

**“LANDSCAPE”  
in the  
PR**

**Newburyport Historical  
Commission**

**CHARLES GRIFFIN  
OLD GAOL  
NEWBURYPORT**

**April 22 2021**

**COG**

What we understood  
had been negotiated

With minor exceptions.

We give up control of the Granite Placement and Form

We give up control of the Roof Forms and Material

We keep all control of the Ground Surface,  
Landscape and any Garden Structures

# ESSEX COUNTY GAOL A VISUAL REFERENCE

BY: CHUCK GRIFFIN



- 7 VERNON ST. DESROSIERS SINGLE FAMILY RES.
- 5 VERNON ST. GENDRON WOODS SINGLE FAMILY RES.
- LOF 3 VERNON ST. GRIFFIN SINGLE FAMILY RES.
- LOF 5 1 VERNON ST. GRIFFIN OFFICE SINGLE FAMILY RES.
- LOF 10 AUBURN ST. GRIFFIN DUPLEX
- LOF 3 10 1/2 AUBURN ST. GRIFFIN OFFICE SINGLE FAMILY RES.
- LOF 12 AUBURN ST. BOGART SINGLE FAMILY RES.
- LOF 10 RAILROAD ST. STRAND OFFICE SINGLE FAMILY RES.
- GRANITE WALL

BOOKLET OFFERED  
THE EVENING OF  
9/10/2019

NOT REVIEWED  
OR INCORPORATED  
OR USED IN PR

THE GAOLYARD - 3 VERNON ST.



PORTIONS OF LOT ARE  
OBSCURED FROM VIEW BY  
ADJACENT BUILDINGS

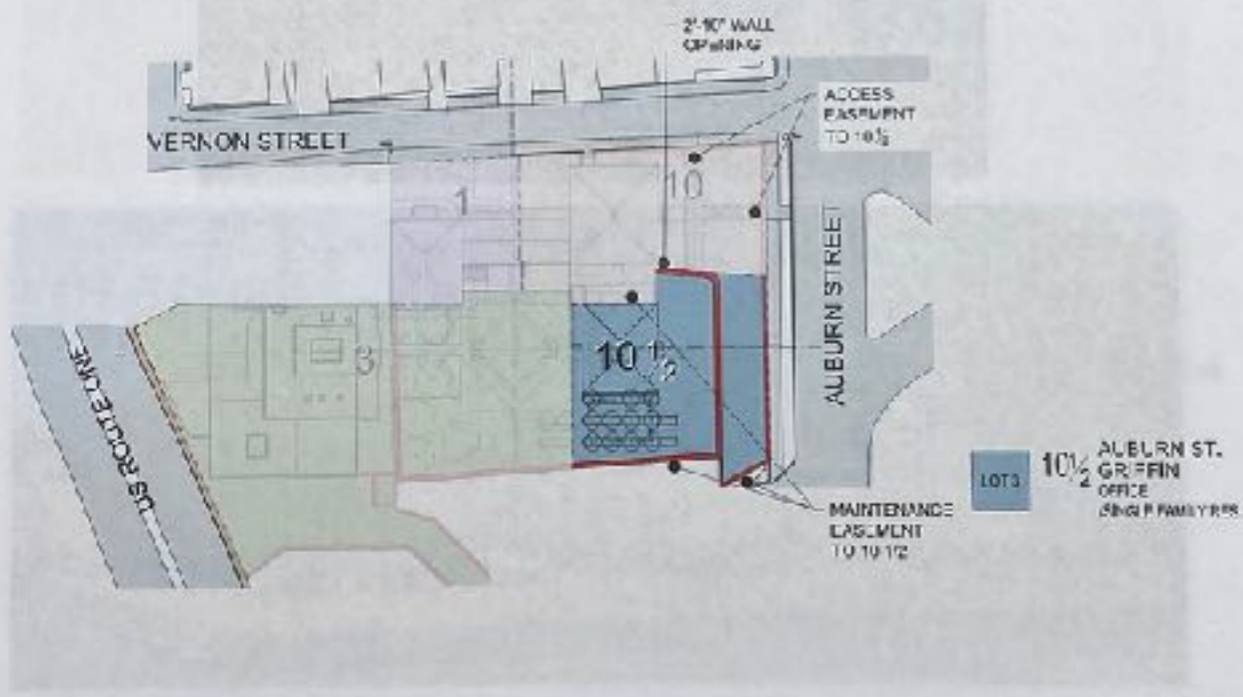


THE GAOLYARD  
BECOMES PART  
OF 3 VERNON

THE GAOL - 10 1/2 AUBURN ST.



PORTIONS OF LOT ARE  
OBSCURED FROM VIEW BY  
ADJACENT BUILDINGS



LOTS 10 1/2 AUBURN ST.  
GRIFFIN  
OFFICE  
SINGLE FAMILY RES.

THE GAOL - 10 1/2 AUBURN ST.



PRESERVATION RESTRICTION KEY



LOT THREE. 10 1/2 AUBURN STREET

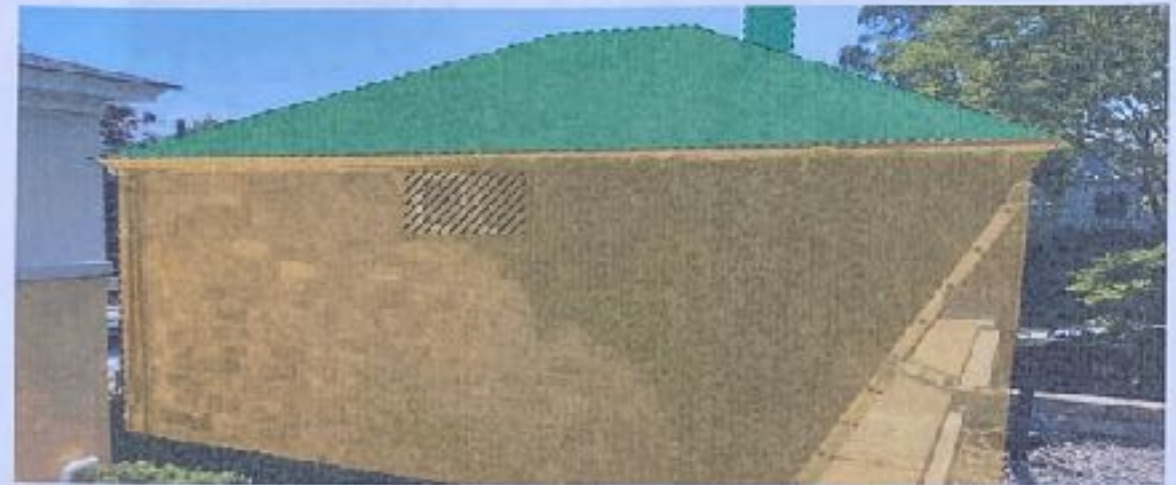
THE STABLE - 1 VERNON ST.



PORTIONS OF LOT ARE  
OBSCURED FROM VIEW BY  
ADJACENT BUILDINGS



THE STABLE - 1 VERNON ST.



PRESERVATION RESTRICTION KEY



FULL RESTRICTIONS



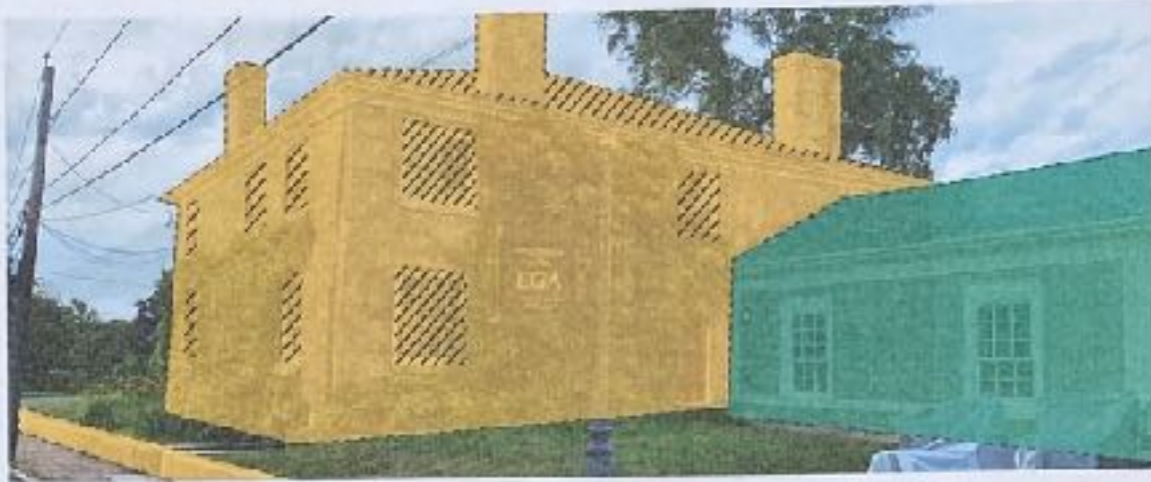
PARTIAL RESTRICTIONS



NO RESTRICTIONS

LOT FIVE 1 VERNON STREET

THE KEEPERS HOUSE - 10 AUBURN ST.



PRESERVATION RESTRICTION KEY



FULL RESTRICTIONS



PARTIAL RESTRICTIONS



NO RESTRICTIONS

THE KEEPERS HOUSE - 10 AUBURN ST.



