

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET
BOSTON, MASSACHUSETTS 02116

Assessor's Number	USGS Quad	Area(s)	Form Number
22/4	Hanover		2



Town Kingston

Place (neighborhood or village) On the Jones

River, near Silver Lake

Address 233 Grove St.

Historic Name Up and Down House, or
Miller Johnson House

Uses: Present Single family home

Original Single fam, Mill house

Date of Construction @1702

Source Registry of Deeds, Assessors

Style/Form Center chimney, 1 story cape
w/2 early additions

Architect/Builder Unknown

Exterior Material:

Foundation low stone

Wall/Trim clapboard front, cedar shake

Roof asphalt shingle

Outbuildings/Secondary Structures Barn,

Outhouse

Major Alterations (with dates) cellar kitchen in
west basement room @1810

Condition average

Moved ☒ no ☐ yes Date _____

Acreage Appx. 16.5 acres

Setting Rolling hills, 2 acres of blue-

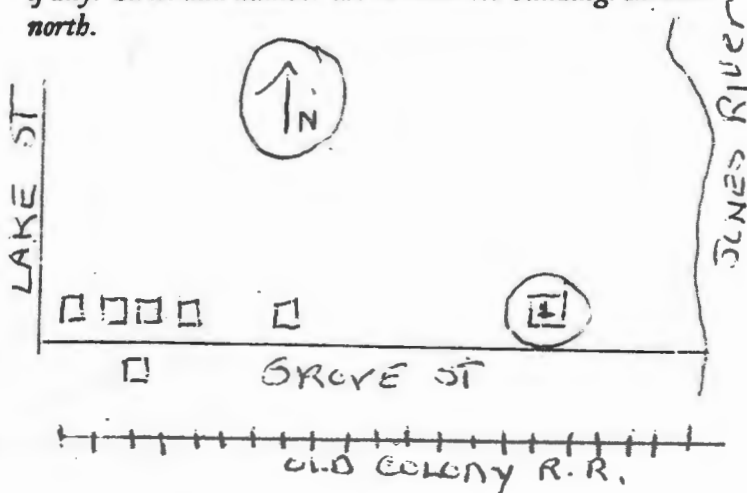
berry bushes, bordering Jones River

RECEIVED

JAN 9 1997

Sketch Map

Draw a map showing the building's location in relation to the nearest cross streets and/or major natural features. Show all buildings between inventoried building and nearest intersection or natural feature. Label streets including route numbers, if any. Circle and number the inventoried building. Indicate north.



Recorded by Robert A Moura

Organization Kingston Historical Commision

Date (month/year) 7/13/96

BUILDING FORM

KIN.2

ARCHITECTURAL DESCRIPTION ☐ see continuation sheet

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

The Miller Tom Johnson House is a first period, center chimney, cape style, bank house, built to conform to the side of a small hill with exposed cellar walls at the south and east elevations. Constructed for use as a yeoman's farm house, it became a miller's house when a grist mill was constructed at the site @1767. The house retains its original "whitches crosse" door, primitive batten door with strap hinges, dutch oven, original fireplace crane, hand hewn cedar shingle interior wall in 18th century shed roofed addition (with mortice and tenon window also, on interior wall), arched brick supports to hold upstairs ^hhearth, and many of its original finishes.

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.

BIBLIOGRAPHY and/or REFERENCES ☒ see continuation sheet

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

1702 "Up and Down" House, Grove Street, Kingston, Mass.
(Early example of split-level home construction)

From a paper entitled, "Characters, Houses, and Events of the Forge Pond District," (Kingston, Mass.), dated Jan. 28, 1932, prepared by Helen Woods (now deceased), historian for The Jones River Association, trustees of historic Bradford House of Kingston, home of Massachusetts Bay Colony's first governor, the following quotes are excerpted:

"---The community is known by its old houses to be one of the oldest settlements in the United States...the tillable land surrounding Forge Pond, or Jones River Pond as it was known later-- and still later on as Silver Lake, was devoted chiefly to the cultivation of rye and corn...

'---Due to the presence of much iron ore discovered in the area in veins 20" to 24" in thickness, an iron foundry devoted principally to the forging of anchors was set up on the northeast corner of the pond, and was commonly known as The Anchor Forge, where the anchor for the frigate, Constitution, is said to have been forged. The enterprise closed down shortly after the Civil War terminated...

