

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	TEW.294
Historic Name:	Tewksbury Country Club
Address:	1880 Main St
City/Town:	Tewksbury
Village/Neighborhood:	South Tewksbury;
Local No:	
Year Constructed:	2002
Architectural Style(s):	Postwar Traditional;
Architect(s):	Bensonwood Timber Frame; Gavin and Sullivan Architects; Ginsburg and Martel; Ginsburg, Marc; Martel, Arnie; Statio, Frank;
Use(s):	Clubhouse;
Significance:	Architecture; Art; Community Planning; Landscape Architecture; Recreation;
Area(s):	
Designation(s):	
Building Materials:	Roof: Slate; Wall: Wood; Wood Shingle; Foundation: Concrete Unspecified;
Demolished	No



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Tuesday, April 4, 2023 at 3:31 PM

FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

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

85-45UB1, 85-45UB2 85-45UB3 86-41, 86-47			TEW.294
--	--	--	----------------

Photograph



Town/City: Tewksbury

Place: (*neighborhood or village*):
Main Street, Rt 38 corridor

Address: 1880 Main Street

Historic Name: Tewksbury Country Club

Uses: Present: Country Club

Original: Country Club

Date of Construction: 1997-2003

Source: Owner: Marc P. Ginsburg

Style/Form: Other

Architect/Builder: Gavin & Sullivan Architects

Exterior Material: Wood Shingle

Foundation: Concrete

Wall/Trim: Wood

Roof: Slate

Outbuildings/Secondary Structures:
Golf shop, studio and well water structure

Major Alterations (*with dates*):

N/A

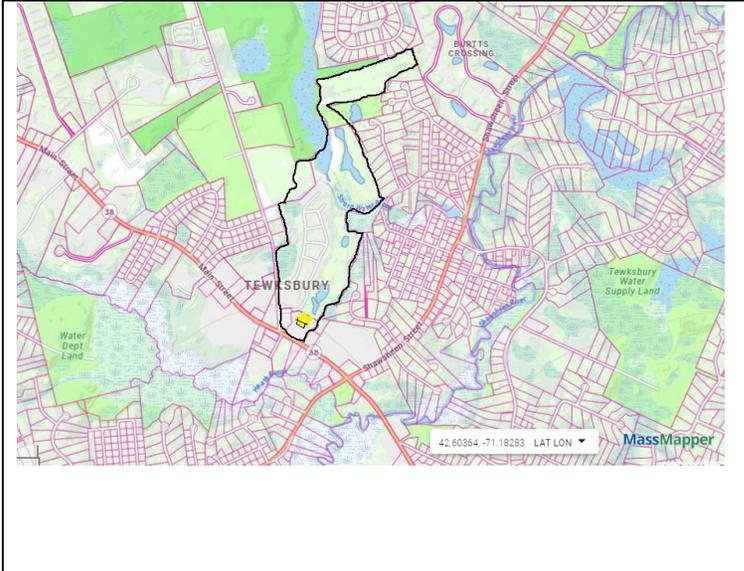
Condition: Excellent

Moved: no yes **Date:**

Acreage: 64+ Acres

Setting: Commercial retail area, near 400 acres preserved State land and Tewksbury State Hospital.

Locus Map



Recorded by: Nancy L. Reed

Organization: Tewksbury Historical Commission

Date (*month / year*): 12/ 2022

RECEIVED
MAR 16 2023

MASS. HIST. COMM.

INVENTORY FORM B CONTINUATION SHEET

TEWKSBUURY

1880 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

TEW.294

Recommended for listing in the National Register of Historic Places.

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

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

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

The building's exterior features cedar clapboards, stone and slate in a style inspired by the Gilded Age. There is a large carport at the main door entry, featuring a cobblestone driveway. There are 2 large front gables as well as an eyebrow gable. Natural and wood color tones present a warm exterior. Interior exposed beams, crystal chandeliers and natural wood throughout create a comfortable, yet elegant atmosphere.

