

FORM H – PARKS AND LANDSCAPES

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

Assessor's Number Area(s) Form No. Forms within

12-57, 12-57A,
 11-485, 11-486,
 12-39, 12-40,
 12-45, 12-46

Marble-
 head N

BEV.973

see data
 sheet

NRIND 10/9/1974

Photograph



Photo 1 View from west corner of property across landscape to east corner; Tulip tree on right

Locus Map (north at top)



Town/City: Beverly

Place: Downtown

Address or Location: 39 Hale Street

Name: Hale Farm Landscape

Ownership: Public Private

Type of Landscape (check one):

- park farm land
 green/common mine/quarry
 garden training field
 boulevard/parkway

other (specify): estate

Date or Period: 1694; 1845 –1937

Source: Beverly Historical Society

Landscape Architect: N/A

Location of Plans: N/A.
 Historic images held at Beverly Historical Society

Alterations/Intrusions (with dates):
 (See Historic Narrative)

Condition: Poor

Acreage: 0.94 acres

Setting: Residential area near Beverly town center, adjacent to the Beverly Common, surrounded by early – mid-twentieth century houses.

Recorded by: Pamela Hartford and Wendy Frontiero

Organization: Beverly Historic District Commission

Date (month / year): September 2016

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Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

VISUAL/DESIGN ASSESSMENT

Situated near the historic center of Beverly, the Hale Farm Landscape is located on the south side of Hale Street, opposite Watch Hill and near Beverly Common to the north. The acre of land that presently constitutes the Hale Farm Landscape represents a small fraction of what was once a 125-acre farm, extending from Hale Street to the ocean. Farmed into the mid nineteenth century, the neighborhood to the east, south, and west of the house, stretching to Mackerel Cove, consists of a grid of one-way streets that were laid out in the mid to late nineteenth century and developed with stylish single-family houses. The Hale Farm Landscape now sits isolated by Bancroft Avenue, which forms a U around the property on the east, south and west, separating it from the surrounding grid of streets. Modest houses from the 1940s and 1950s, largely Cape style cottages, line Bancroft Ave, facing the Hale Farm Landscape. (Photo 2) Other small, mid twentieth century houses occupy the opposite (north) side of Hale Street.

This survey form documents landscape features on the present Hale House property (39 Hale Street), and also describes the evolution of the larger, historic Hale Farm property. Two landscape features (the Ocean Street Fieldstone Wall [1887] and the Long Walk Steps [1887]) that were historically associated with the property but are now on separate parcels of land are also documented here.

The Rev. John Hale House, 39 Hale Street (1694, BEV.108) house consists of three principal parts: the original, side-gabled block, built in 1694, which is oriented northeast-southwest; a large gambrel-roofed wing at the front, built in 1745, which extends towards Hale Street and contains the main entrance on its southwest elevation; and a large, gabled rear addition at the east corner of the original house that was constructed in 1881. Two one-story, utilitarian ells connect the 1881 and 1745 blocks across the front of the house, forming a service area facing the street. A driveway extends from Hale Street along the northeast side of the house, and a broad straight walkway connects the sidewalk with the main entrance on the front of the house. A brick terrace spans the entire rear (southeast) elevation of the original building. The sidewalk edge in front of the house is lined with stone walls (see description below), and a cyclone fence borders the perimeter of the site along Bancroft Avenue.

From Hale Street, a five-foot wide brick edged gravel walk leads from the sidewalk to the main entrance. (Photo 3) A gravel drive and parking area extends along the northeast side of the house, adjacent to the service ells. (Photo 4) Against the 1694 south elevation, along the rear (southeast) elevation of the house, is a brick terrace at grade, enclosed by a six-inch high dry laid fieldstone curb. The southwest end of the terrace contains an opening in the wall with a granite threshold step and a millstone set in the lawn just beyond the step. Another opening occurs opposite a pair of living room doors on the rear (southeast) elevation. (Photo 5) To the west of the house is a large tulip tree as well as a European larch, both dating from the late nineteenth century. A lilac bush, also dating to the late nineteenth century, stands opposite the main entrance on the 1745 block. (Photo 6)