'---The Squire James Holmes house on Forge Pond with its huge fireplace with crane and brick oven and divided stairway leading to the upper floor, is pictured in the lectures given by the artist, Wallace Nutting, who told me, as he did in his lectures time and again, that he knew of but two of this type anywhere in New England. This property was acquired by the Rev. and Mrs. Joseph Evans who have done much to preserve the original charm of this old house...

'---The Reed estate with its commanding view of the lake became known as the Eben Plimpton home upon the acquisition of this early New England homestead in deference to Mr. Plimpton's prominence as an actor and longtime intimate of his fellow artist, Georgia Drew Barrymore who often summered across the street at the Porter Reed home...

'---The Wallace Maglathlin or Drake home, or what has long been called the "up and down" house on Egypt Road, now

1702 "Up and Down" House, Kingston, Mass., Continued

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known as Grove Street, appears not unlike a cottage in Old England. This house was built by miller Tom Johnson, who conducted a milling business with a grist mill set up on Jones River Brook bordering the easterly side. Tom's Johnson ground native corn and rye. The old millstone is there today. The house is said to have been built in its quaint style through the influence of Thomas Jefferson Johnson, his cousin, who lived in the Colonial brick house facing Plympton station (located at the junction of Kingston and Plympton townships and of no significance to Eben Plimpton home half-mile distant). It was said that Thomas J. Johnson who was more affluent than his cousin, miller Johnson, agreed to help the latter in a financial way if miller Tom Johnson would build his home with a cellar kitchen in an ell on a little lower level than the main part of the cottage. Miller Tom was said to have been reluctant to do this, but finally acquiesced because of his cousin's financial backing. The plan was to have the kitchen as nearly separate from the rest of the house as possible without having it in a different building as was so frequently done in southern colonial homes where the climate made it possible...

'---I do not have the early history of the Thomas Jefferson Johnson colonial brick house. But Mr. Walter H. Faunce and Mr. John Hall, both old residents of the town, and both familiar with the early history of these houses, say that the grounds facing the Thomas Jefferson Johnson home was the point of assembly from whence volunteers from surrounding towns marched off to Concord and Lexington to fight the British...'

"---Credits for the above information: Mrs. Leora Bryant, nee Drake (family owned miller Johnson house), aged 85 in 1932; Walter H. Faunce, John Hall, Mrs. Anne Pratt (noted genealogist and co-worker with Alexander Graham Bell in

1702 "Up and Down" House, Kingston, Mass..Continued

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in

his research for the deaf), all of contemporary age and life-long residents of the area."

Additional Data on the 1702 "Up and Down" House

In September of 1941 when the present owners, Ruby Hales Lee (nee Ruby Hales) and Robert O. Lee, called upon Frank T. Drake (now deceased) at the suggestion of the late Judge Theodore W. Bisbee of Plymouth, attorney, representing Ruby Hales in the purchase of this property to obtain a Quitclaim Covenant from Mr. Drake in order to correct the deed from Mr. Drake to Wallace L. Maglathlin who at that time was conveying the property to Ruby Hales, Mr. Drake, then in his mid-nineties, said he was only five years of age when his parents, Rhoda T. and Mardin Drake purchased this property and moved in. The house at that time was arranged with separate living accommodations for two families; one section devoted to the three upper-story rooms and lower dining room and kitchen built around the central chimney now standing; the other living quarters consisting of two upper-story rooms with their own chimney in the projection extending from the west end. It is believed this projection is the "ell" mentioned in the Helen Wood~~ss~~ paper, as the section built by miller Johnson, and was added to the older section built by someone else at an earlier date but whose name is not available. Mr. Drake said his father had records to show this older section built around the central chimney was constructed in 1702. While the construction of the extension to the upper-level section is obviously old as may be determined by its construction and interior finish such as the feather-paneled doors and some hardware, the section built around the existing chimney (the chimney in the "ell" was taken down) is much

1702 "Up and Down" House, Kingston, Mass.--Continued

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much

older as may be determined by pilaster ~~exteriors~~ interior corners, primitive type batten doors, hand-wrought hardware such as hinges, latches, and nails; and principally, a large brick fireplace with built-in crane, and a primitive recessed oven with a separate flue of its own-- and arched brick supports holding the hearths of the fireplaces in the rooms above.

