

WEST NEWBURY HISTORICAL COMMISSION
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Garden Street

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FORM B – BUILDING

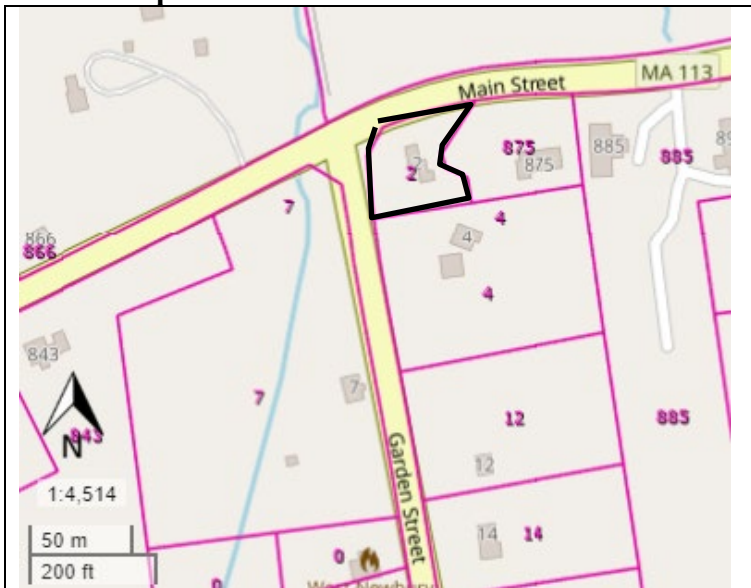
MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Photograph



Façade (north) and west elevations.

Locus Map



Recorded by: Stacy Spies and Wendy Frontiero

Organization: West Newbury Historical Commission

Date: June 2023

Assessor's Number

USGS Quad

Area(s)

Form Number

0270 0000
00170

Newburyport

WNB.123

Town/City: West Newbury

Place:

Address: 2 Garden Street (formerly 875 Main Street)

Historic Name: George F. and Elizabeth Brown House

Uses: Present: Single Family Residence

Original: Single Family Residence

Date of Construction: ca. 1851

Source: Deed; Visual Assessment

Style/Form: Greek Revival

Architect/Builder: Not Known

Exterior Material:

Foundation: Fieldstone

Wall/Trim: Wood clapboards and trim

Roof: Asphalt Shingles

Outbuildings/Secondary Structures: Fieldstone retaining wall

Major Alterations (*with dates*): Front entrance porch (early 20th c) - rear additions (late 20th c) – possibly replacement window sash (late 20th c); Window over main entrance replaced with small “eyebrow” window circa 2017-2018

Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.46 acres

Setting: Located at the intersection of Main Street (Route 113) and Garden Street, a major cross-town thoroughfare. Well-settled residential area with heterogeneous mix of buildings, typically on large lots.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

2 GARDEN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNB.123

☐ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

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

ARCHITECTURAL DESCRIPTION:

2 Garden Street stands on a steep rise overlooking the intersection of two well-traveled roads. The land around the perimeter of the building is maintained in lawn, with scattered mature trees and shrubs in close proximity to the house. A dry-laid fieldstone wall lines the street edge to the east of the house. A poured concrete stairway accesses the front entrance from Main Street, and a paved driveway accesses the garage from Garden Street. The house consists of a large main block and two small ells at the rear that function as a breezeway and garage.

The two by four bay main block measures 21 feet wide by 33 feet deep and rises 2½ stories from a flat fieldstone foundation to a low-pitched, front-gabled roof with a tall, corbelled chimney centered near the ridge line on the west slope of the roof. Exterior walls are sheathed with wood clapboards and trimmed with flat sill boards, molded corner pilasters, and an entablature, and small but pronounced gable returns. Windows typically have 6/6 sash with flat trim and a slender cornice molding.

The facade has an offset entrance and two windows at the first floor, two windows at the second floor, and a single window centered in the half-story. The entrance features a Colonial Revival portico with a fully pedimented gable roof, attenuated Doric columns, and a single-leaf door; it extends to a narrow, uncovered porch spanning the width of the façade with a railing of turned wood balusters. The east side elevation has irregular fenestration towards the rear of the building and a modern, one-story, shed-roofed addition at the southeast corner. The south elevation of the house has two windows at the first floor, one at the second floor, and one in the half-story. A modern, one-story breezeway/garage addition extends from the southeast corner of the house, displaying a gabled roof and board-and-batten siding.

Well maintained, the building is a handsome and largely intact Greek Revival house. Notable architectural features include its prominent corner location, simple massing and relatively large size, distinctive corner pilasters, cornice molding on all the windows, and Colonial Revival entry portico. Rear additions are sensitively scaled and massed to preserve the integrity of the main block.

HISTORICAL NARRATIVE

The house at 2 Garden Street (historically identified as 875 Main Street) was likely constructed circa 1851, the year in which George F. Brown purchased this property. George Fox Brown (1821-1898)¹ and his wife, Elizabeth E. Stevens Brown (1832-1917)² were recorded at this location at the time of the 1855 census. George F. Brown worked as a cordwainer (shoemaker). (The 1973 survey form for the house identified it as a ca. 1729 tavern. However, the physical appearance of the building is typical of the mid-19th century in West Newbury.) George F. Brown sold the house in 1864.³

Returning Civil War veteran Henry G. Marsh purchased the house in 1866.⁴ Henry G. Marsh (1833-1896)⁵ fought with Company B of the 48th Massachusetts Infantry. In 1866, he married his wife, Mary Ann Kennett Marsh (1845-1915),⁶ and the couple had two children. Henry G. Marsh worked as a shoemaker and was active in the Major Boyd G.A.R. post in West Newbury. The couple's daughter, Clara (1867-1957),⁷ married John William Kelso (1860-1930)⁸ in 1887 and the couple lived here with her

¹ <https://www.findagrave.com/memorial/110998339/george-f.-brown>. Accessed May 10, 2023.

