

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	WLT.336
Historic Name:	Wellington, William House
Common Name:	Middlesex County Hospital
Address:	775 Trapelo Rd
City/Town:	Waltham
Village/Neighborhood:	Eastview Park
Local No:	108-B
Year Constructed:	c 1779
Architect(s):	
Architectural Style(s):	Georgian
Use(s):	Abandoned or Vacant; Agricultural; Single Family Dwelling House
Significance:	Agriculture; Architecture
Area(s):	WLT.AP: Waltham Multiple Resource Area WLT.AW: Waverley Oaks - Beaver Brook Reservation
Designation(s):	Nat'l Register Individual Property (9/28/1989); Nat'l Register MRA (9/28/1989); Preservation Restriction (2/19/2008)
Building Materials(s):	Roof: Wood Clapboard Wall: Wood Clapboard; Wood Foundation: Cobblestone



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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on:

Tuesday, February 23, 2016 at 3:07: PM

FORM B - BUILDING

AREA

FORM NO.

NR

MRA

165

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET
BOSTON, MA 02116

WALTHAM, MA MRA
Town Waltham, Massachusetts

s 785 Trapelo Road

ic Name William Wellington

ise

Present private residence

Original private residence

PTION

ca 1779

Sanderson, "The Wellington

-m"

Georgian

ect UNKNOWN

or Wall Fabric clapboard

Outbuildings attached agricultural

ildings.

Alterations (with dates) side additions (n.d), small
ndow added to east elev. (1919-1922)

tion good

no - Date n/a

less than one acre 15-1-17
e on grounds Middlesex Co. Hosp.

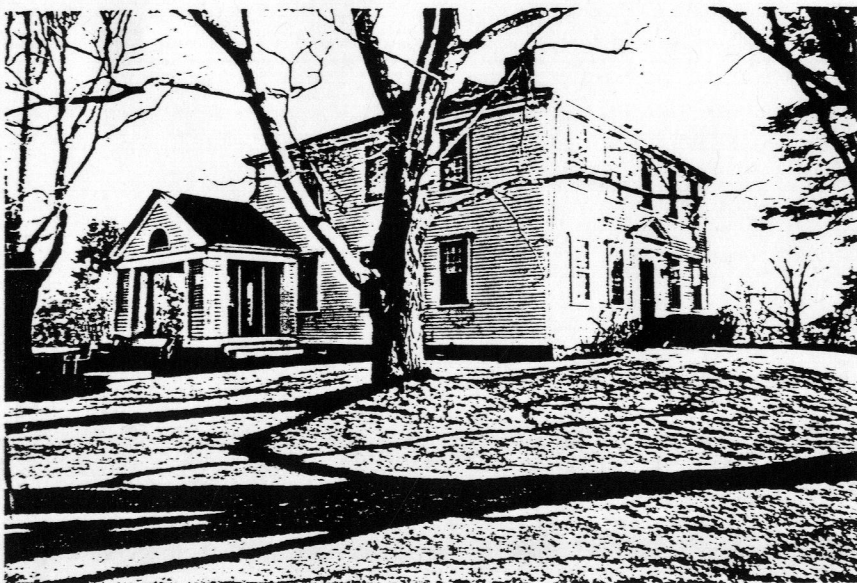
g retains pre-20th century

al character with mature trees.

stone wall.



property's location in relation to
nearest cross streets and/or
geographical features. Indicate



TM REFERENCE 19/217280 / 4697100

SGS QUADRANGLE LEXINGTON

CALE 1:25,000

Recorded by Edward W. Gordon

Organization Waltham Historical Comm.

Date June, 1986

revised C. Jenkins; 2/88

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

The Wellington Farm House is Waltham's finest example of Georgian vernacular architecture. Built c.1779, it housed members of the Wellington family until the early 1900's. The Wellingtons figured prominently in the civic affairs of the Trapelo Rd. area and Waltham during the 18th and 19th centuries. The Wellington Farm House possesses integrity of location, setting, design, materials, workmanship, feeling and association. It meets criteria A and C of the National Register of Historic Places.

