

**United States Department of the Interior**  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

## 1. Name of Property

Historic name: Bartlett-Cushman House

Other names/site number: \_\_\_\_\_

Name of related multiple property listing: \_\_\_\_\_

(Enter "N/A" if property is not part of a multiple property listing)

## 2. Location

Street & number: 82 Portsmouth Avenue

City or town: Stratham State: NH County: Rockingham

Not For Publication: ☐ Vicinity: ☐

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this \_\_\_ nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

\_\_\_national \_\_\_statewide \_\_\_local

Applicable National Register Criteria:

\_\_\_A \_\_\_B \_\_\_C \_\_\_D

\_\_\_\_\_  
Signature of certifying official/Title:

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal agency/bureau or Tribal Government

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

\_\_\_\_\_  
Signature of commenting official:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title :

\_\_\_\_\_  
State or Federal agency/bureau  
or Tribal Government

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#### 4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register  
☐ determined eligible for the National Register  
☐ determined not eligible for the National Register  
☐ removed from the National Register  
☐ other (explain:) \_\_\_\_\_

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Signature of the Keeper

Date of Action

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#### 5. Classification

##### Ownership of Property

(Check as many boxes as apply.)

- Private: ☐  
Public – Local ☒  
Public – State ☐  
Public – Federal ☐

##### Category of Property

(Check only **one** box.)

- Building(s) ☒  
District ☐  
Site ☐  
Structure ☐  
Object ☐



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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

Federal

Italianate

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: Weatherboard, Granite, Brick,  
Concrete

### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

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### Summary Paragraph

The Bartlett-Cushman House is a hip-roofed double house with central hall that was originally constructed in the Federal style in 1827. A partial remodeling c.1850 resulted in the addition of Italianate style-inspired embellishments including the addition of a two-story bay window on the south elevation and arched dormer windows, as well as more practical interior changes relating to the conversion from fireplace to stove heating. Behind the main house block, a two-story ell was added to the original block sometime in the 19<sup>th</sup> century (possibly also part of the c.1850 alterations). At the rear of the wing, a single-story shed connects to an offset, gablefront attached barn. The level 2.27 acre property is outlined by stone walls and also includes an early 20<sup>th</sup> century concrete block garage. While the house sits on the corner of and faces a busy road which is lined by a mix of older, historic properties and 20<sup>th</sup> century commercial development, more rural land extends behind it down Bunker Hill Avenue. Although it has been unoccupied for several years, the house is in good structural condition and retains a high degree of integrity.

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## Narrative Description

Located at the southeast corner of Portsmouth Avenue (NH Rt. 108) and Bunker Hill Avenue (originally Rocky Lane) in the town of Stratham, the Bartlett-Cushman House is a two-story dwelling which is two bays deep and presents a five-bay façade westward to Portsmouth Avenue. The house is sheathed in wood clapboards and is set on a foundation of granite stones which display evidence of the plug drills and plugs and feathers (wedges) splitting technology which became prevalent around 1830. The building is outlined by simple cornerboards with a plain watertable and echinus and cavetto moldings under the overhanging eaves. The cornice features a cyma recta molding. The hip roof is sheathed in asphalt shingles. Two large interior brick chimneys rise from the ridge and two c.1850 barrel roof dormers with metal roofs and front pilasters supporting semi-circular arches are located on the front roof slope. Centered on the west façade, the main entrance contains a six-panel door flanked by partial (four light) sidelights and capped by a fluted molding and semi-elliptical louvered fan. Simple pilasters on either side of the door support an entablature lintel with simple frieze. With the exception of the c.1850 bay window on the south elevation (described below), most of the windows on the main house block contain wooden double-hung two-over-two sash set into molded surrounds. The current two-over-two sash date to the late 19<sup>th</sup> or early 20<sup>th</sup> century and replace what were originally six-over-six windows. The only rectangular windows which do not contain two-over-two sash are the second floor windows at the center of the north and south elevations which retain what appear to be original six-over-six sash. The windows on the north and west (façade) elevations are fitted with wooden blinds that retain their tieback hardware. A number of the windows are fitted with storm sash.

Projecting from the center of the three-bay wide north and south elevations are shallow hipped roof entrance vestibules with a six-panel door topped by five transom lights. Both are fronted by granite steps and in each case the second floor entrance above the entrance contains an original six-over-six window. On the south elevation, the westernmost bay consists of a c.1850 two-story, three-sided bay window with wide horizontal boards above the first floor windows and a cornice crowning the top of the bay. On both levels there are two semicircular windows on the front face containing 4/4 sash with an individual window on each flanking, angled face. The lower level rests on a deteriorated latticed airspace.