In the center of the open back yard, to the southeast of the house, is a forty-year-old European beech (*Fagus sylvatica*). Directly southeast of this beech, clustered toward the southern end of the property, is a group of European beeches, approximately 60 years old, which are offshoots of three European beeches planted on the site in 1853 (the last of the original beech trees was removed in 2016). On the south corner of the property outside the cyclone fence is a 150-year-old purple-leafed beech (*Fagus sylvatica*). (Photo 8)

Centered on the south elevation of the 1881 block is a 30-foot tall fir tree (*Abies*), with a line of volunteer shrubs extending 30 feet south from it. (Photo 9) On the east side of the property are more trees, mostly red maples (*Acer rubrum*) that are twentieth century volunteers, and, more notably, a basswood tree (*Tilia*) and a group of European larches dating from the nineteenth

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century. At the northeast corner of the property, just inside the cyclone fence, is another specimen purple-leaved beech. In front of the service ell, close to the stone wall at the southwest corner of the driveway, is a very large European beech, at least 150 years old. The perimeter of the property is surrounded by volunteer shrubs and trees that have taken hold on all sides of the cyclone fence facing Bancroft Ave.

Three distinct stone walls border the property on Hale Street: the Barn Wall (early 19th c.?, Photo 10) at the northwest corner of the property, running west to the curb at the driveway entrance; the Bancroft Wall (early to mid 19th c.?, Photo 11), west of the driveway and in front of Hale House; and the Ocean Street Fieldstone Wall (1887, Photos 12-14). The Barn Wall is a 2-foot high rustic dry laid wall of very large fieldstones interspersed with small fieldstones. (Photo 10) The Bancroft Wall is a 2 ½ foot high wall, eighteen inches wide, built with consistently sized stones that have been dressed flush on the top and both sides. (Photo 11) This wall spans between the driveway and the entrance walk, and continues for three feet on the other side of the entrance walk, where it meets with the Ocean Street Fieldstone Wall, three feet three inches high, that is loosely constructed of large, irregularly sized fieldstones. (Photo 12) The interior of this wall batters outward from its 18-inch width at the top to a 2 ½ foot wide base, with stones piled loosely against the lower third of the wall. (Photo 13) The Ocean Street Wall has a granite cap of rough cut, eight inch thick stones, averaging two and a half feet long and between twelve and sixteen inches wide. Along the cap at eight foot intervals are holes with rusted remains of iron rods.

A Massachusetts Tercentenary Marker (1930) commemorating Reverend Hale and Hale Farm is located on the strip of land between the sidewalk and Hale Street, just north of the driveway. Supported on a steel pole, the rectangular sign is formed of cast iron with a white background, bas-relief block lettering painted in black, and a black raised border. (Photo 14)

HISTORICAL NARRATIVE

Discuss history of use. Evaluate the historical associations of the landscape/park with the community.

Overview and Early History

The Hale Farm Landscape was owned by ten successive generations of the Hale family, beginning with Rev. John Hale (1636-1700); it is significant as a remnant of one of Beverly's earliest and largest farms. Rev. Hale was given two acres of land next to the town common at the base of an area known as Watch Hill, where the townspeople built a meeting house by 1647 and a parsonage in 1659, into which Rev. Hale and his family moved. After thirty years, a second marriage, and more children, Rev. Hale bought acreage across Hale Street from the parsonage, including what is the present property. In 1694, he began building a new home for himself and his family here, using timber from the 1659 parsonage. The townspeople augmented Hale's supply of timber by provisioning him from woodlots owned in common. Rev. Hale continued to buy property in this area until his death in 1700.