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

The Wellington Farmhouse at 735 Trapelo Road is Waltham's most substantial and stylish Georgian House. Situated on the tree shaded, fieldstone wall bordered grounds of the Middlesex County Hospital, this house retains a high degree of its original rural character. The 5 bay x 3 bay main block is clad with clapboard. The center entrance features a multi-panel front door, and is flanked by well-crafted Doric pilasters. It is surmounted by an entablature and full pediment. In general, windows are fully enframed by raised mouldings with cornice headed lintels, and contain 12/12 wood sash. Narrow boards accent the main block's corners. The east wall features a secondary entrance with a multi-panel front door surmounted by a pedimented entablature. Above the door is a 4-pane transom and flanking the door are Doric pilasters. To the right of the east entrance is a small

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

The William Wellington House dates to c. 1739. It has significant historical associations with Trapelo's and Waltham's prominent Wellington family. The high quality craftsmanship and design of this house attests to the presence of skilled housewrights in Waltham during the late 18th century.

As early as 1636, Roger Wellington was granted land in Watertown. According to Sanderson, his first home was in the extreme eastern part of the town and is now mostly included in Mount Auburn cemetery. In 1659, he bought a house and 12 acres of land in the northern part of the town now in Belmont. His extensive landholdings encompassed between 250-300 acres in Cambridge and Watertown. Roger Wellington died in 1697-98. The first Wellington directly associated with the Trapelo Rd. area was Roger's son Joseph. According to Sanderson, his house was on the south side of Trapelo Road near the north east corner of the land now owned by the Walter E. Fernald State School. Joseph's son Thomas purchased part of what would become the Wellington Farm at 735 Trapelo Road in 1718. Thomas Wellington Jr. operated a tavern on or near this property during the mid 18th century. The farm was willed to his son William. He had married Mary Whitney in 1764 and bought her father's farm in 1777. According to Sanderson, he build #735 Trapelo Road.

BIBLIOGRAPHY and/or REFERENCES

- Maps/Atlases: 1830, 1854, 1874, 1886, 1911, 1923
 Collection of Waltham Public Library, "Farming in Waltham", var. authors, (nd)8/85
 Sanderson, Edmund L. Waltham, 1630-1884, Edmund L. Sanderson, 1936
 Ripkiss, Edward W., "Early American Domestic Architecture - The Wellington House near Waltham, Massachusetts" (with measured drawings), Architectural Forum, September, 1920.

ARCHITECTURAL SIGNIFICANCE, 735 Trapelo Road, continued

bay window which dates to the late 1890's/early 1900's. Projecting from the west wall is a colonial Revival porch addition. To the rear of this building is an ell of undetermined date. The main block is enclosed by low a hip roof with substantial brick chimneys rising from the east and west roof slopes.

HISTORICAL SIGNIFICANCE, continued

about 1789. It is interesting to note that both William and his father, Thomas Wellington Jr. took part in the April 19th battle at Lexington and Concord.

William Wellington was prominent in Waltham Civic affairs. He served as selectman for seventeen years. He bought many parcels of land in different parts of Waltham and Lexington. He may have carried on the inn business of his father and grandfather in this house, as he is listed as a victualer in an early deed. His brothers Thomas and Samuel, and son William, were also innholders. He died in 1813 - his son Abraham was awarded the "Grandfather Wellington Homestead (i.e. that of Thomas Wellington). Eventually Darius Wellington, youngest brother of Abraham, owned the entire property and carried on the farm. Darius supplemented his income by shooting robins in a cherry orchard behind the house, selling them to the hotels of Boston where they were considered a great delicacy. Darius' son Charles Lowell Wellington was the last of the family to own the whole property, selling about 1903 to John C. Runkel of Cambridge. Mr. Runkel rented out parts of the property to Louis Dean of Dean Dairy (cows and pigs were raised here during the Dean years)

When the county decided to build its tuberculosis hospital in Waltham's Tupelo district in 1930, they took a large portion of the Wellington Farm by eminent domain. A large portion of the property to the south of Trapelo Road and a small parcel in Woburn Street remained under Runkel ownership and was farmed by Phillip Ordile. Mr. Runkel died in the early 1960's. Late 19th century maps indicate that the Wellington Farm once had more extensive eastern-end building segments, including a large barn and 2-story west wing. This house is now occupied by the Superintendent of the Middlesex County Sanatorium.