Centered on the east (rear) elevation is a two-story, hip-roofed wing which was not part of the original construction but may have also been part of the c.1850 alterations. (Visible in the attic are surviving shingles on the rear slope of the original 1827 house that were subsequently covered by the roof of the addition.) The wing is two-bays deep and not as wide as the main house, leaving room for a single bay of windows (1/1 on the second floor) on either end of the east (rear) elevation of the main house block. This portion of the house is set on a stone foundation and a more slender brick chimney rises from the east (rear) roof slope. Fenestration on the south elevation of the wing consists of a c.1970 sliding window on the first floor and two

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double-hung 2/2 windows above. The north wall of the wing has two 2/2 windows on the first floor and a single 6/6 window on the second aligned above the westernmost window on the first floor. The rear elevation of the wing has only two windows. There is a 2/2 sash on the first floor to the north of a single-story shed which spans much of the rear elevation. The other is an off-center 6/6 window on the second floor, above the shed.

The single-story shed to the rear of the two-story wing is offset to the south with a small width with a simple door between the wing and barn and a small projection to the rear. All of the connected outbuildings were in place by c.1910 (see historic photograph) and probably date to the mid to late 19<sup>th</sup> century. Interior inspection suggests that the structures use old timbers and salvaged boards recycled from other structures. The shed was likely used for wood storage and also appears to have included a privy. Further offset to the southeast the attached barn is also clapboarded and is one and a half stories in height. The eaves do not project but culminate in shallow returns. Centered on the west face of the barn is a wide door opening topped by a shallow shed hood that is supported on either end by two simple jigsawn brackets with incised holes. On either side of the barn door there is a double-hung, two-over-two window. Above the barn door a small loft door rests on the shed hood. At the top of the gable the window contains a modern 1/1 replacement sash. The south wall of the barn has two six-over-six windows with a four-panel door at the east end of the elevation. A small vertical board loft door is tucked under the eaves toward the front. The rear elevation of the barn is also finished with shallow returns and a small 3 x 2-light window is located at the apex of the gable. Inside the space above the ground floor consists of an open loft space.

Projecting from the south half of the barn's rear gable is a wood-shingled, gable-roofed projection that is a single story in height. It has a pair of beadboard double doors that open outward on the rear gable. The south elevation is sheathed in deteriorated asphalt siding with three 3 x 5 fixed windows and a vertical board door. This section was also in place prior to c.1910. It appears to have been later used as a garage.

### Interior Description

The main house block displays a double house or double pile plan with two chimneys placed on either side of a central entry/stair hall. It appears likely that the original house block did not incorporate a rear staircase but that this was added, possibly when the present rear wing was added c.1850. The main, center stairway displays delicate turned newel and angle posts and simple square balusters. The open string has elaborately carved brackets. Other surviving original features include several simple Federal-style mantelpieces that are similar to one another in design and echo details of designs published in architectural guidebooks written by Massachusetts builder-architect Asher Benjamin such as *The Country Builder's Assistant* (1797) and *The American Builder's Companion* (1806). In each case the simple mantelpiece features paneled pilasters to enframe the fireplace opening and support a shelf above. Full mantelpieces survive on the first floor in the northwest and northeast rooms and on the second floor in the northwest and southwest rooms.

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Of the four rooms on the first floor of the main block, the northwest room on the first floor exhibits the most elaborate joinery. There is more detail in its mantelpiece and it includes wainscoting which is not currently seen in any other room of the house. The southwest, first floor room may have also originally been as elaborately finished but was modernized when the two-story bay window was added c.1850 so its prior appearance is not known.<sup>1</sup> The mantelpiece was removed in this room although the windows on the west wall retain interior sliding pocket shutters (as does the southwest chamber on the second floor). The southeast room on the first floor has plain wooden wainscoting and a built-in cabinet at the southeast corner of the room. There is also an elevated later cabinet with glass doors on the north side of the south chimney in the passageway leading from the southwest to the southeast room. Interior door and window casings on the north side of the house generally display more elaborate moldings. Doors on the first floor of the house, including the entrance doors, are of a six panel configuration. Between the southeast and northeast rooms a simple dogleg back staircase with winders leads up to the second floor. Remnants of what appear to be early wallpaper are located on the wall under the stairs suggesting that these stairs were rebuilt or a later addition.