Rev. Hale's oldest son Robert (1668-1719) inherited land consisting of four acres with his father's house, 20 acres in the "Cravett Lot" near the Ancient Burial Ground, Abbott Street (1672; BEV.800), and 20 acres of pasture on Powder House Hill, now Prospect Hill, for a total of 44 acres of land. Robert Hale studied theology at Harvard College, graduating in 1686, and in 1699 decided to study medicine. Supplemented by an inheritance from his mother's family, Dr. Hale also became owner of the ketch "Endeavor" in 1694, and of the sloops "Swallow" in 1702 and "Swan" in 1706. At Dr. Hale's death, the Hale Farm with house included 18 acres of land, meadow and orchard, 13 acres in the 'Cravett Lot', 35 acres of pasture, and 2 ¾ acres of orchard near the meetinghouse, referred to as the "Morgan Lot", increasing his property to a total of 67 acres.

Dr. Hale's son, Col. Robert Hale (1702/3-1767) graduated from Harvard College in 1721 and married Elizabeth Gilman in 1723. In 1745, he built the gambrel-roofed wing at the front of the house and increased the Hale Farm Landscape to its largest extent, 129 acres.

The property passed to his eldest daughter, Elizabeth Hale (1725-1767), who was married to Benjamin Ives of Salem. They had six children, of whom only their daughter Elizabeth Ives (1767-1801) lived to adulthood. At Elizabeth Ives's death, the property

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passed to her son, Capt. Robert Hale Ives (1744-1773), who died at sea. After Capt. Ives's widow Sarah died in 1782, their four children were sent to live in Salem with relatives. Two of their children, Thomas Poynton Ives (1769-1835) and Elizabeth Ives (1767-1844), survived to adulthood and together inherited the Hale House property.

Thomas Poynton Ives was married to Hope Brown of Providence, Rhode Island. His sister Elizabeth married Thomas Bancroft of Salem, with whom she had a son, Thomas Poynton Bancroft (1798-1852). In 1845, Thomas P. Bancroft came into full ownership of the farm.

Thomas P. Bancroft and his wife Hannah Putnam had a son, Robert Hale Bancroft (1843-1918), who inherited the farm at his father's death in 1852. When Robert H. Bancroft's widow Elise (1863 – 1936) died, their daughters Eleanor (1893-1959) and Elizabeth (1895-1964) sold the property to the Beverly Historical Society.

The house and much of the non-contiguous acreage stayed in the family for 243 years, despite the absence of the family from the site from 1782, when Capt. Robert Hale Ives's wife Sarah died, to 1845, when their children Thomas Ives and Elizabeth Ives began summering at the farm. During those 63 years, the farm was leased to tenant farmers who lived in the house and farmed the land.

Landscape development under Thomas Poynton Bancroft (1798-1852) and Robert Hale Bancroft (1845 – 1936)

In 1845, when Thomas Bancroft was 47, he inherited Hale Farm, which consisted of 71 acres, 20 directly associated with the house. Thomas Bancroft was a successful cotton merchant, spending six to seven months of the year in New Orleans buying cotton for mills in Lowell and elsewhere. His family, including his wife, Hannah, their four children and six servants, wintered in Boston on Mount Vernon Street on Beacon Hill, and summered in various places on the North Shore, including Nahant and Swampscott. The Bancrofts decided to return to Hale Farm for the summers, a decision supported by the timing of several close family and friends who had also decided to establish summer places in Beverly.

The year 1845 marked the beginning of a wave of wealthy merchants who came from Boston and New York to establish summer homes along Beverly's coastline. Among nine other wealthy Bostonians to buy land and build houses in Beverly in that year, two were married to sisters of Thomas Bancroft's wife, Hannah: Amory Lowell and his wife Elizabeth purchased Woodbury Point, now a part of Lynch Park, and Charles Greely Loring and his wife Mary Ann acquired twenty-five acres of land in Pride's Crossing.

Thomas Bancroft first turned his attention to improving the landscape immediately around the house, planting numerous trees to shade the house on the southeast and to improve the function and aesthetics of the working farm. He built a large barn just to the northeast of the house, fronting directly on Hale Street (not on the 39 Hale Street property and not extant). On the three acre Hale lot on Watch Hill, where the original parsonage stood, Bancroft built a house for his long-time tenant farmers, Peter and Bridget Trainor (44 Hale Street, extant, not inventoried).

