

MAY 22 1989

605

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET
BOSTON, MA 02116

22

(Winchester, Mass. M.R.A.)

Town WINCHESTER

Address 89 Cambridge Street

Historic Name Edward Gardner House

Use: Present dwelling

Original dwelling

DESCRIPTION

Date circa 1764

Source Deeds, stylistic analysis

Style Mid Georgian

Architect unknown

Exterior Wall Fabric clapboard

Outbuildings garage/NC

Major Alterations (with dates) c. 1920s
Colonial Revival remodelling. South
ell moved to rear; west ell removed.

Condition Very Good

Moved no Date _____

Acreage .32 acre 17-0180

Setting Suburban residential along
major early road (to Cambridge).

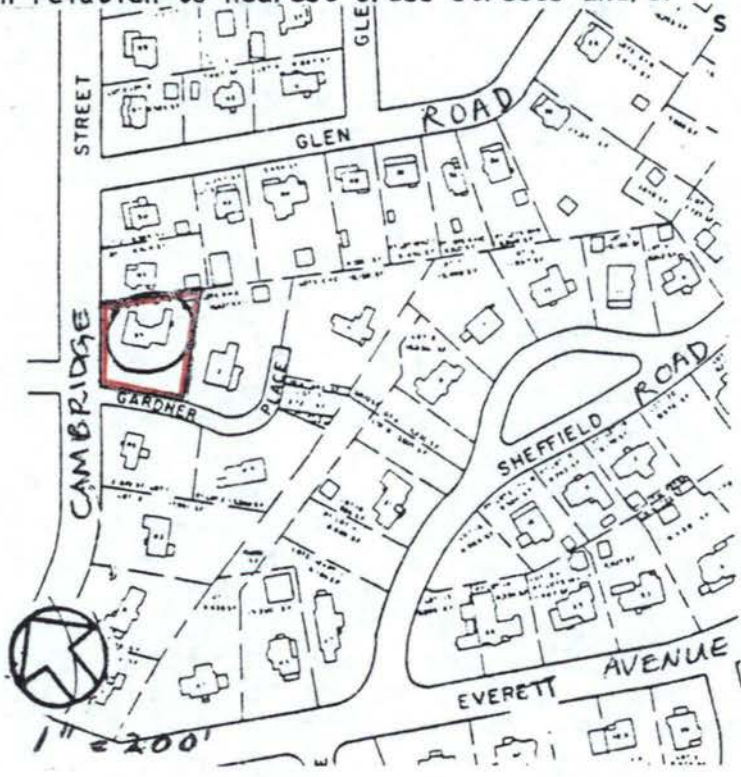
Recorded by Bettina Cooper, Carol Ely

Organization Winchester Historical Comm

Date 8/78; revised by H.White 10/87

Photo (3"x3" or 3"x5", black and white) Indicate address of property on back of photo. Staple to left side of form.

Sketch Map: Draw map showing property's location in relation to nearest cross streets and/or



UTM REFERENCE 19. 3 23000. 47 01120

USGS QUADRANGLE LEXINGTON, MASS.

SCALE 1:25,000

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

The Edward Gardner House is of major significance as one of only two local structures dating from pre-Revolutionary Winchester; it is the only local example of Mid Georgian architecture, and is associated with the Gardner family, among Winchester's earliest settlers, and most distinguished early citizens. Therefore the Gardner House 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 Edward Gardner House is Winchester's only example of a Mid Georgian dwelling. In both style and plan, it is a typical mid 18th century farmhouse, and reveals the conservatism of the local agrarian society of that period. The Gardner House continues the traditional two-room central chimney house plan which was common in Middlesex County during the 17th and early 18th centuries. The gambrel roof of the Early Georgian phase has given way to a gable roof of relatively low pitch.

The main block of the house is five bays wide and one bay deep. There is a massive central chimney on the ridge, which sits on a fieldstone base. The gable roof has a saltbox slope in the rear. There are fireplace openings in each of the two first floor rooms, and in a section of the house that was formerly a rear ell.