Mr. Drake said his family used the small one-story extension on the eastern end as a summer kitchen. The framing in this addition appears as old as the framing in the original section, but it was obviously added some years afterward as evidenced by the hand-hewn shingles and pegged window frame that once formed the exterior easterly side left intact, as was often the practice in older times as families expanded, and more room was needed. When he married, said Mr. Drake, he and his wife occupied the so-called miller Johnson ell (mentioned in Mrs. Woods' paper on Houses of the Forge Pond District) and his parents occupied the older "up and down" section. After the demise of his mother in the 1880s, Mr. Drake said his wife insisted upon removal of most of the window sash with the eight tiny 5½" x 6" panes-over-sixteen, and installation of "modern" sash with the larger four-over-four panes. The eight-over-sixteen have subsequently been restored. The paneling in the front door to ~~this~~ the one-story extension at the lower level on the east end is in the form of the so-called "witches' cross" and is original. The other two front doors are reproductions. The floor in this lower-level extension is of brick, as well as the floor in the kitchen; both floors originally laid without a bonding agent, and subsequently relaid with mortar. The other floors are the original wide boards of deal or hard pine with numerous knots protruding well above the softer,

1702 "Up and Down" House, Kingston, Mass.--Continued

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softer,

worn fibres of the wood.

The "cold cellar" extending from a door in the west wall of the kitchen and supporting what has been described as the miller Johnson ell, has a floor of rough stones rising 18" above the level of the kitchen floor. A paneled door with hand-wrought strap hinges in the west end of the "cold cellar" opens onto a stoned-in areaway leading up a flight of stone steps to the upper ground level outside.

The entire north wall of all rooms in the downstairs or lower level section is below ground. A small stoned-in areaway with a small window-sash built into the top of the stone wall on the north side provides light for the bathroom and small cellar-way leading off the kitchen. The southern wall of the kitchen is also below ground but is provided with a stoned-in areaway at the top with a bank of three small windows that provide a modest amount of light to the interior, but are partly concealed by a clump of lilac bushes of indeterminate age just beyond.

The dining room leading off the kitchen has its whole north wall below ground, as well as part of its southern exposure up to a depth of three feet. A primitive batten door with original strap hinges in the east wall of the dining room opens with one step down into the one-room lower-level extension mentioned above.

This house is of historical significance to the Commonwealth and the nation by reason of it being one of the early examples of split-level construction. The property as a whole is of historical significance to the town of Kingston because it was the site of the town's first grist mill. The mill itself has long since been destroyed.

Massachusetts Historical Commission
80 Boylston Street
Boston, Massachusetts 02116

Community

KIN.2
Property Address

Kingston, 233 Grove St

Area(s)	FormNo.

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 Robert A. Moura, Kingston Hist. Commission
The criteria that are checked in the above sections must be justified here.

The "Up and Down House" is an unusual example of the typical center chimney, cape style construction, common to New England in the early 18th century, and retains many of the "distinctive characteristics of this period. The house was built on a foundation of field stone. The floors are of wide deal or hard pine, as is the paneling. The interior doors have raised panels. The floor joists are exposed in the cellar and are unworked logs. The exposed "summa" beams in the cellar, which hold the arched brick supports that in turn hold the upstairs hearths, were plainly hewn with an adz. The hand wrought hardware (latches, hinges, nails, fireplace cranes, etc) is typical of early 18th century homes. Wooden pins join the pairs of roof joists, which are stamped with roman numerals. A rare survival of a common practice is the west interior wall of the east addition, which retains the hand hewn shingles and mortice and tenon window, formerly the east exterior wall. The east addition has its original "Witches crosse" door, with strap hinges. Upstairs, all corners are pillastered. There are built in cabinets in the cellar dining room. A primitive dutch oven with separate flu is set parallel to the fireplace in the cellar dining room.

The house and property retains its historically significant integrity. It was built beside the Jones River at a point where the small, rolling hills meet the river valley, providing the vital water resource necessary to the owner at a time when agriculture predominated. In 1767, the river was dammed to create a grist mill, which operated for nearly a century.

The house was originally designed as a "bank house", with all of the eastern and 1/2 of the southern cellar walls exposed. An early 18th century shed roofed addition, and early 19th century cape style addition were built at different levels from the origin-

al construction in order to conform to the slope of the hill, creating an early example of split level construction.