PORTIONS OF LOT ARE  
OBSCURED FROM VIEW BY  
ADJACENT BUILDINGS



LOT 4 10 AUBURN ST.  
GRIFFIN  
DUPLEX

LOT FOUR 10 AUBURN STREET



**PRESERVATION RESTRICTION KEY**



FULL RESTRICTIONS



PARTIAL RESTRICTIONS



NO RESTRICTIONS

LOT FOUR TEN AUBURN STREET

FRONT and SIDE YARD



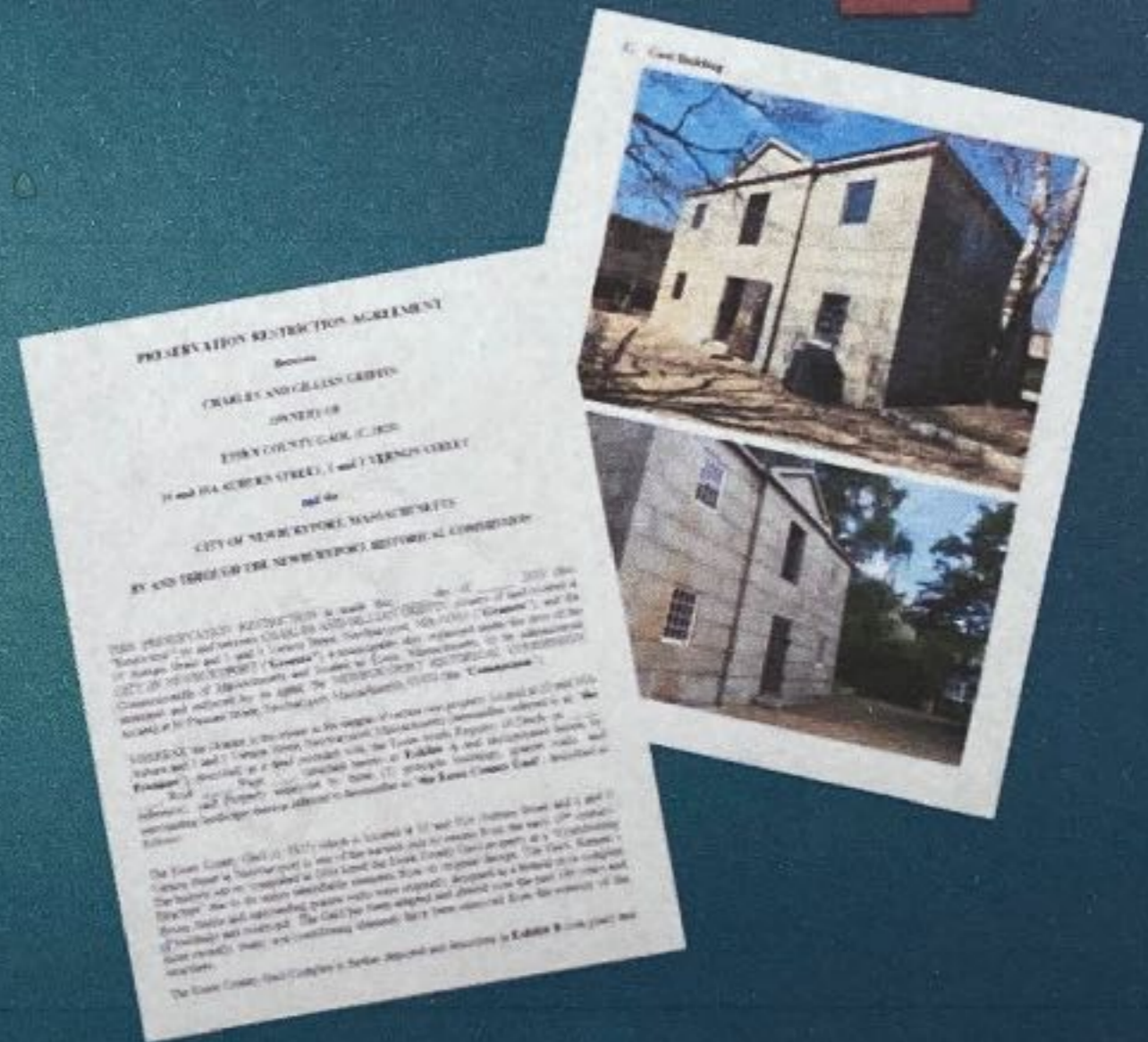
# Main Exceptions

## 1. Gaol, Keeper's House, & Stable buildings:

- ▶ Additions to Connector and Gaol
- ▶ Roof Dormers
- ▶ Non-Masonry Chimney Removal
- ▶ New Gated Openings in Walls
- ▶ Selected Iron Door Removal
- ▶ Selected Window Bar Removal
- ▶ Selected Granite Block Removal or Addition

## 2. Landscape:

- ▶ Accessory Structures



# PRESERVATION RESTRICTION AGREEMENT

Between

**CHARLES AND GILLIAN GRIFFIN**

**OWNERS OF**

**ESSEX COUNTY GAOL (C.1825)**

**10 and 10A AUBURN STREET, 1 and 3 VERNON STREET**

**and the**

**CITY OF NEWBURYPORT, MASSACHUSETTS**

**BY AND THROUGH THE NEWBURYPORT HISTORICAL COMMISSION**

THIS PRESERVATION RESTRICTION is made this \_\_\_\_\_ day of \_\_\_\_\_ 2019 (this "Restriction") by and between CHARLES and GILLIAN GRIFFIN, owners (under various LLCs) of land located at 10 Auburn Street and 1 and 3 Vernon Street, Newburyport, MA 01913 ("Grantor"), and the CITY OF NEWBURYPORT ("Grantee"), a municipality duly organized under the laws of the Commonwealth of Massachusetts and located in Essex, Massachusetts, to be administered, managed and enforced by its agent, the NEWBURYPORT HISTORICAL COMMISSION, located at 60 Pleasant Street, Newburyport, Massachusetts, 01950 (the "Commission").

WHEREAS, the Grantor is the owner in fee simple of certain real property located at 10 and 10A Auburn and 1 and 3 Vernon Street, Newburyport, Massachusetts (hereinafter referred to as "the Premises"), described in a deed recorded with the Essex South Registry of Deeds on August 22, 2019, Book 37775-160, Page 473-24, (attached hereto as Exhibit B and incorporated herein by reference), said Property improved by three (3) principle buildings, granite walls, and surrounding landscape thereon referred to hereinafter as "the Essex County Gaol", described as follows:

The Essex County Gaol (c. 1825) which is located at 10 and 10A Auburn Street and 1 and 3 Vernon Street in Newburyport is one of the earliest jails to remain from the early 19<sup>th</sup> century. The historic survey completed in 1984 listed the Essex County Gaol property as a "Contributing Structure" due to its major identifiable elements from its original design. The Gaol, Keeper's House, Stable and surrounding granite walls were originally designed as a federal-style complex of buildings and courtyard. The Gaol has been adapted and altered over the past 190 years and more recently, many non-contributing elements have been removed from the exterior of the structures. Such historical and recent alterations to the Essex County Gaol are described in Exhibit C.

## D. Keeper's House Building Elements:

- a. Existing granite foundation and stone walls with exceptions for approved porch addition to the non-contributing connector building and/or its potential removal;
- b. Existing window openings pertaining to the size and pattern only;
- c. Existing roofline with exceptions for termination vents and dormers on the northeast and southwest facing roof surfaces;
- d. Existing roof with exceptions for replacement with wood, slate, or slate-like composite material (including the use of integrated solar panels);
- e. Existing stone chimneys;
- f. Existing gutters and downspouts with exception for replacement with non-vinyl or light-gauge aluminum; and
- g. Existing open landscape with exception for approved parking and landscape features.

Approval voted  
unanimously by NHC  
8/28 2019

"Approved by NHC"  
9/10/2019

APPROVED 8/28/2019

# STRUCTURE OF THE GAOL PRESERVATION RESTRICTION

LOCATION / EXCEPTIONS TO CONTROL BY THE PR

## *EXAMPLE*

“D. g. Existing open landscape with exception for the approved parking and landscape features .”

## *CAN BE READ*

1: approved parking  
2: landscape features

*OR*

1: approved parking  
2: approved landscape  
features

# HOW IS “APPROVED” TO BE READ

LOOK TO THE HISTORY OF THE  
APPROVALS ON THE GAOL  
PRESERVATION RESTRICTION

THE ZBA APPROVED THE PLAT AND THE  
EXCEPTIONS TO THE ORDINANCE PRIOR TO  
THE NHC DISCUSSIONS THAT LEAD TO THE  
APPROVED PRESERVATION RESTRICTION

“APPROVED” MEANS “PREVIOUSLY  
APPROVED” BY THE ZBA

The ZBA was the City's Agency responsible to make decisions on lot sizes, boundaries and access under the Ordinance.

They did so and then waited for the NHC to review what was being offered by the Griffin's for inclusion in a PR.

The fact that the ZBA approved an access and parking easement does not mean the the NHC has approval authority over "landscape features".