The five-bay facade has a centered entrance panelled door with continued

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

Much of the land on the western side of Upper Mystic Lake, south of Church Street was an original land grant of three hundred acres to Increase Nowell, who never built upon it. In 1659 the land was purchased by Richard Gardner, whose descendants lived on parts of it for almost two hundred years.

Richard Gardner was living in Winchester (formerly South Woburn) by 1651. His first house was near the western shore of Winter Pond; its cellar hole, filled with English made brick, was visible as late as 1857. After buying the Nowell land, Gardner moved to a house which stood on the site of present-day 103-105 Cambridge Street, the Patience and Sarah Gardner House (circa 1830, #23). The Patience and Sarah Gardner House is thought to have been built on the foundation of Richard Gardner's house.

Nearby, Edward Gardner, a fifth generation descendant of Richard, built himself this house, circa 1764, the year he inherited the land on which it stands from his father. Edward died at the age of twenty-seven, and his house and land were sold to John Swan. Before discussing Swan, it is worth noting the achievements of several Gardner ancestors. Richard Gardner's grandson, John, went to Harvard and became the minister of Stow; Richard's grandson, Henry, was Treasurer of the Commonwealth during the Revolution; Henry's son, Henry J. Gardner was once Governor of Massachusetts.

continued

BIBLIOGRAPHY and/or REFERENCES

History of Winchester, H. Chapman, 1936, 50, 51.
Deeds.

Winchester Archival Center, Kendall Sb #37.

Maps

Interview with Sarah Luitweiler, August, 1978.

Existing conditions survey by C. Mundy of S.P.N.E.A. 3/7/86

Biographical Dictionary of Amer. Architects, H. & E. Withey, 1970, p.559.

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Winchester	Form No: 22
Property Name: Edward Gardner House	

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

ARCHITECTURAL SIGNIFICANCE continued,

a Classical entablature, pilasters and sidelights. Windows in the main block are of a nine-over-six sash configuration, double hung with exterior blinds.

On the interior, the dining room is floored with random-width pine boards in widths ranging from ten to eighteen inches. The fireplace wall has raised field panelling, and the fireplace is shallow with a crane. The four cornerposts are boxed with a simple bead. A two-panel closet door has H-hinges; the four-panel door leading to the hall has H-L hinges.

The parlor has horizontal board wainscot, with a chair rail. The cornerposts are boxed, with a bead, and the beams are beaded. The fireplace, bake oven, and mantel date from the 1920s remodelling. The flooring in this room has also been replaced.

Additional early fabric survives on the second story. In the left chamber, the fireplace wall has raised-field panelling, and a Georgian style cornice. The gunstock cornerposts are boxed with a bead. The flooring is random width pine. Walls are sponge painted, and the ceiling is lath and plaster.

The right chamber has an early lath and plaster ceiling, and fireplace wall with raised field panelling. The fireplace has splayed sides. Doors are four-panel raised field, with H-L hinges. Flooring is random width pine.

The ceiling of the upstairs hall is slanted, showing the earlier salt-box roof line, and early exterior weathing is exposed on the wall of the hall (originally the exterior rear wall of the house, since enclosed). A closet in this hall contains part of the chimney stack, with a spiral twist in the brickwork.

In 1931 the house was bought by F. Patterson Smith, an architect of minor repute, who is responsible for much of the interior remodelling on the house. He was a graduate, and later Dean of the Harvard School of Design, and began architectural practice in partnership with H. Langford Warren of Boston. Their firm (Warren, Smith & Biscoe) was responsible for Winchester's Church of the Epiphany (1904). Smith also designed the Winchester Boat Club, and the Town Hall of Concord, New Hampshire. It is interesting to note that Smith's partner, H. Langford Warren, lived in a house of his own design in Cambridge (6 Garden Terrace, 1904), and also is known to have designed the remodelling of a Georgian house in Newton, the Eleazer Hyde House (401 Woodward Street, circa 1770). Warren, also at one time D an of the Harvard architecture faculty, bought the Hyde house for his own use. Warren also designed several Newton houses during the 1880s and 1890s, all in the Waban section of Newton.