BOUNDARY JUSTIFICATION

The Wellington House has been part of the Middlesex County Hospital grounds since the 1930s. Because the hospital does not relate to the historical and architectural significance of the house the bounds of this nomination are confined to the house itself and to the land within 25' of its perimeter.

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community:

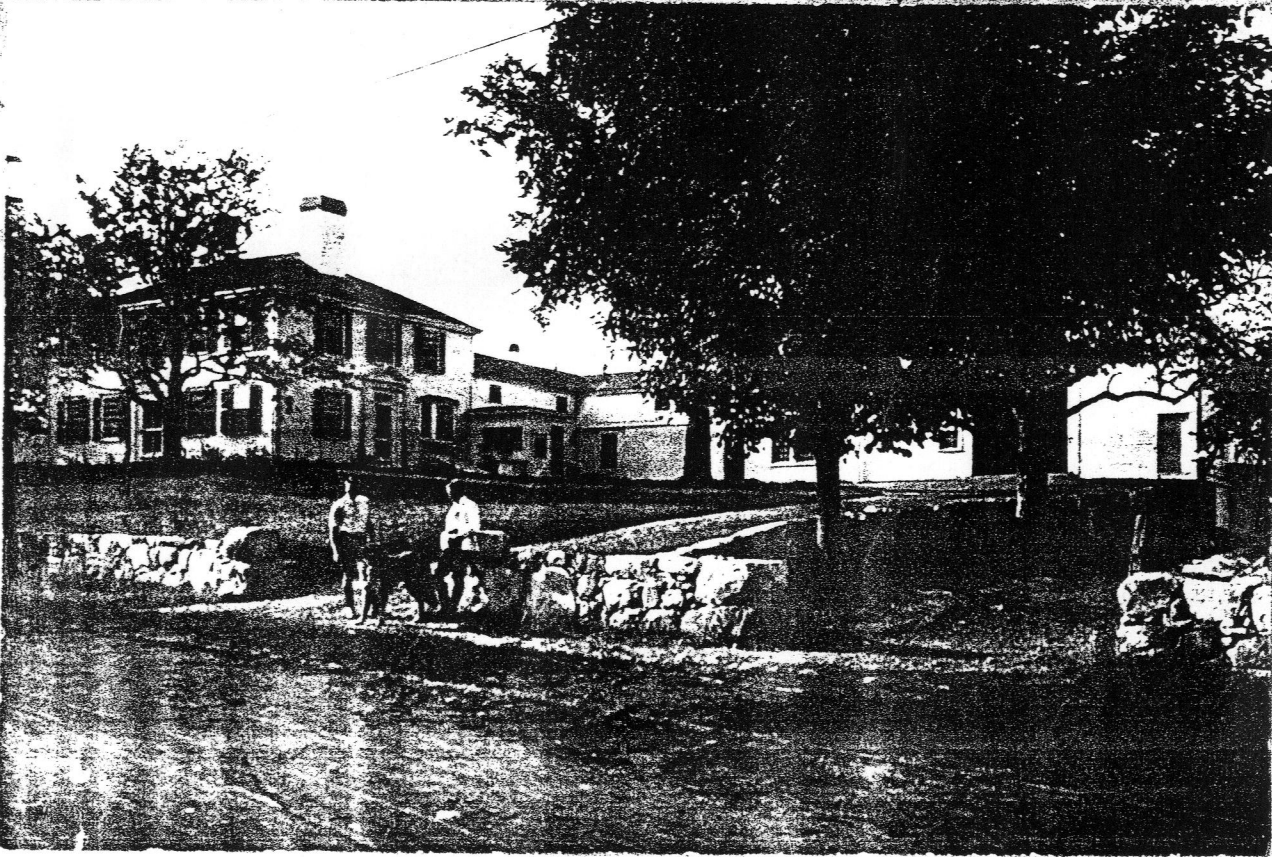
Waltham, Ma.