The second floor of the main house block is also divided into four rooms, separated by the central staircase. There are open shelved areas between the front and rear rooms, on the wall opposite the 6/6 window. The closet at the top of the main stairs appears to be a later addition. Full mantelpieces with recessed panel pilasters and shallow shelves survive in the northwest and southwest rooms. Like downstairs, the fireplace openings were boarded c.1850 and the hearths removed. There are six-panel doors leading from the front hall into the two front rooms. The northwest room has the most ornate door and window surround moldings; the southwest room moldings are noticeably simpler and may have been modified c.1850. Like the room below, the front windows in the southwest room have sliding pocket shutters. The southwest room also includes a cupboard on the north side of the chimney. The vertical wood door has two horizontal battens with chamfered edges. The doors leading into the closet and southeast room are of a four-panel configuration. The moldings in the two back rooms are simpler than those in the front and the doors are four-panel. Each of these rooms has a fireplace opening with simple surround; the northeast room has an additional shelf set on metal brackets. The size of the southeast room appears to have been altered by the addition of a thin wall a few feet to the south of the original wall. The older wall is painted an ochre color with what appears to be early stenciling visible along the top. The stairs leading up to the attic appear to be a later (early 20<sup>th</sup> century?) addition or reconstruction, the enclosing walls are sheathed in beadboard.

The main house's heavy, hewn frame is exposed to view in the fully excavated basement and in the attic. As described by James L. Garvin: "The frame is composed of four bents, one at each end of the building and one on either side of the central stairhall. Each bent includes three posts,

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<sup>1</sup> The original contract between Josiah Bartlett II and builder Joshua Pike does mention that the parlor (probably the northwest room, first floor) and sitting room (probably the southwest room) were to have a dado (wainscoting).

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one at the front wall of the building, one at the rear wall, and the third aligned with the rear faces of the two chimneys.”<sup>2</sup> In the attic, the hip rafters are supported at their apex through the use of heavy timber kingposts. As has been noted, the original east slope of the hip roof, sheathed in wood shingles, is visible below the higher roof line of the later wing. The basement walls are a mix of split granite and granite field stones below grade, wet with a lime-sand mortar. The basement has a dirt floor.

The attached wing was likely constructed c.1850. The first floor of the wing displays plain door and window trim. In the late 20<sup>th</sup> century this area was remodeled and a dropped ceiling was installed. This area now contains a modern kitchen, bathroom and laundry room. The second floor of the wing retains a few more historic finishes. There were originally two bedrooms, the northern bedroom was later subdivided to accommodate a modern bathroom. A single six-over-six window is visible on the north wall of the north bedroom and the east wall of the bathroom. The wood flooring in the wing consists of more narrow boards in comparison to the front house section. The four-panel doors in the wing have slightly raised panels in each panel. The window and door surrounds are plain and the baseboards are wider and without the beaded edge visible in the front rooms.

#### Garage (Contributing building)

To the southeast of the barn is a single-story garage constructed of concrete blocks and capped by an asphalt-shingled gable roof with gable pents that are clapboarded. The west-facing gablefront has a single vertical board garage door toward the north with an adjacent double-hung 6/6 window fitted with an exterior storm sash. The adjacent north wall has a single 6/6 window toward the front and a blocked garage door to the rear. On the south elevation, there are two windows (6/1 and 6/6) and an additional garage opening with a vertical board door with inset 6 x 2-lights. A single window is centered on the east (rear) elevation.

#### Description of Remainder of Lot

The property encompasses 2.27 acres of level land with stone walls marking the south and east boundaries. A dirt driveway extends to the south of the house and loops around the house to Bunker Hill Avenue to the east. The shadow of a foundation appears on the lawn in dry seasons and marks the outline of a former school which stood on the property in the 19<sup>th</sup> century. The area immediately surrounding the house includes small trees and other vegetation.

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<sup>2</sup> James L. Garvin. “Notes on the Bartlett-Cushman House, 82 Portsmouth Avenue, Stratham, New Hampshire”, March 12, 2013.



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The house is located on Rt. 108, a busy State-maintained road in the town of Stratham. Many of its neighboring houses have been lost over the years to demolition and fire. Nearby properties include a mixture of older, historic properties which are becoming increasingly outnumbered by modern residential and commercial development due in large part to the fact that the area is zoned Residential/Professional. The Stratham Town Offices are located immediately east of the property on Bunker Hill Road. Beyond the municipal building, Bunker Hill Road is a mix of what was formerly agricultural land and modern housing developments.

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## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

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(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

**Areas of Significance**

(Enter categories from instructions.)