Beginning in the 1920s Smith opened his own office in Boston at 67 Milk Street. Soon afterwards he purchased the Gardner house, and began his "colonial revivalization" of it. He removed the shoe shop wing several hundred yards to the east and converted it

continued

Staple to Inventory form at bottom

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Winchester	Form No: 22
Property Name: Edward Gardner House	

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

ARCHITECTURAL SIGNIFICANCE continued.

to a residence (2 Gardner Place, #374). At this time, Smith also converted the barn to a Shingle Style residence, and subdivided the property, so that the barn stands on a separate parcel.

The Edward Gardner House takes on additional significance from its Colonial Revival modifications, which reflect the attempts of architects during the 1920s to invoke the architecture of the eighteenth century Georgian period, with varying degrees of accuracy and success.

Staple to Inventory form at bottom

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
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Community: Winchester	Form No: 22
Property Name: Edward Gardner House	

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

HISTORICAL SIGNIFICANCE continued,

John Swan bought the house and land at the time of Edward Gardner's death. Gardner's widow, Patience, may be the same Patience (Converse) Gardner who is known to have resided in the Patience and Sarah Gardner House nearby at 103-05 Cambridge Street (circa 1825, #23), from 1825 until 1864. However, Swan and several generations of his family took over the house at 89 Cambridge Street at the time of Edward Gardner's death. Members of the Swan family may have operated a shoe shop in the rear wing. In the 1830s the Middlesex Canal passed through the edge of the property, and Gardner's Locks were at the foot of present-day Gardner Place.

In 1924 the Swans sold the house to Elizabeth Alford, who in turn sold the property to F. Patterson Smith, a well-known architect. (see section on ARCHITECTURAL SIGNIFICANCE for account of changes to the house made by Smith).

The Gardner-Swan is one of only two pre-Revolutionary War structures extant in Winchester. The other is the Johnson-Thompson House (circa 1750, #4) at 201 Ridge Street.

Staple to Inventory form at bottom

MAY 22 1989

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Page _____

Multiple Resource Area
Thematic Group

Name Winchester MRA
State Middlesex County, MASSACHUSETTS

Nomination/Type of Review

Date/Signature

- | | | | | | |
|-----|---|---|------------|----------------------|---------------|
| 11. | Cole House | Entered in the
National Register | for Keeper | <u>Delores Byers</u> | <u>7/5/89</u> |
| | | | Attest | _____ | _____ |
| 12. | DeRochmont House | Entered in the
National Register | for Keeper | <u>Delores Byers</u> | <u>7/5/89</u> |
| | | | Attest | _____ | _____ |
| 13. | Dike--Orne House | Entered in the
National Register | for Keeper | <u>Delores Byers</u> | <u>7/5/89</u> |
| | | | Attest | _____ | _____ |
| 14. | Dwight, Edmund, House | Entered in the
National Register | for Keeper | <u>Delores Byers</u> | <u>7/5/89</u> |
| | | | Attest | _____ | _____ |
| 15. | Elder, Samuel, House | Entered in the
National Register | for Keeper | <u>Delores Byers</u> | <u>9/5/89</u> |
| | | | Attest | _____ | _____ |
| 16. | Everett Avenue--Sheffield
Road Historic District | Entered in the
National Register
Substantive Review | for Keeper | <u>Beth J. Sarge</u> | <u>7-5-89</u> |
| | | | Attest | _____ | _____ |
| 17. | Firth--Glengarry Historic District | Entered in the
National Register | for Keeper | <u>Delores Byers</u> | <u>7/5/89</u> |
| | | | Attest | _____ | _____ |
| 18. | Gardner, Edward, House | Substantive Review | for Keeper | <u>Beth J. Sarge</u> | <u>7-5-89</u> |
| | | | Attest | _____ | _____ |
| 19. | Gardner, Patience and Sarah, House | Entered in the
National Register | for Keeper | <u>Delores Byers</u> | <u>7/5/89</u> |
| | | | Attest | _____ | _____ |
| 20. | Ginn Carriage House | Entered in the
National Register | for Keeper | <u>Delores Byers</u> | <u>7/5/89</u> |
| | | | Attest | _____ | _____ |