² <https://www.findagrave.com/memorial/110998385/elizabeth-f.-brown>. Accessed May 10, 2023.

³ Essex County Registry of Deeds Book 676, p. 137.

⁴ Essex County Registry of Deeds Book 704, p. 1.

⁵ <https://www.findagrave.com/memorial/99538257/henry-g.-marsh>. Accessed May 10, 2023.

⁶ <https://www.findagrave.com/memorial/203877767/mary-ann-marsh>. Accessed May 10, 2023.

⁷ <https://www.findagrave.com/memorial/203877260/clara-frances-kelso>. Accessed May 10, 2023.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

2 GARDEN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNB.123

parents. John Kelso held a number of jobs, as recorded in city directories and census records. At the time of the 1910 census, John Kelso was working as a market gardener for C. Moseley (likely farmer Charles Moseley, 12 Merrill Street (WNB.339, WNB.I.) At the time of the 1930 census, John Kelso was working as part of a road construction crew. Clara Marsh Kelso lived here until her death in 1957.⁹

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West elevation.



West and south (rear) elevations.

⁸ <https://www.findagrave.com/memorial/203877261/john-william-kelso>. Accessed May 10, 2023.

⁹ Poore, Mary A. "John Huse House." MHC B Form WNB.123, June 1973.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

2 GARDEN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNB.123



West and south (rear) elevations.



Detail of trim at northwest corner of main block.

FORM B – BUILDING

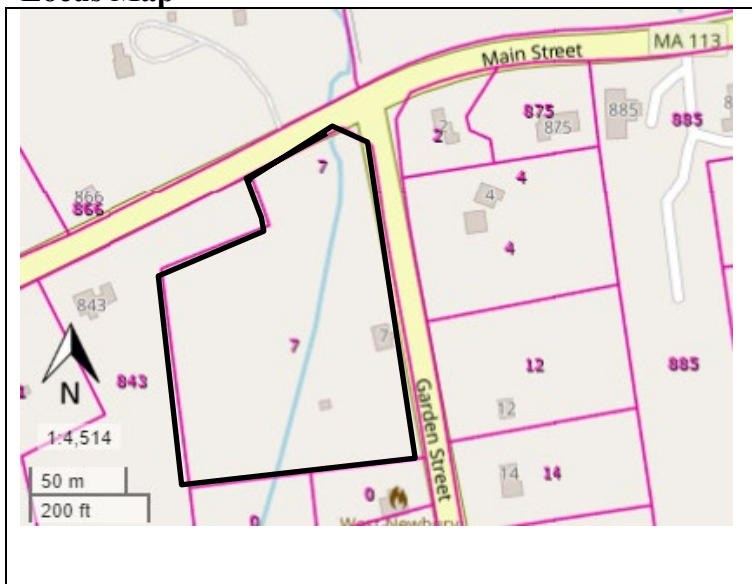
MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Photograph



Façade (east) and north elevations.

Locus Map



Recorded by: Stacy Spies and Wendy Frontiero

Organization: West Newbury Historical Commission

Date: June 2023

Assessor's Number

USGS Quad

Area(s)

Form Number

5

0270 0000
00390

Newburyport

WNB.21

Town/City: West Newbury

Place:

Address: 7 Garden Street

Historic Name: District No. 1 School / Pearson House

Uses: Present: Single Family Residence

Original: School

Date of Construction: 1867

Source: Town Records

Style/Form: Greek Revival

Architect/Builder: Ichabod Titcomb

Exterior Material:

Foundation: Brick

Wall/Trim: Synthetic siding and trim

Roof: Asphalt Shingles

Outbuildings/Secondary Structures: Two 20th century sheds

Major Alterations (*with dates*): Colonial Revival entrance portico (early 20th c) – synthetic siding (late 20th c) – two shed dormers (early 20th C)

Condition: Fair

Moved: no ☐ yes ☒ **Date:** 1919

Acreage: 4.00 acres

Setting: Located at the intersection of Main Street (Route 113) and Garden Street, a major cross-town thoroughfare. Well-settled residential area with a heterogeneous mix of buildings, typically on large lots.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

7 GARDEN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNB.21

☐ Recommended for listing in the National Register of Historic Places.*If checked, you must attach a completed National Register Criteria Statement form.**Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.***ARCHITECTURAL DESCRIPTION:**

7 Garden Street is located on the west side of Garden Street, approximately in the center of its lot, which extends to Main Street. The front portion of the parcel, near and south of the house, is mostly flat and maintained in grass with scattered trees and shrubs. The north and rear (west) portions of the site contain marshy woodland.

The five by two bay house measures 39 feet long by 24 feet deep and rises 1½ stories from a brick foundation to a low-pitched, side-gable roof. A thin chimney is set off-center at the ridge line. Walls are clad with synthetic siding and are trimmed with flat wood corner boards, a flat fascia with bed molding, and minimal gable returns. Windows typically have 6/6 sash with flat casings.

The five-bay façade contains a center doorway behind a relatively large, Colonial Revival porch. The entrance features attenuated Doric columns, a fully-pedimented gable, and a single-leaf door with molded trim. Two narrow, shed-roofed dormers are centered on the front slope of the roof. The side elevations have two windows on each floor and wide, raking fascia boards. The north elevation has a basement entrance with a vertical-board door and concrete retaining walls for below-grade steps.