# “VIEW SHED” RESTRICTION

THE GAOL’S PRESERVATION RESTRICTION  
IS NOT THE SAME AS SOME OTHER  
PRESERVATION RESTRICTIONS

DOES NOT INCLUDE WINDOW STYLE OR  
SASH EXCEPT NOT TO USE VINYL

DOES NOT INCLUDE ROOFING MATERIALS EXCEPT TO NOT  
USE STANDING SEAM METAL OR ASPHALT SHINGLES

NO VIEW SHED LANGUAGE

OTHER DIFFERENCES

24/473

PLAN BOOK 473 PLAN 24  
 ESSEX REGISTER OF DEEDS, SO. DIST  
 PLAINFIELD, MASS.  
 Received August 22 2019  
 with \_\_\_\_\_  
 Rec: B  
 Attd: J. Board  
 Register of Deeds  
 FOR REGISTRY USE ONLY



	ZONING				
	REQUIRED (SINGLE FAMILY)	LOT 1	LOT 2	LOT 3	REQUIRED (TWO FAMILY)
MIN LOT AREA	8,000 SQUARE FEET	19,857 SQUARE FEET	5,617 SQUARE FEET	7,533 SQUARE FEET	12,000 SQUARE FEET
MINIMUM FRONTAGE	80 FEET	80.00 FEET	85.35 FEET	80.68 FEET	100 FEET
SETBACKS					
FRONT	20 FEET	83.0 FEET	2.0 FEET	51.6 FEET	20 FEET
SIDE	10 FEET	4.7 FEET(L)	27.6 FEET(L)	14.0 FEET(L)	20 FEET (FRONT REQ)
REAR	20 FEET	90.3 FEET(R)	34.5 FEET(R)	0.0 FEET(R)	10 FEET
		0.1 FEET (OVER)	4.1 FEET	6.0 FEET	20 FEET
% LOT COVERAGE	30%	23.9%	26.0%	24.6%	30%
MAX BLD HEIGHT	35 FEET	12± FEET	34± FEET	23 FEET	35 FEET
% OPEN SPACE	35%	58.1%	64.5%	75.4%	35%
PARKING	2	2+	2+	0	4
					2 (EASEMENT ON LOT 5)
					4

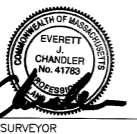
ON-LINE ZONING ORDINANCES  
 CITY OF NEWBURYPORT WEBSITE: <http://www.cityofnewburyport.com/Planning/Index.html>  
 PLANNING DEPARTMENT - MAIN PHONE 978-465-4400  
 INFORMATION REGARDING ZONING, INCLUDING PARKING ABOVE, SHOWN HEREON IS NOT INTENDED TO BE A DEFINITIVE ZONING OPINION AND IS FOR INFORMATIONAL PURPOSES ONLY. ALL INFORMATION SHOULD BE VERIFIED BY LEGAL COUNSEL PRIOR TO RELIANCE UPON THE SAME.

APPROVAL UNDER SUBDIVISION  
 CONTROL LAW NOT REQUIRED.  
 CITY OF NEWBURYPORT PLANNING BOARD  
 BY: *[Signatures]*  
 DATE: 8/21/19  
 DATE: 8/21/19  
 DATE: 8/21/19  
 DATE: 8/21/19  
 DATE: 8/21/19  
 DATE: 8/21/19

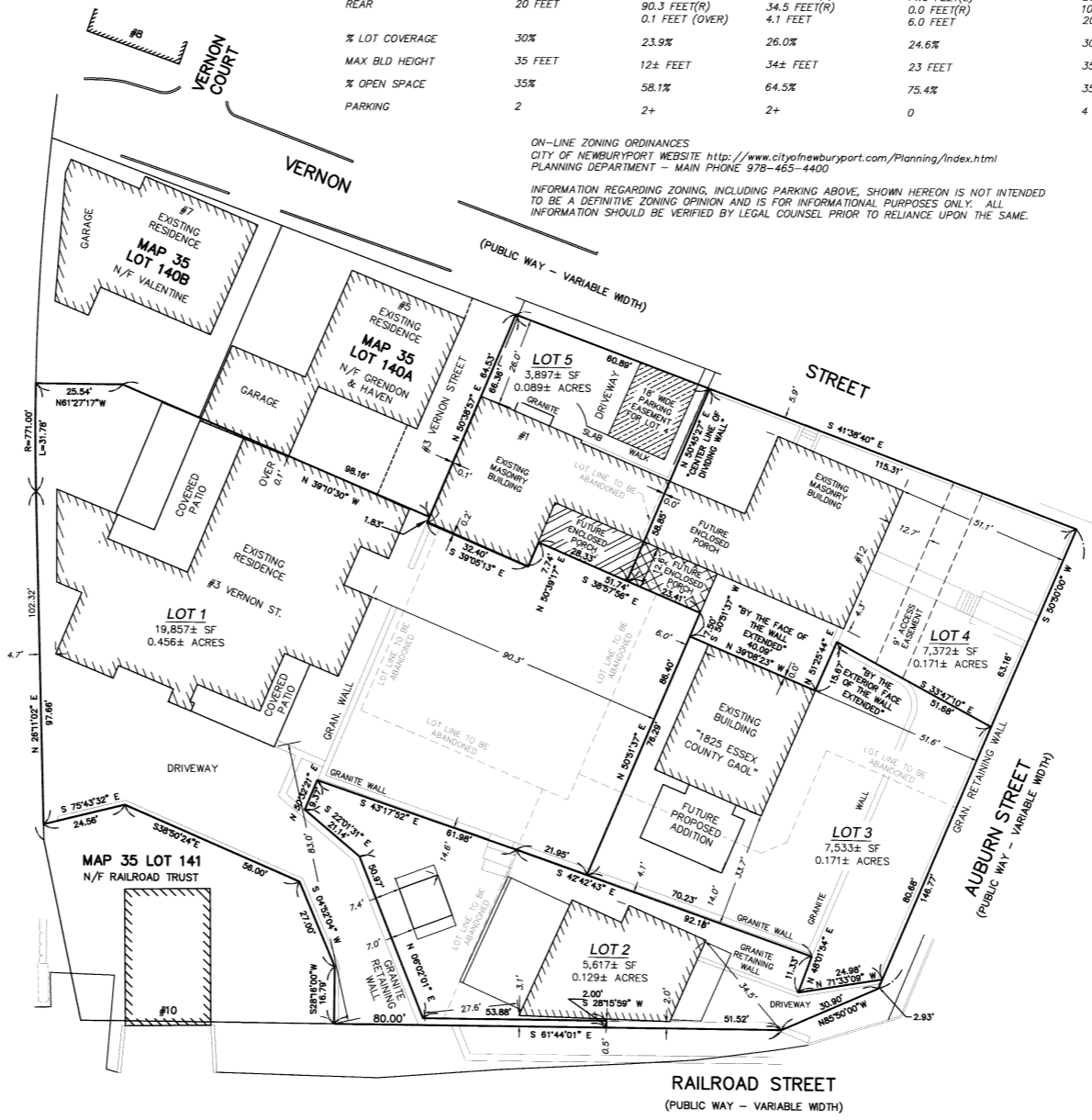
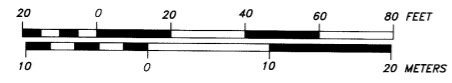
THE PLANNING BOARD'S ENDORSEMENT OF THE PLAN IS NOT REQUIRING APPROVAL UNDER THE SUBDIVISION CONTROL LAW DOES NOT GIVE LOTS OR PARCELS ANY STANDING UNDER THE ZONING BY-LAW OF THE CITY OF NEWBURYPORT.

NOTES:

- THE PURPOSE OF THIS PLAN IS TO DIVIDE THE PARCEL OF LAND KNOWN AS CITY OF NEWBURYPORT ASSESSOR'S MAP 35 PARCELS 151, 150-A, 150-B AND 151-D INTO FIVE LOTS AS SHOWN HEREON.
  - OWNERSHIP OF ABUTTING LAND ACCORDING TO THE CITY OF NEWBURYPORT ASSESSOR'S RECORDS AS OF JULY 18, 2018.
  - PHYSICAL FEATURES AND PROPERTY LINE LOCATIONS SHOWN HEREON ARE THE RESULT OF AN ACTUAL ON-THE-GROUND SURVEY PERFORMED BY THIS FIRM DURING OCTOBER, 2010 AND AUGUST 22, 2013.
  - EASEMENTS SHOWN ON PLAN RECORDED IN PLAN BOOK 411 PLAN 30 HAVE NOT BEEN SHOWN FOR CLARITY BUT ARE BELIEVED TO BE IN FULL FORCE AND EFFECT.
  - SEE NOTICE OF VARIANCE RECORDED IN BOOK 37757 PAGE 604.
- I CERTIFY THAT THIS IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN.  
 I FURTHER CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES FOR RECORDING ADOPTED BY THE REGISTERS OF DEEDS.



*[Signature]*  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 DATE: 8/16/19



PLAN REFERENCES

- PLAN BOOK #299, PLAN #11
- PLAN BOOK #377, PLAN #62
- PLAN BOOK #381, PLAN #71
- PLAN BOOK #387, PLAN #72
- PLAN BOOK #391, PLAN #39
- PLAN BOOK #393, PLAN #16
- PLAN BOOK #411, PLAN #30
- PLAN BOOK #426, PLAN #47

OWNER REFERENCE

1 VERNON STREET  
 OWNER OF RECORD: GAOL STABLE, LLC  
 LEGAL REFERENCE: BOOK 27373 PAGE 10  
 ASSESSORS REFERENCE: 35-150-B  
 ZONING: R-3 (SINGLE-FAMILY RESIDENCE)

OWNER REFERENCE

3 VERNON STREET  
 OWNER OF RECORD: ONE VERNON, LLC  
 LEGAL REFERENCE: BOOK 23525, PAGE 259 & BOOK 24848, PAGE 93 & BOOK 31450, PAGE 503  
 ASSESSORS REFERENCE: 35-151  
 ZONING: R-3 (SINGLE-FAMILY RESIDENCE)

OWNER REFERENCE

10 AUBURN STREET  
 OWNER OF RECORD: GAOL REALTY TRUST  
 LEGAL REFERENCE: BOOK 31450, PAGE 505  
 ASSESSORS REFERENCE: 35-150-A  
 ZONING: R-3 (TWO-FAMILY RESIDENCE)

OWNER REFERENCE

12 AUBURN STREET  
 OWNER OF RECORD: ROBERT J. BOGART  
 LEGAL REFERENCE: BOOK 34182, PAGE 441  
 ASSESSORS REFERENCE: 35-150-D  
 ZONING: R-3 (SINGLE-FAMILY RESIDENCE)

