

WEST NEWBURY HISTORICAL COMMISSION
Historic Sites Survey Table of Contents
Appleton Court

| Street Address | Page ## | Individual or Group Form | WN Historical Commission Comments |
|-------------------------------|---------|-----------------------------|--------------------------------------|
| 5 Appleton Ct | 2, 4, 9 | Group | |

FORM A - AREA

| | | | |
|-----|-----------------------|-------|-------------------|
| R13 | Newbury- port West | WNB.J | See Data Sheet |
|-----|-----------------------|-------|-------------------|

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

Town/City: West Newbury

Place (*neighborhood or village*):

Name of Area: Prospect Street Area

Present Use: Single-family and Multiple-family Residential

Construction Dates or Period: ca. 1855-1917

Overall Condition: Good to Excellent

Major Intrusions and Alterations: Replacement windows (late 20th–early 21st c); Side & rear additions; dormers (20th–early 21st c); Front porches (late 19th–early 21st c); 14 Prospect Street extensively altered

Acreage: 12.42

Recorded by: Stacy Spies and Wendy Frontiero

Organization: West Newbury Historical Commission

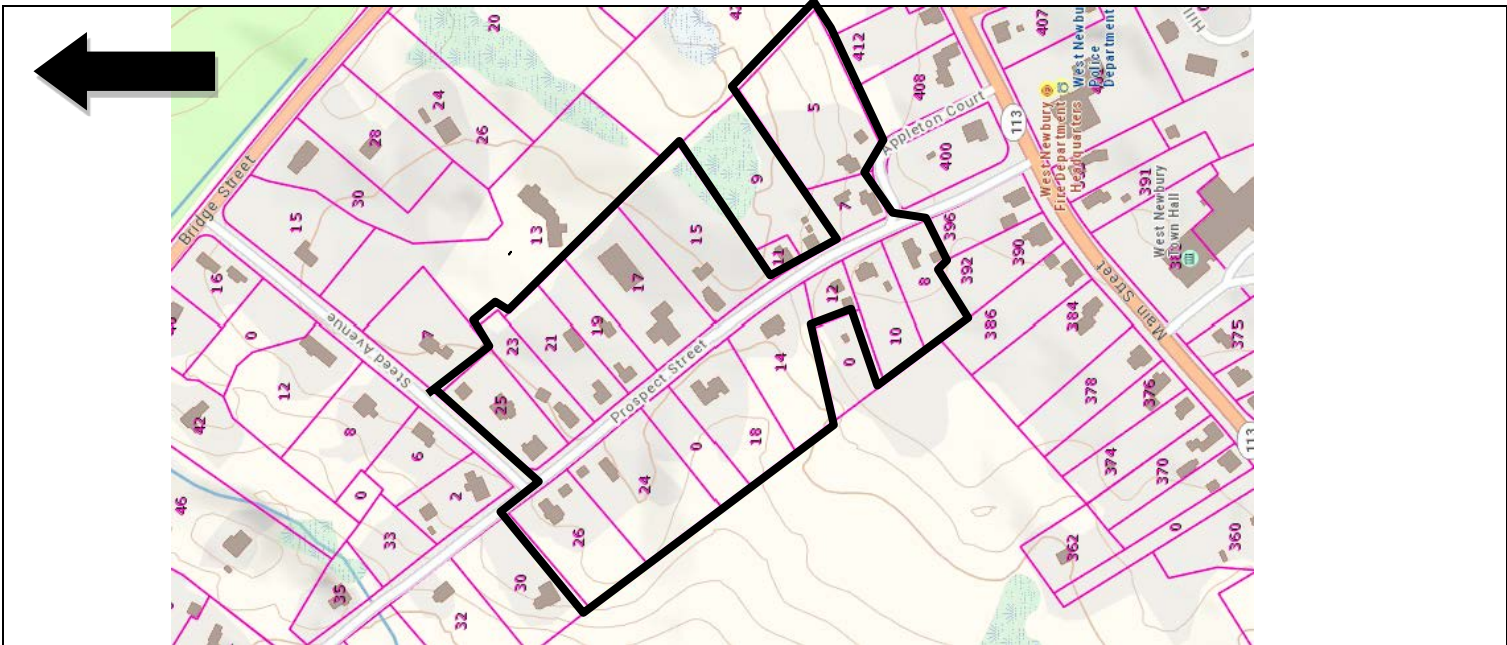
Date (*month/year*): June 2020

Photograph



Photo 1. View looking north. At left, 17 Prospect Street. At right, 15 Prospect Street.

Locus Map



☐ see continuation sheet

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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.

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

ARCHITECTURAL DESCRIPTION

Describe architectural, structural and landscape features and evaluate in terms of other areas within the community.