The building has 3 stories of use. The first floor is below street grade in the front, but can be accessed at grade in the rear. The second, main floor is home to the Grand Sequoia Ballroom with mural, where many weddings and other events took place. Andrea's Room is another function room on this floor. The third floor has an open staircase with a mural, a clock tower, a balcony and a function room with a deck overlooking the golf course. All function rooms have fireplaces.

The site style in terms of buildings and landscape are a high point in the town and surrounding communities, with nothing matching its elegance and grandeur. Superior quality and custom features in the main clubhouse and other buildings include: exposed natural wood beams, walls and structure throughout, 2 custom murals, copper pipes, crystal chandeliers, and stone fireplaces in each room in the main building. Stunning views of the golf course offer a look at the outside landscape features including: stone fountains and bridges, ponds, trees throughout and surrounding the perimeter, and flower beds with seasonal and perennial plantings throughout. A destination get-away for charming events, meals, refreshments and golf.

Gavin & Sullivan Architects, the building designers, are located in Lowell MA, and John F. Sullivan Jr. is the President. (In 1982 he had founded New England Design Build, Inc., which is still in operation.) He joined the firm as President in 1986 after then owner, William Gavin passed away in 1985. Mr. Gavin had operated the firm for 18 years. Other sites, which are residential, in Tewksbury designed by Mr. Sullivan are: Bella Woods Townhouses and Joan's Farm.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Bridges Farm: (Photos 1 & 2)

As was common in the town and surrounding area in the 1800's, the site was formerly part of a large 100 acre farm and wood lot, known as " Bridges Farm."

1805 to 1846: Jehiel Bridges,(1768 – 1838) born in Andover, MA and died in Tewksbury, MA, purchased over 100 acres in various lots, along Livingston Street and across Main Street along Shawsheen Street.

1862: Land Plan dated December 1862, MNRD, Pl Bk 1 Pg 9, of Bridges Farm shows farm land in several lots totaling over 100 acres in the names of John Bridges(1826- 1885) and his wife, Martha Jacques Bridges (1830 – 1911), along Livingston Street and across Main Street along Shawsheen Street.

INVENTORY FORM B CONTINUATION SHEET

TEWKSBURY

1880 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

	TEW.294
--	---------

Arthur MacLaren purchase:

1933 to 1938 Arthur MacLaren (1906-1990) purchased over 100 acres in various lots from Heirs of John Bridges, "Bridges Farm", Winthrop and Helen Bean (98 acres inherited from brother Harry Littlefield and mother, Mary Ellen Bridges Littlefield) and Basile D. Leslie. According to his World War II Draft Card Registration, Oct. 1940, Arthur was living on Main Street, Tewksbury, with his wife Ora and was employed by the Comm. of Massachusetts at the Tewksbury State Hospital. Arthur did not serve in WWII.

Tew Mac Aviation: (Photo 3)

Tew Mac Airport served the community as an area airport for small planes, including flying lessons for over 40 years, starting in 1951. When completed, the site included a hanger, 2 paved runways and a diner. It was also a destination for watching planes take off and land for people who lived in the area

1949 Arthur MacLaren received a permit from the Board of Appeals to build an Airport on 20 acres of land. Tew – stands for Tewksbury and Mac was for MacLaren. He completed and opened the airport on 1951, with one sod turf runway of about 1900 feet.

1951 Aerial view by Mark L. Thaisz of Col-East, Inc. April 1951, depicts the field as consisting of a single grass northeast/southwest runway, with a single small building at the southwest corner, around which were parked 5 light single-engine planes. A Civil Air Patrol building was built in 1952. The first hangar was constructed in 1954.

