

WEST NEWBURY HISTORICAL COMMISSION

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FORM B – BUILDING

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

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

R11-290

Newburyport

WNB.57

Town/City: West Newbury

Place:

Photograph



View looking west.

Address: 200 Main Street

Historic Name: Marshall-Carr Double House

Uses: Present: Multiple Family Residence

Original: Multiple Family Residence

Date of Construction: ca. 1839

Source: Visual

Style/Form: No style

Architect/Builder: Not determined

Exterior Material:

Foundation: Stone, cut / Poured concrete

Wall/Trim: Wood clapboard / wood trim

Roof: Asphalt Shingle

Outbuildings/Secondary Structures: None

Major Alterations (with dates): Replacement of front entry doors (post-1973); Alteration of entrance with moldings (post-1973)

Condition: Good

Moved: no ☒ yes ☐ Date:

Acreage: 0.25 acres

Setting: Located along two-lane State Highway 113, the property is bounded to the north, west, and east by wooded lots containing residences dating from the 18th-20th centuries. The house faces open fields to the south.

Locus Map



Recorded by: Stacy Spies

Organization: West Newbury Historical Commission

Date: June 2018

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

200 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WNB.57

☐ 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.*

200 Main Street is set close to the street on a level, trapezoidal lot atop a small rise at the northwest corner of the intersection of Main Street and Pleasant Street. Maintained chiefly in lawn, the lot has scattered trees near the house. A short, paved driveway leads from Pleasant Street to an attached garage at the west end of the property.

Measuring 41 feet wide and 18 feet deep, the five by two bay main block rises 2 ½ stories from a granite block foundation to a side-gable roof with close eaves. Interior brick chimneys are located at the north and south ends of the ridge. The building is sheathed with wood clapboards trimmed with wood cornerboards and skirt board. A narrow, molded cornice is tucked up under the shallow eaves of the facade. The five-bay façade (southeast elevation) has a center entrance comprised of two metal doors of recent construction and a paneled surround. Windows throughout the house are 6/6 wood sash, with the exception of a pair of four-light fixed windows above the entrance, and pairs of six-light windows in the gable peaks. All windows have molded wood surrounds.

A series of four lateral ells extend from the rear (northwest) elevation. The first three ells rests on concrete foundations that, based on the concrete mix, were likely poured during the first quarter of the 20th century. The first ell is two stories in height with a shallow hipped roof. This 18-foot by 34-foot ell extends three bays from the rear elevation of the main block. The second ell measures 20 feet square and appears to be a 19th-century "10-footer" workshop moved to this location during the early 20th century. This second ell is three bays deep. The westernmost bay of the ell is a doorway that has been infilled with clapboards to hold a window; the doorway's upright posts and pedimented lintel remain. The third ell contains a door and paired windows as well as an external metal milk box used for milk delivery. The fourth ell contains a garage of two vehicular bays with overhead wood doors. Based on its appearance and materials used, this garage ell was likely added during the mid-20th century.

Well maintained, 200 Main Street is a modest example of vernacular architecture in West Newbury. The building is also a good example of a typical 19th-century multiple-family dwelling in West Newbury. The building's ells and paired façade window are noteworthy features.

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.*

The Marshall-Carr Double House at 200 Main Street appears to be located on part of a 16-acre parcel of land that comb maker Enoch Noyes sold in 1828 to his son-in-law, John Marshall.¹ John Marshall (1791-1879)² worked as a "victualler" and was married to Enoch Noyes' daughter, Elizabeth (1791-1856). The 1830 map indicates that John and Elizabeth Marshall lived on this parcel at 9 Pleasant Street (WNB.158), located a short distance west of 200 Main Street, also on the 16-acre parcel. The 16-acre parcel extended northwesterly from the intersection of Main Street and Pleasant Street but it is unclear whether it included the lot upon which 200 Main Street was constructed. The 1830 map depicts a house near this intersection at that of "J. Carleton." It is unclear whether this is the extant house or whether John Marshall constructed 200 Main Street on the same location. Further research is recommended to determine the builder and first occupant of 200 Main Street.