The Prospect Street Area is a collection of 14 properties on Prospect Street and one adjacent property on Appleton Court. Prospect Street extends between Main Street (Route 113) on the southeast and Church Street on the northwest, between the center of West Newbury and the Merrimack River. The roadway descends gradually from southeast to northwest. Developed principally in the mid-19th century, the Prospect Street Area is characterized by regularly spaced single-family houses standing near the street edge, with yards maintained in lawn, paved driveways at the sides, and scattered trees and shrubs throughout. Buildings in the survey area are uniformly positioned towards the front of their lots, with moderate to generous front setbacks. Utilitarian outbuildings are found on most of the properties, typically at the rear of the house; many modern garages are attached to the main house. Several of the existing outbuildings may have been constructed or used as workshops.

The street edge within the survey area features an asphalt paved road and irregular street trees; there are no curbs or sidewalks. Front setbacks at the ends of the survey area typically slope upwards towards the back of the lot; properties in the center of the survey area have generally flat front yards.

Houses in the survey area typically rise 1-½ stories from a stone foundation to a gabled roof; two-thirds of the houses have front gable forms with corresponding side-hall plans. 80% of the houses are Greek Revival in style or influence; ornament is modest at best and usually focused on the main entrance. Wood clapboard siding is prevalent, found on all but two of the survey area houses.

Following are descriptions of representative and outstanding buildings in the survey area.

The Patrick and Ellen O'Connell house, 5 Appleton Court (ca. 1854, WNB.259) (Photo 2), is a 1-½ story, front-gable cottage with a bold Greek Revival door surround featuring ¾-height sidelights, pilasters, and a bold entablature. Windows contain 6/6 sash and flat trim. The house's original volume has been altered by a small addition on the right side and a nearly full-length shed dormer on the left slope of the roof.

The Michael and Mary Burns House, 8 Prospect St. (ca. 1852, WNB.161) (Photo 3) is a 1-½ story, front gable cottage distinguished by a full-length front porch with a hip roof and a prominent, two-story polygonal tower on one side. While windows contain replacement sash, they retain a banded molding that may be original. A small shed near a back corner of the house may be an early shoemaker's shop (WNB.349). This structure has a side-gable form; an offset door and two small windows face the street. (Photo 4)

The most substantial house in the survey area is 10 Prospect Street (ca. 1800, moved ca. 1855, WNB.162), (Photo 5) which is 2-½ stories high with a side-gable roof and integral rear lean-to. It measures six bays across the front and two bays deep; a shed-roofed rear addition projects from the lean-to. The building is distinguished by a long, hip-roofed, enclosed porch across the center of the façade; two interior end-wall chimneys; and a prominent setting on a slight berm, behind a generous front setback.

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The 1-½ story, front-gabled The William Oakes House, 12 Prospect Street (ca. 1864, WNB.350), (Photo 6) is distinguished by its wood shingle siding, minimal gable returns, and a small but boldly bracketed door hood over the main entrance. A large barn at the rear is front-gabled, with clapboard siding, gable returns, an off-center barn doorway with double-leaf doors, and a large double-leaf loft door with a hoist beam in the gable peak. (WNB.351)

Located on a large, open parcel in the center of the survey area, the James and Mary Hogan House, 15 Prospect Street (ca. 1859, WNB.353), (Photo 7) is a modest 1-½ story, front-gabled cottage with a remarkable medley of outbuildings from the 19th and 20th-21st centuries. The house is set close to the street; it features brief gable returns, an offset entrance with sidelights and wide flat pilasters, a full-length verandah across the front, and long shed-roofed dormers on each side. A modern 1-½ story barn of modest size is set near the right rear corner of the house. Historic outbuildings include a small shed or workshop at the north corner, with wood shingle siding, a gable roof, and a large, four-light window visible on its southeast side (WNB.354) (Photo 8); and a smaller shed (labeled “chicken coop” on a sign nailed to its façade) near the center of the parcel, behind an open field, which features a front gable, wood shingled walls, and an off-center door with a small, contiguous casement window on the façade.

Also situated in the middle of the survey area is a pair of five-bay, center entrance, 1-½ story cottages with side gables, high post stud walls, and twin interior chimneys. The Patrick and Bridget Hogan House, 17 Prospect Street (ca. 1858, WNB.355), (Photo 9) features shingled end walls, plain flat trim around the windows and center entrance and at the frieze, and an attached, perhaps early barn with a side-gabled roof, wood shingle siding, and two large barn door openings facing the street. Next door, the Michael and Bridget Curley House, 19 Prospect Street (ca. 1866, WNB.357) (Photo 10), has the same flat wall trim, band molding around its windows, and a modern, pedimented hood over the main entrance. A front gabled barn behind the right rear corner of the house is of indeterminate age.

The 1-½ story, front-gabled cottage at 23 Prospect Street (ca. 1855, WNB.359) (Photo 11) is remarkable for its mostly intact fenestration, flat window trim, and three-bay, shed-roofed verandah across the front. Rear additions are on axis and in scale with the historic building; a free-standing garage behind the house, built in the mid to late 20th century, is oriented at an angle to the main building.