HISTORICAL NARRATIVE

The building was originally constructed in 1867 as the District No. 1 School and located at 853 Main Street.¹ House carpenter Ichabod Titcomb, Jr. (1805-1882)² was paid \$893.33 in 1868 for building Schoolhouses 1 and 9.³ Born in Amesbury, Titcomb served West Newbury as a Selectman in 1854 and, in 1881, as Surveyor of Lumber. In 1910, Central School was constructed in West Newbury with the intention of eliminating the one-room schoolhouses. At a special town meeting on November 3 of that year, it was voted that "the town authorize and empower its treasurer to ...execute proper deed of the rights, title and interest of the town in the school house lots known as Nos 1-2-3-4-5-6-7-9, 8 to the several purchasers thereof, and to execute and deliver....proper bills of sale to the purchasers of such of the school houses and said lots as have been or may be sold separately from the lots to be removed therefrom."⁴

In 1919, Lillie B. Pearson purchased this parcel of land⁵ and had the schoolhouse moved across the lot to the Garden Street frontage. Lillie Pearson lived here with her husband, John F. Pearson, who worked as a bookkeeper. The couple owned the property until 1941, when they sold it to West Newbury native Mark Rogers.⁶ Mark Rogers lived here with his wife, Helen, and their son. Mark Rogers worked for the General Electric Company in Everett⁷ as a "trouble shooter in castings," per the 1950 census. The Rogers family owned the house until 1962.⁸

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¹ Follansbee and Wild: 82

² <https://www.findagrave.com/memorial/103477610/ichabod-titcomb>. Accessed October 13, 2023.

³ *Town Report for the Year Ending March 3rd 1868*: 4-5.

⁴ *Annual Town Report for the Year Ending January 31, 1910*, p. 57.

⁵ Essex County Registry of Deeds Book 2431, p. 345.

⁶ Essex County Registry of Deeds Book 3279, p. 473.

⁷ World War II Draft Registration Card.

⁸ Essex County Registry of Deeds Book 3279, p. 473 and 4167, p. 287.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

7 GARDEN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNB.21

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South and façade (east) elevations.



Detail of main entrance.

FORM B – BUILDING

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

Assessor's Number

USGS Quad

Area(s)

Form Number

8

0270 0000
0018B

Newburyport

WNB.382

Town/City: West Newbury

Place:

Address: 12 Garden Street

Historic Name: Knights Templar Lodge / Brown House

Uses: Present: Single Family Residence

Original: Lodge

Date of Construction: ca. 1879

Source: Deed; 1981 *Newburyport Daily News* article

Style/Form: Colonial Revival

Architect/Builder: Not Known

Exterior Material:

Foundation: Concrete

Wall/Trim: Wood clapboards and trim

Roof: Asphalt Shingles

Outbuildings/Secondary Structures: Modern shed

Major Alterations (*with dates*): Foundation; center entrance trim? (late 20th c)

Condition: Good

Moved: no ☐ yes ☒ **Date:** 1981

Acreage: 1.48 acres

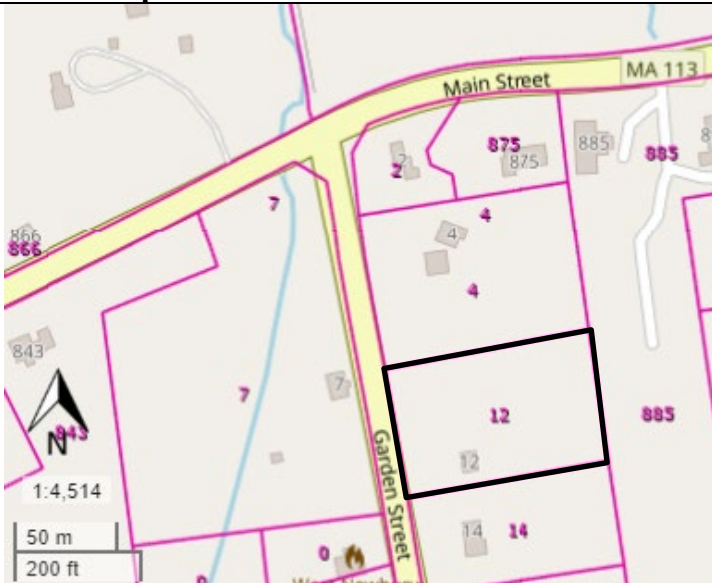
Setting: Located on a major cross-town thoroughfare in a well-settled residential area. Surrounding development is a heterogeneous mix of buildings, typically on large lots.

Photograph



North and façade (west) elevations.

Locus Map



Recorded by: Stacy Spies and Wendy Frontiero

Organization: West Newbury Historical Commission

Date: June 2023

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

12 GARDEN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNB.382

☐ Recommended for listing in the National Register of Historic Places.*If checked, you must attach a completed National Register Criteria Statement form.**Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.***ARCHITECTURAL DESCRIPTION:**

12 Garden Street is located on the east side of Garden Street; it is sited near the south property line behind a deep front setback. The terrain slopes up gently and steadily from north to south. A dry-laid stone wall lines the street edge of the property. The front (western) portion of the lot is maintained in lawn with ornamental shrubs around the perimeter of the house and scattered trees. The rear portion of the parcel is wooded. A gravel driveway extends from the street to the north side of the building. A nondescript, modern shed is located to the northeast of the house.