¹ Essex South Deed Book 251, p. 134.² Findagrave.com Memorial #140275657.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

200 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNB.57

By the mid-19th century, the existing house at 200 Main Street was owned by John Marshall. John and Elizabeth Marshall's son, Charles P. Marshall (ca. 1813-1888), worked as a combmaker. In 1837, Charles P. Marshall married Eunice Parker (ca. 1815-). In 1851, John Marshall sold one half of the house, using the center of the front door as a dividing line, to his son, Charles P. Marshall.³ John Marshall sold the other half of the house to Charles P. Marshall in 1861.⁴

In 1905, Anna T. Carr, wife of George G. Carr, purchased the house from Charles P. Marshall's heirs.⁵ George and Anna Carr lived at 66 Main Street, where George Carr raised cattle and worked as a butcher; 200 Main Street may have been used as a rental property. (See 66 Main Street, WNB.37.) In 1909 and 1912, Anna Carr sold both halves of the house to her son, Charles L. Carr.⁶ Charles L. Carr (1888-1918)⁷ married Madeline Trow (1889-1961) in 1913. Charles L. Carr worked as a driver and as the superintendent of his father's slaughter house. Charles L. Carr enlisted during World War I and was killed in action during the Argonne offensive in 1918; Carr was the only casualty of the war from West Newbury. The Charles L. Carr American Legion Post No. 240 was established in West Newbury in 1921 and incorporated in 1923. From 1923 to 2015, the Charles L. Carr American Legion Post No. 240 was located at the Soldiers & Sailors Memorial Building at 363 Main Street. The Soldiers & Sailors Memorial Building was listed on the National Register of Historic Places in 2016.

Madeline Carr remarried to Carleton Collister and the couple lived at 200 Main Street. Carleton Collister worked as a paint salesman. Madeline Carr Collister sold the house in 1959.⁸

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- West Newbury Tax Assessor records.

³ Essex South Deed Book 445, p. 117.

⁴ Essex South Deed Book Essex South Deed Book 619, p. 83.

⁵ Essex South Deed Book 1811, p. 217.

⁶ Essex South Deed Book 2216, p. 286.

⁷ Findagrave.com Memorial #99610706.

⁸ Essex South Deed Book 4994, p. 29.

FORM B – BUILDING

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

Photograph



Locus Map



Recorded by: Stacy Spies and Wendy Frontiero
Organization: West Newbury Historical Commission
Date: June 2018

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

R10-300

Newburyport

WNB.210

Town/City: West Newbury

Place:

Address: 201 Main Street

Historic Name: Joseph, Jr. and Betsy Stanwood House

Uses: Present: Single Family Residence

Original: Residence

Date of Construction: ca. 1831

Source: Deed

Style/Form: Greek Revival

Architect/Builder: Not Determined

Exterior Material:

Foundation: Stone, cut

Wall/Trim: Wood Clapboard / Wood Trim

Roof: Asphalt Shingle

Outbuildings/Secondary Structures: Shed (ca. 1960 per assessor) (partially visible)

Major Alterations (with dates): North shed-roof ell and deck (late 20th C)

Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.56 acres

Setting: Located along two-lane State Highway 113, the property is surrounded by wooded lots containing residences dating from the 18th-20th centuries.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

201 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNB.210

☐ 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.

201 Main Street is set close to the street on a level, trapezoidal lot at the southern corner of the intersection of Main Street and Merrill Street. Maintained chiefly in lawn, the lot also has scattered trees at the rear (east) boundary. A paved driveway is located to the north of the house. The house is identical in size, shape, and fenestration pattern to the adjacent 199 Main Street.

Measuring 32 feet long and 26 feet deep, the five by three bay main block rises 1½ stories from a granite block foundation to a side gable roof with close eaves. A slender brick chimney is located at the west end of the south (rear) roof slope. An interior brick chimney is located at the west end gable peak. The building is sheathed with narrow wood clapboard trimmed with cornerboards. The entablature features a shallow fascia capped with a narrow, molded cornice. Windows typically contain 6/6 wood sash with external metal-frame storm windows. The windows have molded casings and louvered wood shutters.

The five-bay façade (west elevation) has a center entrance composed of a single-leaf vertical board door with strap hinges, narrow half-height sidelights of four lights over inset panels and a wide, reeded architrave with cornerblocks. The side elevations contain three windows at the first floor and two windows at the attic level. A 1-story gable roof ell is attached to the rear (east) elevation. A 1-story shed roof ell that rests on a poured concrete foundation extends from the northeast corner of the house. A wood deck of recent construction wraps around the east and north elevations of the ells.

A 1-story frame outbuilding with a gable roof is located at the rear of the lot. The building has an asphalt-shingled roof with close eaves. The outbuilding is clad with clapboards with cornerboards. A single window is located in the west elevation.