Clifford & Kathleen Hupper purchase: (Photos 4 - 8)

1959 Clifford & Kathleen Hupper purchased the land from Arthur & Ora (1914- 1986) MacLaren and continue the use of the site as an airport. The runway was paved in 1964. In 1968 a second runway of about 2600 feet was added and paved. The first runway was extended from 1900 to about 2900 feet in that timeframe as well.

Deep Rock Water established

1987 Deep Rock Water, a registered Public Water System in Massachusetts is established at the site, on the corner of Livingston St. and Main St., offering publicly accessed water from deep aquifers, accessed at the site, by the gallon.

Site of future, Eagles Landing Condominiums, Tewksbury Country Club and Golf Course. (Photo 9)

1997 Warren and Earl Hupper, sons of Clifford Hupper, sold 64+ Acres to Eagles Point Development Corporation, (Marc Ginsburg and Arnie Martel,) Nov. 1997.

Tewksbury Golf Course, 9 hole, public

The 64+acre site was purchased in 1997, the development of the 9 hole golf course began then and opened in 1998. New owners, land developers and home builders, Marc Ginsburg and Arnie Martel built the golf course themselves. All the ponds for the golf course were excavated by Ginsburg and Martel. The stones used in constructing the fountains, bridges and rock walls were cultivated from the site.

According to an article by John Vellante of the Boston Globe, Sept. 24, 2000, titled, "From runways to Fairways;" "Tewksbury CC is the brainchild of Marc Ginsburg, who bought the Tew-Mac Airport with the sole intent of transforming it into a public golf course surrounded by more than 175 units of retirement housing. It happened almost overnight with the help of landscape contractor Arnie Martel and a course design by Frank Statio. Rather than wait for the grass to grow Ginsburg shipped more than

INVENTORY FORM B CONTINUATION SHEET

TEWKSBURY

1880 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

	TEW.294
--	---------

1.5 million square feet of sod. And rather than wait for seedlings to take hold, he brought in more than 800 mature white pine, maple and flowering trees. The result is a delightful 2,701 yard, par 33 that opened in July 1998 and offers a fairly stiff challenge to even the most experienced golfers " There are 2 stone bridges. " The second one spans a good-sized body of water and as you stare at it and catch the reflections of the trees and flowers off its surface, you can't help but think of Augusta National and its famed Hogan Bridge."¹

Tewksbury Country Club, main building and other structures, 1880 Main Street

Mr. Ginsburg bought out Mr. Martel in 2000. In 2002, Mr. Ginsburg began the construction of the Country Club building. The architectural team included: Mr. Ginsburg, Bensonwood Timber Frame, and Gavin & Sullivan Architects. Bensonwood designed the timber frame superstructure of the building. Mr. Ginsburg had input of the overall design including elevations, siding, roof materials, chimney and fireplace designs, interior finishes, lighting and fixtures, flooring and exterior hard and soft landscaping. Gavin & Sullivan, brought all the plans together for code and permitting.

According to a 2005 Boston Globe article, "Developer hopes to build on reputation for quality, cooperation," Town Manager David Cressman said, "I would say that Marc is probably one of the best developers that I've worked with in the town of Tewksbury." "So much quality was built into the [clubhouse] of slate, shingle, and copper that the developer admits to spending twice as much as originally budgeted." Mr. Ginsburg spoke of his early married years and starting out as a plumber with his brother-in-law, adding, "When you appreciate where you came from, it makes you look a little differently on life."²

The Country Club main building has served as a spot for all types of family events, weddings, showers and the like, as well as corporate seminars. The use of the building has also served as a community event spot as the owner has provided the grand ballroom and other meeting areas in the building for non-profit fundraising and meetings and political campaign events for state and local elections.