The three by two bay building measures 31 feet long by 21 feet deep and rises 2½ stories from a poured concrete foundation to a side gable roof. A small chimney is offset on the rear slope of the roof, just below the ridge line. Exterior walls are clad with clapboards and trimmed with flat corner boards and a flat, boxed eave with no gable returns. Windows are typically small and have 6/6 sash, flat casings, and exterior wood storm panels.

The three-bay façade contains a center entrance with wood steps; its single-leaf door is constructed of vertical boards, flat jambs, and a plain lintel with miniature dentil trim and a flat-stock cornice band. The north side elevation has two windows on the first floor and one on the second floor. The south side elevation has two windows on each of the lower two floors and a small window in the half-story. A modern wood deck is located at the north end of the back of the house.

Well maintained, 12 Garden Street appears to have undergone substantial renovations that are suggested but not detailed in the building permits identified on the assessor's property card. The building's degree of historical integrity is not known without further investigation. Notable features include its simple massing, high proportion of wall to window area, and a three-bay façade with a center entrance and a high distance between the tops of the second story windows and the eave.

HISTORICAL NARRATIVE

The house at 12 Garden Street was constructed before 1879 at 782 Main Street in West Newbury and moved to its present location in 1981.¹ In 1879, merchant Thomas Hoyt sold the 40-foot x 52-foot lot with a building on it to Thomas J. King, George E. Noyes, George Hibbs and Charles J. Kimball,² presumably for use as a meeting hall for the Knights Templar.³ The deed included a provision that, should any building on the property be used as a dwelling house during the 50-year period following the purchase, ownership of the property would revert to Thomas Hoyt.⁴ After the fraternal organization disbanded, George Noyes sold the property to the Laurel Grange in 1917.⁵ When the Laurel Grange had its new building constructed at 21 Garden Street (WNB.383), carpenter George H. Watson purchased the building in 1936 and converted it to a dwelling. The Watson family owned the house until 1971.⁶ In 1981, Diana and Anthony Brown had the house moved to 12 Garden Street and made it their residence.

BIBLIOGRAPHY and/or REFERENCES

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¹ "The Old Lady Taken for a Ride," *Newburyport Daily News*, 3 August 1981.

² Essex County Registry of Deeds 1015, p. 272.

³ "The Old Lady Taken for a Ride..."

⁴ Essex County Registry of Deeds 1015, p. 272.

⁵ Essex County Registry of Deeds Book 2367, p. 497.

⁶ Essex County Registry of Deeds Book 5807, p. 776.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

12 GARDEN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNB.382

Essex County Registry of Deeds.

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North and façade (west) elevations.



Detail of main entrance.

FORM B – BUILDING

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

Photograph



Façade (east) and north elevations.

Locus Map



Recorded by: Stacy Spies and Wendy Frontiero

Organization: West Newbury Historical Commission

Date: June 2023

Assessor's Number

USGS Quad

Area(s)

Form Number

11

0270 0000
00370

Newburyport

WNB.383

Town/City: West Newbury

Place:

Address: 21 Garden Street

Historic Name: Laurel Grange #161

Uses: Present: Grange

Original: Grange

Date of Construction: 1936

Source: Deed; Follansbee

Style/Form: No Style

Architect/Builder: Willard T. Kelly

Exterior Material:

Foundation: Concrete

Wall/Trim: Wood shingles and trim

Roof: Asphalt Shingles

Outbuildings/Secondary Structures: Pre-fabricated shed in front yard

Major Alterations (*with dates*): Hipped roof replaced with gable roof and front porch removed (mid-20th C); Side stairway (late 20th c)

Condition: Fair

Moved: no ☒ yes ☐ **Date:**

Acreage: 4.68 acres

Setting: Located on a major cross-town thoroughfare in a well-settled residential area. Surrounding development is a heterogeneous mix of buildings, typically on large lots.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

21 GARDEN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNB.383

☐ Recommended for listing in the National Register of Historic Places.*If checked, you must attach a completed National Register Criteria Statement form.**Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.***ARCHITECTURAL DESCRIPTION:**

Laurel Grange is located on the west side of Garden Street on a generally flat lot that is maintained chiefly in lawn. The deep front setback contains a paved, U-shaped driveway; mature trees are regularly spaced along the inside of the drive and the street edge. Ornamental shrubs and trees are located at the front edge of the building. A sign mounted at the street edge has a shield shape; painted on it are the name of the building, in Gothic lettering, and two stacks of wheat. It hangs from a plain wood frame.

The three by five bay building measures 35 feet wide by 60 feet deep and rises one story above a partially raised basement to a front-gable roof without gable returns. A tall chimney rises on the outside of the rear (west) elevation. Walls are clad with wood shingles. Windows typically have flat trim, 6/6 sash on the first floor, and 6-light sash at the basement level.

The three-bay façade has a center entrance with double-leaf doors and a pre-manufactured, Colonial Revival frame consisting of fluted pilasters and a broken pediment with a carved acorn finial. A wood stairway with horizontal 2x railings accesses the entrance. A wood sign centered over the door has simple, decorative scrolls, an acorn-motif finial, and the name "LAUREL GRANGE No. 161". The north side of the building has a single-leaf, flush wood door in the front-most bay, at ground level. The south elevation has a single-leaf door in the penultimate bay at its western end; it is accessed by a modern, straight stairway running parallel to the building.

Laurel Grange is a utilitarian design but an important example of rural, civic architecture. Notable features include its siting in the center of a large lot, with a striking collection of street trees; simple massing and fenestration; its off-the-shelf yet period-appropriate enframing at the main entrance; and distinctive signage, both free-standing and wall-mounted.

