

FORM B - BUILDING

Area

Form no.

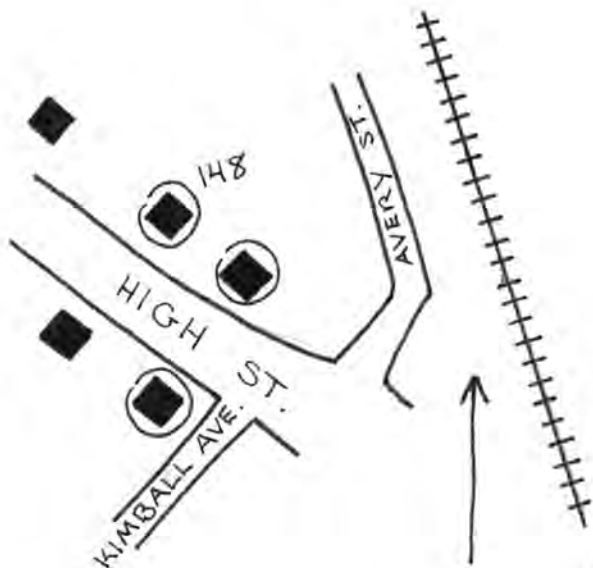
148

MASSACHUSETTS HISTORICAL COMMISSION
294 Washington Street, Boston, MA 02108

PHOTO (3x3" or 3x5", black & white)
Staple to left side of form
Photo number _____

SKETCH MAP

Draw map showing property's
location in relation to nearest
cross streets and other buildings
or geographical features.
Indicate north.



Recorded by Margaret Welden

Organization Ipswich Historical Comm.

Date November 1978

Assessor's lot #10-A

Town Ipswich

Address 115 High Street

Historic Name Brown's Manor

Use: Original residential

Present apartments

Ownership: ☒ Private individual
Private organization _____

Public _____

Original owner George A. Brown
Present owner: Charles Lamson

DESCRIPTION:

Date c. 1886

Source Essex County Deeds

Style Second Empire

Architect _____

Exterior wall fabric brick

Outbuildings _____

Major alterations (with dates) _____

Moved _____ Date _____

Approx. acreage less than 1 acre

Setting residential

UTM References 19/348480/4727700

(Staple additional sheets here)

0861 1 711

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

Brown's Manor is a two story brick structure with wood and brownstone trim enclosed by a slate covered mansard roof. It has a symmetrical four bay facade with a center entry which consists of a round-headed double-leaf door protected by a well detailed porch. Other important stylistic features include quoins and a bracketted cornice. Brown's Manor is one of the most imposing Second Empire structures in Ipswich and the only one executed in brick.

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

Brown's Manor possesses integrity of location, design, setting, materials and workmanship and associations with Ipswich's late 19th Century development. The lot on which it stands was part of a thirty acre parcel sold to George A. Brown by Abraham Lord on November 6, 1886. It is expected that the house was built shortly thereafter. The Brown family were brickmakers, lumbermen and housewrights and were well known for building some of the finest structures in Essex County. This house, built for themselves, is representative of their skills.

BIBLIOGRAPHY and/or REFERENCES

T.F. Waters, Ipswich in the Mass. Bay Colony, vol. II, p. 667
Essex County Registry of Deeds
Ipswich Directories, 1888, 1897.



HPCA PART 2 - BROWN'S MANOR
- 109 HIGH ST, IPSWICH, MASSACHUSETTS

Vue-all

Photo-Saver
Made in U.S.A.