Thomas Bancroft also took an avid interest in gardening, laying out vegetable and flower beds southeast of the house and a formal parterre garden to the southwest of the house. In the early to mid-nineteenth century, horticultural and agricultural pursuits were extremely popular with upper class men and women. The Massachusetts Horticultural Society, founded in 1829, fueled interest and provided forums and regular exhibits for the growing array of ornamental plants, produce, and fruits made available through expanding global trade. The Essex County Agricultural Society promoted stock breeding.

Thomas Bancroft built a library on farming and gardening, and kept a full-time gardener, William Weeks, at work during the growing season. He took pride in sharing his bounty with family and friends. He also increased the Hale family holdings, continuing to engage in a full range of farm activities. He purchased 35 acres along the shore to use as grazing as well as tillage, and more pastureland near Montserrat. When Thomas died in 1852, his wife Hannah continued to summer in the house, making her own improvements to the site. Hannah Bancroft's brother, John Pickering Putnam, had a summer estate in Andover

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and imported plants from England. In 1859, he gave Hannah three seedlings of English beeches, which she planted in a row in the south lawn. (Bancroft, 1903)

By the 1860s, the development of middle class housing between Cabot Street and Mackerel Cove had begun in earnest. From 1865 until 1907, the Hale Farm Landscape was steadily compromised as a working farm as the town took land for new cross streets between Hale and Lothrop streets. In 1866, East Dane Street was cut through the farm from Hale to Lothrop streets.

When Ocean Street was created in 1867 along the western boundary of the Hale Farm Landscape, Robert Hale Bancroft bought 60 feet of its eastern frontage from the developer to block his view of seven small houses built by 1872 on the western side of Ocean Street. Along the boundary between this parcel line and the Hale Landscape, Bancroft built the Ocean Street Fieldstone Wall (1887) with a wood fence on top. To the east of the wall, he created a "Long Walk" from Hale Street south to Lovett Street, and lined each side with an array of trees and shrubs, creating a wooded screen on the west side of his property. (Figure 5) The Ocean Street Fieldstone Wall begins at the Hale House front entrance walk, runs along the Hale Street frontage of 1 Bancroft Ave., and turns at a right angle to run along the back property lines of 4 and 24 Ocean Street, until it meets Lovett Street. That wall remains today, as well as the entrance gate to the Long Walk from Hale Street, on the northwest boundary on 1 Bancroft St. (not inventoried) (Photo 14) Also remaining are the Long Walk Steps (1887), on the southern property boundary of the present 1 Bancroft Ave, where the Long Walk intersected with Lovett Street. (Photo 15)

Despite the shrinking of the Hale Farm Landscape, Robert Bancroft continued to invest in farming activities. By 1897, another barn was built, northeast of the pre-existing barn and fronting directly on Hale Street across from the Common (not on the current 39 Hale Street property, not extant). Bancroft added more ornamental trees, including an extant tulip tree and larch tree. A system of simple walks was laid out, looping from the terrace on the south side of the house. A "West Walk" led from the west end of the terrace to the "Long Walk." (Figure 5) A "Beech Walk" led south from the West Walk, past the line of three beeches. (Figure 6) From the south side of the terrace, a walk passed along the south of the 1881 addition, through a gate, and turned south, passing through a long arbor covered in grape vines. (Figure 2) The same path turned south just west of the arbor, running alongside it to the west, making a turn west at the end of the arbor, and crossing the south lawn to intersect with the "Beech Walk". None of these walks remain today.

South of the arbor were many large vegetable and cutting flower beds, none extant. Historic photos show an array of gardens over the years, expanding and taking on different layouts. On the west side of the house, a very low boxwood lined the West Walk, and a parterre with roses was laid out to the south of the Beech Walk, at its intersection with the West Walk.