Copyright 2019 Winter GEC, LLC

Winter GEC, LLC

44 MERRIMAC STREET, THIRD FLOOR  
 NEWBURYPORT, MA 01950  
 978-270-8626

SCALE:	
HORIZ: 1" = 20'	
VERT: _____	
NO.	DATE
1	4/24/19
	EJC
	BY
	ALTERED LOT 1 & 2 LOT LINE AS REQUESTED / UPDATED ZONING TABLE
	REVISIONS

FIELD: EC  
 CALCS: EC  
 CHECKED: EJC  
 APPROVED: EJC

APPROVAL NOT REQUIRED  
 PLAN OF LAND

1 & 3 VERNON STREET &  
 10 & 12 AUBURN STREET

PLAN OF LAND IN  
 NEWBURYPORT, MASSACHUSETTS  
 SURVEYED FOR  
 ONE VERNON, LLC, GAOL REALTY TRUST,  
 GAOL STABLE, LLC & ROBERT J. BOGART

PROJECT NO.  
 2018-GAOL  
 DATE: AUG 22, 2018  
 SHEET NO.  
 1 OF 1

PLAT APPROVED BY THE ZBA

STREET

DRIVEWAY  
18' WIDE  
PARKING  
EASEMENT  
FOR LOT 4

N 50°45'27" E  
"CENTER LINE OF  
DIVIDING WALL"

S 41°38'40" E

115.31'

EXISTING  
MASONRY  
BUILDING

FUTURE  
ENCLOSED  
PORCH

12.7'

51.1'

58.85'

LINE TO BE  
ABANDONED

URE  
SED  
H.

12' x  
FUTURE  
ENCLOSED  
PORCH

#12  
4.3'

51.74'  
38°57'56" E

LOT LINE TO BE  
ABANDONED

6.0'  
86.40'

"BY THE FACE OF  
THE WALL  
EXTENDED"  
40.09'

N 39°08'23" W

N 51°25'44" E

9' ACCESS  
EASEMENT

**LOT 4**

7,372± SF  
0.171± ACRES

S 50°50'00" W

63.16'

"BY THE  
EXTERIOR FACE  
OF THE WALL  
EXTENDED"  
15.67'

S 33°47'10" E  
51.68'

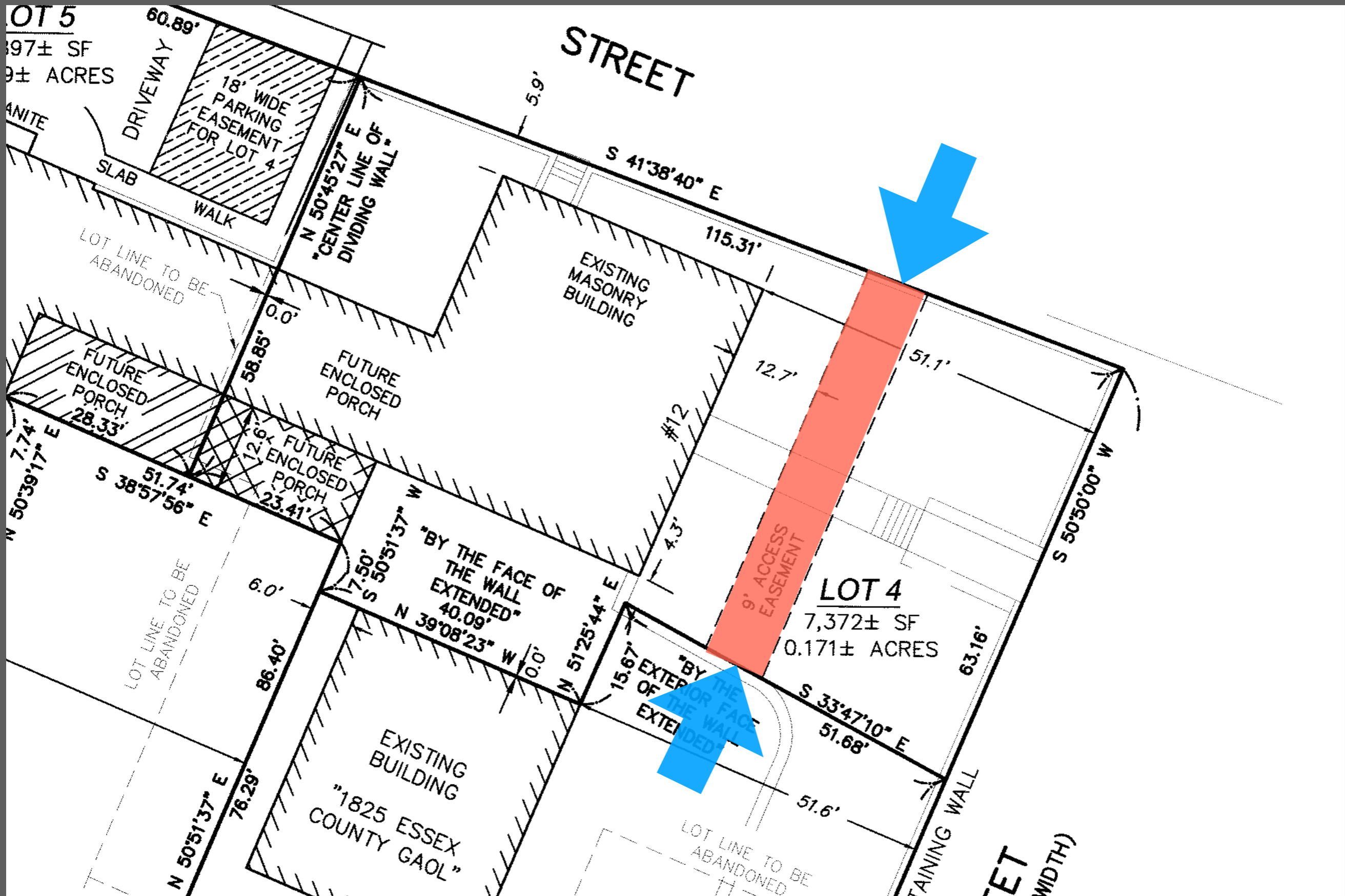
EXISTING  
BUILDING  
"1825 ESS  
COUNT

51.6'

WALL

1'37" E  
76.29'





The nine foot wide road easement across lot four



Access easement mocked up in brown



# WHY NEEDED

10 AUBURN IS A DUPLEX

THE RESIDENTS OF THE FRONT UNIT  
FACING AUBURN STREET HAVE NO PRIVACY, EVEN  
PARTIAL, WHEN OUTDOORS.

THE PUBLIC HAS A VIEW OF THE OWNERS OUTDOOR  
FURNITURE AND COOKING EQUIPMENT

A LANDSCAPE SCREEN IS NEEDED THAT SOLVES  
BOTH PROBLEMS WHILE USING MATERIALS AND  
DESIGN THAT HONORS THE KEEPERS  
HOUSE OF THE GAOL PROPERTY