25 Prospect Street (Ca. 1855, WNB.163) (Photo 12) stands at the corner of Prospect Street and Steed Avenue. One of the largest homes in the survey area, it was built as a double house. The building is 1 ½ stories high with a side-gable roof having no gable returns and flat trim around the walls and windows. Ornament is focused on the main doorway, with paired center entrances on the façade featuring two single-leaf doors, flat pilasters, and an unusually high, flat entablature. The deep side elevations each contain three asymmetrically-placed windows on the first floor and two windows centered in the half-story. Two slender interior chimneys and a pair of small shed-roofed dormers that are symmetrically arranged on the façade complete the roof edge.

Well preserved and well maintained, the Prospect Street Area is a notable and sizeable example of mid-19th century development in West Newbury, its unpretentious scale and restrained ornament reflecting its modest origins. The group is remarkably cohesive in building shapes, scale, siting, roof forms, fenestration, and simple Greek Revival detailing. Alterations consist primarily of replacement window sash and additions of varied scale and impact.

HISTORICAL NARRATIVE

Explain historical development of the area. Discuss how this relates to the historical development of the community.

The Prospect Street neighborhood was, to use a modern-day term, developed by carpenters Samuel S. Chase and John Nelson. Bailey. The two men owned homes on adjoining lots on the Training Field (See WNB.177 and WNB.178). In the

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1850s, Samuel Sewall Chase (1805-1885)¹ owned several large parcels of land in West Newbury, including 32 acres near the intersection of Stewart Street and Main Street,² 45 acres located between Church Street and Bridge Street,³ and the area that would become Prospect Street.⁴ Prospect Street, “a four-rod way,” was laid out by 1854.⁵ Appleton Court, “a two and a half rod way” was laid down by Chase⁶ by 1856.

John Nelson Bailey (1816-1906), who appears to have gone by the name Nelson Bailey, worked as a house carpenter and builder according to city directories.⁷ Bailey was active in West Newbury until circa 1865, by which time he had moved his family to Amesbury.

As Samuel S. Chase set off building lots and constructed houses along Prospect Street, the influx of Irish immigrants were the predominant purchasers of these properties. While many West Newbury residents worked in the local shoe factories, the Prospect Street residents were unusual in that they worked on site, likely as part of the “putting out system” in which shoemakers worked as subcontractors to shoe manufacturers. These shoemakers typically worked out of home workshops on a specific portion of the shoemaking process, e.g. pegging. At the time most of the houses were constructed (the late 1850s and 1860s), nearly all of the new owners were young, newlywed Irish immigrants.

8 Prospect St. was likely constructed shortly after Michael Burns purchased this lot of land in 1852.⁸ Michael Burns (ca. 1817-1882) and his wife, Mary (ca. 1823-) were both born in Ireland, as were many of their Prospect Street neighbors. Michael Burns worked as a shoemaker in a shop behind the house, which is extant. Subsequent owners Francis O’Conner, who grew up at 24 Prospect Street, and George A. Willis also used this shop for home-based shoemaking production. Irish-born Francis O’Conner and his family owned the property from 1878 to 1898.⁹ West Newbury native George A. Willis and his family owned the property from 1898 until his death in 1936.¹⁰ George A. Willis (1851-1936)¹¹ was the veteran shoemaker of West Newbury. In a 1923 newspaper article about shoemaking in West Newbury, Mr. Willis said, “When us fellers are finished with this kind of work, there will be none to take our place, for there are no young men learning the trade today. They cannot afford to work on as we are doing.”¹²

5 Appleton Court was constructed before 1858 on land that Patrick O’Connell purchased from Samuel S. Chase.¹³ Patrick O’Connell (1799-1881), his wife, Ellen (1810-), and their three sons were all born in Ireland. Patrick O’Connell worked as a self-employed shoemaker; his shop, located near the house, is visible on the 1872 map. Daniel Cooney (1857-1939)¹⁴ and his wife, Margaret (ca. 1856-1920),¹⁵ purchased 5 Appleton Court in 1880, the year in which they were married. At that time, Daniel Cooney was working as a shoemaker. By the time of the 1900 census, Daniel Cooney was working as a grocer. Cooney also served as West Newbury postmaster from 1885 to 1890 and again from 1893 to

¹ Findagrave.com Memorial # 33551206.

² Essex South Deed Book 1220, p. 150.

³ Essex South Deed Book 461, p. 13.

⁴ Ladd, *Contentious Citizens*, 19.

⁵ See Essex South Deed Book 471, p. 292.

⁶ See Essex South Deed Book 506, p. 156.

⁷ Poor, *The Historical and Genealogical Researches...*, 244.

⁸ Essex South Deed Book 471, p. 292.

⁹ Essex South Deed Book 1005, p. 8 and Book 1548, p. 489.

¹⁰ <https://www.findagrave.com/memorial/167017906>. Accessed Feb. 13, 2020.

¹¹ <https://www.findagrave.com/memorial/167017906>. Accessed Feb. 27, 2020.

¹² Ladd, *Contentious Citizens*, p. 83.