HISTORICAL NARRATIVE

The building was constructed in 1936 for the Laurel Grange. The Laurel Grange #161 Patrons of Husbandry was founded in March 1888 with forty members.¹ Grange members met at St. John's Hall and at the Knights Templar meeting hall located 782 Main Street, which they ended up purchasing in 1917.² A newspaper article announcing the 1937 celebratory opening party noted that "the hall [is] situated on a high knoll on Garden Street overlooking the Artichoke River and Laurel Hill. The outside landscape work has been supervised by David C. Stranger of the Cherry Hill Nurseries and many trees and shrubs have been planted..."³ The building was designed by general contractor Willard T. Kelly of Merrimack, Massachusetts.⁴ Willard T. Kelly (1892-1975), also a grange member, served as general contractor for the New England Grange Building at the Eastern States Exposition ("the Big E") fairground in West Springfield, Massachusetts.⁵ The Grange is the United States' oldest national agricultural organization. The Laurel Grange hosted a farmers market on the property for several decades and remains active with plant sales throughout the year.

¹ "Heraldings," *Newburyport Daily Herald*, 8 March 1888, p. 1.

² Essex County South Registry of Deeds Book 2367, p. 497. "Notes," *Newburyport Daily News*, 6 September 1917, p. 2.

³ "To Celebrate Hall Opening," *Newburyport Daily News and Newburyport Herald*, 21 May 1937, p. 2.

⁴ Massachusetts State Archives, Public Safety, Building Inspection Records.

⁵ Shannon Walsh, "New England Grange Building," MHC B Form WSG.342, February 2017. This is the only building by Kelly included in MACRIS.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

21 GARDEN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNB.383

BIBLIOGRAPHY and/or REFERENCES

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South and east (façade) elevations.



Façade.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

21 GARDEN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNB.383



Street edge north of the building.



Street sign.

FORM B – BUILDING

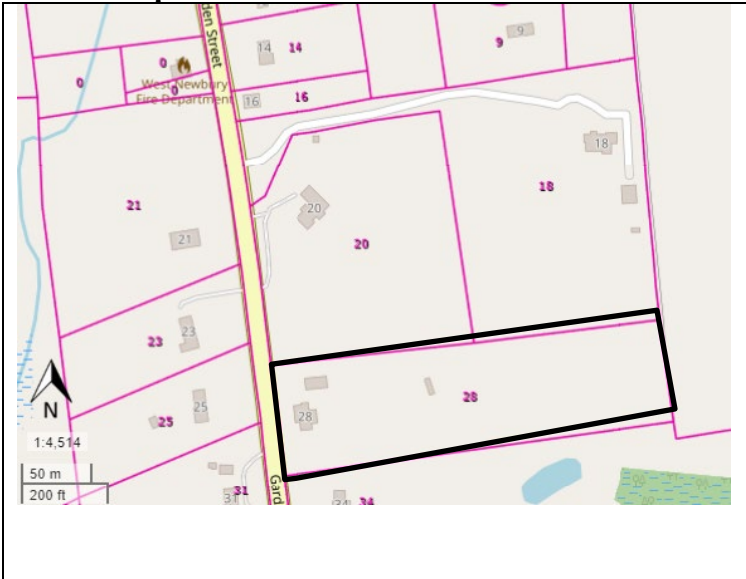
MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Photograph



Photo 1. Façade (west) and south elevations; 2010 barn in background.

Locus Map



Recorded by: Stacy Spies and Wendy Frontiero
Organization: West Newbury Historical Commission
Date: June 2023

Assessor's Number USGS Quad Area(s) Form Number

0270 0000
00210

Newburyport

WNB.384

Town/City: West Newbury

Place:

Address: 28 Garden Street

Historic Name: George A. and Mary J. Knowles House

Uses: Present: Single Family Residence

Original: Single Family Residence

Date of Construction: ca. 1915

Source: Deed; City Directory; Visual Assessment

Style/Form: Colonial Revival

Architect/Builder: Not Known

Exterior Material:

Foundation: Fieldstone and concrete

Wall/Trim: Synthetic siding and trim

Roof: Asphalt Shingles

Outbuildings/Secondary Structures: Barn (2010); shed

Major Alterations (*with dates*): Synthetic siding, replacement windows (2009) – sunroom (2013)

Condition: Fair

Moved: no ☒ yes ☐ **Date:**

Acreage: 5.00 acres

Setting: Located on a major cross-town thoroughfare in a well-settled residential area. Surrounding development is a heterogeneous mix of buildings, typically on large lots.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

28 GARDEN ST

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WNB.384

☐ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

28 Garden Street is located on the east side of Garden Street, behind a modest setback from the road. The house is centered at the western end of a large narrow lot that undulates downward from south to north and from west to east. The land around the house and barn is relatively flat and maintained in lawn; open fields occupy the majority of the parcel. The property contains a house, a recent barn standing to its north, and a modern shed behind the house. Ornamental shrubs and trees surround the buildings; a paved driveway leads to the barn.

The house consists of an original main block with multifarious side and rear additions. Walls are clad with synthetic siding and trim. Windows typically have 1/1 replacement sash with thin, flat synthetic trim; they occur singly and in pairs. The two by two bay main block measures 26 feet wide by 30 feet deep and rises 2½ stories from a fieldstone foundation to a front gable roof with minimal gable returns. No chimney is visible from the street. An L-shaped porch with a hip roof wraps around the façade and most of the west sides of the main block and accesses single-leaf doors on both the west (street-facing) and north sides of the house. The porch is composed of Doric columns and a railing with square-section balusters; its railing has square-section balusters. A screened porch with a hip roof extends from the wrap-around porch to the back of the main block. The main block has paired windows on the first two floors of its façade (west) elevation) and a single window in the half-story. Its north elevation has two widely spaced windows on the second floor.