LANDSCAPE GRILLAGE CAN FIT BOTH NEEDS



SUMMER CLUTTER NEEDS TO BE ORGANIZED

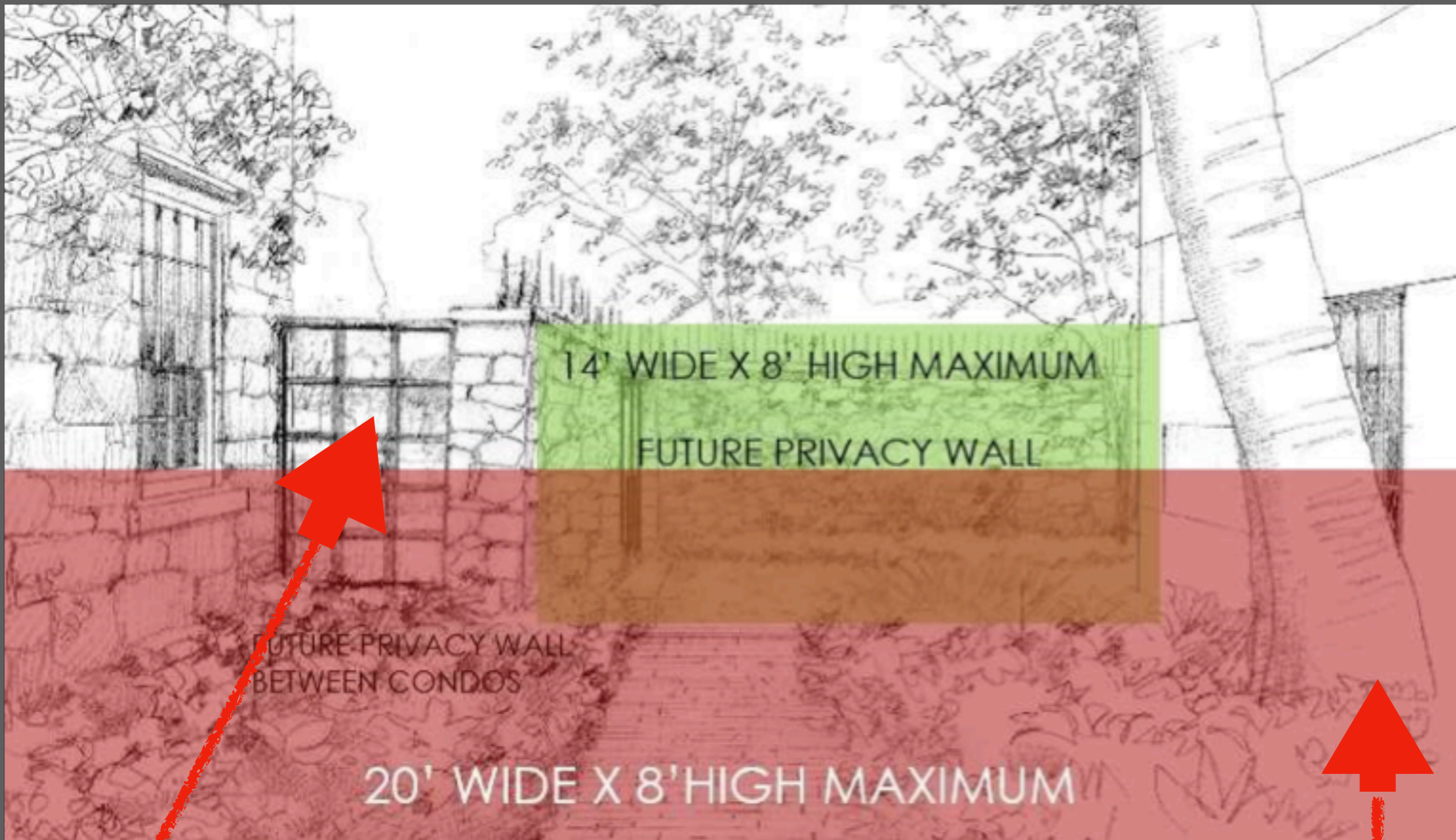


IRON GRILLAGE IN GAOL OPENINGS FROM 1825  
GATES FROM 1990

WOOD WINDOWS FROM 1825 AND AFTER



Keepers House with possible future road to Gaol  
**GRILLAGE IRONWORK LOCATION**



BY SOLVING THE TWO PROBLEMS AS I HAVE  
1: NO NEED TO REMOVE A PORTION OF THE 1825 WALL  
2: NO NEED TO BUILD A WALL IN THE SHADE GARDEN.  
(BOTH ARE ALLOWED IN THE PR)





ALLOWS THE SHADE GARDEN TO REMAIN AS IS





“WHEN WILL YOU FIX THE KEEPERS HOUSE PROBLEM”



GAOL PRESERVATION PROJECT COMPLETED

MY WORK IN THIS AREA TO DATE



Focused on  
the area in front  
of the duplex to  
the road easement



NOT PART OF THE VIEW OF THE "LUSH" LAWN



GRANITE SLABS CUT FOR PATIO PAVING





THE TWO BLOCKS CAN GIVE A  
NEEDED EDGE TO THE PERGOLA  
AND ACT AS A FOUNDATION

LETTERING CUT INTO STONE

BARTLET  
MALL

8' - 0"

5' - 0"

1' - 2"  
8"  
1' - 2"

4' - 6"

1' - 0" 2' - 6" 1' - 0"

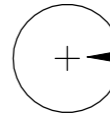
3

17' - 6"

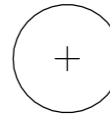
2' - 6"



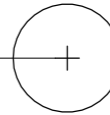
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DESCRIPTION



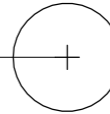
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DESCRIPTION



NAME NAME  
DESCRIPTION



NAME NAME  
DESCRIPTION

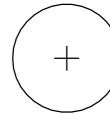


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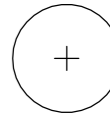
SEPIA  
PORTRAIT,  
TYP.

2' - 6" TYP.

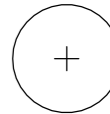
4' - 0"



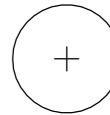
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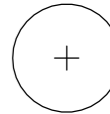
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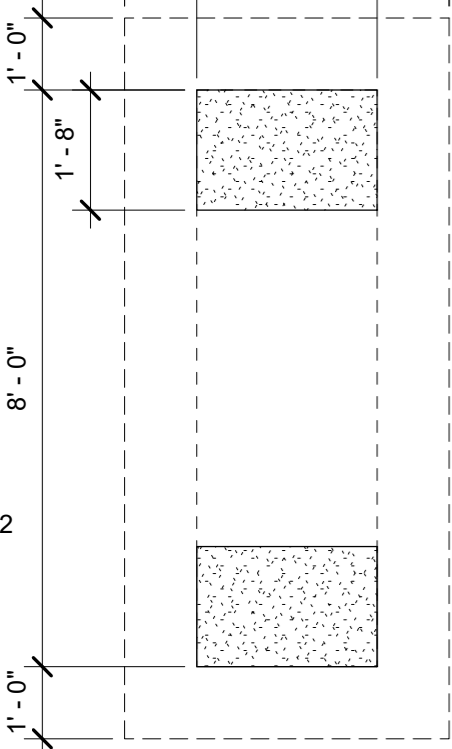
NAME NAME  
DESCRIPTION



NAME NAME  
DESCRIPTION



NAME NAME  
DESCRIPTION



4

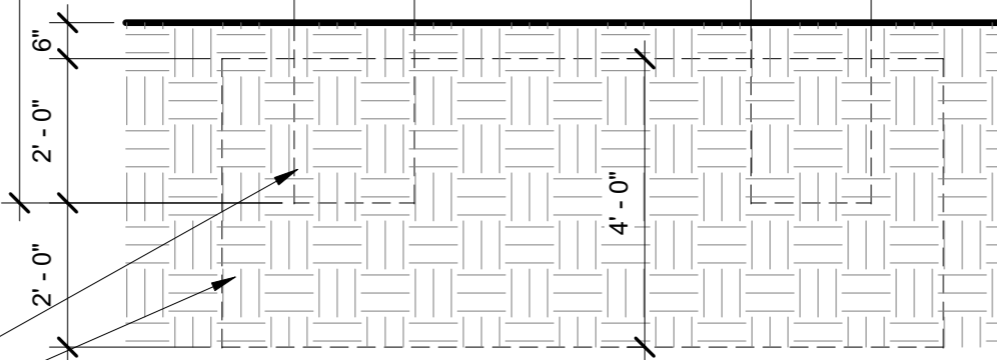


1 Level 1  
3/8" = 1'-0"

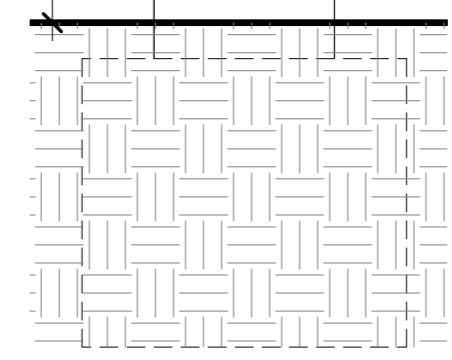
TAN GRANITE

EMBED STONE  
COLUMN IN CONCRETE

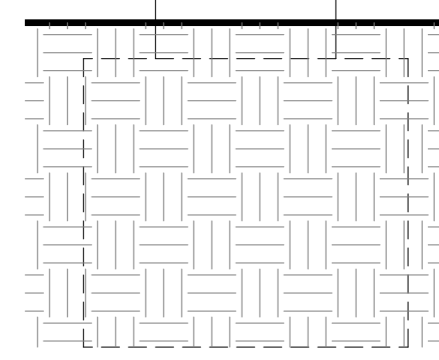
4' DEEP CONCRETE FOOTING



2 Elevation Front  
3/8" = 1'-0"



3 Elevation Left  
3/8" = 1'-0"



4 Elevation Right  
3/8" = 1'-0"



TWO RARE GRANITE  
ARCHITECTURAL  
STON WITH HAND  
FINISHED BUSH  
HAMMERING  
SIMILAR TO GAOL'S  
CRANDAL WORK.



# CHANGE OF PLAN FOR BARTLET MALL



ESSEX COUNTY COURTS AND NEWBURYPORT ENTER INTO AN EQUAL PARTNERSHIP TO BUILD A CCURHOUSE.TOWN MEETING BUILDING "AT THE HEAD OF GREEN STREET". THE BUILDING LOCATION TOOK ADVANTAGE OF THE RECENTLY COMPLETED PROMENADE MADE POSSIBLE BY CAPTAIN EDWIN BARTLET'S FILLING OF A DITCH THAT ALLOWED A PROMENADE TO JOIN HIGH STREET, BUT SEALING FROG POND'S WATER DISCHARGE ABILITY.

CHARLES BULFINCH'S DESIGN SOLUTION WAS TO BUILD THE TWO STORY BRICK BUILDING INTO THE SLOPE AND INTO FROG POND'S WATER WHILE USING AN ARCADE ENTRANCE TO SUPPORT THE ALIGNMENT OF THE PROMENADE TO PASS IN FRONT UNINTERRUPTED. BULFINCH COMPLETED THIS COURTHOUSE AND FANEUIL HALL IN BOSTON IN THE SAME YEAR.