At the time of Robert Bancroft's death in 1936, the Hale Farm Landscape consisted of 7.13 acres bordered by Dane Street to the northeast, Hale Street to the northwest, Ocean Street to the southwest, and Lovett Street to the southeast, and an additional three-quarter acre block bounded by Ocean, Lovett, Lothrop, and Ives streets. The two barns were still on the property. Robert's wife Elise (1863-1937) began to sell off property along Lovett, Ives, Lothrop and Dane streets. In 1929, Elise Bancroft sold the lot on Ocean Street abutting the "Long Walk" to St. Peter's Episcopal Church.

Alice Lockwood, editor of *Gardens of Colony and State*, visited the Hale Farm Landscape in the early 1930s and interviewed Elise Bancroft. Lockwood's published description of the Hale Farm Landscape during Elise's tenure, along with several black and white photos, captured the property only a few years before it was finally sold out of the family. (Figures 5 & 6)

Elise Bancroft died in 1936, and the Hale Farm Landscape was inherited by her daughters Eleanor Bancroft (1893-1959) and Elizabeth Bancroft (1895-1964). Eleanor and Elizabeth had Bancroft Avenue laid out in 1936, and the first house (1 Bancroft Avenue) went up on the southwest corner of Bancroft and Hale in that year. In 1937, Eleanor and Elizabeth sold the Hale House parcel, which was then just over half an acre, to the Beverly Historical Society. At the same time, they conveyed to the Beverly Improvement Society (BIS) the lot containing the three beeches that had been planted in 1859, to remain in the care of BIS.

In 1940, the sisters conveyed to the Beverly Historical Society all the land around the Hale House parcel on the inside of Bancroft Avenue, backing on to the Hale House lot and compromising the undeveloped, even-numbered lots, which expanded the Hale House lot to its current size. Houses along the south end of Bancroft Avenue were built in 1940, and In 1941 the

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cyclone fence was put up around the inside perimeter of Bancroft Street by the Beverly Improvement Society. By 1950, Bancroft Street was fully developed, with the exception of the northeast corner. The house on that spot (25 Bancroft Avenue) was constructed in 1963. In 1930, the Massachusetts Bay Tercentenary Commission erected a marker in front of the Hale House to commemorate Rev. Hale's role as Beverly's first minister and his role in ending the Salem Witch Trials. The Tercentenary Commission placed nearly 300 markers throughout the original Massachusetts Bay Colony to identify important places in the early history of the state.

In 1989 the main beech tree on the property died, and in 2001, the Beverly Improvement Society deeded the Beech Tree parcel to the Beverly Historical Society. In 2016, the last of the three beeches planted by Hannah Bancroft in 1859 was removed due to disease.

While only a few specimen trees and landscape walls remains on the Hale Farm Landscape, its history continues to convey the story of Beverly's evolution from early agricultural beginnings to summer estates to late 19th and early 20th century suburban development.

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DATA SHEET

MHC#	Parcel ID	Street Address	Historic Name	Date	Style/Form
BEV.108	12-57	39 Hale St	Rev. John Hale House	1694	First Period, Georgian
BEV.974	12-57	39 Hale St	Barn Wall	Early 19 th c?	NA
BEV.977	12-57, 12-46	39 Hale St	Bancroft Wall	Early to mid 19 th c?	NA
BEV.978	12-57	39 Hale St	Massachusetts Tercentenary Marker	1930	NA
BEV.975	12-57, 11-485, 11-486, 12-39	39 Hale St, 1 Bancroft Av, 4 Ocean St, 24 Ocean St	Ocean Street Fieldstone Wall	1887	NA
BEV.976	12-40	11 Bancroft Av	Long Walk Steps	1887	NA