Well-preserved and maintained, 201 Main Street is a modest example of vernacular Greek Revival architecture in West Newbury. The design is notable for its side-gable roof, center entrance, and its reeded architrave with corner blocks.

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.

201 Main Street was likely constructed circa 1831 when Enoch Noyes sold this one-half acre property to Joseph Stanwood, Jr.¹ Joseph Stanwood, Jr. (1799-1878) married Betsey Dole (1804-1892) in 1823. The couple raised their daughters, Helen and Julia, here while Joseph worked as a comb maker and shoe maker in one of the local factories. Tax records indicate that in 1851, the property included a house, a barn, a shop or outbuilding, and that the family owned a carriage.² Joseph Stanwood bought and sold real estate as well; See 345 Main Street (WNB.226) and 347 Main Street (WNB.84).

Comb making in the colonies emerged as a distinct trade by the early 1750s³ and was expanded by West Newbury comb maker Enoch Noyes. Noyes' success prompted other residents to take up comb manufacturing. By 1835, more than 30 comb manufactories were located in West Newbury, including that of Joseph Stanwood.⁴ As technology advanced and the scale of the operations increased, foot-powered, horse-powered, and later, steam-powered machinery came into use. Among West

¹ Essex Deed Book 261, p. 229.

² Town of West Newbury. "An Invoice and valuation of the rateable polls and estates, within the town of West Newbury, taken... 1851...and 1852." West Newbury: Indian Hill Press. 1852. Library of Congress. <https://archive.org/details/invoicevaluation00west>

³ Scheller. "The Comb Industry in Newburyport and West Newbury," in *1635-1985: Newbury, Newburyport, West Newbury: 350th Anniversary Essays*, 202.

⁴ Ibid., 22.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

201 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WNB.210

Newbury's strongest contributions to the comb making industry were innovations in comb-manufacturing machinery. After the peak years of the 1830s and 1840s in West Newbury, some manufacturers set off to create larger concerns in Newburyport; smaller shops were no longer able to compete and fell away. During the 1850s, it was reported that some comb shops were idle for parts of the year; these smaller operators often returned to shoemaking.⁵ By 1878, only two comb factories were still in business. In spite of these successes, larger operations in the new comb manufacturing centers of Leominster and Fitchburg were to be the next chapter in Massachusetts comb manufacturing. The last two factories closed in 1895 and 1904.⁶

Joseph and Betsey Stanwood lived here until the ends of their lives. After their deaths (in 1878 and 1892, respectively), the property was sold in 1907 to Thomas L. Noyes and his wife, C. Hortense Noyes.⁷ The property was used for rental income, as census data indicates that Hortense and Thomas L. Noyes lived in Haverhill from that time through 1940. In 1940, the house was rented by William Austin, a pattern maker at a shoe factory, his wife, Hazel, a trimmer in a hat factory, and their young daughter.

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<https://archive.org/details/combmakinginamer00walt>. West Newbury Tax Assessor records.

⁵ Poore, 246.

⁶ Walton, *Comb Making in America*, 47.

⁷ Essex Deed Book 1875, p. 298 and Essex Deed Book 2915, p. 255.

FORM B – BUILDING

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

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

R10-180

Newburyport

WNB.58

Town/City: West Newbury

Place:

Photograph



View looking northeast.

Address: 209 Main Street

Historic Name: Follansbee House

Uses: Present: Single Family Residence

Original: Residence

Date of Construction: ca. 1800 possibly

Source: Visual

Style/Form: Federal

Architect/Builder: Not determined

Exterior Material:

Foundation: Stone, cut

Wall/Trim: Wood clapboards / Wood trim

Roof: Asphalt Shingle

Outbuildings/Secondary Structures: Garage (ca. 1972)

Major Alterations (with dates): Central chimney removed (per 1973 MHC form); Cornice altered (L 20th C); shed-roof ell (L 20th C)

Condition: Good

Moved: no ☒ yes ☐ Date:

Acreage: 0.50 acres

Setting: Located along two-lane State Highway 113, the property is surrounded by wooded lots containing residences dating from the 18th-20th centuries.

Locus Map



Recorded by: Stacy Spies

Organization: West Newbury Historical Commission

Date: June 2018

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

209 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNB.58

☐ Recommended for listing in the National Register of Historic Places.

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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.

209 Main Street is set close to the street on a level lot at the east corner of Main Street and Merrill Street. The house is oriented toward the northwest and Main Street. The irregularly-shaped lot is laid in turf with trees near the house and at the rear property line. An asphalt-paved driveway leads from Merrill Street to a detached garage located east of the house.