Architecture

Social History

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1827-1964

\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1827

c.1850

\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

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n/a

**Cultural Affiliation**

n/a

**Architect/Builder**

Pike, Josiah

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The primary significance of the Bartlett-Cushman House is under National Register Criterion C, at the local level. Constructed in 1827, the house is architecturally significant as an excellent example of a hip-roofed double house designed in the Federal style. Its original construction is well-documented by the original contract between owner and builder. The house was later (c.1850) modified with some Italianate style features although most of the Federal-style finishes remain. It is the most intact example of its form in the town of Stratham and retains distinctive Federal style details including a semielliptical louvered fan, pilastered mantelpieces and window and door casings. The periods of significance for the Bartlett-Cushman House under Criterion C correspond to its date of construction in 1827 and c.1850, its date of significant modification.

The Bartlett-Cushman House also has secondary significance under National Register Criterion A, Social History, on the local level, for the insight it provides into the life patterns of two different families in this rural New Hampshire community. Together, multiple generations of these two families owned and maintained the house for almost two centuries, during changing and often declining economic times. The house is historically significant for its associations with the locally prominent Bartlett family who constructed the dwelling in 1827 and continued to own and occupy it until 1892. In a community which was dominated by farming, the Bartletts were well-respected and well-educated physicians. Approximately twenty years after the house was sold by the Bartletts, it was acquired by a prominent local farmer, Otis Cushman, for use by his two daughters and their husbands, neither of whom earned their living by farming. Its use as a two-family dwelling illustrates changing economic times while the occupations of the owners reflect the shift from farming to other pursuits including vocations and occupations made possible by the advent of the automobile.

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**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

### Architecture

The Bartlett-Cushman House is an excellent example of a Federal style, hip-roofed dwelling. It retains distinctive decorative details including a main entrance with entablature door surround incorporating a louvered semi-elliptical fan and partial sidelights, additional entries at each end, distinctive mantelpieces, varying door and window casings and a simple central stairway with turned newel and angle posts and square balusters. Bolstering the significance of the building itself is the existence of the original February 1827 contract between Josiah Bartlett II and builder Joshua Pike which provides a broad description of the house in its original form including its dimensions, front entrance, side entries, windows, blinds, paint color, and some interior features. Of additional interest are Italianate style features added to the building c.1850 including a two-story bay window and barrel roofed dormer windows. Most of the windows contain c.1900 two-over-two sash although a few original six-over-six survive.

According to former State Architectural Historian James L. Garvin, the Bartlett-Cushman House is also of note as one of New Hampshire's earliest dated examples of the use of plug drills and plugs and feathers to split the granite used in the foundation. This technology, a recent development in the late 1820s, is clearly in evidence in the underpinning stones in the basement. The fact that these stones date to the original construction of the house is confirmed by the fact that the contract with Joshua Pike called for "underpinning stones to be eighteen inches deep".<sup>3</sup>

The Bartlett-Cushman House has seen minimal alteration and survives as the most intact Federal style residence in Stratham. The c.1820 hip-roofed dwelling at 129 Portsmouth Avenue also displays a hip roof and louvered fan over the entrance but its integrity is lessened by vinyl siding. The 1816 residence at 17 Jack Rabbit Lane is capped by a hip roof and lacks the fan detail although it displays a transomed side entrance projection. The original sash has been replaced by modern vinyl windows. An additional gable-roofed house at 173 Winnicutt Road exhibits a louvered fan but this may represent a later updating of an earlier house.

The house erected by builder Joshua Pike at 356 Exeter Road in nearby Hampton Falls is also of interest for comparative purposes. According to the town history it was constructed about 1825 which would make it nearly contemporary with the Bartlett-Cushman House.<sup>4</sup> In this case the 2 ½-story, 5 x 3-bay house is capped by a gable roof. Like the Bartlett-Cushman House, it also incorporates shallow entrance vestibules on the side elevations.

### Social History

<sup>3</sup> Correspondence from James L. Garvin to Rebecca Mitchell, November 27, 2013.

<sup>4</sup> Warren Brown, *History of the Town of Hampton Falls, New Hampshire, From the Time of the First Settlement within its Borders, 1640 Until 1900*. Manchester, N.H.: John B. Clarke Company, 1900, p. 542.