The setting of the home is well situated for 18th and 19th century agricultural lifestyle. On the eastern side of the house are the relatively fertile Jones River Meadows, beyond which lies the river. The hills on the western side provided the owner with convenient access to trees for firewood and building products, and marked the end of an early road to the mouth of the Jones River Pond, now called Silver Lake.

The materials used to construct the home were probably obtained on site, or locally, and consist of fieldstone, hard pine, hand cut nails and hardware of iron, and brick. The builder crafted the house from these materials using the traditional methods of the period.

The feeling of the property may be its most significant attribute. No other homes are visible from the house or meadows, creating a sense of isolation that was surely a fact of life for the original owner. The sounds of birds and other wildlife, the woodlands rolling gently down to the gardens and open meadow, beyond which flows the river, and the ancient fruit trees, supported now by little more than cambium bark around hollow cores, and possibly the oldest in town, give a tremendous sense of age and time to the land. The house, and in particular the cellar dining room, provides virtually all who enter it with a transcendent experience of remarkable vividness.

FORM B - BUILDING

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

PI. SILVER
JUNE 14 1978
SET A

LN. 2

In Area no.

Form no.

2



Town Kingston

Address Grove Street

Name Miller Johnson's House

Present use residence

Present owner Robert O. Lee

Description:

Date 1702

Source Registry of Deeds

Style early 1-story, Cape style,

Architect _____

Exterior wall fabric heavy wood shingle

Outbuildings (describe) barn

Other features very low stone foundation,
varied levels conform to hillside site;

interior has exposed beams, original
panelling

Altered early additions Date 18th century

Moved _____ Date _____

5. Lot size:

One acre or less _____ Over one acre 1 1/2 a.

Approximate frontage 900 ft.

Approximate distance of building from street

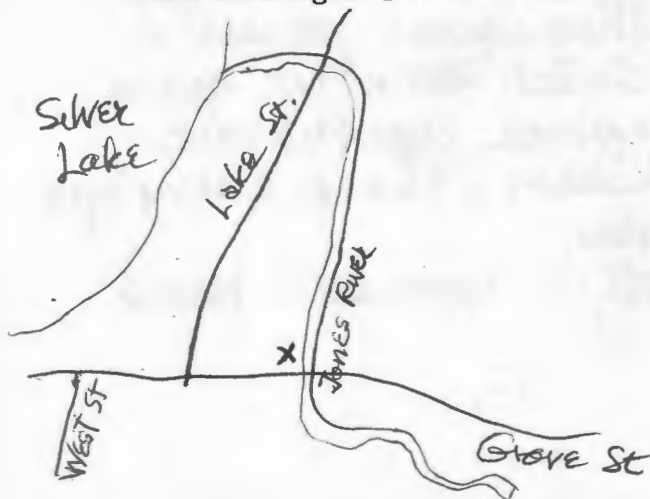
80 ft

6. Recorded by Donald H. Randall

Organization Jones River Village Hist. Soc.

Date July 27, 1978

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



DO NOT WRITE IN THIS SPACE
USGS Quadrant _____

MHC Photo no. _____

(over)

7. Original owner (if known) unknown

Original use residence

Subsequent uses (if any) and dates _____

8. Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<input checked="" type="checkbox"/>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	<input checked="" type="checkbox"/>	Social/ humanitarian	_____
Commerce	<input checked="" type="checkbox"/>	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community development	_____				

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

Site of residence and gristmill (no longer in existence) operated in 18th century by Tom Johnson; two millstones now serving as front door steps.

Swamp-pine paneling throughout house. Early batten doors downstairs, feather edged panel doors upstairs. Recessed "dutch" oven in main kitchen. Original crane in fireplace downstairs. English-type brick floor in kitchen. Three early-type wall cabinets built into kitchen.

Rare example of early-style yeoman's home.