¹³ Essex South Deed Book 579, p. 209. An 1854 deed for 7 Prospect identifies 5 Appleton Court as owned by Patrick O’Connell.

¹⁴ <https://www.findagrave.com/memorial/19816568>, Accessed Nov. 13, 2019.

¹⁵ “Death of Mrs. Cooney,” *Newburyport Daily News*. Dec. 24, 1920. P. 2.

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1897.¹⁶ Daniel and Margaret Cooney's daughters did not work in factories or shops or in the home as did many of their Prospect Street contemporaries: Daughter Mary E. Cooney (1881-1959)¹⁷ worked as a stenographer for a Haverhill law office and, in 1940, as West Newbury postmaster; Alice Cooney worked as a switchboard operator; and, Dr. M[argaret]. Blanche Cooney worked as a physician. M. Blanche Cooney (1890-1959) was graduated from Tufts College Medical School in 1911.¹⁸ Dr. Cooney had offices at Post Office Square in West Newbury and in Haverhill.¹⁹ From 1917 to 1973, Lauria and Bertha Fournier owned the property.²⁰ Census records indicate that Lauria Fournier worked in a shoe factory.

7 Prospect Street (ca. 1854, WNB.348) was likely constructed around the time Stephen Bailey purchased the property from carpenter John Nelson Bailey. Shoemaker Stephen Bailey (1813-1878)²¹ and his wife, Jane Bailey (1814-1887),²² were among the few Prospect Street residents of that time who were born in Massachusetts. After her father's death, Sarah Bailey Coskery (1854-1933) inherited the property. At the time of the 1880 census, Sarah Coskery worked as a shoe stitcher in a shoe shop and lived here with her three-year-old son, Elmer, and her mother, Jane Bailey. By the time of the 1900 census, Elmer was working as a packer in a shoe factory. The Bailey family owned 7 Prospect Street until 1922.²³

10 Prospect Street is reported to have originally been two houses constructed on Pipestave Hill circa 1800²⁴ and moved to Prospect Street. Carpenter John Nelson Bailey owned this lot at that time and likely joined the buildings together at Prospect Street. The building appears to have historically housed two families, as it does in the present day. In 1869, shoemaker William Coskery purchased the property.²⁵ Born in Ireland, William Coskery (ca. 1825-1900) lived here with his wife Martha, born in England, and their children. From 1879 to 1932, Henry T. Bailey owned the property.²⁶ As Henry T. Bailey operated a grocery store on Main Street and lived at 12 Maple Street, 10 Prospect Street likely served as a rental property.

Shoemaker and West Newbury native George A. Kennett (1837-1902) purchased 25 Prospect Street from Samuel S. Chase in 1855.²⁷ In 1872, Michael Gilmore purchased 25 Prospect Street.²⁸ Born in Ireland, Michael Gilmore worked as a laborer and lived here with his wife, Ellen, and their son, John, who worked as a shoemaker.

24 Prospect Street (ca. 1856, WNB.360) was likely constructed for shoemaker John Connor, Jr. at the time he purchased the lot from Samuel S. Chase.²⁹ John Connor, Jr. (1830-1898) emigrated from Ireland in 1852.³⁰

¹⁶ U.S. Appointments of Postmasters, 1832-1971. Ancestry.com. Accessed Nov. 13, 2019.

¹⁷ <https://www.findagrave.com/memorial/19816616>, Accessed Nov. 13, 2019.

¹⁸ "West Newbury," *Newburyport Daily News*, June 23, 1911, p. 6.

¹⁹ "Death of Mrs. Cooney," *Newburyport Daily News*. Dec. 24, 1920. P. 2.

²⁰ Essex South Deed Book 2361, p. 124 and Book

²¹ <https://www.findagrave.com/memorial/52764473>, Accessed Nov. 12, 2019.

²² <https://www.findagrave.com/memorial/52764895/jane-bailey>, Accessed Nov. 12, 2019.

²³ Essex South Deed Book 2517, 455.

²⁴ MHC Form WNB.162, 1973.

²⁵ Essex South Deed Book 772, p. 245.

²⁶ Essex South Deed Book 1025, p. 12 and Book 2922, p. 566.

²⁷ Essex South Deed Book 517, p. 255.

²⁸ Essex South Deed Book 848, p. 224.

²⁹ Essex South Deed Book 574, p. 11.

³⁰ Court of Common Pleas, Essex County, Massachusetts, Petitions for Naturalization, Vol. 128, p. 1. Ancestry.com. Accessed Feb. 13, 2020.

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17 Prospect Street was likely constructed circa 1858³¹ for Patrick Hogan (ca. 1820-) and his wife, Bridget (ca. 1820-), both born in Ireland. Patrick Hogan worked as a shoemaker at the time of the 1870 census. By 1879, James Porter and his wife, Mary, also both born in Ireland, owned 17 Prospect Street. James Porter worked in a comb shop; his sons George, James, and Robert, worked as shoemakers.³² In 1890, James Porter, Jr. purchased 17 Prospect Street. The Porter brothers, George (ca. 1857-), James (ca. 1864-) and Robert (ca. 1867-), lived here and worked in their shoe shop behind the house through the 1930s. By 1923, they were exclusively making ballet slippers.³³

15 Prospect Street was likely constructed soon after the James Hogan (1829-1892)³⁴ and his wife, Mary, (1828-1920)³⁵ purchased the lot from Samuel S. Chase.³⁶ Both born in Ireland, James Hogan worked as a shoemaker and comb maker. The Hogan family owned the property into the 1890s.

