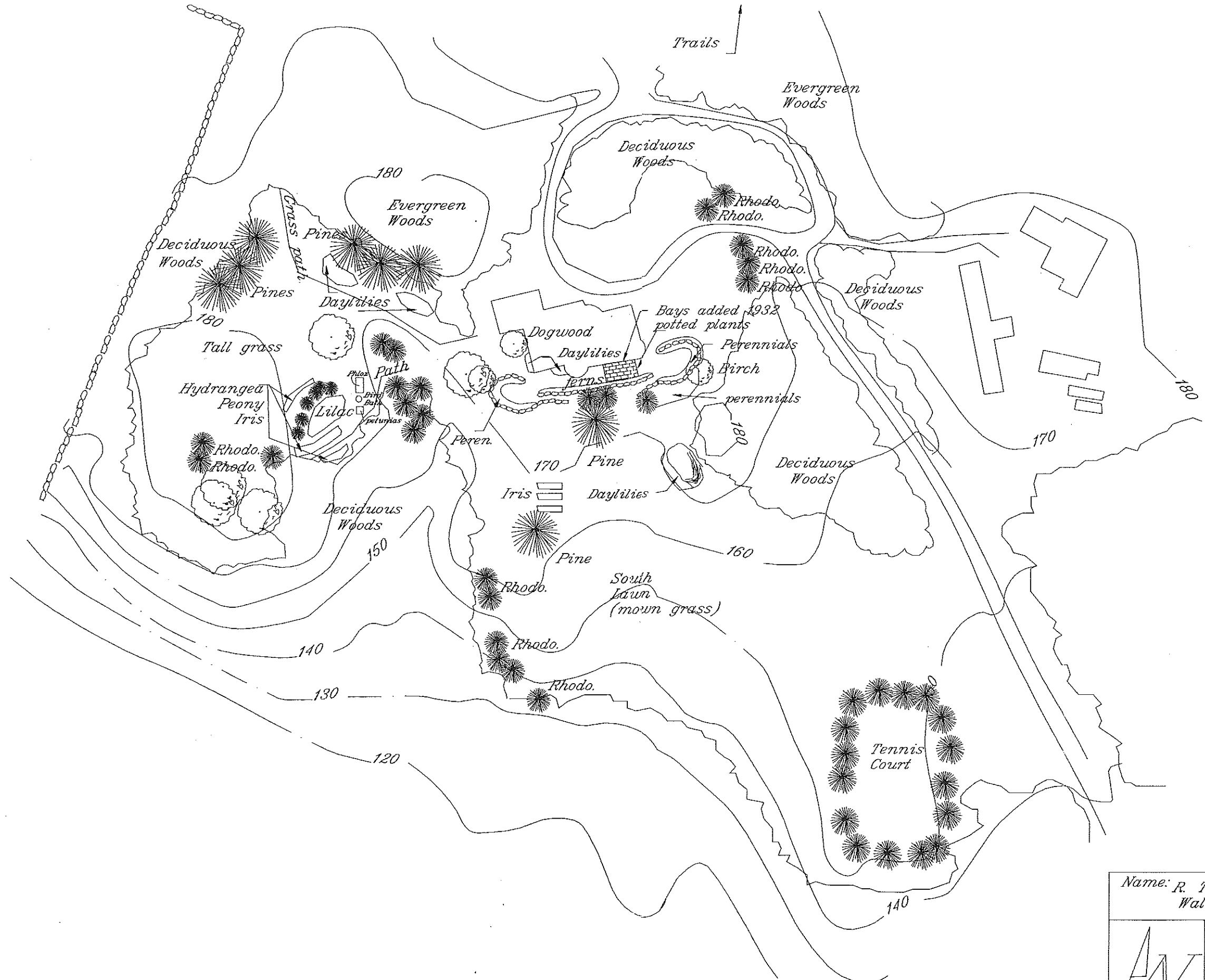


By: PAST DESIGNS
53 High Street, Kennebunk, ME 04043
(207) 985-4326

Scale: 0 100 150 200

Date: November 20, 1991

Figure 33: Sketch plan, R. T. Paine Estate, 1949-1950
Compiled from period photographs



Name: R. T. Paine Estate, 1949-1950
 Waltham, Massachusetts

By: PAST DESIGNS
 53 High Street, Kennebunk, ME 04043
 (207) 985-4326

Scale: 0 100 150 200

Date: November 20, 1991

Figure 40: Topographic and Lot Plan, R.T. Paine Estate, 1974
Compiled from 1974 aerial photographs and plans
available through the Waltham Planning Department



Name: Robert T. Faine Estate, 1974
Waltham, Massachusetts

By: PAST DESIGNS
53 High Street, Kennebunk, ME 04043
(207) 985-4326

Scale: 0 100 200 400

Date: November 20, 1991

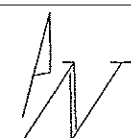


Figure 43: Sketch Plan, R. T. Paine Estate, 1991
Compiled from field notes



Name: R. T. Paine Estate, 1991
 Waltham, Massachusetts

By: PAST DESIGNS
 53 High Street, Kennebunk, ME 04043
 (207) 985-4326

Scale: 0 100 150 200

Date: November 20, 1991