The five-by-two-bay main block rises 2 ½ stories from a granite block foundation to a side gable roof with close eaves. A pair of slender brick chimneys with corbeled caps rise from the rear (southeast) roof slope. The building is sheathed with wood clapboards trimmed with cornerboards and skirtboards. The five-bay façade (northwest elevation) has a center entrance composed of a vertical-board wood door hung by strap hinges. The center entrance features an entablature with a projecting cornice supported by pilasters. Half-height sidelights flank the door. Windows are 6/6 wood sash. 2/2 wood sash windows are located in the gable peaks. All windows have external metal-frame storm windows. The windows have narrow molded surrounds.

A two-story ell, which measures 20 feet wide and 26 feet deep, is two bays deep and extends from the south end of the rear elevation. This ell appears to date from the mid-19th century. A secondary entrance is located on the southeast elevation at the junction of the main block and ell. The doorway is defined by an entablature and projecting cornice. A second ell, likely constructed during the second half of the 20th century, is located at the east corner of the house. This one-story, shed-roof ell extends to include a screen porch.

Well-maintained and well-preserved, 209 Main Street is a good example of vernacular architecture constructed during the early 19th century in West Newbury. The building is notable for its original shape, volume, and fenestration pattern. The fenestration patterns of the side elevations are nearly identical to those at 175 Main Street (WNB.53) and 333 Main Street (WNB.82), among others.

Interior inspections were beyond the scope of this survey, but a closer examination of surviving framing, floorplans, and interior features and finishes by an architectural historian with expertise in early Massachusetts building technology could provide additional insights into a likely original construction date and on the physical evolution of the building over time.

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.

The Follansbee House at 209 Main Street was likely constructed circa 1800 by a member of the Emery family. In 1818, Newman Follansbee and Thomas H. Chase purchased 1/3 acre of land, dwelling house, and “cooper shop” on the southeast side of Main Street from Moses Emery, Junior.¹ In the following year, Newman Follansbee sold “one half of an undivided house, shop, and shed” on 1/3 acre of land to Thomas H. Chase.² (The notation of “N. Edlandsby” on the 1830 map appears to be a transcription error of “N. Follansbee,” as no Edlandsby could be located in census or vital records in West Newbury.)

Newman Follansbee (1792-1868)³ married Mary Abby (known as Abigail) Chase (1784-1853) in 1814. Newman Follansbee worked as a combmaker, as did many of his contemporaries. In 1844, Newman Follansbee sold his son, Somerby C.

¹ Essex South Deed Book 235, p. 165. 1818 deed recorded in 1824.

² Essex South Deed Book 235, p. 165. 1819 deed recorded in 1824.

³ Findagrave.com Memorial # 115797942.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

209 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNB.58

Follansbee (1821-1873), one-half acre of land with the "buildings thereon."⁴ In 1855, Newman Follansbee sold additional land to his son near this location.⁵ It is this second transaction that likely contains the house at 209 Main Street; the 1851-1852 West Newbury tax records indicate that, at that time, Somerby C. Follansbee owned ½ acre of land but did not own a house. Somerby C. Follansbee worked as a combmaker; he was married in 1843 to Mary Whittier (1815-1891) with whom he had six children.

In 1871, Ellen Follansbee (1849-1931), daughter of Somerby C. and Mary Follansbee, married Jehu Chase (ca. 1845-1879). The couple had two children, Horace W. Chase (1873-1901) and Harold Follansbee Chase (1876-1949). After Jehu Chase's death at age 34, Ellen Follansbee Chase lived here and worked at a "stitching machine," likely at a shoe factory. In 1900, 51-year-old Ellen Follansbee Chase married 72-year-old Romulus Jaques (1827-1913), a farmer. It was a second marriage for both. According to the 1900 census, Ellen and Romulus Jaques lived at 209 Main Street with her sons, Horace and Harold Chase, and her brothers, Walter and Fred Follansbee. In 1920, Ellen Jaques lived here with her son, Harold, and his wife, Bessie, and her brother, Fred Follansbee. Harold Chase worked as a shoe laster in a shoe factory, and later, as a "hall janitor." After Harold's death in 1949, Bessie Chase sold the property in 1953 to James J. Gilmore.⁶

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 West Newbury Tax Assessor records.

⁴ Essex South Deed Book 499, p. 95.

⁵ Essex South Deed Book 531, p. 45.

⁶ Essex South Deed Book 4011, p. 537.