A substantial wing extending from the south side of the main block is two stories high, with a concrete foundation and side-gable roof. The addition's fenestration consists mainly of paired windows. A one-story addition at the back of the main block has a gabled roof and large, paired windows with transoms on its north wall.

Well maintained, 28 Garden Street has lost most of its historical integrity through the application of synthetic siding, loss of historic trim, and replacement window sash. Notable extant features include its agricultural setting, relatively large size, and wrap-around front porch.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The house was likely constructed circa 1915, the year in which George A. Knowles of Newburyport purchased Samuel O. Ordway's cornfield.¹ George A. Knowles (ca. 1875-1942) and his wife, Mary J. Hadden Knowles (ca. 1886-1962),² were married in 1911 and lived here with their family. George Knowles worked as a cutter in a shoe factory and was promoted to foreman of the Hannah Shoe Company of Newburyport.³ In later years, Knowles operated a chicken farm on the property. Mary Knowles sold the house in 1961 to the Mayette family.⁴

BIBLIOGRAPHY and/or REFERENCES

City Directories.
Essex County Registry of Deeds.

¹ Essex County Registry of Deeds Book 2302, p. 319.

² "Mary J. Knowles, of W. Newbury, Dies at 77," *Newburyport Daily News*, 18 June 1962, p. 12.

³ Obituary for George A. Knowles, *Newburyport Daily News*, 10 December 1942, p. 2.

⁴ Essex County Registry of Deeds Book 4833, p. 482.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

28 GARDEN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNB.384

"Mary J. Knowles, of W. Newbury, Dies at 77." *Newburyport Daily News*. 18 June 1962: 12.

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Town of West Newbury. Tax Assessor records.

United States Census. Ancestry.com.



Photo 2. North and façade (west) elevations.



Photo 3. Façade of main block and south addition.

FORM B – BUILDING

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

Assessor's Number

USGS Quad

Area(s)

Form Number

18

0210 0000
00050

Newburyport

WNB.22

Town/City: West Newbury

Place:

Photograph



Photo 1. West and façade (south) elevations.

Address: 86 Garden Street

Historic Name: Isaac and Rebecca Bartlett House

Uses: Present: Single Family Residence

Original: Single Family Residence

Date of Construction: ca. 1776

Source: Marriage date; Visual Assessment

Style/Form: Colonial

Architect/Builder: Not Known

Exterior Material:

Foundation: Parged stone?

Wall/Trim: Vinyl / Vinyl

Roof: Asphalt Shingles

Outbuildings/Secondary Structures: Barn (converted to dwelling space?)

Major Alterations (*with dates*): Synthetic siding & loss of trim (post-1973), replacement window sash (late 20th – early 21st c) – rear porch (late 19th c) – side additions (20th c)

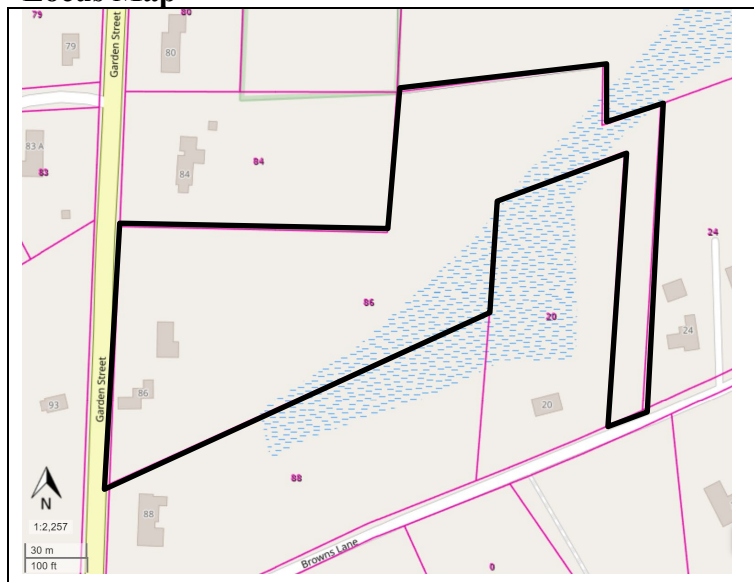
Condition: Fair

Moved: no ☒ yes ☐ **Date:**

Acreage: 5.93 acres

Setting: Located in a semi-rural residential neighborhood, near the intersection of Garden Street with Poore's and Brown's lanes. Surrounding development is regular but well dispersed on large lots and contains a heterogeneous mix of buildings, typically on large lots.

Locus Map



Recorded by: Stacy Spies and Wendy Frontiero

Organization: West Newbury Historical Commission

Date: June 2023

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

86 GARDEN ST

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WNB.22

☐ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

86 Garden Street is located on the east side of the road, facing south in the traditional manner. The lot is generally flat in proximity to the house and outbuilding and maintained in lawn. The rear of the lot is wooded and slopes gently down to the east. The house has a narrow setback from the street; a paved driveway is set behind it. The house consists of a main block with a large rear ell and small side additions. An early outbuilding is positioned near the northeast corner of the house.

The five by one bay main block measures 36 feet long by 15 feet deep and rises 2½ stories from what the 1973 survey form says is a fieldstone foundation. The low-pitched roof has no gable returns; a small center chimney rises near the ridge line on the rear (north) slope of the roof. Exterior walls are clad with vinyl siding and trim. Windows have 2/1 replacement sash with flat wood casings.