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The house at 82 Portsmouth Avenue has important associations with the Bartlett family and was owned and occupied by members of the family from its construction in 1827 until 1892. The patriarch of the family, Josiah Bartlett (1729-1795), was born in Amesbury, Massachusetts and moved to Kingston, New Hampshire in 1750. He was a physician who served as member of the Continental Congress, was a signer of the Declaration of Independence, a Superior Court Justice and Governor of the State of New Hampshire. Josiah's son, Josiah Bartlett II (1768-1838) similarly practiced medicine and was active in medical and political spheres. He served as a New Hampshire State Senator, U.S. Congressman, President of the New Hampshire Medical Society, Rockingham County Treasurer, and President of the New Hampshire State Senate. He had moved to Stratham in 1789 and according to the 1793 Phineas Merrill map of Stratham he lived in a house on Portsmouth Avenue just opposite and slightly north of the intersection with Bunker Hill Avenue (known as Rocky Lane until 1903).<sup>5</sup>

On January 1, 1824 Josiah Bartlett II and his nephew, Josiah Bartlett III (1803-1853) entered into a partnership for the practice of medicine in Stratham. Josiah Bartlett III was born in Warren, New Hampshire in 1803 and was the son of Josiah Bartlett II's brother, Ezra. Josiah Bartlett III received his M.D. from Dartmouth College in 1824 and relocated to Stratham. It is believed that he moved to town to assist his uncle whose eyesight was failing. The partnership between the two physicians states that the elder Bartlett would board the younger Bartlett for one dollar seventy five cents per week for one year. Each received half of the profits and assumed one half of the expenses including the keeping of two horses.<sup>6</sup>

On August 13, 1827 Josiah Bartlett III married Hannah E.W. Thompson, a niece of Hannah E. Weeks Bartlett (wife of Josiah Bartlett II). In the months prior to the wedding his uncle purchased land and arranged for the construction of a new house for the couple across the street from his own on Portsmouth Avenue. On February 26, 1827, Josiah Bartlett II entered into a building contract with Joshua Pike, a joiner from Exeter, for the construction of the house to be completed by that September for sixteen hundred dollars. The contract indicates that the house is to be built according to the "draught or scheme hereunto annexed" and is to measure 38 ½ feet long and thirty feet wide, two stories in height with porches at each end. The description of the building in the contract is exceedingly specific and closely describes the existing house. There were to be thirty windows, "the glass being good, nine by twelve inches in the lower story and nine by eleven in the upper, with twelve squares to a window, green blinds to all the windows excepting those on the backside (& the garret windows) of the house, to be made with a cross piece in them". The exterior of the house was to be painted white with the inside a light color. Six rooms were to be wallpapered with Bartlett to find the paper for the parlor, sitting room and front entry. The parlor, sitting room and kitchen were to be finished with "dadoes"

<sup>5</sup> Alan Goodrich, *The Josiah Bartlett Family: A Register of Its Papers in the Library of Congress*. Washington, D.C.: Library of Congress, 2001; Phineas Merrill, *Plan of the Town of Stratham*. July 17, 1793.

<sup>6</sup> Partnership Agreement between Josiah Bartlett and his nephew Josiah Bartlett, January 1, 1824. *Josiah Bartlett Family Papers, 1710-1931*. Manuscript Division, Library of Congress, Washington, D.C. MSS 11932. Reel No. 13.

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(wainscoting) and the other rooms with “base” (baseboard?) and “surbase” (chair rail) although there is no evidence of a chair rail today. In addition, the contract called for “eight or ten doors to be furnished with locks, the outer doors with locks or bolts and nineteen windows with springs; & shutters to all except the garret.” There were to be two chimneys with eight fireplaces in the two. Lastly, there was to be no glass over the front door but a “blind fan in its stead gilt in the centre also blinds for the sidelights” with the blinds not to be put up till the spring following the completion of the other work.”<sup>7</sup>

The builder of the house, Joshua Pike (1779-1872), was born in Hampton Falls and lived there his entire life, just over the Exeter town line. According to the Hampton Falls History, “he was a carpenter and builder and did a great deal of work in and around Exeter. He was a man of judgment and a good workman.”<sup>8</sup> He died November 18, 1872 at the age of 93.<sup>9</sup>

On September 17, 1827 Josiah Bartlett II conveyed the two and a quarter acre property, “on which I have created a new house together with all the buildings standing on the same” to his nephew Josiah Bartlett III for the sum of \$2,000.<sup>10</sup> Josiah Bartlett III and his wife Hannah raised three daughters and three sons in the house, frequently assisted by Josiah’s wife’s aunt, Hannah Weeks Bartlett. The aunt (Hannah E. Weeks Bartlett) continued to live in the house across the street after the death of Josiah Bartlett II in 1838 and managed extensive farm lands until her own death in 1865. The Bartlett children did not have far to walk to school. In 1835 the town voted to build a new brick schoolhouse on the southwest corner of Josiah Bartlett III’s land, in the corner of his orchard. The school remained in use until 1883 when a new school was constructed to the south. The older brick schoolhouse was torn down and the land reverted back to Mrs. Bartlett.<sup>11</sup>