DATE

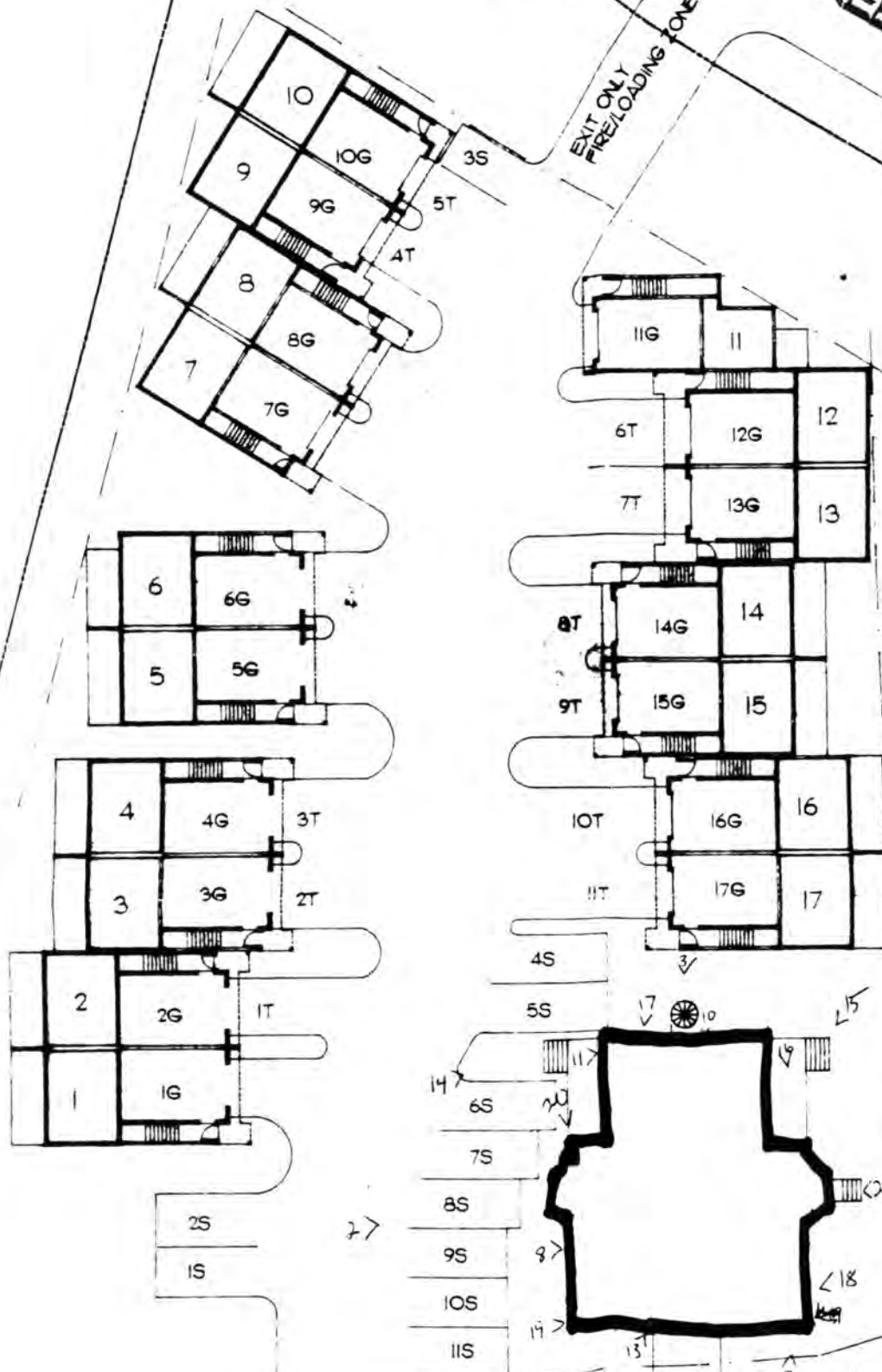
TITLE

HPCA PART 2 - BROWN'S MANOR, 109
HIGH STREET, IPSWICH



EVERY STREET

EXIT ONLY
FIRELOADING ZONE



4 APTS.
17 D.U.
21 D.U. TOTAL

PARKING :
17 GARAGES
11 SURFACE
11 TANDEM
39 TOTAL

GH STREET

9. Major Bibliographical References

See continuation sheets

UTM NOT VERIFIED
ACREAGE NOT VERIFIED

10. Geographical Data

Acreage of nominated property approx. 1500

Quadrangle name Ipswich

Quadrangle scale 1:24000

UMT References

A 199 348420 4728370
Zone Easting Northing

B 19 350750 4727790
Zone Easting Northing

C 19 350320 4726100

D 19 349460 4725350

E 19 348920 4725410

F 19 348100 4727240

G

H

Verbal boundary description and justification

See continuation sheets and attached maps

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
-------	------	--------	------