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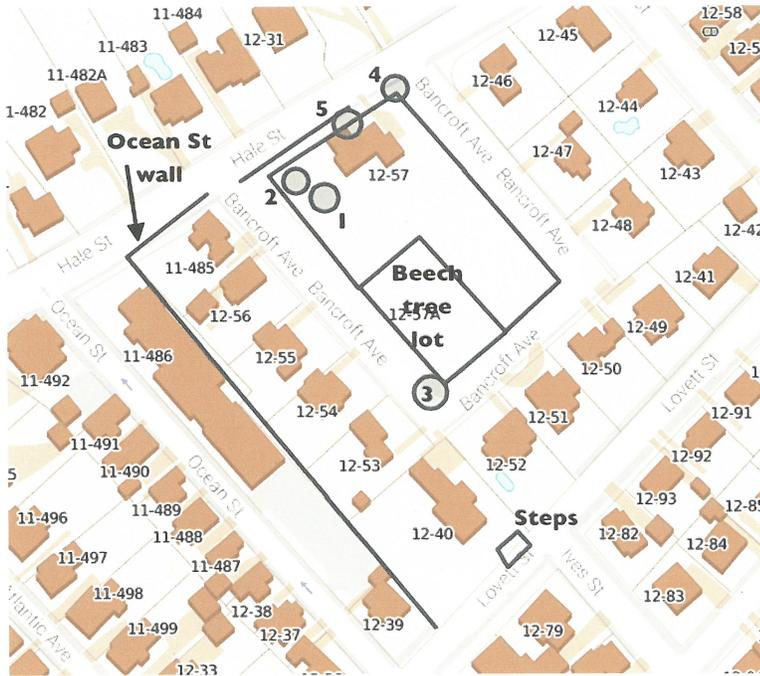
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SKETCH MAP (north at top)



Trees:

1. Tulip tree
2. Larch tree
3. Purple European beech tree
4. Purple European beech tree
5. European beech tree

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SUPPLEMENTARY IMAGES



Photo 2. Looking south down Bancroft Avenue from Hale Street, on the west side of Hale House.



Photo 3. Walk leading to front door of Hale House.



Photo 4. Driveway and service area of Hale House. Tercentenary marker at left.



Photo 5. Terrace at south elevation; step to west side of landscape.

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Photo 6. View from northwest corner of site, looking diagonally across landscape to southeast corner of property. West garden in foreground, tulip tree at right.



Photo 7. View looking east, 1881 addition at left, shrubs at edge of south terrace.



Photo 8. View looking from south terrace to southeast corner of property. 1972 beech tree, left, copper beech, center.



Photo 9. View to southwest corner of 1881 addition, with shrubs in former location of arbor.



Photo 10. Barn Wall on Hale Street from northeast corner of Bancroft Ave. to driveway.



Photo 11. Bancroft Wall on Hale Street from northwest corner of drive to front walk.

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Photo 12. Ocean Street Wall on Hale Street, running from front walk to northwest corner of property.



Photo 13. Detail showing of inside of Ocean Street Wall in front of Hale House.

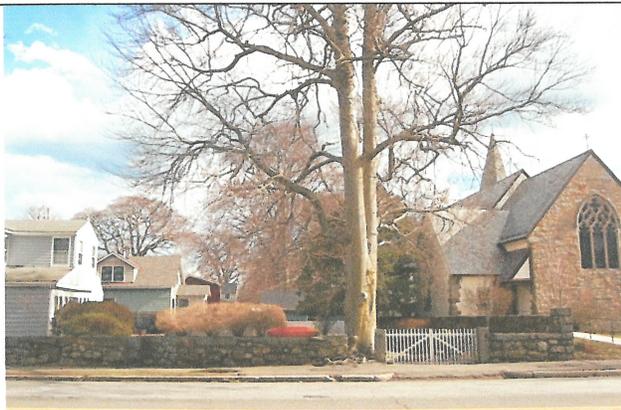


Photo 14. Ocean Street Wall and gate along Hale Street, intersecting with Ocean Street Fieldstone Wall, looking south.

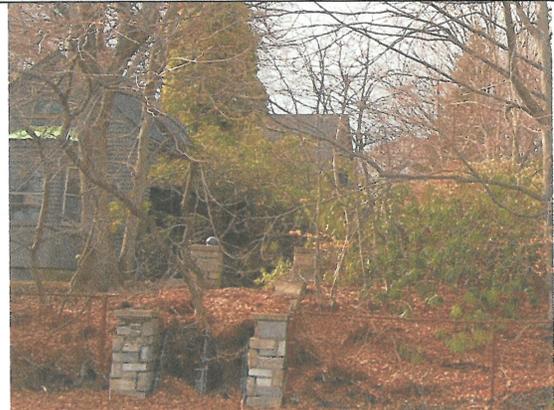


Photo 15. Remains of Long Walk Steps at Lovett Street, looking north.