10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Local historians - Emily Drew, Fred Drake
Plymouth Registry of Deeds



KIN.2 3

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ston

t to:

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e):

2. Town Kingston

Street address Grove Street

Name 1702 HOUSE (LEE)

Original use Farm homestead; later, residence of miller, and grist mill on site

Present use private res. and blueberry orchard

Present owner Robert U. & Ruby H. LEE

Open to public Only by arrangement with fire

Date 1702 Style Early Colonial, Split-Level

Source of date See Attached Data

Architect Unknown

- | | |
|---------------|----------------------------|
| Scholar | Other <u>Site of early</u> |
| Agriculture | <u>grist mill</u> |
| Architecture | Commerce/industry |
| Art/sculpture | Science/invention |
| Education | Travel/communication |
| Government | Military affairs |
| Literature | Religion/philosophy |
| Music | Indians |
| | Development of town/city |

3. CONDITION: Excellent Good Fair Deteriorated Moved Altered Added Good Cond.; Unaltered

4. DESCRIPTION

FOUNDATION/BASEMENT: High Regular Low ✓ Material: Low; Stone

WALL COVER: Wood ✓ (Shingles on Rear and 2 ends; clapboards in front) Brick Stone Other

ROOF: Ridge ✓ Gambrel Flat Hip Mansard Ridge Roof
Tower Cupola Dormer windows Balustrade Grillwork None

CHIMNEYS: 1 2 3 4 One ✓ Center End Interior Irregular Cluster Elaborate

STORIES: 1 2 3 4 two ATTACHMENTS: Wings Ell Shed See Attached Data

PORCHES: 1 2 3 4 none PORTICO none Balcony

FACADE: Gable end: Front/Side Ornament: Split-level front; 3 front doors

Entrance: Side Front: Center/Side Details: 3 front ent.; one side ent.; one rear ent.

Windows: Spacing: Regular/Irregular ✓ Identical/Varied ✓ tiny panes - over 16

Corners: Plain Pilasters Quoins Cornerboards Pilaster interior corners

5. Indicate location of structure in relation to nearest cross streets and other buildings

6. Footage of structure from street 80 feet
Property has 793.5 feet frontage on street



Recorder Robert O. Lee

For

Photo Date

SEE REVERSE SIDE

RELATION OF SURROUNDING TO STRUCTURE

KIN.2

1. Outbuildings one-story barn with Cape Cod facade; rest of contemporary age
2. Landscape Features: Agriculture ☒ Open ☒ Wooded ☒ Garden: Formal/Informal ☒
 Predominant features rolling hillside surrounded by pine grove and 2 acres of
 Landscape architect landscaped, but not by a professional arch. hybrid blueberries
3. Neighboring Structures — Colonial predominating; but some are modern.
 Style: Colonial Federal Greek Revival Gothic Revival Italian Villa Lombard Rom.
 Venetian Gothic Mansard Richardsonian Modern

Use: Residential ☒ Commercial Religious Conditions: Excellent ☒ Good Fair Deteriorated

GIVE A BRIEF DESCRIPTION OF HISTORIC IMPORTANCE OF SITE (Refer and elaborate on theme circled on front of form)

See attached papers entitled: 1702 "Up-and-Down House"

BIBLIOGRAPHY AND/OR REFERENCE

See Attached Papers entitled: 1702 "Up-and-Down House"

RESTRICTIONS None

Original Owner: See Attached Data,

Deed Information: Book Number 185 Page 96, Plymouth, Mass. Registry of Deeds
 and: Rhoda T. Drake and Marden Drake to Frank T. Drake, Oct. 25, 1886; Bk. 541 - Page 194
Frank T. Drake to Wallace L. Magalhães, Apr. 27, 1900; Bk. 796 - Page 384
Wallace L. Magalhães to Ruby Hales (R.H.L.) Sr. 12, 1941; Bk. 1815 - P. 96

MHC INVENTORY FORM CONTINUATION SHEET

MHC Inventory scanning project, 2008-2012

MACRIS No. KIN.2



1702 "Up and Down" House, Grove Street, Kingston, Mass.
 (Early example of split-level home construction)

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1702 "Up and Down" House, Kingston, Mass., Continued

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1702 "Up and Down" House, Kingston, Mass..Continued

-3-

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Additional Data on the 1702 "Up and Down" House

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1702 "Up and Down" House, Kingston, Mass.--Continued

-4-

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1702 "Up and Down" House, Kingston, Mass.--Continued

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softer,

worn fibres of the wood.

The "cold cellar" extending from a door in the west wall of the kitchen and supporting what has been described as the miller Johnson ell, has a floor of rough stones rising 18" above the level of the kitchen floor. A paneled door with hand-wrought strap hinges in the ~~ø~~ west end of the "cold cellar" opens onto a stoned-in areaway leading up a flight of stone steps to the upper ground level outside.