state	code	county	code
-------	------	--------	------

11. Form Prepared By

name/title Candace Jenkins, National Register Coordinator with Edward Zimmer
(Ipswich Historical Commission)

organization Massachusetts Historical Comm. date April 1980

street & number 294 Washington Street telephone (617) 727-8470

city or town Boston state Massachusetts

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☒ national ☒ state ☐ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature Patricia L. Westbroth 6/24/80

title Executive Director, Massachusetts Historical Commission

For HCPS use only

I hereby certify that this property is included in the National Register

Debra Ann Bago date 9/17/81
Keeper of the National Register

Attest: Patricia L. Westbroth
Chief of Registration

date 9/15/80

Property

Cenmaur Village, Ipswich, Massachusetts
Multiple Resource Area (partial inventory)

State

MA, Essex

Working Number

7/1/80/1746

TECHNICAL

Photos 32Maps 1, 19

CONTROL

This is an excellent multiple resource nomination - the surveyed area covers the historic Ipswich Village. The nomination includes four districts and an individual properties. The districts are logically drawn and show the development over time of the village. The nomination includes an incredible number of 17th and 18th cent. buildings and some 19th cent. buildings. There are no intrusions - 1500 acres. The nomination form closely follows the requirements for mult. res. nominations spelled out in the "How to"

HISTORIAN

accept
Patricia Anderson
9/15/80

ARCHITECTURAL HISTORIAN

ARCHEOLOGIST

OTHER

HAER

Inventory _____

Review _____

REVIEW UNIT CHIEF

BRANCH CHIEF

KEEPER

National Register Write-up _____

Send-back _____

Entered SEP 17 1980

Federal Register Entry

2.3.81

Re-submit _____



Brown's Manor - High St.
Roll 16
Neg 26

CENTRAL VILLAGE IPSWICH, MASSACHUSETTS
MULTIPLE RESOURCE AREA/ESSEX CO. MA

— Brown's Manor

JUL 1 1980

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

Multiple Property Cover Sheet Reference Number: 64000276

#78(MAR-CRS)

March 22, 1988

Mr. Fred Faust
First Ipswich Partnership
170 Merrimack Street, Suite 210
Lowell, MA 01852

Dear Mr. Faust:

PROPERTY: Brown's Manor, 109 High Street, Ipswich, MASS.

CONTROL NUMBER: 11061KA

TAXPAYER'S IDENTIFICATION NUMBER: 04-2920587

We have reviewed the "Historic Preservation Certification Application - Part 2" for the above property and have found that the rehabilitation does not conform with the Secretary of the Interior's "Standards for Rehabilitation." The proposed rehabilitation does not conform with Standards 2 and 5, as described in the enclosed regulations, 36 CFR 67.

Constructed in 1886 in the Second Empire Style, Brown's Manor is a 2 1/2-story brick house situated on approximately one acre of land in a residential area of Ipswich, Massachusetts. The building is one of the most imposing structures of its style in the town and the only one erected in brick.

Brown's Manor is individually listed on the National Register within the Central Village, Ipswich, Multiple Resource Area, both for its architectural significance and its historical association with a locally-prominent family of brickmakers and housewrights. The National Register documentation also recognizes the building's setting as significant, by concluding that Brown's Manor "demonstrates Ipswich's response to 19th century ideals of siting...[sic]."

Your rehabilitation project proposes to construct four new buildings containing seventeen townhouse units. These will be arranged in two irregular lines, with one building directly behind the main house and the other three situated near the western lot line. A parking area containing twenty-two spaces will be established between the two rows of townhouses. Such construction will violate the Secretary's Standards by compromising a significant historic setting and destroying the traditional relationship between the historic structure and its landscape.

Townhouses - 2 1/2 stories - 28 ft. high.

Antenna 3/24/88
Broder
3/24/88
March 24, 1988

This project therefore does not qualify as a "certified rehabilitation" for purposes of §§ 212 and 214 of the Economic Recovery Tax Act of 1981, as amended, and/or the Tax Reform Act of 1986, and is exempt from the historic preservation provisions of the Act that apply to "certified rehabilitations."