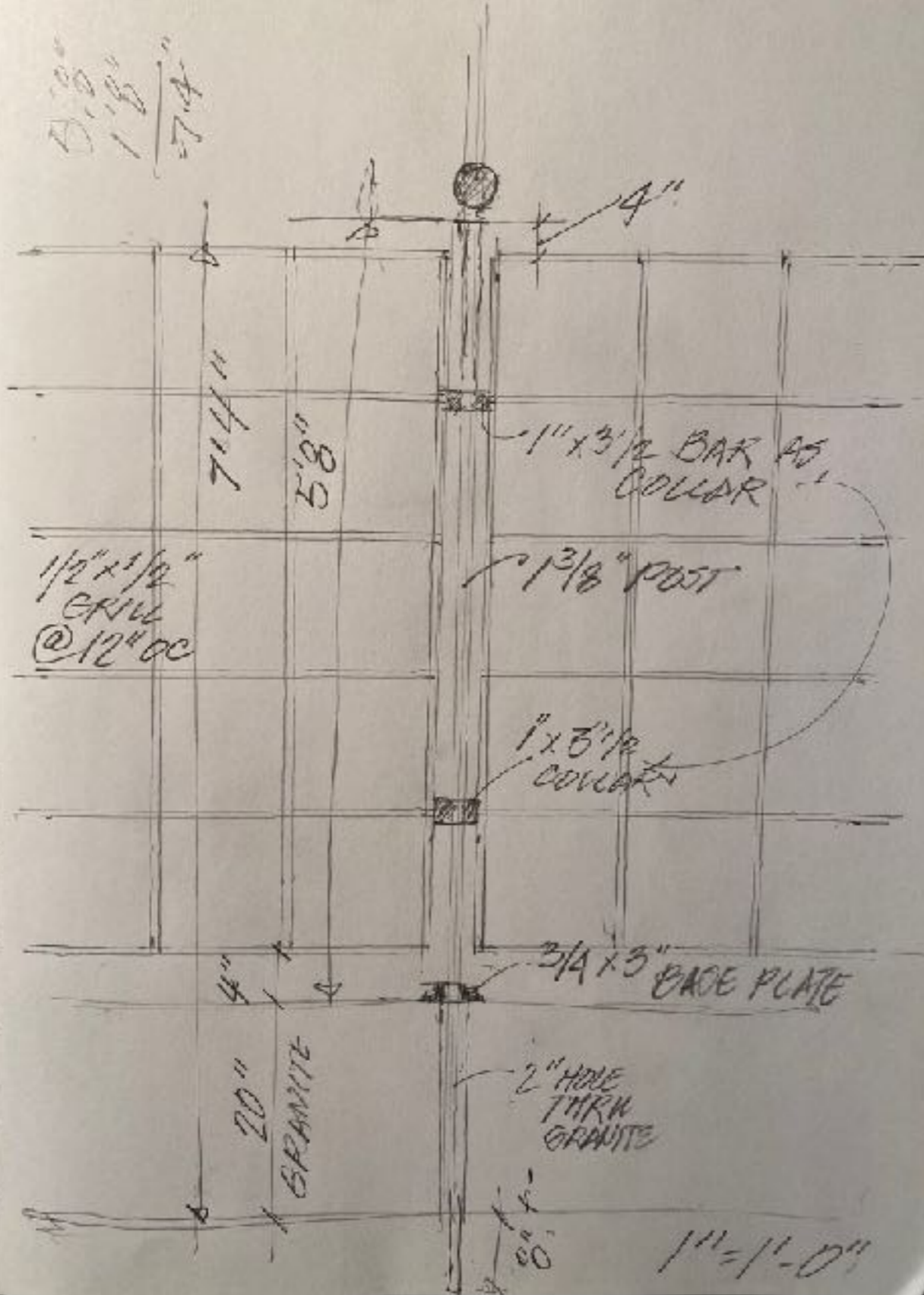


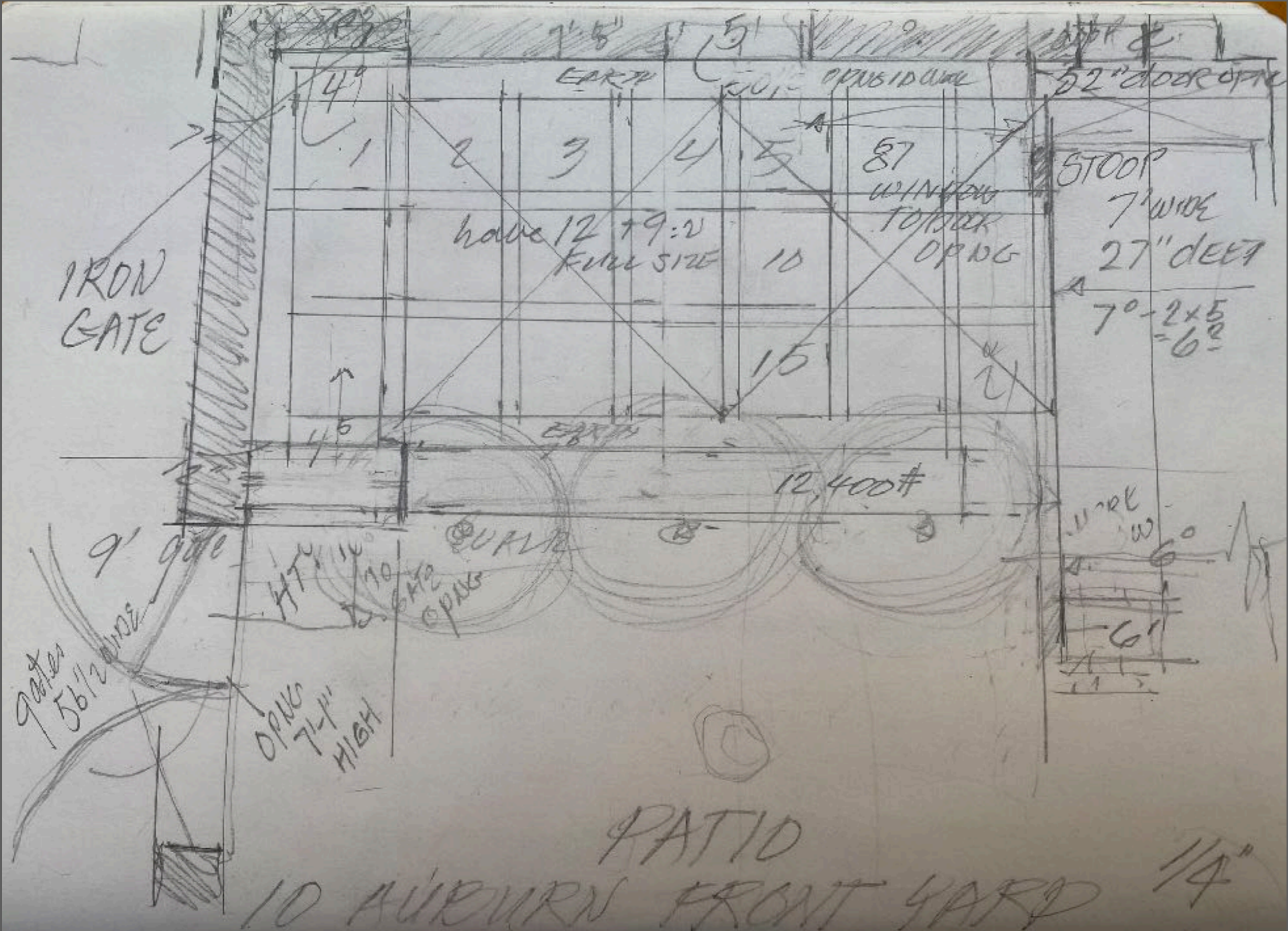
## 1804 CHARLES BULFINCH DESIGNS ESSEX COUNTY COURTHOUSE

# CORPORATE MEMORY ETCHED INTO FROG POND GRANITE EDGE BLOCKS

## 20" X 30" X 72"

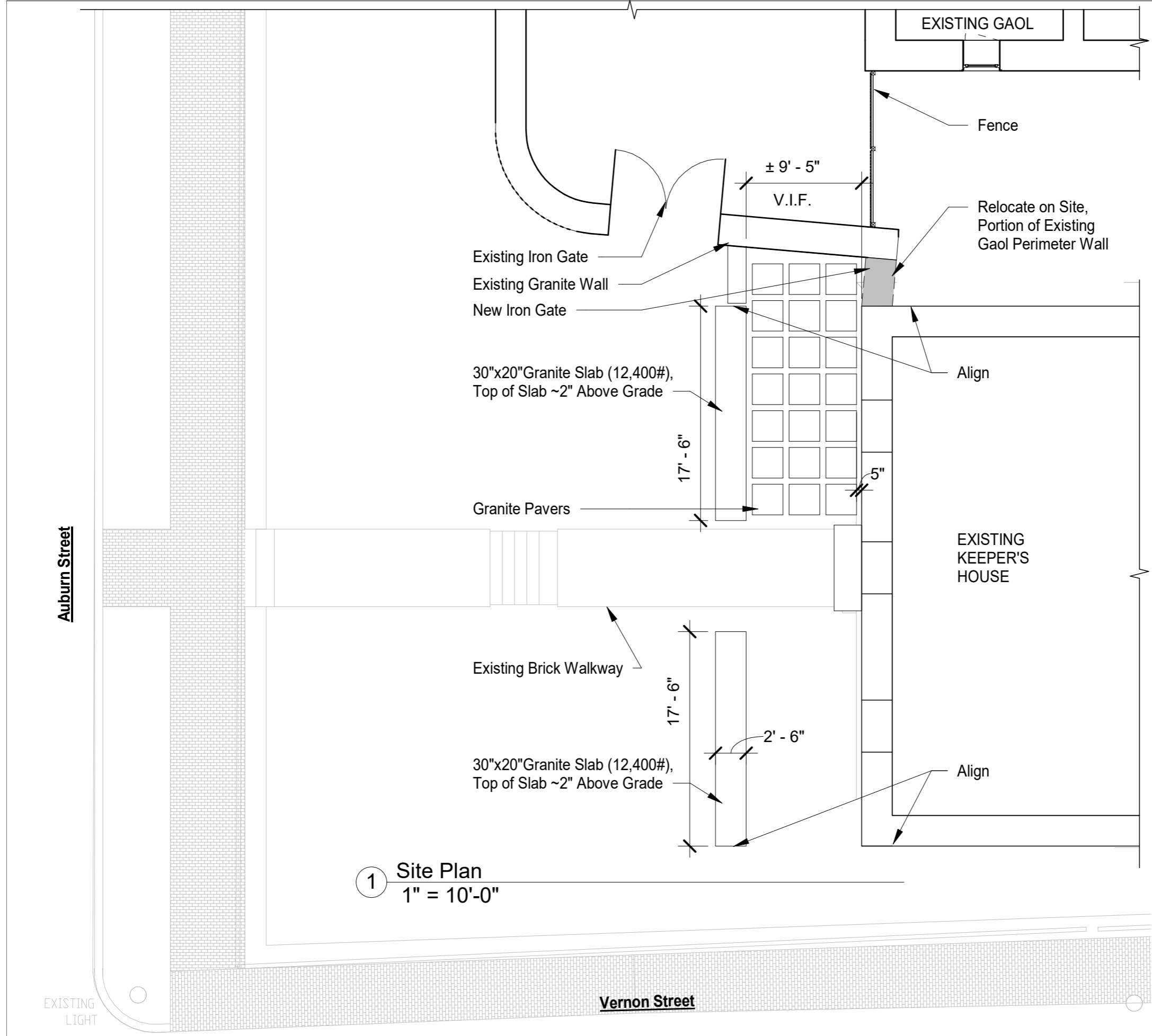
SKETCH  
of  
LATTICE  
and  
IRON BARS  
RECYCLED  
from  
THE GAOL





