

FORM B -BUILDING

Massachusetts Historical Commission  
220 Morrissey Boulevard  
Boston, Massachusetts 02125

Assessor' number

USGS Quad

Area(s)

Form Number

Map: 62 Parcel: 61

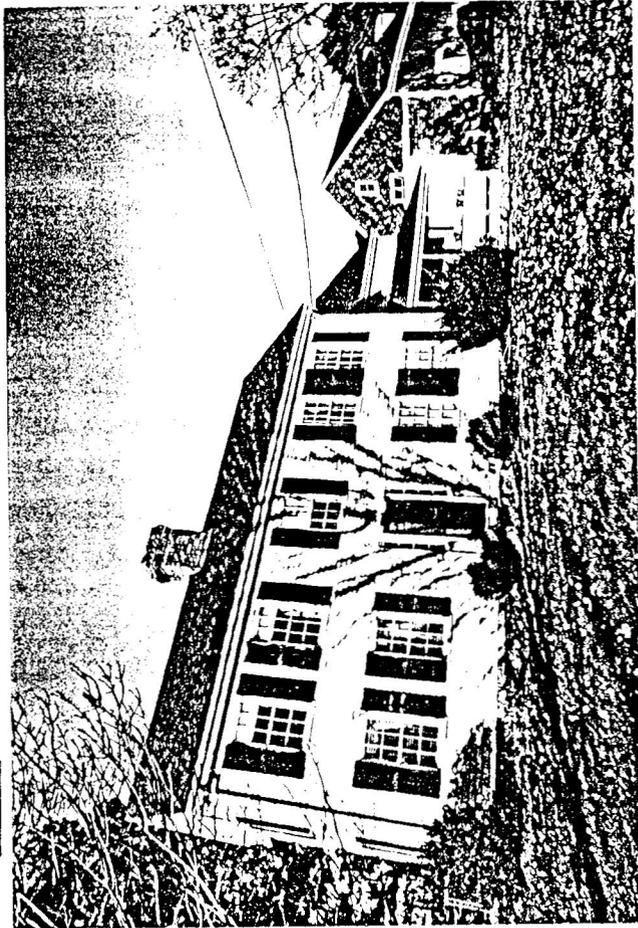
Reading

84, 85

Town: North Reading, MA

Place (neighborhood or village)

Lower End



Address 207 Elm Street

Historic Name Ebenezer Upton Farmstead and Barn

Use: Present Private residence

Original Farm house

Date of Construction 1732 (by 1795)

Source Plaque on building

Style/Form Federal/L-shaped

Architect/Builder Undetermined

Exterior Material

Foundation Granite block

Wall Clapboards

Roof Asphalt shingles

Outbuildings/Secondary Structures

The large barn is actually a garage built in 1985. The silo on the premises was erected at an undetermined date.

Major Alterations (with dates) Very intact.

East ell's porch added during the 1990s.

Condition Good

Moved  yes  no

Acreage 1.63 acres

Setting Situated close to the street. To the rear of this

house's lot is a modern residential subdivision.

The house's main facade overlooks Ipswich River conservation land.

Recorded by Edward W. Gordon

Organization North Reading Historical Commission

Date(month/day/year) 17/10/2001

## BUILDING FORM

### ARCHITECTURAL DESCRIPTION *see continuation sheet*

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

207 Elm Street is a two-and-one-half-story Federal vernacular farm house. Although the house was reportedly built in 1732, its five-bay-by-one-bay form and center entrance with multi-panel side lights and elliptical arch with a solid "fan light" suggest a date of around 1800. The house rests on a granite block and rubble stone foundation. Possessing an L-shaped form, a one-and-one-half story ell projects from the east wall. Both main block and side ell are clad with clapboards and enclosed by asphalt shingle clad roofs.

In general, double hung windows with 6/6 wood sash are fully enframed with raised wooden moldings. Windows are flanked by louvered shutters. The main facade culminates in a molded wooden cornice. The end gables exhibit return eaves. The corbelled center chimney appears to be a Victorian-era replacement. Indeed, Le Page notes that "some years ago the old central chimney was removed and the house modernized in other ways, but there are still indications of its early origins."

Projecting from the main block's east gable, the one-and-one-half story ell exhibits an encircling porch with slatwork railings.

The east of the main house is a substantial, L-shaped barn with broad end gables facing east and west. Attached to the northwest corner of the barn is a smaller gable-roofed structure. At the eastern end of the barn is a substantial silo.