BIBLIOGRAPHY and/or REFERENCES

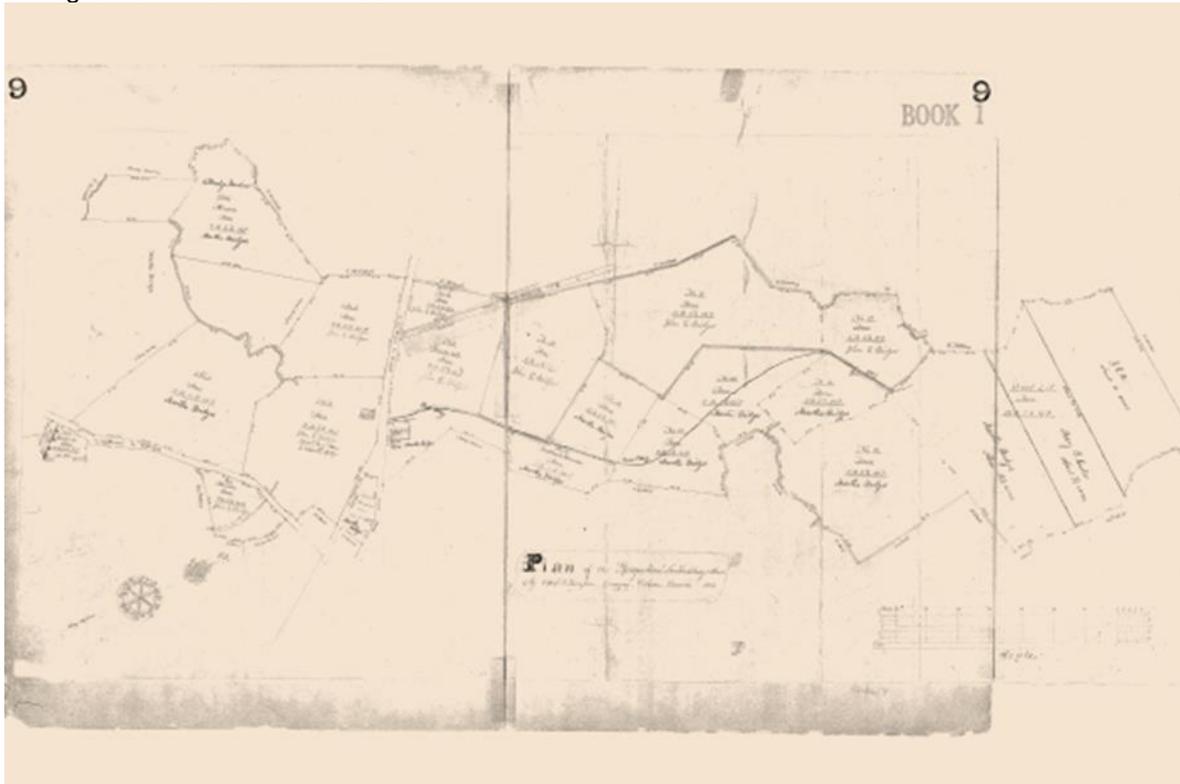
Abandoned & Little-Known Airfields: Massachusetts: Northern Boston area (airfields-freeman.com).
Gavin, William, obituary, Boston Globe, 1985, Dec. 9
Gavin and Sullivan Architects, Lowell, MA website: gavinandsullivanarchitects.com
Ginsburg, Marc, email to Nancy Reed dated 12/5/2022
Middlesex North Registry of Deeds, Lowell, MA
Patton, Harold J., *Ask Now of the Days that are Past*. Higginson Book Co. 1964.
Tewksbury Historical Society, Inc. Tewksbury, MA

¹ Vellante, John, "From runways to Fairways," Boston Globe 2000, Sept. 24

² Crane, Joyce Pellino, "Developer hopes to build on reputation for quality, cooperation," Boston Globe, 2005, April 7

Photos, Area Maps and Plans

#1. Bridges Farm: Land Plan – 1862



1862 Plan of Land, Bridges Farm. Plan Book 1 Page 9, North Middlesex Registry of Deeds, Lowell, MA

Plan shows the locus site on the north side of Main Street. References show Main Street, Shawsheen Street and Livingston Street as well as brooks, one under Shawsheen Street, today known as Heath Brook and one known today as Stormwater Brook.