We have enclosed a copy of the U.S. Department of the Interior's regulations that outline in Section 67.10 the process for appealing this decision. Should you wish to enter an appeal, please comment by letter to the **Chief Appeals Officer, Preservation Assistance Division, National Park Service, P.O. Box 37127, Washington, D.C. 20013-7127**, addressing the concerns raised in our letter.

Should you have any questions regarding our review of your application, or the appeals process, please contact Kathleen Catalano of this office at (215) 597-1580.

Sincerely,

James W. Coleman, Jr.
Regional Director

Enclosure

cc: TPS/WASO
MA SHPO

(DENIAL/2)



April 4, 1988

Dr. Ernest A. Connally
Chief Appeals Officer
Preservation Assistance Division
National Park Service
P.O. Box 37127
Washington, D.C. 20013-7127

RECEIVED

DATE APR 7 1988

CHIEF APPEALS OFFICER

RE: Brown's Manor, 109 High Street, Ipswich, MA
Control Number - 11061MA

Dear Dr. Connally:

We hereby request an application hearing based on the denial of our "Historic Preservation Certification Application - Part 2" for the above reference property.

After making substantial changes to the Brown's Manor interior plans, we were surprised at a finding of non-conformance with regard to the abutting new construction. While we understand that there are concerns about building on the balance of the property, this issue has received little attention or discussion in the review process. Our group has gone to great effort and expense over an extended period of time -- our Part 2 application was submitted last Fall -- to rehabilitate a deteriorated building threatened with inappropriate commercial uses.

It is our intent to provide supplementary information supporting approval of our application. This will be either forwarded to you by mail, or presented at the scheduled hearing. I would also request an opportunity to be present at this hearing.

We would appreciate the earliest possible date for the hearing, as it is our desire to resolve these issues and proceed with the project.

Sincerely,

Fred Faust, Agent
109 High Street Realty Trust

FF:cb letters hpips
cc: Kim Brengle
Maureen Cavanaugh, MHC

- Not an estate setting
- not a "manor" - this name dates to 1950s
- This was a 2 family house of an active family of homebuilders.
- denial area calls it a residential area - she says its a mixed area
- It was nominated individually bec. it was outside High St. H.D.
- Bld. across St. is a shopping center
 - Currier Park is 1960s subdivision
 - modern high school across St.
- There were 4 outbldgs on the lot in 1910 in add. to carriage house - these were demolished c. 1959 - lot was not undeveloped, or landscaped. It had a greenhouse. Neighbors say there were gardens. Family was not genteel - they were utilitarian.
- The site was cleared in 1950s.
- Foundation of greenhouse & carriage house still there.
- lots of parking there prior to rehab.

/Part 2 Appeal /

Prepared by: Sally Blumenthal
Preservation Assistance Division
May 12, 1988

Property: Brown's Manor
109 High Street
Ipswich, Massachusetts
11061MA

Owner: Mr. Fred Faust
First Ipswich Partnership
170 Merrimack Street, Suite 210
Lowell, Massachusetts 01852

Participants for Owner: Fred Faust
Kim Bringle, Preservation Consultant

NR Chronology: Second Empire, 2-story brick single-family residence built
ca. 1886. 
Individually listed in NR as part of Ipswich MRA on 9/17/88.

Application Chronology:

10/87	Project started
4/88	Project completed
9/3/87	Initial Part 2 received by SHPO
12/31/87	Complete Part 2 received by SHPO
1/22/88	Part 2 received by MARO
3/21/88	Site visit by MARO & SHPO
3/22/88	Project denied by MARO
4/12/88	Appeal request received by WASO
5/12/88	Appeal held: Dr. Connally presiding

Use Before/After Rehabilitation: Apartments/Apartments

Denial Issue: (Standards 2 and 5)
Construction of 4 new buildings containing 17 apartments on the
one-acre site alters the historic setting of the structure.

SHPO's Recommendation: SHPO recommended certification of rehabilitation.