Hannah Thompson Bartlett was reportedly in the care of a doctor in Concord for treatment of mental collapse off and on after the birth of the fourth child, George, who was born in 1834. Josiah Bartlett III continued the busy medical practice after his uncle’s death. Unlike his grandfather, uncle and father Ezra, Josiah Bartlett III was not active in political circles but did participate in town affairs. On May 6, 1853 Dr. Josiah Bartlett III was killed in a railroad accident in Norwalk, Connecticut. Between forty and fifty persons lost their lives when the New York and New Haven Railroad train fell from an open drawbridge and plunged into the river. Among those killed were Dr. Bartlett and six other physicians, members of the American

<sup>7</sup> August 13, 1827 contract. *Josiah Bartlett Family Papers*, Library of Congress Reel No. .

<sup>8</sup> Warren Brown, *History of the Town of Hampton Falls, New Hampshire, From the Time of the First Settlement within its Borders, 1640 Until 1900*. Manchester, N.H.: John B. Clarke Company, 1900, pp. 542-3.

<sup>9</sup> *Exeter News-Letter*, November 22, 1872.

<sup>10</sup> *Josiah Bartlett Family Papers, 1710-1931*. Manuscript Division, Library of Congress, Washington, D.C. MSS 11932. Reel No. 13.

<sup>11</sup> *Exeter News-Letter*, April 20, 1934. In dry seasons an outline of the former school house foundation appears in the southwest corner of the lawn.

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Medical Association, who were on their way home after attending the annual meeting in New York City.<sup>12</sup>

Hannah Thompson Bartlett continued to live in the house at 82 Portsmouth Avenue until her death in 1892. In 1870 she was occupying the house with her daughters Antoinette and Laura. In 1880 the occupants included Mrs. Bartlett and daughters Antoinette, and Hannah. It appears likely that the Italianate style two-story bay on the south end of the house was added after Dr. Bartlett's death, when the house ceased to include his medical office. Perhaps the home improvements were funded by a settlement derived from the railroad accident. Shortly after the train accident, the *Exeter News-Letter* reported several suits against the Railroad Company by other parties.<sup>13</sup> In a document dated December 13, 1853, Ezra Bartlett gave his brother, Josiah Bartlett, Power of Attorney in a suit against the New York and New Haven Railroad.<sup>14</sup> The results of the lawsuit remain unknown but it was roughly during this period that the two-story bay was added, stove heating was introduced resulting in the closing of the fireplace openings and the brick forehearths were removed (although several Federal-style mantelpieces remain). Cooking functions, originally located in the fireplace of the southeast first floor room, were removed to the ell.

In April 1892 the house was conveyed by Hannah Bartlett's heirs, daughter Mary B. Rollins and son George Bartlett, to William and Sophia Dolloff of Cambridge, Massachusetts.<sup>15</sup> He was a retired printer. The couple was still living here at the time of the 1900 U.S. Census; both were then 79 years old. In 1904 the property was sold by John Thompson, guardian of Sophia Dolloff (widow of William J. Dolloff) to Maria M. Smith for \$1,650.<sup>16</sup> Maria Smith owned the property only briefly before selling it to Josephine Horton of Lynn, Massachusetts in June 1906.<sup>17</sup> Josephine was the wife of Paschal Horton (1848-1913) who had attended Brown University. Paschal's chief pursuits were the manufacture of shoes and farming. The couple moved to Stratham in 1906 and the 1910 Census indicates that Josephine and Paschal Horton were living here with their four children between the ages of 12 and 27. Paschal Horton's occupation is listed as poultry farmer. Though new to town, Paschal immersed himself in local politics, serving as a member of the school board for three years and acting as Census enumerator in 1910.<sup>18</sup> He died in January 1913 and a few months later Josephine sold the property to Otis B. French.<sup>19</sup>

Otis B. French (1834-1917) was a prosperous Stratham farmer. He bought the house at 82 Portsmouth Avenue in 1913 for his two grown married daughters and deeded the property to

<sup>12</sup> "Josiah Bartlett, M.D., Late of Stratham, N.H.," *New England Journal of Medicine*, 1854, vol. 51, p. 497.

<sup>13</sup> *Exeter News-Letter*, June 13, 1853.