### HISTORICAL NARRATIVE *see continuation sheet*

*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.*

207 Elm Street was reportedly built as early as 1732. It is a key component in the Elm/Park Street corridor's collection of eighteenth and early nineteenth century farm houses. These houses provide a link with North Reading, then the North Parish of Reading, during the Colonial Period (1675-1775). During this period the local economy was characterized by subsistence farming with a sawmill at Mill Street and the Ipswich River as early as 1694. By the early eighteenth century, the Town Common area at the intersection of Haverhill and Park Streets began to assume the appearance of a town center. Population figures for this period are sketchy. By 1720, the church had a membership of 39 while the total number of taxpayers was 55. By 1771, 66 voters were located within the North Parish.

By all accounts 207 Elm Street's first owner was Ebenezer Upton. Uptons settled in the North Parish as early as 1685. At that time, the John Uptons Sr. and Jr. were among the eight "first families" of the town. 207 Elm Street appears on the 1795 Nickerson Map of Reading labeled "Eben Upton." North Reading historian Samuel M. LePage makes no mention of the Uptons in his account of the house's history. A John Phelps is said to have built a house prior to 1680 on Elm Street land later owned by the Uptons. As late as 1876, the Phelps

### BIBLIOGRAPHY and/or REFERENCES *see continuation sheet*

North Reading Maps/Atlases: 1795,1831,1857,1875,1889,1906; Town of North Reading Street List, 1966  
North Reading Directories (Wakefield): 1896-97;1905;1907;1911-12; 1919-20;1931-1932;1941  
Valuation of Real and Personal Estates, Town of North Reading: 1870;1890;1910;1920;1930  
Eaton, Chester W., & Warren Eaton, eds. Proceedings of the 250th Anniversary of the Ancient Town of N.R.  
Le Page, Samuel M. A History of North Reading, Tercentenary Ed., 1944  
MHC Reconnaissance Survey Report, North Reading, 1981

Recommended for listing in the National Register of Historic Places. *If checked, you must attach a completed National Register Criteria Statement form.*

**INVENTORY FORM CONTINUATION SHEET**

Massachusetts Historical Commission  
220 Morrissey Boulevard  
Boston, MA 02125

<b>Community:</b> North Reading, MA	<b>Form No:</b>
<b>Property Name:</b> 207 Elm Street	