The five bay façade contains a center doorway with flat trim; a 1989 photo on the earlier survey form shows a classical enframing with fluted pilasters and a simple entablature with a prominent cornice. The rear (north) elevation has a shed-roofed porch across the back of the main block. The porch is composed of rectangular posts; decoratively-sawn, flat balusters at the railing; and a similar valance across the top. A two-story rear ell features a gable roof and a small chimney on its east slope; siding and windows are similar to the main block. A one-story, shed-roofed addition is attached to the east side of the 2-story ell, and a small, asymmetrically gabled addition projects past the north end of the ell.

Behind the house, facing Garden Street, a 37 by 41 foot shed has a front-gabled roof with a lean-to addition on its north side. It is sheathed with vinyl siding and has a variety of 1/1 and one-light sash. Accessed by a wood deck and stairs, the south end of the utilitarian façade has double-leaf, vertical-board doors and a single-leaf pedestrian door. The north end has another set of double-leaf, vertical-board doors accessed at grade.

86 Garden Street is a very modest example of Colonial style architecture in West Newbury. Notable features include its simple massing, south-facing orientation, proximity to the street, and whimsically-detailed porch. The outbuilding is notable as a likely survivor of previous agricultural uses. The house has lost most of its architectural integrity due to the application of synthetic siding, removal of original detailing, and the intrusions of modern 1-story additions. The outbuilding also has suffered from synthetic siding and other alterations.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The house was likely constructed circa 1776, the year in which Isaac Bartlett married Rebecca Sargent. Isaac Bartlett (1749-1805) and his wife, Rebecca Sargent Bartlett (1750-1828), were married in Newbury and had seven children. After Isaac Bartlett's death, the siblings sold their shares in the house to their brother, William Bartlett.¹ William Bartlett (1788-1863)² and his wife, Elizabeth A. Barrett Bartlett (1791-1855),³ known as Betsy, were married in 1817 in Newbury.

¹ Essex County Registry of Deeds Book 201, pp. 212-214.

² <https://www.findagrave.com/memorial/77493887/william-bartlett>. Accessed June 3, 2023.

³ <https://www.findagrave.com/memorial/110470585/elizabeth-a-bartlett>. Accessed June 3, 2023.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

86 GARDEN ST

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WNB.22

In 1854, William Bartlett sold the house to his son, William H. Bartlett.⁴ William Henry Bartlett (1823-1909)⁵ worked as a farmer. William H. Bartlett married twice: first to Rebecca E. Brock in 1851 and second to Hannah M. Fowler in 1864.

In 1905, William H. and Hannah Bartlett sold the property to their son, Charles H. Bartlett.⁶ Farmer Charles H. Bartlett (1876-1960)⁷ lived here with his wife, Mary (1885-1968),⁸ their children, and his mother, Hannah Bartlett. Charles H. Bartlett lost the property to foreclosure in 1928.⁹

George C. and Annie G. Thurlow owned the house from 1928 until 1940¹⁰ but did not live here. The couple lived at 5 Moulton Street at that time (See WNB.157). Mavis and Malcolm Spalding purchased the house from the Thurlows and owned it until 1996.¹¹

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- Beers, D. G., J. H. Goodhue, and H. B. Parsell. *Atlas of Essex County, Massachusetts*. Philadelphia: Beers, D. G. & Co., 1872. City Directories.
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⁴ Essex County Registry of Deeds Book 582, p. 19.

⁵ <https://www.findagrave.com/memorial/110471289/william-henry-bartlett>. Accessed June 3, 2023.

⁶ Essex County Registry of Deeds Book 1790, p. 396.

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⁸ <https://www.findagrave.com/memorial/110600861/mary-n-bartlett>. Accessed June 3, 2023.

⁹ Essex County Registry of Deeds Book 2801, p. 199.

¹⁰ Essex County Registry of Deeds Book 3227, p. 104.

¹¹ Essex County Registry of Deeds Book 13498, p. 107.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

86 GARDEN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNB.22



Photo 2. North and west elevations.



Photo 3. Detail of porch on north elevation.



Photo 4. Façade (west) elevation of outbuilding.

FORM B – BUILDING

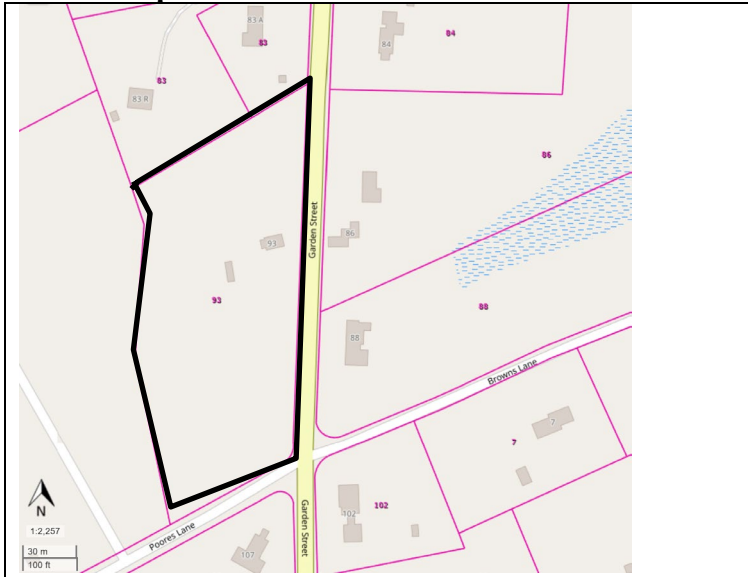
MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Photograph



Photo 1. Façade (south) elevation.