21 Prospect Street (ca. 1860, WNB.358) was constructed by developer Samuel S. Chase and sold to investor Anson W. Noyes in 1860.³⁷ It appears that Irish immigrants John Mitchell (ca. 1825-1890) and his wife, Bridget (Ca. 1825-), were living here by 1860 with their six children. At that time, John Mitchell was working as a comb maker. In 1872, John Mitchell purchased the property from Noyes.³⁸ After her parents' deaths, the property passed to their daughter, Sabina Mitchell Odiorne (ca. 1860-), who lived here with her husband, Charles Odiorne, and their children. Charles Odiorne worked as a self-employed shoemaker for his entire career. The property remained in the Mitchell family until 1939.³⁹

26 Prospect Street (ca. 1861, WNB.361) was likely constructed soon after Patrick Downer (1825-1875)⁴⁰ and his wife, Margaret (1822-1907), purchased the property.⁴¹ At the time of the 1865 census, Patrick Downer was working as a laborer; five years later, he was working in a comb factory. In the 1880s, Patrick and Margaret Downer's daughters worked in a shoe factory. The property remained in the Downer family until 1908.⁴²

12 Prospect Street was likely constructed by carpenter John Nelson Bailey shortly before it was purchased by William Oakes (1819-1887),⁴³ who was born in Ireland and worked as a shoemaker. A bachelor, William Oakes lived here with his mother, Sarah, and his brother.

19 Prospect Street was likely constructed soon after Michael Curley purchased the lot from Samuel S. Chase.⁴⁴ Michael Curley worked as a comb maker at the time of the 1870 census; In 1880, he was employed as a laborer. 19 Prospect Street remained in the Curley family until 1964.⁴⁵

³¹ See Essex South Deed Book 583, p. 12 for 1858 deed for 15 Prospect Street. That deed mentions that Patrick Hogan owns this lot. The house does not appear on the 1856 map.

³² 1880 U.S. Census and Cecil Sears, "West Newbury Sketches: Old-Time Shoemakers' Shops Survive, But Some are in New Roles." *Haverhill Gazette*. October 22, 1938. P. 3.

³³ Sears, "West Newbury Sketches...", P. 3.

³⁴ <https://www.findagrave.com/memorial/109161413>. Accessed Feb. 17, 2020.

³⁵ <https://www.findagrave.com/memorial/109161600/mary-hogan>. Accessed Feb. 17, 2020.

³⁶ Essex South Deed Book 583, p. 12.

³⁷ Essex South Deed Book 603, p. 140.

³⁸ Essex South Deed Book 819, p. 17.

³⁹ Essex South Deed Book 3189, p. 588.

⁴⁰ <https://www.findagrave.com/memorial/29086619>. Accessed Feb. 15, 2020.

⁴¹ Essex South Deed Book 589, p. 290.

⁴² Essex South Deed Book 1918, p. 122. Essex South Deed Book

⁴³ <https://www.findagrave.com/memorial/111805798>. Accessed Feb. 12, 2020.

⁴⁴ Essex South Deed Book 576, p. 293.

⁴⁵ Essex South Deed Book 7607, p. 167.

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18 Prospect Street (ca. 1872, WNB.356) was likely constructed shortly after James Clancy purchased this lot of land from Samuel S. Chase. James Clancy (ca. 1839-1928) was born in Ireland and worked as a shoemaker. He lived here with his wife, Eliza Burns Clancy, and their children until 1917.⁴⁶ Mary R. and Edward F. Walsh, a "general operative" in a shoe factory according to the 1920 census, lived here from 1917 until 1920.⁴⁷

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 "West Newbury," *Newburyport Daily News*, June 23, 1911, p. 6.

⁴⁶ Essex South Deed Book 2365, p. 15.

⁴⁷ Essex South Deed Book 2454, p. 148.