EARLY SKETCH PLAN

AND AS BUILT



1 Site Plan  
1" = 10'-0"

C-2  
10 Auburn  
Front Patio

DATE: 10/19/20

SCALE: 1" = 10'-0"

# Addition to the Gaol

**EGA**  
ARCHITECTS

1 Vernon Street  
Newburyport, MA 01950  
P: (978) 462-5515

Glenn Richards @ Inbo...change December 7, 2020 at 1:08 PM  
Re: 12/10/20 NHC Meeting - add a minor item?  
To: Katelyn E. Sullivan, Cc: Patricia Peknik & 1 more

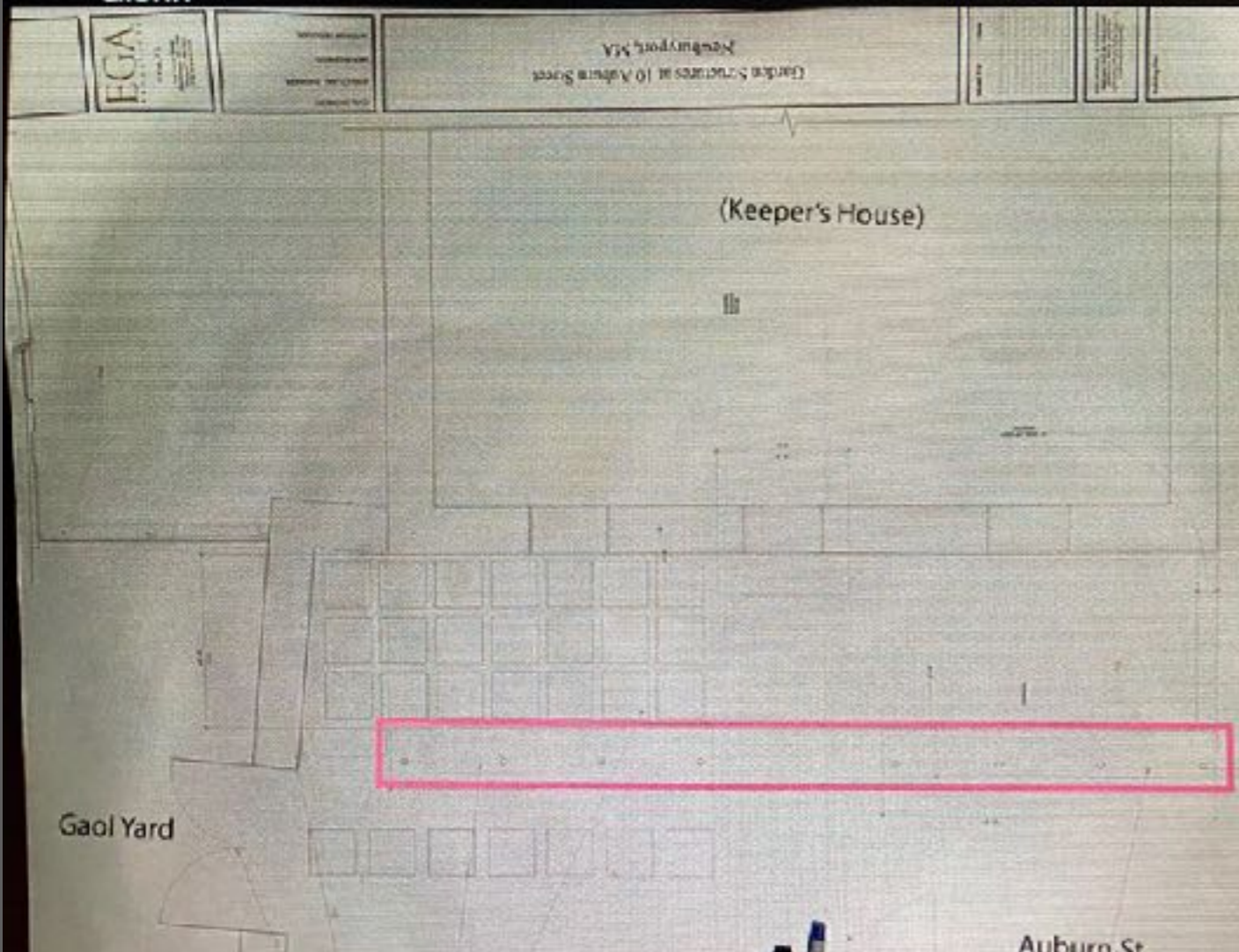
[Details](#)

GR

Hi Katelyn,

Sorry to hit you with this so late, but it's not a major deal. I'd like to include an informational update on the 10 Auburn Street (Old Gaol) property. Mr. Griffin is installing some trellis-like structures to the front yard. It does not appear that any special approval is required, but I thought it would be good to keep the board informed. I have attached an image that shows the proposed plan.

- Glenn



# APPROVAL REQUESTS

## BUILDING DEPARTMENT:

“We don't review and issue permits for landscape structures”

## NHC:

I sent a plan.

“Doesn't appear that any special approval is required”

NO ONE RAISED FLAGS SO I PROCEEDED





TWO RARE 150 YEAR OLD BLOCKS

CRANE PLACES HAND BUSH  
HAMMERED ROCKPORT GRANITE  
ARCHITECTURAL SILLS

MATCHES GAOL AND QUOINS  
ON KEEPERS HOUSE



MOCK UP



FINISHED GRANITE BASE





IRONWORK MADE



Patio as of April 10 2021



VIEW OF LEFT TWO PANELS FROM LAWN  
PANELS OF 1/2" STEEL ARE ABOVE RED LINE



VIEW OF MOCK UP FROM MIDDLE OF AUBURN STREET



## VIEW FROM BARTLET MALL

AREA OF GRANITE WALLS ON THE "KEEPERS HOUSE" IS 2180 sq. ft.

Area of Steel Trellis 15 sq. ft.



*From Tavern  
to  
Courthouse*



ARCHITECTURE & RITUAL

IN AMERICAN LAW,

1658-1860

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Martha J. McNamara

PUBLISHED 2004



GILLIAN GRIFFIN and MARTHA j. McNAMARA

10/2/1996

2004

AUTHOR

“FROM TAVERN TO COURTHOUSE”