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This house is of historical significance to the Commonwealth and the nation by reason of it being one of the early examples of split-level construction. The property as a whole is of historical significance to the town of Kingston because it was the site of the town's first grist mill. The mill itself has long since been destroyed.

1702 "Up and Down" House, Kingston, Mass.--Continued

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destroyed.

And what was once the millpond, a damned-up area on the easterly border formed by Jones River Brook, has been given over to a maple grove. One of the two huge grinding stones four feet in diameter and six inches thick, with the characteristic spiral grooves chiseled in the grinding surface, was itself cut in half by a former owner of the property some fifty-odd years ago, and presently forms the two upper stone steps leading to the central front door. The other millstone was also cut in half and was said to have been carted off by a collector of antiques at a time when the property was temporarily unoccupied.

Original yellow form: Eligibility file _____
Copies: Inventory form ☒ _____
Town file(w/corresp.) _____
Macris _____
NR director _____

KIN.2

Community: Kingston

MHC OPINION: ELIGIBILITY FOR NATIONAL REGISTER

Date Received: 3/6/96

Date Due:

Date Reviewed: 3/20/96

Type: ☒ Individual ☐ District (Attach map indicating boundaries)

Name: Miller Johnson's House (aka Up and Down Ho)

Inventory Form: 2

Address: 233 Grove St

Requested by: Robert Moura, 10 Second Brook St., Kingston, MA 02364

Action: ☐ Honor ☐ ITC ☐ Grant ☐ R & C ☒ Other: Pres. Restriction

Agency: Staff in charge of Review: Elsa Fitzgerald

INDIVIDUAL PROPERTIES

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

DISTRICTS

☐ Eligible
☐ Ineligible
☐ More information needed

CRITERIA: ☐ A ☐ B ☐ C ☐ D

LEVEL: ☐ Local ☐ State ☐ National

STATEMENT OF SIGNIFICANCE by Michael Steinitz

MHC staff was unable to assess the National Register eligibility of this property based on the information we have on file. We therefore would request the following additional information:

While our inventory files include a detailed, six page description of the interior and exterior of this property, the most recent exterior photograph in the file is from 1978. The descriptive narrative, which is very comprehensive and quite helpful, also appears to date from this time. A set of current interior and exterior photographs that show the state of the notable features as described would establish the present condition of the property. A description of any post-1978 changes to the physical fabric of the building would also be helpful.

There appears to be no documentary evidence in our file for a 1702 construction date for this building, although an analysis of the building material itself might reveal some important clues. However, even if the building dates from the later eighteenth century, it is nevertheless an unusual and very interesting survival. Once we have confirmed that no recent changes have compromised the integrity of the building, it seems very likely that we will find the building eligible for National Register listing.

Original yellow form: Eligibility file _____
Copies: Inventory form X _____
Town file(w/corresp.) _____
Macris _____
NR director _____

KIN.2

Community: Kingston

MHC OPINION: ELIGIBILITY FOR NATIONAL REGISTER

Date Received: 4/4/96

Date Due:

Date Reviewed: 4/17/96

Type: x Individual _____ District (Attach map indicating boundaries)

Name: Miller Johnson's House (aka Up and Down Ho.)

Inventory Form: 2

Address: 233 Grove St.

Requested by: Robert Moura, Second Brook St., Kingston, MA 02364

Action: _____ Honor _____ ITC _____ Grant _____ R & C x Other: Pres. Restriction

Agency: _____ Staff in charge of Review: Elsa Fitzgerald

INDIVIDUAL PROPERTIES

x Eligible
_____ Eligible, also in district
_____ Eligible only in district
_____ Ineligible
_____ More information needed

DISTRICTS

_____ Eligible
_____ Ineligible
_____ More information needed

CRITERIA: x A _____ B x C _____ D

LEVEL: x Local _____ State _____ National

STATEMENT OF SIGNIFICANCE by Michael Steinitz

Based on information on file with MHC and recent interior and exterior photographs requested by MHC staff and submitted, the Miller Johnson's House, 233 Grove Street, Kingston is eligible for listing on the National Register of Historic Places under criteria A and C at the local level, as an unusually well-preserved example of a modest eighteenth century dwelling, one with associations with people and events representative of Kingston's history. A nomination would need to address the evolution of the building over time, as well as the sequence of owners and occupants and their roles in Kingston history.