Form No:

765

Property Name: 785 Trapelo Rd

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



From: collection of Elizabeth Eastner
After 1902

Staple to Inventory form at bottom

P/O 15-1-17

County of Middlesex

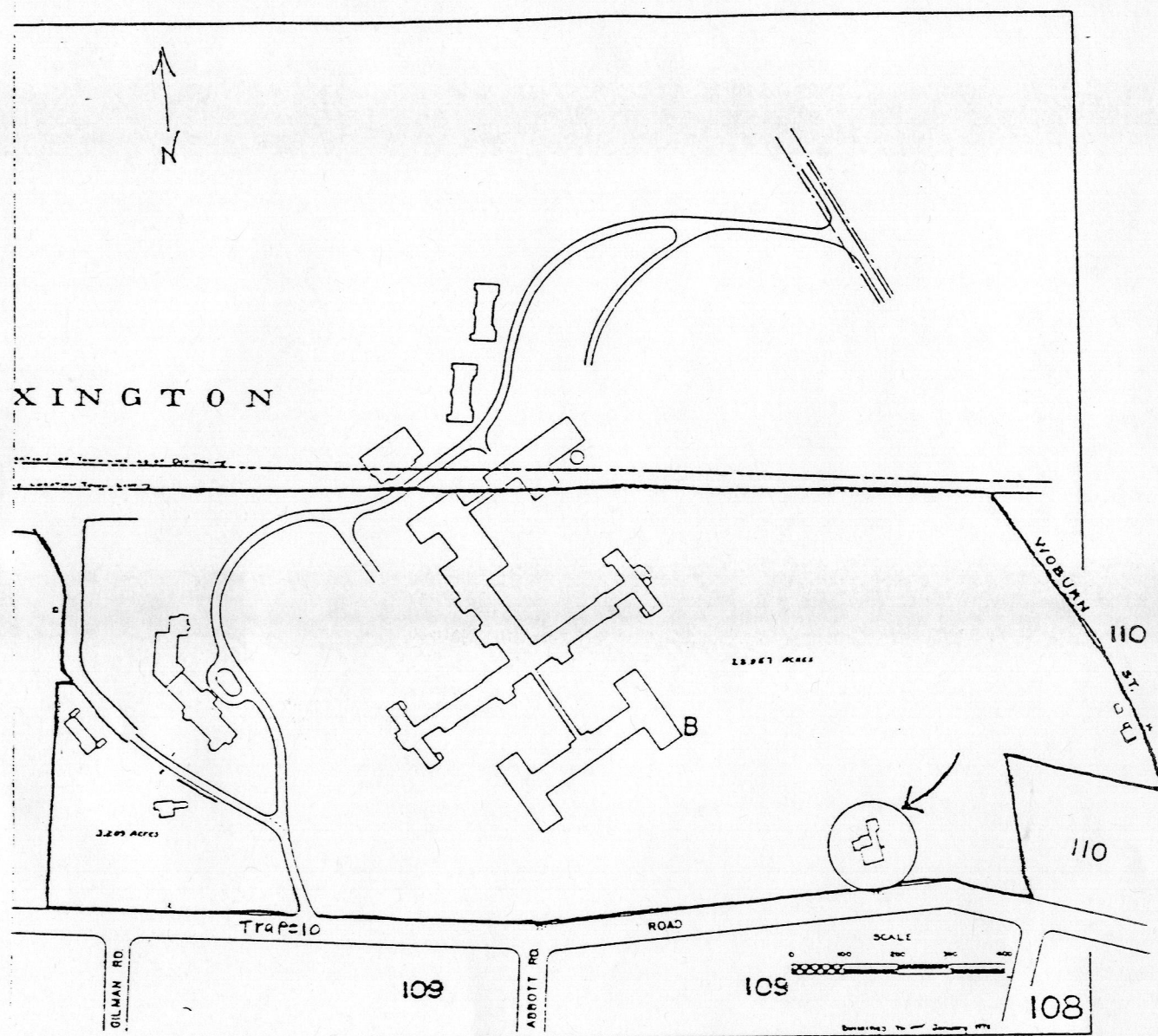
City of Waltham
Fire Station

WALTHAM, MA NRA

William Wellington House #165
785 Trapelo Road
1" = 100'
1975; updated to 1987
Waltham Engineering Dept.