#2. Bridges Home



Bridges Homestead – undated, on Main Street, built 1735 – approximately where McDonalds is today.

INVENTORY FORM B CONTINUATION SHEET

TEWKSBURY

1880 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	TEW.294
--	---------

#3. Aerial View – Tew-Mac Airport 1951



An April 1951 aerial view of Tew Mac Airport by Mark L. Thaisz of Col-East, Inc., depicting a single grass runway, one building and 5 airplanes parked on the site.

INVENTORY FORM B CONTINUATION SHEET

TEWKSURY

1880 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	TEW.294
--	---------

#4. 1965 USGS topo map show a paved northeast/southwest runway, parallel taxiway & 3 buildings on the southwest side.



#5. Tew-Mac Airport, Civil Air Patrol Patch



A patch from the Civil Air Patrol's Tew Mac Composite Squadron.

INVENTORY FORM B CONTINUATION SHEET

TEWKSBURY

1880 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	TEW.294
--	---------



#6. 1971 Aerial Photo: At some point between 1968-71, the 2nd runway was also paved. Over 25 light aircraft were visible on the south side of the field



#7. 1996 aerial view by John Ford of Les Vants Aerial Photos of Tew-Mac Airport, the year before it closed. A total of 35 light aircraft were visible parked outside.

INVENTORY FORM B CONTINUATION SHEET

TEWKSBURY

1880 MAIN ST

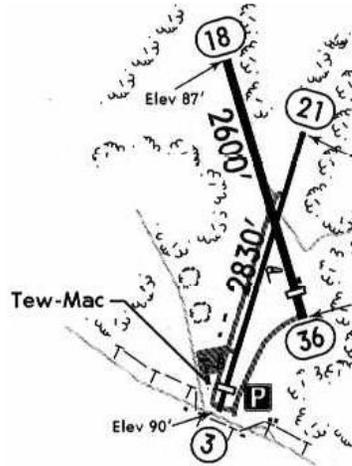
MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

	TEW.294
--	---------

#8. 1994 Jeppesen Airport Directory shows 2 paved runways:



The 1994 Jeppesen Airport Directory depicted Tew-Mac as having 2 paved runways:
2,830' Runway 3/21 & 2,600' Runway 18/36.

The operator was listed as Tew-Mac Aviation, Inc.

#9. 1998 Aerial View



1998 aerial view by John Ford of [Les Vants Aerial Photos](#) of the site of Tew-Mac Airport one year after its closure. Site of future Tewksbury Country Club and Golf Course, Eagles Landing Condominiums in development phase.