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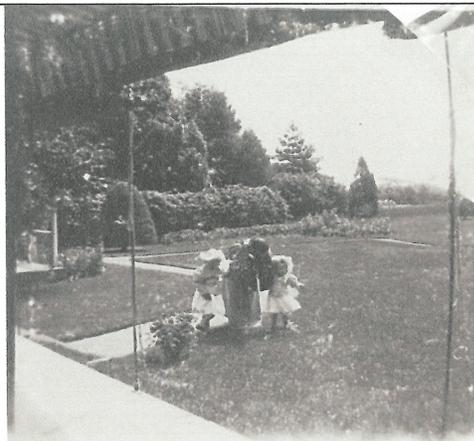


Figure 1. ca 1899. Path from south terrace to grape arbor, in center. (Photo courtesy Beverly Historical Society.)

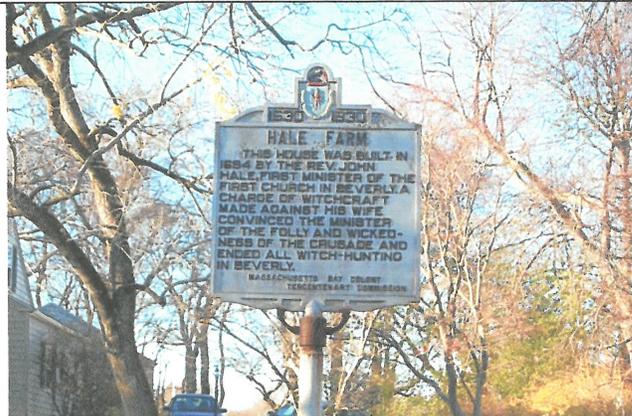


Photo 16. Massachusetts Tercentenary Marker.



Figure 2. 1745 block in 1892, before widening of Hale Street. Stone wall ends at front walk. (Photo by Frank Cousins in *Beverly Revisited*, 2010.)



Figure 3. 1745 block in 1920s, showing stone wall with wood fence, re-location of front walk. View taken from second floor balcony of 36 Hale Street. (Photo courtesy Beverly Historical Society)

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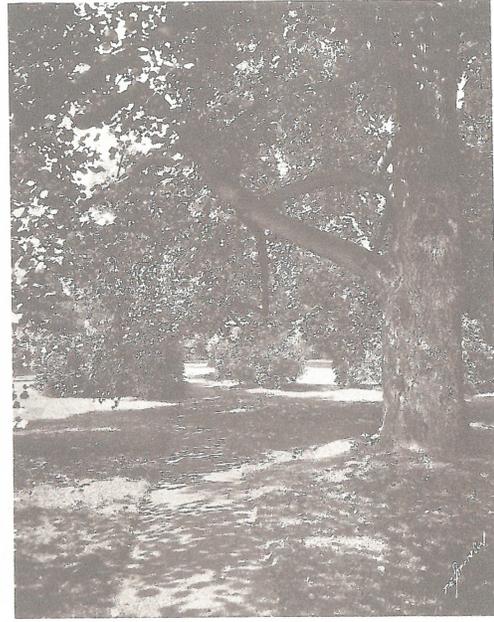
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The "Long Walk" at Hale Farm, Beverly, viewed from the Hale Street end

Figure 4. "Long Walk", view looking southeast from Hale Street, ca. 1930. Fence on top of Ocean Street wall at right. (Lockwood, 2000.)



The "West Path" from the house to the "Long Walk," at Hale Farm. In the foreground is the tulip-tree

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GARDENS OF COLONY AND STATE

Figure 5. "West Walk", looking west, ca. 1930. Tulip tree on right. (Lockwood, 2000.)