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| Assessor's # | MHC # | | Street Address | Construction Date | Style | Acreage |
|--------------|---------|-----------------------------------|------------------|---------------------------|----------------------------|---------|
| R13-118 | WNB.259 | Patrick and Ellen O'Connell House | 5 Appleton Court | Ca. 1854 | Greek Revival | 1.51 |
| R13-117 | WNB.348 | Stephen and Jane Bailey House | 7 Prospect St | Ca. 1854 | Greek Revival | 0.40 |
| R13-13 | WNB.161 | Michael and Mary Burns House | 8 Prospect St | Ca. 1852 | Greek Revival/Queen Anne | 0.50 |
| | WNB.349 | Michael Burns Shoe Shop | | Ca. 1852 | No style | |
| R13-14 | WNB.162 | John N. Bailey Rental Property | 10 Prospect St | Ca. 1800 (moved ca. 1855) | Georgian/Federal | 0.50 |
| R13-15 | WNB.350 | William Oakes House | 12 Prospect St | Ca. 1864 | Greek Revival | 0.25 |
| | WNB.351 | Barn | | 19 th C | No style | |
| R-13-17 | WNB.352 | Ludger and Bella Lessard House | 14 Prospect St | Ca. 1917 | No style (former Bungalow) | 1.00 |
| R13-114 | WNB.353 | James and Mary Hogan House | 15 Prospect St | Ca. 1859 | Greek Revival | 1.25 |
| | WNB.354 | Shed | | 19 th C | No style | |
| R13-113 | WNB.355 | Patrick and Bridget Hogan House | 17 Prospect St | Ca. 1858 | Greek Revival | 1.20 |
| R13-18 | WNB.356 | James and Elizabeth Clancy House | 18 Prospect St | Ca. 1872 | Greek Revival | 0.85 |
| R13-112 | WNB.357 | Michael and Bridget Curley House | 19 Prospect St | ca. 1866 | Greek Revival | 0.60 |
| R13-111 | WNB.358 | John and Bridget Mitchell House | 21 Prospect St | Ca. 1860 | No style | 0.65 |
| R13-109 | WNB.359 | | 23 Prospect St | Ca. 1855 | Greek Revival | 0.46 |
| R13-20 | WNB.360 | John Connor, Jr. House | 24 Prospect St | Ca. 1858 | Greek Revival | 1.30 |
| R13-108 | WNB.163 | | 25 Prospect St | Ca. 1855 | Greek Revival | 0.75 |
| R13-21 | WNB.361 | Patrick and Margaret Downer House | 26 Prospect St | Ca. 1861 | Greek Revival | 1.20 |

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SUPPLEMENTARY IMAGES



Photo 2. 5 Appleton Court. View looking north.



Photo 3. 8 Prospect Street. View looking northwest.



Photo 4. 8 Prospect Street. Shop. View looking west.



Photo 5. 10 Prospect Street. View looking south.



Photo 6. 12 Prospect Street and barn. View looking west.



Photo 7. 15 Prospect Street. View looking north.

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Photo 8. 15 Prospect Street. Shed. View looking north.



Photo 9. 17 Prospect Street. Shed. View looking north.



Photo 10. 19, 21, and 23 Prospect Street. Shed. View looking north.



Photo 11. 23 Prospect Street. Shed. View looking north.



Photo 12. 25 Prospect Street. Shed. View looking north.

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FORM B – BUILDING

Assessor's Number

USGS Quad

Area(s)

Form Number

R13-41A

Newburyport
West

WNB.164

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 MASSACHUSETTS ARCHIVES BUILDING
 220 MORRISSEY BOULEVARD
 BOSTON, MASSACHUSETTS 02125

Town/City: West Newbury**Place:****Photograph**

View looking north.

Address: 35 Prospect Street**Historic Name:** Cole-Morrill House**Uses:** Present: Single Family Residence

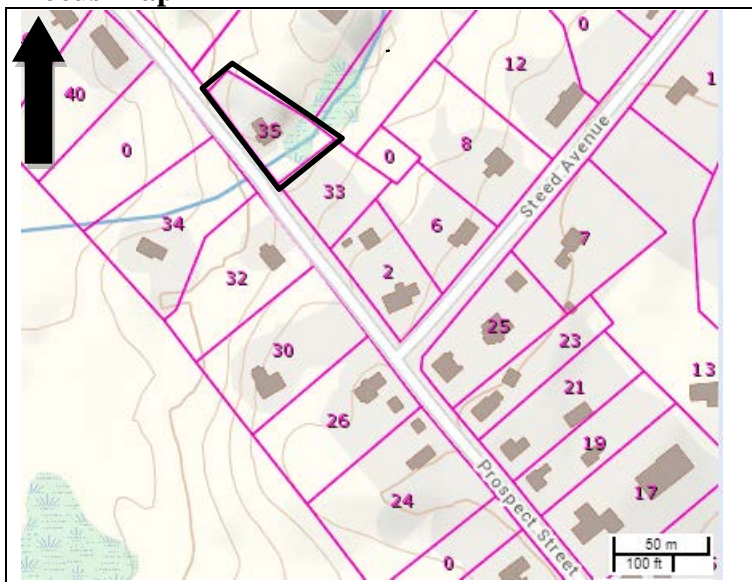
Original: Single Family Residence

Date of Construction: ca. 1870**Source:** census, visual**Style/Form:** Greek Revival**Architect/Builder:** Not determined**Exterior Material:**