RESTORE CHARLES BULFINCH'S  
1804 ESSEX COUNTY COURTHOUSE

LANDSCAPE  
AT THE  
GAOLERS HOUSE

CHANGES  
OVER TIME

AND SHOULD AS IT'S ALIVE



AS PURCHASED BY GRIFFIN  
CIRCA MAY 1987



AS PURCHASED

CORNER OF THE GAOL  
LOOKING TOWARD THE  
KEEPERS HOUSE

SEPTEMBER 1987

VINES  
at the  
GAOL PROPERTY

FOR FOUR MONTHS A YEAR  
VINES COVER THE GRANITE

LIKE CLOCKWORK









SUMMER VINES AT PEAK FOLAGE FOR FOUR MONTHS



OLD VINES AT NON SUMMER FOLAGE



NEW WINDOWS BEING INSTALLED  
REMOVING VINES TO BE ABLE TO TUCK POINT WALLS  
SPRING 2020



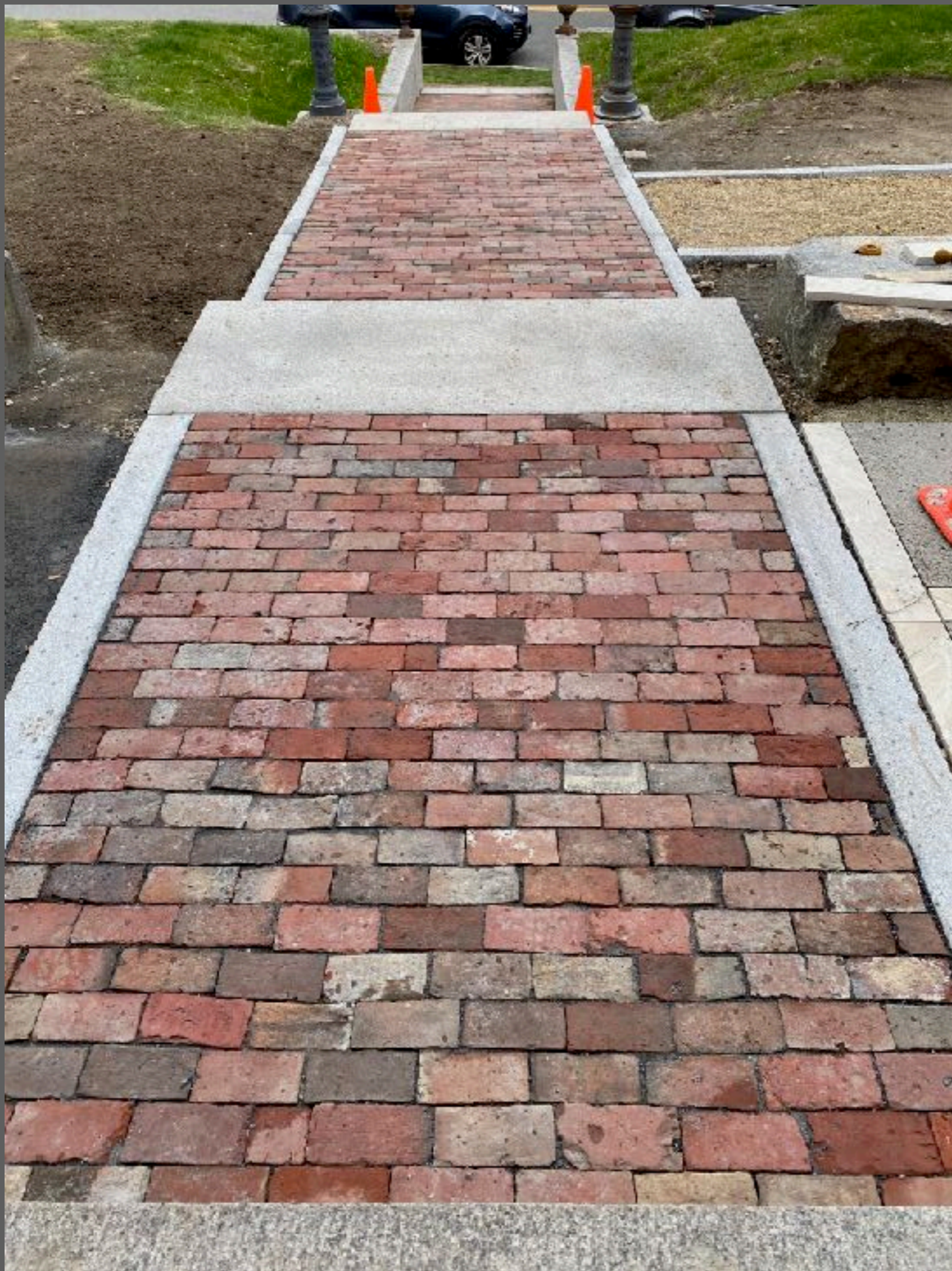
PLANTING THIRTEEN EUROPEAN HORNBEAM  
TREES IN GAOL YARD 2020



1825 Granite wall on the left with new trees and gravel walks resurfaced  
SUMMER 2020



SUMMER 2020 13 EUROPEAN HORNBEAM PLANTED



STATUS APRIL 20 2021





CHARLES STREET BOSTON

MORE STUDY NEEDED

RAILINGS NEEDED  
NOT ON PR

END

REFLECTION

ON SITE WORK:  
ALL YOU SEE HAS BEEN SHAPED BY US

IT IS SOLELY OUR INTERPRETATION  
OF WHAT SHOULD BE

ONLY HONORING  
STUART PARK, ARCHITECT  
AND THOSE OF HIS TIME

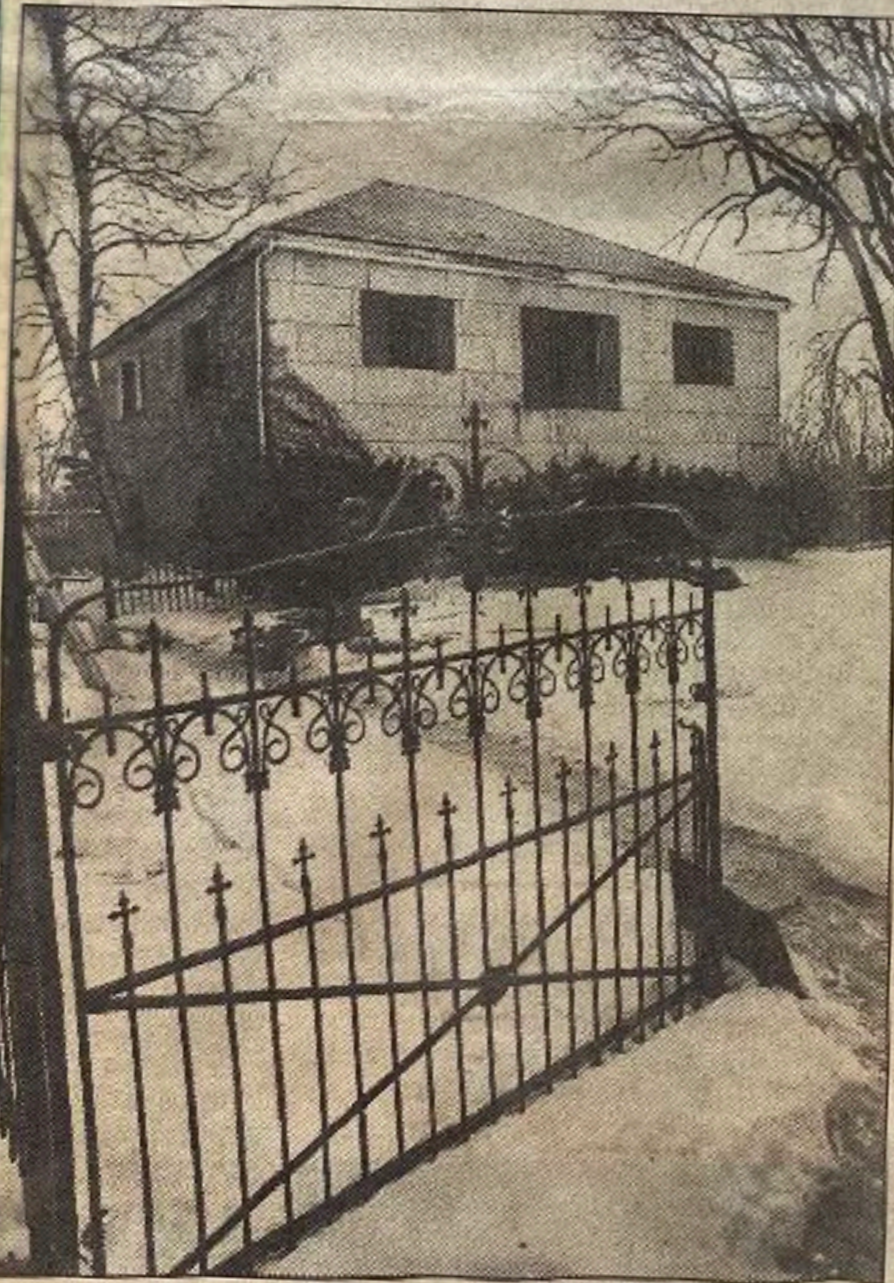
REMOVING DORMERS, CHIMNEY EXTENSIONS &  
BUILDING ADDITIONS

FORGOING ALL MONEY  
FROM CITY, STATE or FEDERAL PROGRAMS

The interior of the old jail, with cell doors opening onto the hallway.

# Old jail's new owner tries to find use for the 'gem'

By **SETH BORENSTEIN**  
Daily News staff



**NEWBURYPORT** — When Chuck Griffin decided to relocate to New England, he was looking for a site with buildings for his architectural office and a home.

He got both — and an old jail thrown in.

Four months ago, Griffin bought the three-building complex on Auburn and Vernon streets from John Ordway for \$500,000.

Although there are three buildings on the property, Griffin says people seem fascinated with one of the structures: the old jail.

Built in 1824 — its cornerstone was laid by the French military leader, the Marquis de Lafayette — and closed in 1918, the complex was Essex County Debtors Prison.

“As jails go, it’s pretty spectacular,” Griffin says. “You don’t build stone buildings. It’s more like a tomb or a fortress than anything else.”

Entering the old jail building, constructed of 2-by-2-foot granite stones from Rockport and where metal-barred doors are open revealing eight cells with metal bed frames, Griffin discusses the possibilities for the building.

There aren’t that many.

There is no heat, the rooms are small, and zoning restricts what it could be used for.

Right now, while Griffin renovates the two other buildings into an office and a two-family home, the old jail itself is a storage shed.

Stepping over bags of mulch and other gardening materials at the jail’s entrance, Griffin says, “I always think of it as the world’s largest potting shed — largest and best made.”

It is not only sturdy, but is an architectural gem, Griffin says. “That building is pure Palladian architecture.”

“This is my favorite of the three buildings,” Griffin says.

“It’s such a pleasure to walk through it,” Griffin says. “It’s truly a remarkable thing.”

But what do you do with it?

The old jail is built of 2-by-2 granite stones.

DAILY NEWS  
JAN 18 1988





1987 START REMOVING ALL NON ORIGINAL MATERIAL



ALL CONCRETE AND ASPHALT REMOVED  
ALL WALKS MADE GRANITE OR BRICK





COURTYARD PLANTINGS ALL REMOVED  
REGRADED DOWN 20" TO ORIGINAL LEVEL





6/22/1993  
1825 grade reestablished



1987  
CARRIAGE HOUSE



GRANITE WALKS ADDED

GRANITE PAVERS FROM BOSTON REMOVED, THREE FEET OF CRUSHED STONE PLACED and GRANITE PAVERS REINSTALLED



GRANITE SIDEWALK  
FROM HAVERHILL (?) CITY HALL INSTALLED  
July 11. 1993



APRIL ? 1987

PURCHASED SEPTEMBER 1987

ASPHALT ROOF SHINGLES, DORMERS , CHIMNEY EXTENSIONS



AFTER REMOVAL OF THE DORMERS, CHIMNEY EXTENSIONS ,  
AND THE FRONT DOOR VESTIBULE  
BEFORE INSTALLATION OF THE GRANITE WALL ON VERNON STREET





WALLS REPAIRED, DORMERS REMOVED , CHIMNEY  
EXTENSIONS REMOVED AND  
SLATE ADDED TO KEEPERS HOUSE  
BEFORE ADDITIONAL LEVEL OF GRANITE INSTALLED



OLD IRON  
NOT USED