INVENTORY FORM B CONTINUATION SHEET

TEWKSBURY

1880 MAIN ST

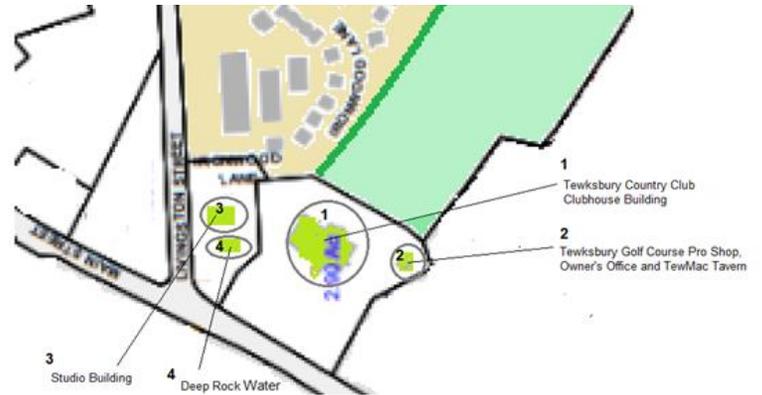
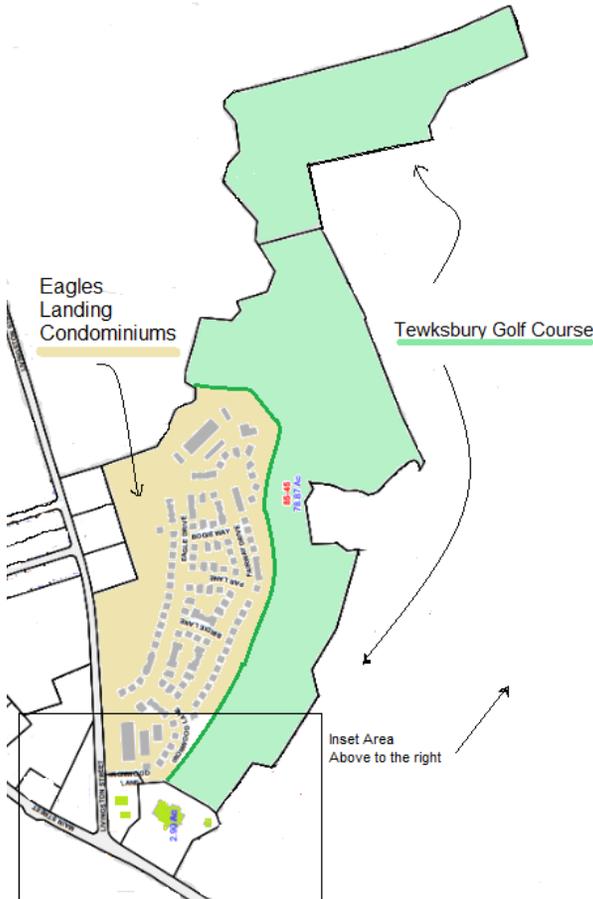
MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

	TEW.294
--	---------

Reference Site Area Plan

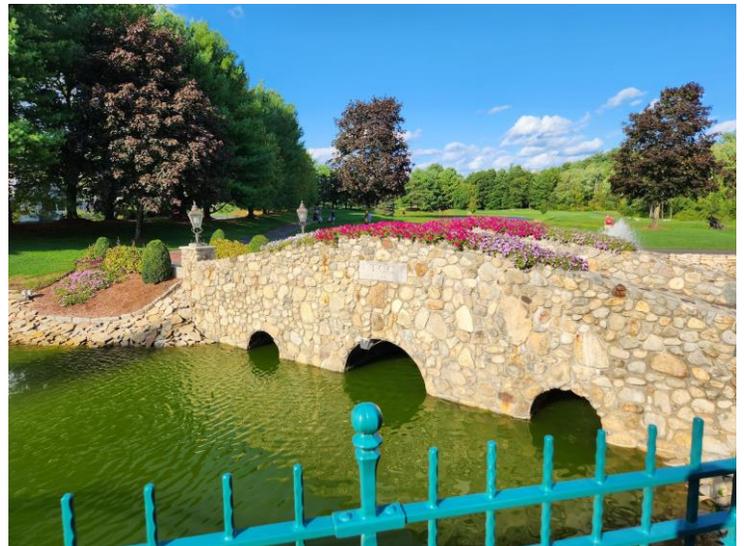


Buildings, Areas and Photos- Reference Area Site Plan:

1. Tewksbury Country Club, Clubhouse Building
2. Tewksbury Golf Course, Pro Shop, Owner's Office and Tew Mac Tavern
3. Studio Building
4. Deep Rock Water Building
5. Eagles Landing Condominiums



1. Tewksbury Country Club, Clubhouse Building



1a. View from rear showing stone bridge, pond, fountain, landscaping with golf course in background.