lot #15-1-17





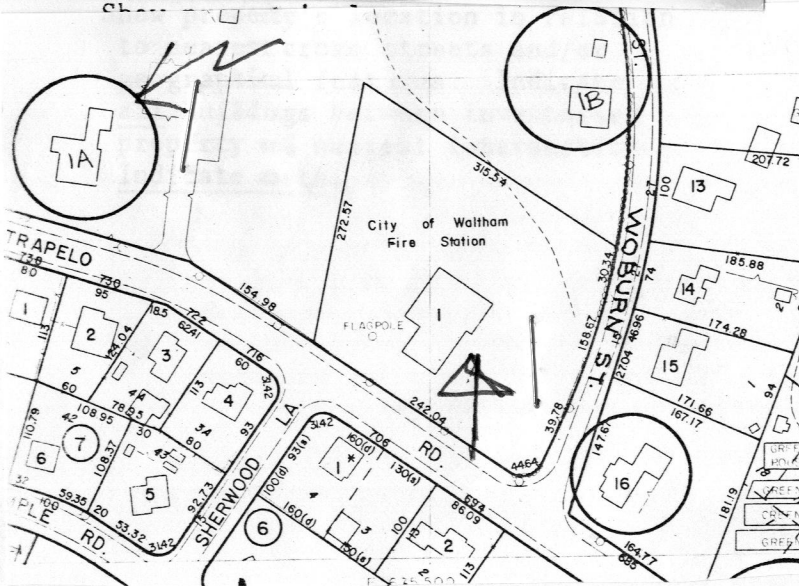
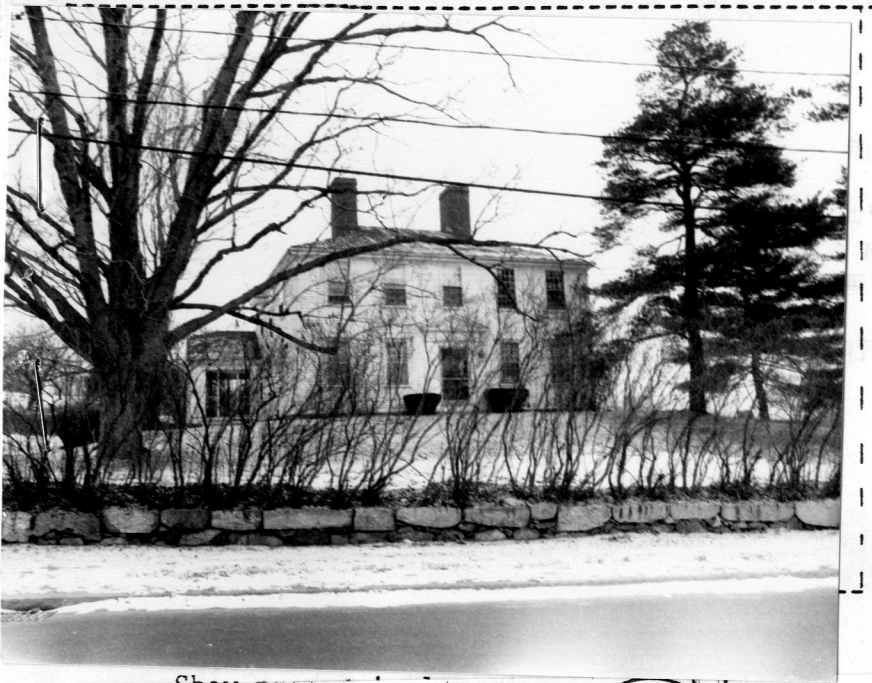
1970 Atlas, City of Waltham
 Compiled by the Waltham
 Engineering Division
 Scale: 1 inch = 200'

Waltham, Massachusetts MRA
 785 Trapelo Road
 William Wellington House
 108-A-2 MIC #165

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
294 WASHINGTON STREET, BOSTON, MA 02108

804510-1



Town Waltham

Address 735 Trapelo Road

Historic Name William Wellington House

Use: Present Vacant (Residential)

Original Residential

DESCRIPTION:

Date Probably 1779

Source Sanderson, "The Wellington Farm"

Style Georgian

Architect

Exterior wall fabric Clapboard

Outbuildings Attached agricultural buildings

Major alterations (with dates) additions
(n.d.); small bay window added to east

elevation (1897-1902); cyme of cornice
replaced with wooden gutter (n.d.)
Moved Date

Approx. acreage not applicable

Setting On grounds of Middlesex County

Hospital

Recorded by Michael Folsom

Organization C. R. M. I.