Locus Map



Recorded by: Stacy Spies and Wendy Frontiero

Organization: West Newbury Historical Commission

Date: June 2023

Assessor's Number

USGS Quad

Area(s)

Form Number

22

0210 0000
00180

Newburyport

WNB.385

Town/City: West Newbury

Place:

Address: 93 Garden Street

Historic Name: Sarah Chamberlain House

Uses: Present: Single Family Residence

Original: Single Family Residence

Date of Construction: ca. 1830

Source: 1830 map

Style/Form: No style

Architect/Builder: Not Known

Exterior Material:

Foundation: Stone (fieldstone?)

Wall/Trim: Wood shingles and trim

Roof: Asphalt Shingles

Outbuildings/Secondary Structures: Barn (age not determined)

Major Alterations (*with dates*): Second floor added to house; exterior chimney (1970s) – barn alterations/additions (1970s, 1975, 2019)

Condition: Fair

Moved: no ☒ yes ☐ **Date:**

Acreage: 3.8 acres

Setting: Located in a semi-rural residential neighborhood, near the intersection of Garden Street with Poore's and Browns lanes. Surrounding development is regular but well dispersed on large lots and contains a heterogeneous mix of buildings, typically on large lots.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

93 GARDEN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNB.385

☐ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

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

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

93 Garden Street is located on the west side of the road, facing south in the traditional manner. The house is set a moderate distance from Garden Street and stands on a berm slightly above street level. The land around the house is generally flat and maintained in lawn; the terrain undulates downward gently to the west and south. The property contains a house and a composite barn.

The three by two bay house measures 27 feet long by 32 feet deep and rises 1½ stories (plus an illuminated attic) above a stone foundation to a large, side-gambrel roof. (Assessor's records indicate that the top stories were added in the 1970s.) An exterior chimney rises up the east wall of the house, occupying what originally may have been a window bay. The front slope of the roof has three gabled dormer windows; two are visible on the rear slope. Exterior walls are clad with wood shingles and trimmed with flat sill boards, corner boards, and fascia boards; there are no gambrel returns. Windows typically have flat casings and 8/8 sash on the first floor of the façade (south elevation) and 6/6 sash on the east elevation and dormer windows. The asymmetrical façade has a gabled entrance portico with a single-leaf door, pedimented trim, and a small window visible on its right (east) side. The east elevation features a lunette window at the peak; the west elevation contains a shed-roofed entry vestibule with a single-leaf door and 6/6 window visible on its south elevation.

Southwest of and perpendicular to the house is a barn structure with two main sections. At the north end is a one-story, gabled volume having a broad, cross-gambrel pavilion facing east. The pavilion is clad with board and batten siding; it has double-leaf doors in the center and a 1/1 window on each side. The south section of the barn is two stories high, with a gable roof facing south and a small cupola centered on the ridge. Its walls are clad with wood shingles and trimmed with flat corner boards and fascia boards and modest gable returns. Fenestration on the east elevation consists of trios of small square windows at the first floor and 1/1 sash on the upper story. The symmetrical façade (south elevation) has two sliding, vertical-board barn doors at ground level and a Palladian-style grouping of 1/1 windows centered above.

Well maintained but significantly altered, 93 Garden Street retains fragmentary elements of its historic character. Notable features include the house's low eaves and asymmetrical façade, and what may be the bones of an historic barn. Further investigation of the interior of the dwelling and barn is needed to determine the age and possible architectural significance of these structures.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Given the substantial alterations to the building it is difficult to discern its likely construction date. The 1830 map identifies a house in this location as that of "Widow Chamberlain." Just one widowed woman with the surname Chamberlain was located in West Newbury in the 1830 census; Sarah Chamberlain, age 60-70, was listed as the head of household. Adjacent census listings include the names of neighbors William Bartlett, Thomas Rogers, and John Brown that correspond to the 1830 map.

At the time of the 1856 map, the house was identified as that of "F. Merrill." No corresponding census record could be located. Nor did an F. Merrill appear in the 1851-1852 tax rolls for West Newbury. (This may be a typographical error for Frederick Merritt (1801-), who lived with William Bartlett at the time of the 1850 census.)

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

93 GARDEN ST

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WNB.385

In 1854, William Bartlett, who lived at 86 Garden Street (WNB.22), sold his homestead farm to his son, William H. Bartlett.¹ The sale included the a 46-acre parcel (Lot #3) on which 93 Garden Street is located. Examination of grantor and grantee indices did not reveal a corresponding transaction. More research is recommended.

William Henry Bartlett (1823-1909)² worked as a farmer. William H. Bartlett married twice: first to Rebecca E. Brock in 1851 and second to Hannah M. Fowler in 1864. In 1904, William H. and Hannah Bartlett sold the property to their son, George E. Bartlett.³ George Edward Bartlett (1875-unk.) married Jessie H. Bailey in 1902. George E. Bartlett worked as a "beater" in a shoe factory and Jessie Bailey Bartlett worked as a school teacher, according to census records. George Bartlett's brother, Charles, lived across the street at 86 Garden Street. By the time of the 1930 census, the family was living in Haverhill, where George was still working in a shoe factory. The house remained in the Bartlett family until 1944.⁴

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¹ Essex County Registry of Deeds Book 582, p. 19. Recorded 1859

² <https://www.findagrave.com/memorial/110471289/william-henry-bartlett>. Accessed June 3, 2023.

³ Essex County Registry of Deeds Book 1753, p. 54.

⁴ Essex County Registry of Deeds Book 1944. 3414, p. 342.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

93 GARDEN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNB.385



Photo 2. East elevation.



Photo 3. Barn: East elevations.



Photo 4. Barn: Façade (south) and east elevations.