<sup>14</sup> *Josiah Bartlett Family Papers*, Library of Congress Reel No. 13.

<sup>15</sup> Rockingham County Registry of Deeds, Book 532, Page 73.

<sup>16</sup> *Ibid*, Book 588, Page 3201.

<sup>17</sup> *Ibid*, Book 616, Page 136.

<sup>18</sup> *Exeter News-Letter*, January 24, 1913.

<sup>19</sup> Rockingham County Registry of Deeds, Book 672, Page 334.

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them the following year.<sup>20</sup> Susie French (b. 1882), had married Arthur Cushman in 1909 and Bessie French (b. 1884), had married Edward Robinson in 1906. Arthur Cushman is listed in town directories and Census records as working as a private chauffeur for a family in Exeter. Edward Robinson was employed as a carpenter. The two families lived in separate sides of the house, sharing the kitchen. By the time of the 1920 Census the Robinsons had moved and were renting a house in Newbury, Massachusetts. In 1924 Bessie Robinson sold her half of the property to the Cushmans.

Susie and Arthur Cushman continued to live in the house with their only child Otis (1911-2003). According to family members, Arthur Cushman owned the first automobile in Stratham, a 1912 Autocar. It is likely that he built the cement block garage to house either that car or what became a collection of vintage automobiles. By the time of the 1940 Census Arthur was earning his living as a "repair" carpenter.

For a time Arthur's mother, Emma Cushman, lived in the house until she moved to her own place on Bunker Hill Avenue in Stratham. Susie and Arthur then shared their house with Susie's widowed mother, Mary French, who died in 1937. By then Otis was grown. He was a 1928 graduate of Exeter High School, serving as class valedictorian. He received his master's degree in mechanical and electrical engineering from the University of New Hampshire in 1934 and became a teacher, first at Portsmouth High School and later in Boston. According to his family, Otis played the saxophone in a Boston band. During World War II he enlisted in the Navy, rose to the rank of Lieutenant Commander and taught mine warfare in Norfolk, Virginia. Cushman was the dean of engineering at Northeastern University for more than forty years.<sup>21</sup> In 1946 Otis Cushman moved to Hampton with his wife Elizabeth and lived there the remainder of his life. Susie Cushman died in 1948 although Arthur Cushman continued to live at 82 Portsmouth Avenue until his death in 1973.

Through the last decades of the 20<sup>th</sup> century the house at 82 Portsmouth Avenue was used by various members of the Cushman family. The contents of the house remained largely as Arthur Cushman had left them. Following Otis Cushman's death in 2003, his heirs held an auction to clear out the house. Included in the auction was a 1929 Ford Model A, part of Arthur Cushman's collection.

At Town Meeting in 2013 Stratham those attending voted to purchase the Bartlett-Cushman House. The building is currently unoccupied as town officials evaluate the best way to utilize the property.

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<sup>20</sup> Rockingham County Registry of Deeds, Book 690, Page 221.

<sup>21</sup> Obituary of Otis Cushman, January 3, 2003.

<http://www.seacoastonline.com/articles/20030103-Obituaries-301039952?cid=sitesearch>



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Bartlett-Cushman House, c.1910 with Paschal Horton standing in front.

Source: Collection of Lucy Cushman

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## 9. Major Bibliographical References

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

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## Manuscripts

Bartlett, Josiah (1729-1793) et al. *Josiah Bartlett Family Papers, 1710-1931*. Manuscript Division, Library of Congress, Washington, D.C. MSS 11932.

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## Maps

Barker, Bruce. *An enlarged copy of Phineas Merrill's 1793 Plan of the Town of Stratham with superimposed property lines and owners as of 1730*. Stratham: Stratham Historical Society, Acc #95.4.2

Barker, Bruce. Map showing property boundaries and owners as of 1710. Stratham Historical Society, Acc. #95.4.1.

Chace, J. *Map of Rockingham Co., New Hampshire*. Philadelphia: Smith and Coffin, 1857.

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Merrill, Phineas. *Plan of the Town of Stratham*. May 17, 1806.

Stratham Historical Society. *Historical Map; Town of Stratham*. Stratham: 1985.

## Newspapers

*Exeter News Letter*, May 9, 1853 (death of Dr. Bartlett); May 16, 1853 (funeral of Dr. Bartlett); Nov. 22, 1872 (death of Joshua Pike); Jan. 24, 1913 (obituary of Pascal A. Horton); April 20, 1934 (brick schoolhouse).

Seacoast On line, January 3, 2003 (obituary of Otis F. Cushman)  
<http://www.seacoastonline.com/articles/20030103-Obituaries-301039952?cid=sitesearch>  
(accessed January 2014).