Gardner - Swan House
89 Cambridge St. 1/88
Winchester, Ma. MRA

Gardner, Edward House

MHC Inv. #22

Please refer to the map in the
Multiple Property Cover Sheet
for this property

Multiple Property Cover Sheet Reference Number: 64000303

National Register of Historic Places

Note to the record

Additional Documentation: 2014

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY NAME: Gardner, Edward, House

MULTIPLE NAME: Winchester MRA

STATE & COUNTY: MASSACHUSETTS, Middlesex

DATE RECEIVED: 11/19/13 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 1/05/14
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 89000605

NOMINATOR: STATE

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT RETURN REJECT 1-3-14 DATE

ABSTRACT/SUMMARY COMMENTS:

Additional Documentation Approved

RECOM./CRITERIA Accept
REVIEWER Edson Beall DISCIPLINE History
TELEPHONE _____ DATE 1-3-14

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

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



The Commonwealth of Massachusetts

William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

September 10, 2013

J. Paul Loether
National Park Service 2280, 8th Floor
National Register of Historic Places
1201 I (eye) Street, NW
Washington, D.C. 20005

Dear Mr. Loether:

Re: Address changes for properties listed on the NRHP

As we digitize our inventory of historic resources, we are discovering discrepancies in property addresses due to renumbering, changing the address to a side street that abuts the parcel, or assigning a precise address where none had existed. In some cases, property owners have notified us of an incorrect address. We are, therefore, writing to request technical corrections in the National Register records for the following properties in

Winchester (Middlesex County)

- Sanborn House (Aigremont) (NRIND 12/14/1981) — new address is **21 High Street** (formerly 15 High Street) **81005286**
- Winchester Town Hall (NRIND 3/31/1983; NRDIS 11/21/1986) — new address is **71 Mount Vernon Street** (formerly 71 Mount Auburn Street, which was a typo) **83000837**

The following were listed on 7/5/1989 as NRIND in the Winchester MRA

- Ayer, Thomas Prentiss House — new address is **10 Grove Street** (formerly 8-10 Grove Street) **84000630**
- Childs, Webster House — new address is **9 Meadowcroft Road** (formerly 16A Ginn Road) **89000644**
- Gardner, Edward House — new address is **0 Gardner Place** (formerly 89 Cambridge Street) **89000605**
- Mason, John C. House — new address is **10 Hillside Avenue** (formerly 8-10 Hillside Avenue) **89000634**
- Oak Knoll — new address is **17 Brooks Street** (formerly 39 Oak Knoll) **89000648**

220 Morrissey Boulevard, Boston, Massachusetts 02125
(617) 727-8470 • Fax: (617) 727-5128
www.state.ma.us/sec/mhc

National Register of Historic Places
Memo to File

Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Gardner, Edward, House

MULTIPLE NAME: Winchester MRA

STATE & COUNTY: MASSACHUSETTS, Middlesex

DATE RECEIVED: 5/22/89 DATE OF PENDING LIST: 6/06/89
DATE OF 16TH DAY: 6/22/89 DATE OF 45TH DAY: 7/06/89
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 89000605

NOMINATOR: STATE

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT RETURN REJECT 7/5/89 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA Accept C + A
REVIEWER Jorge
DISCIPLINE Architectural History
DATE 7/5/89

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

CLASSIFICATION

count resource type

STATE/FEDERAL AGENCY CERTIFICATION

FUNCTION

historic current

DESCRIPTION

architectural classification
 materials
 descriptive text

SIGNIFICANCE

Period Areas of Significance--Check and justify below

Specific dates Builder/Architect
Statement of Significance (in one paragraph)

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

BIBLIOGRAPHY

GEOGRAPHICAL DATA

acreage verbal boundary description
 UTM's boundary justification

ACCOMPANYING DOCUMENTATION/PRESENTATION

sketch maps USGS maps photographs presentation

OTHER COMMENTS

Questions concerning this nomination may be directed to

_____ Phone _____

Signed _____

Date _____