Foundation: Stone

Wall/Trim: Fieldstone with wood trim

Roof: Asphalt shingles

Outbuildings/Secondary Structures: None visible.**Major Alterations** (*with dates*): Side (2001) and rear (2004) additions – Dormers (early 21st c?)**Condition:** Excellent**Moved:** no ☒ yes ☐ **Date:****Acreage:** 0.46 acres**Setting:** Located on a thoroughfare connecting Main Street and Church Street, in a heavily wooded and lightly settled neighborhood of heterogeneous residential buildings.**Locus Map****Recorded by:** Stacy Spies and Wendy Frontiero**Organization:** West Newbury Historical Commission**Date:** June 2020

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

35 PROSPECT ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNB.164

☒ 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.*

35 Prospect Street is located on the northeast side of the road, near the center of the street frontage of its trapezoidal lot, with a moderate front setback. The house stands on a flat area in the center of the property, which slopes up to either side. A small stream winds through the southeastern end of the property, to the right of the house. The front and right side yards are maintained chiefly in lawn, with foundation plantings adjacent to the house and a gravel parking strip along the street frontage. A steep hill rises to the left of the house, with broad stone steps accessing the northwest side of the house and the main entrance patio. The building consists of a 2-½ story main block with large additions to the site and rear.

The main block rises 2-½ stories to a front-gable roof without gable returns or chimneys. The walls of the historic building are constructed of flat fieldstone with narrow raking fascia boards. Windows typically contain 6/6 double-hung sash with wood sills and no trim; louvered wood shutters frame the windows on the façade (southwest elevation) and right (southeast) elevation.

The main entrance level in the front gable end (one story above grade) has an offset entrance and two window bays. The entry consists of an entrance stoop with modern wrought iron railing atop a fieldstone foundation, a single-leaf door with narrow full-height sidelights, and flat casings. The ground floor level has two window bays in the main façade; the foundation of the entry stop contains a single-leaf door facing the side. Two windows are centered in the half-story.

The right (southeast) elevation of the main block has three unevenly spaced bays of vertically-aligned openings, with one window bay towards the front and two towards the rear. An unornamented, single-leaf doorway is positioned at the middle of the lower level. A pair of gabled and pedimented dormers with clapboard-clad cheek walls are widely spaced and flush with the stone wall below.

Substantial modern additions extend from the rear and left sides of the stone building. A two-story gabled addition at the back has clapboard siding, a chimney near its interface with the main block, and, on its southeast elevation, a pair of French doors at grade and a bank of multi-pane casement windows above. On the northwest side of the original building, a 1-½ story gabled addition has a high post stud wall, clapboard siding, a large polygonal bay window on its street-facing wall, a trio of multi-pane windows in the half-story on its gable end, and a shed dormer visible on its rear elevation.

Well preserved and well maintained, 35 Prospect Street is a simple architectural design that is extraordinary for its stone construction. The building is also notable for its hillside and creek-side site, raised main entrance, and restrained but distinctly Greek Revival door surround. Additions are relatively large but sensitively massed, deferring to the volume and materials of the historic stone building.

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.*

35 Prospect Street was likely constructed circa 1870, based on its appearance and census data. Samuel S. Chase laid out Prospect Street in 1854.¹ At the time of the 1856 map, Prospect Street only extended from Main Street to Steed Avenue; no

¹ "Four-rod way" described in Essex South Deed Book 506, p. 156.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

35 PROSPECT ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNB.164

house is noted in this location. Samuel S. Chase worked as a farmer and carpenter and is credited with constructing several houses on Church Street, Bridge Street and Prospect Street.² None of the other buildings sold by him are constructed of stone.

The 1872 and 1884 maps indicate the house was owned by "Mrs. B. Cole." At the time of the 1870 census, Betsy Nichols Cole was living with her daughter, Youarkee (1837-1889)³ and Youarkee's husband, Hiram Morrill (1836-1912),⁴ and their children in this area of West Newbury. Hiram Morrill worked as a shoemaker with his own shop on the property and Yorieke worked as a dressmaker.

In 1909, 35 Prospect Street was purchased as a summer home for Jessie Soule and her daughter, Helen Kloeber, of New York City.⁵ Helen Kloeber had previously taught dramatics at the Children's University School of Columbia University. Ms. Kloeber was a director of the West Newbury Centennial pageant in 1919.⁶ In 1921, Helen Kloeber opened a Montessori school in Newburyport.⁷ She operated the school until a fire destroyed the building in December, 1925,⁸ after which time Ms. Kloeber returned to New York City.

BIBLIOGRAPHY and/or REFERENCES

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West Newbury Tax Assessor records.

² Ladd, *Contentious*, 19.

³ https://www.findagrave.com/memorial/203925177/youarkee-j_-morrill.

⁴ <https://www.findagrave.com/memorial/203920860/hiram-morrill>.

⁵ Essex South Deed Book 1970, p. 192.

⁶ MHC Form WNB.164, 1973.