INVENTORY FORM B CONTINUATION SHEET

TEWKSURY

1880 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

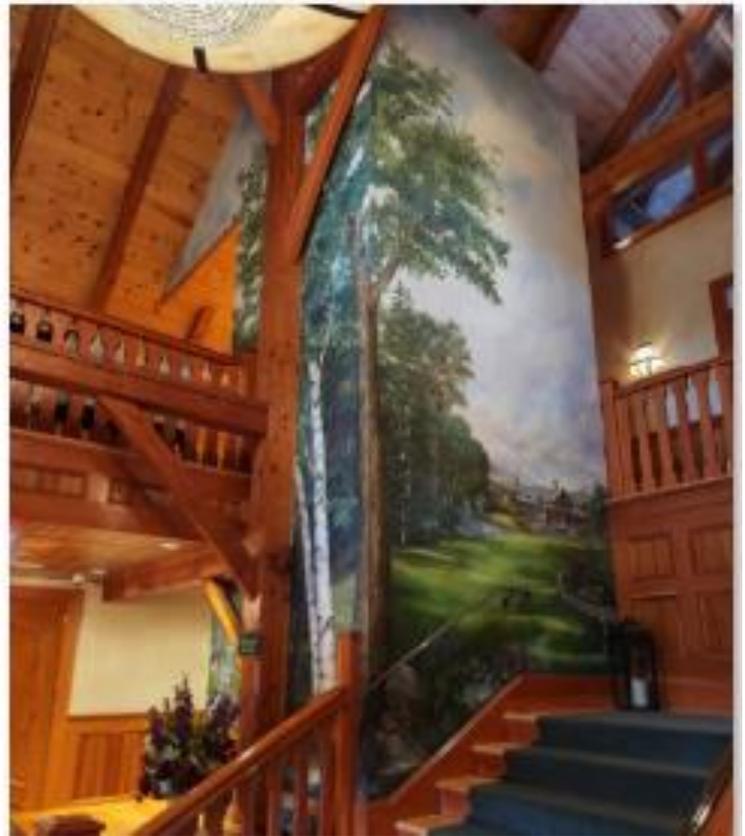
Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

	TEW.294
--	---------



1b. Grand Sequoia Ballroom in Clubhouse, showing exposed structure and beams, crystal chandeliers, custom mural, stone fireplace, wood floors and views of the golf course.



1c. First floor main stairway showing custom mural, exposed wood beams, and vaulted ceiling to clock tower.



1d. Above main stairway view to open clock tower, showing exposed structure and beams. Plaque reads: Clock Tower, Designed & Built by Stephen Bonugli & Scott Chapell, May 1, 2003.

INVENTORY FORM B CONTINUATION SHEET

TEWKSBURY

1880 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

	TEW.294
--	---------



1e. Second floor event room with exposed beams, stone fireplace views of the deck and golf course.



1f. Rear view of golf course and fountain from second floor deck area of Clubhouse.



2. Tewksbury Golf Course Pro Shop, Owner's Office and TewMac Tavern



2A. Tewksbury Golf Course view from 2nd floor deck, rear of Clubhouse

INVENTORY FORM B CONTINUATION SHEET

TEWKSURY

1880 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

	TEW.294
--	---------



2B. Tewksbury Golf Course view from 2nd floor deck, rear of Clubhouse



2C. Interior – Tewksbury Golf Course, Pro Shop, rear of Photo #2 building.



2D. Golf Course Logo



2E. Interior – Owner's Office, second floor of Photo #2 building, overlooking golf course.

INVENTORY FORM B CONTINUATION SHEET

TEWKSBURY

1880 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

	TEW.294
--	---------



3. Studio Building: to the left of the Country Club main building



4. Deep Rock Water Building: in front of Photo #3, Studio building



5. Eagles Landing Condominiums, under construction
Aerial View 1998, by John Ford of Les Vants Aerial Photos



5A. Eagles Landing Condominiums 2016 aerial view

INVENTORY FORM B CONTINUATION SHEET

TEWKSURY

1880 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	TEW.294
--	---------



5B. Eagles Landing Condominiums detached unit example