Date May, 1984

(Staple additional sheets here)

COMPANY-SPONSORED HOUSING

NATIONAL REGISTER POTENTIAL



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

The Wellington House is the best Georgian residence in Waltham. Except for the minor alterations already noted, the house is remarkably well-preserved in its original detail. There are finely crafted pedimented doors on the south and east; fenestration is 12/12 with wood molds; two large chimneys pierce the hip roof. Considerable interior detailing survives as well.

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

Roger Wellington came to Watertown by 1636, and in 1642 or 1643 acquired his first lot of land in what was to become Waltham. This lot continued to grow in size as the result of the purchases made by several generations of Wellingtons. William Wellington (1746-1813) was prominent in town affairs, having been elected selectman 17 times. He probably built this house in 1779, as in 1780 his tax assessment increased considerably over previous years. Several more generations of direct descendants occupied the house until the death of Charles Lowell Wellington in 1916. Soon after this time, the house and most of the land was purchased by the Middlesex County Hospital, the present owners. A portion of the original land continues to be owned by the Castner family, relations by marriage to Charles Lowell Wellington.

BIBLIOGRAPHY and/or REFERENCES (name of publication, author, date and publisher)

- Elizabeth Castner, Archivist, Waltham Public Library
- E. L. Sanderson, Waltham: 1630-1884, Waltham Historical Society, 1936
- E. L. Sanderson, "The Wellington Farm," unpublished paper at Waltham Public Library, 1931
- The Architectural Forum, "The Wellington House," September, 1920.

FORM B - BUILDING

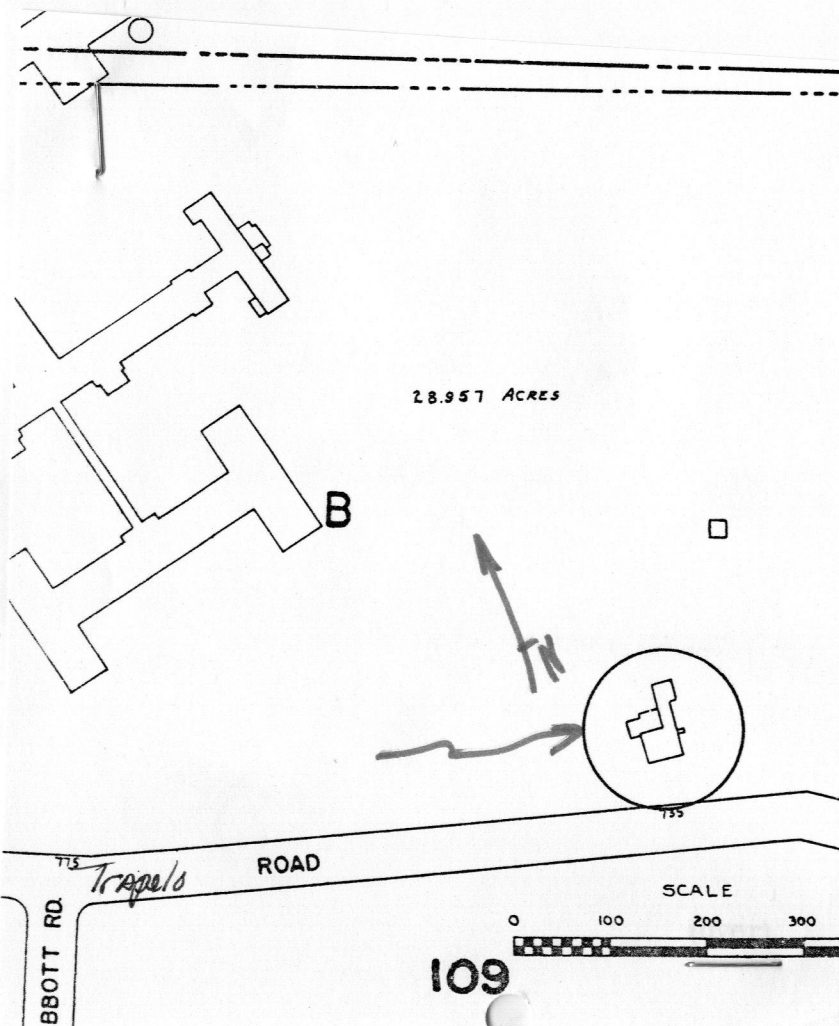
MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston

In Area no. <u>AW</u> 108-B	Form no. <u>336</u> <u>1AP</u>
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Town Waltham
Address 735 Trapelo Rd.
Name Wellington House
Present use Res.
Present owner _____
Description:
Date ca. 1790
Source Notes of Phinias Lawrence @ WPL
(Waltham Room, Reference Desk)
Style Federal

4. Map. Draw sketch of building location in relation to nearest cross streets and other buildings. Indicate north.



Architect _____
Exterior wall fabric Clapboard
Outbuildings (describe) _____
Other features Fieldstone foundation. Hip roof. 2 large chimneys. Pedimented main ent.
Altered _____ Date _____
Moved _____ Date _____
5. Lot size: does not apply
One acre or less _____ Over one acre _____
Approximate frontage does not apply
Approximate distance of building from street
35'
6. Recorded by Joel E. Grushkin
Organization Brandeis University
Date Sept. '78

7. Original owner (if known) WellingtonOriginal use Res.

Subsequent uses (if any) and dates _____

8. Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community development	_____	Political	_____	Transportation	_____

9. Historical significance (include explanation of themes checked above)

-see attached sheet -

The statement about
concealing runaway
slaves is a fragment of
Dr. Broadhurst's
imagination! The closet
was used as a preserve
closed by my great-
grandmother, Cecelia
Webb (Dalton) Wellington,
who was living here
before, during, and
after the Civil War.

10. Bibliography and/or references (such as
early maps, etc.)

1854 Map of Waltham

records,

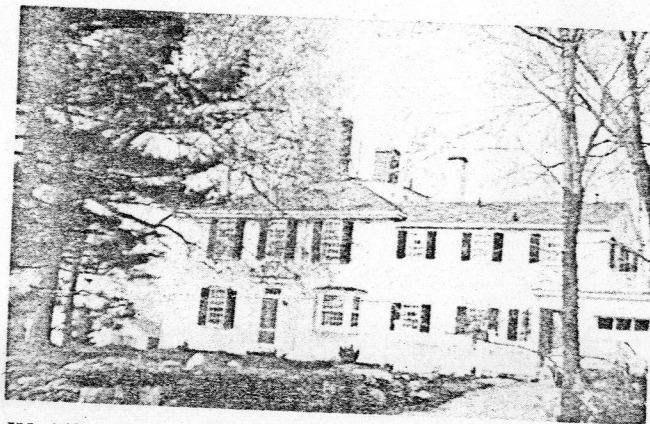
E. D. Castner

8/7/79

Waltham Public Library

Waltham

Area No.: 108-B



✓ IV. *The Home of Dr. Broadhurst — 18th century*
 735 Trapelo Road

This pre-Revolutionary house, built by the Wellington family, was completed before 1750 and was once a way-station on the Underground Railway. The opening to the left of the front parlor fireplace ~~was used to conceal runaway slaves.~~ ^{nothing!!} The original kitchen to the rear of the house has both a Dutch oven and crane. The entry stairway and woodwork throughout are exquisitely carved and in unusual condition today. Delft tiles in three colors are used in the parlor and bedroom fireplaces. Of great interest is the visible construction detail of both the attic beams and the cellar, for which granite blocks were hauled in by oxen.

Community: Waltham

MHC OPINION: ELIGIBILITY FOR NATIONAL REGISTER

Date Received:

Date Reviewed: 1/11/87

Type: Individual District (Attach map indicating boundaries)

Name: William Wellington House

Inventory Form: 165

Address: 785 Trapelo Road, Middlesex Co. Hosp.

336

Requested by: Waltham Historical Commission

Action: Honor ITC Grant R & C Other:

Agency: DPH
DCPO

Staff in charge of Review: M. A. Cronan

INDIVIDUAL PROPERTIES Consensus DOE

DISTRICTS

☒ Eligible
☒ Eligible, also in district
☒ Eligible only in district
☐ Ineligible
☐ More information needed

> Middlesex County Hospital
Thematic nomination
state hospitals

☒ Eligible
☐ Ineligible
☐ More information needed

CRITERIA: A B C D

LEVEL: Local State National

STATEMENT OF SIGNIFICANCE by _____.