⁷ "To Open School in Shaw House," *Newburyport Daily News and Newburyport Herald*. July 20, 1921. P. 1

⁸ "Morning Fire Destroys High Street Block." *Newburyport Daily News and Newburyport Herald*. December 28, 1925. p. 1.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

35 PROSPECT ST

MASSACHUSETTS HISTORICAL COMMISSION

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220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WNB.164

SUPPLEMENTARY IMAGE

View looking northwest.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

35 PROSPECT ST

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WNB.164

National Register of Historic Places Criteria Statement Form

Check all that apply:

☒ Individually eligible ☐ **only** in a historic district☐ Contributing to a potential historic district ☐ Potential historic districtCriteria: ☐ A ☐ B ☒ C ☐ DCriteria Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ GStatement of Significance by Stacy Spies and Wendy Frontiero*The criteria that are checked in the above sections must be justified here.*

35 Prospect Street is locally rare example of a stone house in West Newbury. The building is a simple architectural design is notable for its hillside and creek-side site, raised main entrance, and restrained but distinctly Greek Revival door surround. Two traditional floor plans remained popular during the Early Industrial Period in West Newbury (1830-1870). One and one-half story, side-gabled houses in the vernacular Greek Revival style were popular during this time. Greek Revival styles also appeared in front-gabled forms and were typically of frame construction. 35 Prospect Street is the only Greek Revival dwelling in West Newbury in this survey constructed in stone. Houses in West Newbury were typically conservative in terms of form, i.e. frame construction, gable roof, two stories, yet builders were cognizant of design trends such as the addition of Greek Revival recessed entrances or Italianate brackets. In West Newbury, these design trends took the form of features applied to conservative forms; in other localities, temple forms or mansard roofs, for example, would have been more commonly used. Additions are relatively large but sensitively massed, deferring to the volume and materials of the historic stone building. The building retains integrity of location, design, feeling, materials, setting, association, and workmanship. Information on the early ownership history, the building's evolution over time, and the integrity of the interior, would be needed in order to confirm this recommendation.

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

| | |
|--------------------------------|--|
| Inventory No: | WNB.165 |
| Historic Name: | |
| Common Name: | |
| Address: | 51 Prospect St |
| City/Town: | West Newbury |
| Village/Neighborhood: | |
| Local No: | |
| Year Constructed: | 1812 |
| Architect(s): | |
| Architectural Style(s): | No style |
| Use(s): | Single Family Dwelling House |
| Significance: | Architecture |
| Area(s): | |
| Designation(s): | |
| Building Materials(s): | Roof: Asphalt Shingle Wall: Wood; Wood Clapboard Foundation: Granite; Stone, Cut |



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

This file was accessed on: Monday, December 21, 2020 at 6:59: AM

US65-NEW, W

need photo

SENT A

card #

map #

(165)

PR 87

West Newbury, Mass.

Address Prospect St.

original & present residence

present owner Robert L. Fleming, Jr.

open to public no

1812 Style colonial

age of date deed

architect

Architectural reason for inventorying:

example of 4 room colonial - much altered

OR part of Area #

3. CONDITION Excellent Good Fair Deteriorated Moved Altered Added

4. DESCRIPTION

FOUNDATION/BASEMENT: High Regular Low Material stone

WALL COVER: Wood clapboard Brick Stone Other

ROOF: Ridge Gambrel Flat Hip Mansard

Tower Cupola Dormer windows Balustrade Grillwork

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

STORIES: 1 2 3 4 ATTACHMENTS: Wings Ell Shed small entry to cellar

PORCHES: 1 2 3 4 PORTICO Balcony

FACADE: Gable end: Front/side Ornament

Entrance: Side Front: Center/Side Details:

Windows: Spacing: Regular/Irregular Identical/Varied irregular now used to be center door with 1 window on each side

Corners: Plain Pilasters Quoins Cornerboards

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

6. Footage of structure from street 30'

Property has 25 feet frontage on street

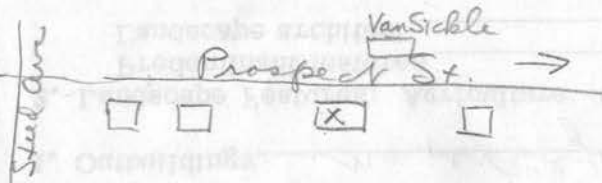
Recorder Esther D. Thurlow

For Robert L. Fleming, Jr.

Photo # Date 6/19/73

SEE REVERSE SIDE

JUN 29 1973



RELATION OF SURROUNDING TO STRUCTURE

1. Outbuildings no except richety garage
2. Landscape Features: Agriculture Open Wooded Garden: Formal/Informal
Predominant features _____
Landscape architect _____
3. Neighboring Structures
Style: Colonial Federal Greek Revival Gothic Revival Italian Villa Lombard Rom.
Venetian Gothic Mansard Richardsonian Modern

Use: Residential Commercial Religious Conditions: Excellent Good Fair Deteriorated

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

2 dormers (small) have been added to front
1 large dormer has been added to back

BIBLIOGRAPHY AND/OR REFERENCE

RESTRICTIONS

Original Owner: _____
Deed Information: Book Number 5749 Page 276, Salem, Mass. Registry of Deeds