## Other

Cushman, Lucy (Mrs. Robert), interviewed by Rebecca Mitchell, June 27, 2013.

Garvin, James L. Communication with Rebecca Mitchell, November 27, 2013.

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**Previous documentation on file (NPS):**

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested  
☐ previously listed in the National Register  
☐ previously determined eligible by the National Register  
☐ designated a National Historic Landmark  
☐ recorded by Historic American Buildings Survey # \_\_\_\_\_  
☐ recorded by Historic American Engineering Record # \_\_\_\_\_  
☐ recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- ☐ State Historic Preservation Office  
☐ Other State agency  
☐ Federal agency  
☐ Local government  
☐ University  
☐ Other  
Name of repository: \_\_\_\_\_

**Historic Resources Survey Number (if assigned):** \_\_\_\_\_

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**10. Geographical Data**

**Acreage of Property** 2.27 acres

Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

- |              |            |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

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**Or**

**UTM References**

Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

1. Zone: 19	Easting: 343614	Northing: 4763778
2. Zone:	Easting:	Northing:
3. Zone:	Easting:	Northing:
4. Zone:	Easting :	Northing:

**Verbal Boundary Description** (Describe the boundaries of the property.)

The nominated property is Tax Map 13, Lot 127 in the local assessors' records.

**Boundary Justification** (Explain why the boundaries were selected.)

The nominated property coincides with the original two and a quarter acre property on which the house was constructed in 1827.

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**11. Form Prepared By**

name/title: Lisa Mausolf, Preservation Consultant, with Rebecca Mitchell  
organization: for the Stratham Heritage Commission  
street & number: 6 Field Pond Drive  
city or town: Reading state: MA zip code: 01867  
e-mail: lmausolf@att.net  
telephone: (781) 944-5958  
date: April 2014

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**Additional Documentation**

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Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

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### **Photographs**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

### **Photo Log**

Name of Property: Bartlett-Cushman House

City or Vicinity: Stratham

County: Rockingham State: NH

Photographer: Lisa Mausolf

Date Photographed: January 30, 2014

Photo 1:

View looking northeast at west (façade) and south elevations with attached barn visible to rear.

Photo 2:

View looking west at east (rear) and north elevations.

Photo 3:

View looking west at east (rear) elevations of barn, sheds and rear wing.

Photo 4:

View looking north at south elevations of main house, barn and shed.

Photo 5:

View looking east at west (façade) and south elevations of garage.

Photo 6:

View looking east at central staircase, just inside front door.

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**Photo 7:**

View looking northwest toward front door showing bracketwork on front stairs.

**Photo 8:**

View in first floor northwest parlor, looking toward entrance on north elevation. Note elaborate moldings, wainscoting and mantel.

**Photo 9:**

View in first floor southwest room, looking south toward south side entrance and arched windows added c.1850. Note lack of mantel on left wall.

**Photo 10:**

View in first floor southeast room, looking toward built in cabinet at southeast corner. Note wainscoting.

**Photo 11:**

View in second floor southwest room, looking south, showing intact mantel and surviving six-over-six window.

**Photo 12:**

View in second floor northeast room, looking southwest with front stairs visible in distance. Note simple mantel.

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



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Photo 1:

View looking northeast at west (façade) and south elevations with attached barn visible to rear.



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Photo 2:

View looking west at east (rear) and north elevations.



Photo 3:



Bartlett-Cushman House

Name of Property

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View looking west at east (rear) elevations of barn, sheds and rear wing.



Photo 4:

Bartlett-Cushman House

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View looking north at south elevations of main house, barn and shed.



Photo 5:



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Name of Property

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View looking east at west (façade) and south elevations of garage.



Photo 6:

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View looking east at central staircase, just inside front door.





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Photo 7:

View looking northwest toward front door showing bracketwork on front stairs.



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Photo 8:

View in first floor northwest parlor, looking toward entrance on north elevation. Note elaborate moldings, wainscoting and mantel.





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Photo 9:

View in first floor southwest room, looking south toward south side entrance and arched windows added c.1850. Note lack of mantel on left wall.



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Photo 10:

View in first floor southeast room, looking toward built in cabinet at southeast corner. Note wainscoting.



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Name of Property

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Photo 11:

View in second floor southwest room, looking south, showing intact mantel and surviving six-over-six window.



Bartlett-Cushman House

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Photo 12:

View in second floor northeast room, looking southwest with front stairs visible in distance.  
Note simple mantel.