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

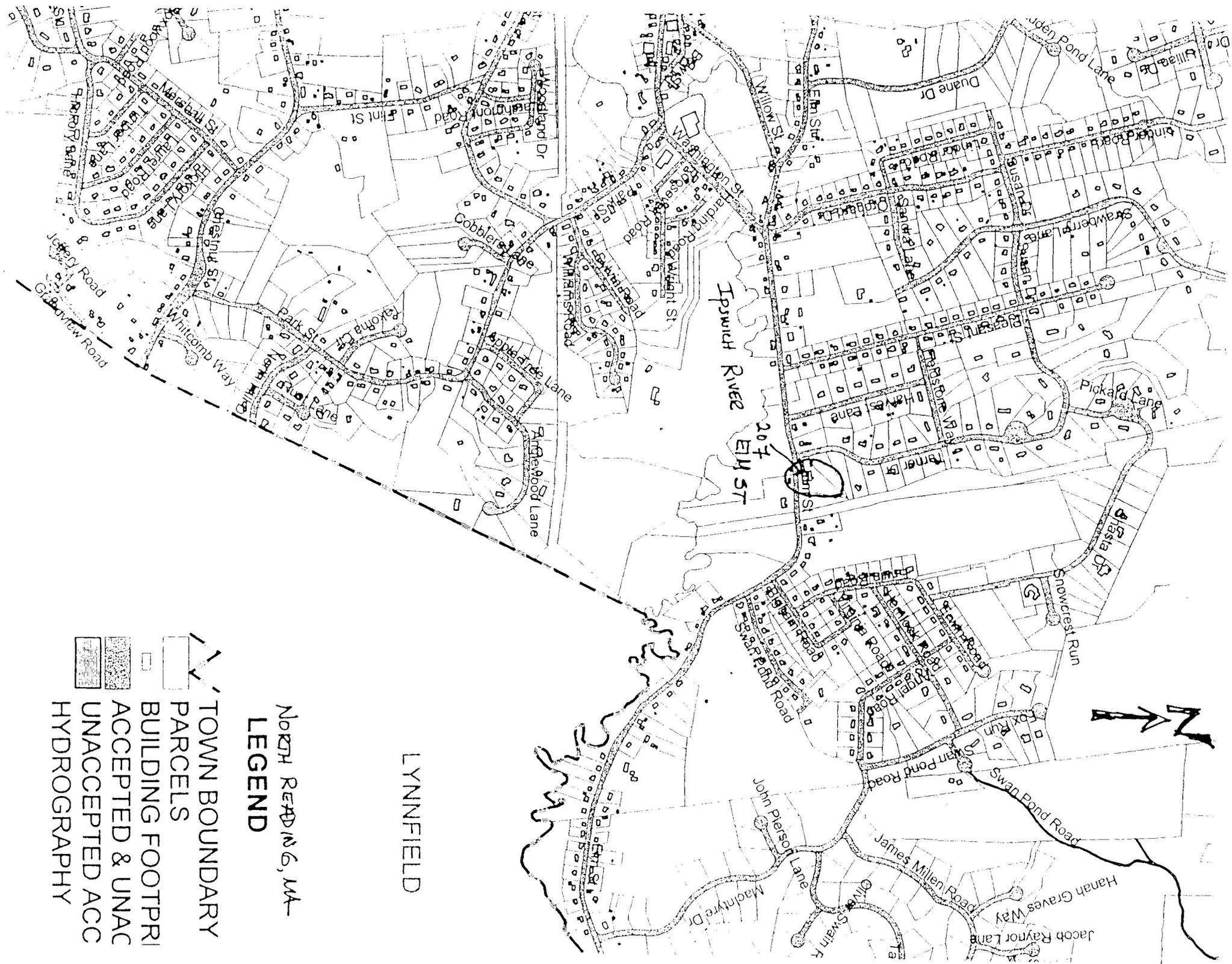
**HISTORICAL NARRATIVE continued**

cellar hole, the only remnant of the ancient Phelps homestead, is said to have been still visible on 207 Elm Street's parcel. According to Le Page, "the house now owned by J.A. Turner" (see below) was sold by Joseph Bancroft to Daniel Graves on March 4, 1799 for 127 pounds. Job Bancroft is referred to in this house's 1799 deed as a "housewright" and may have been responsible for this house's construction. The possibility remains that 207 Elm Street was built by Graves, c. 1799-1800, replacing an earlier Upton-built house.

By the mid-nineteenth century, descendants of Eliab Stone, the North Parish's minister (from 1767 on), farmed the 76 acres that comprised this farm in 1870. According to the 1870 Valuation of Real and Personal Property in North Reading, Eliab Stone's farm encompassed: one house (\$700); 1 barn (\$500); one shop (\$20); two sheds (\$50); a 15-acre Back Field; a 2-acre Fore Field; 14 acres of meadows named River, Flag Hole, Dix's and Stoney Hole; as well as a 30-acre Pasture Wood Lot. In 1870, the total valuation of the property was \$3,265.

Around 1900, the Stone farm was purchased by Joseph A. Turner. By 1910, the size of this farm had increased from 76 acres to 96 acres. At that time, the house was appraised at \$1,100 and the barn was worth an estimated \$750. The sheds were valued at \$75. At least five structures had been added to the premises since 1870, including: a carriage house (\$125); three hen houses (\$100); and half a windmill (\$100). The purchase of a 20-acre tract called "Flint Woodland" had occurred during this twenty-year interval.

207 Elm Street remained in the Turner family until at least the mid-1960s. In 1966, Raymond L. Turner, farmer and his wife Mildred Turner are listed at this address.



-  TOWN BOUNDARY  
 PARCELS  
 BUILDING FOOTPRINT  
 ACCEPTED & UNAC  
 UNACCEPTED ACC  
 HYDROGRAPHY

NORTH READING, MA  
**LEGEND**

LYNNFIELD

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

Community  
North Reading

Property Address  
207 Elm Street

Area(s)

Form No.

## National Register of Historic Places Criteria Statement Form

Check all that apply:

- Individually eligible       Eligible only in a historic district  
 Contributing to a potential historic district       Potential historic district

Criteria:     A     B     C     D

Criteria Considerations:     A     B     C     D     E     F     G

Statement of Significance by Edward W. Gordon Preservation  
Consultant

*The criteria that are checked in the above sections must be justified here*

Although the exact construction date is unclear, 207 Elm Street is a solid, well-crafted example of a Federal vernacular farm house that was extant by 1795 and may have replaced an earlier house(s) owned by John Phelps and Ebenezer Upton. Later owners included housewright Joseph Bancroft (1790s), Daniel Graves, descendants of local mid eighteenth century Congregational minister Eliab Stone, and farmer Joseph A. Turner. The house remained in the Turner family from c.1900 until at least the mid 1960s. This house is a key component in the Lower End Neighborhood/eastern Elm Street's Remarkably intact collection of Colonial and Federal farm houses.