FORM B – BUILDING

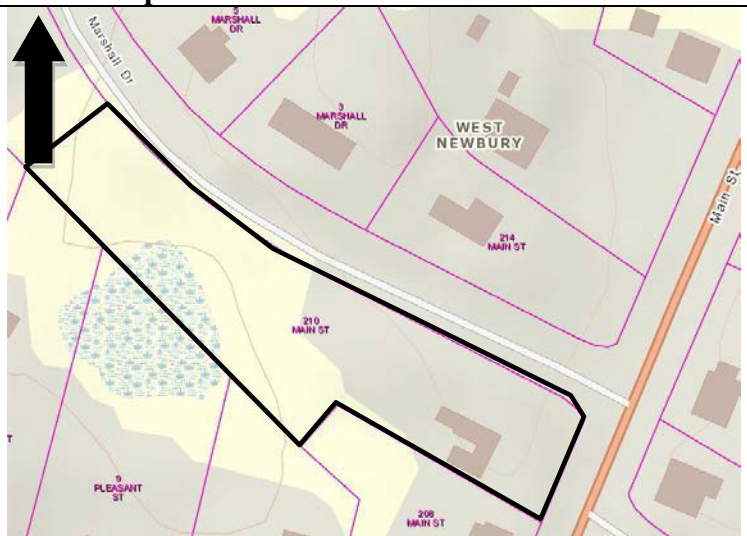
MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Photograph



View looking west.

Locus Map



Recorded by: Stacy Spies

Organization: West Newbury Historical Commission

Date: June 2018

Assessor's Number

USGS Quad

Area(s)

Form Number

10

R11-130

Newburyport

WNB.59

Town/City: West Newbury

Place:

Address: 210 Main Street

Historic Name: Increase and Maria Chase House

Uses: Present: Single Family Residence

Original: Multiple Family Residence

Date of Construction: ca. 1824

Source: Deed

Style/Form: Federal

Architect/Builder: Not determined

Exterior Material:

Foundation: Brick

Wall/Trim: Wood clapboards / Wood trim

Roof: Asphalt Shingle

Outbuildings/Secondary Structures: Pre-fabricated shed (ca. 2014)

Major Alterations (*with dates*): Paired windows (L 19th C); 1-story ell (mid-late 20th C); Replacement windows (L 20th C); masonry entry steps (L 20th C); Removal of porch (depicted on 1905 map)

Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: 1.16 acres

Setting: Located along two-lane State Highway 113, the property is surrounded by wooded lots containing residences dating from the 18th-20th centuries.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

210 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WNB.59

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ARCHITECTURAL DESCRIPTION:

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

210 Main Street is set close to the street on a level lot at the southwest corner of the intersection of Main Street and Marshall Drive. The house is oriented to toward the southeast and Main Street. The irregularly-shaped lot is laid in turf with trees at the rear of the lot. An enormous copper beech tree fills the front yard. A brick walk leads from Main Street to the entrance. An asphalt-paved drive leads from Main Street past the northwest elevation and leads to the garage bays at the rear of the ell.

Measuring 38 feet wide and 18 feet deep, the main block is three bays wide and one bay deep. The house rises two stories from a brick foundation to a side-gable roof with overhanging eaves and gable-end cornice returns. Two ells extend from the north end of the rear elevation. The building is sheathed with wood clapboards trimmed with cornerboards. The façade has a center entrance with a flat surround, half-height sidelights, and a projecting cornice. Two masonry steps with cast concrete treads lead to the entrance. Wood sash windows and vinyl clad windows (all late 20th C or early 21st C) with flat surrounds are located throughout the house. Paired tall, slender 4/4 wood sash windows are located throughout the first floor of the main block. 6/6 vinyl-clad windows are located throughout the remainder of the house, including the gable peaks and on the ell. Louvered wood shutters are located throughout the house.

Two lateral ells extend from the north end of the rear elevation. The two-story, gable-roof ell is three bays deep and contains a secondary entrance with a projecting vestibule on the northeast elevation. A one-story, gable-roof ell extends another two bays. Each of the bays contains an interior brick chimney. A deck constructed of pressure-treated wood is attached to the northwest elevation of the ells.

210 Main Street is well-maintained and shares several features common to 19th century architecture in West Newbury. These features include a center entrance flanked by sidelights and a projecting cornice.

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.

The Increase and Marie Chase house was likely constructed circa 1824 when Increase Chase purchased two acres from Enoch Dole.¹ Increase Sumner Chase (1798-1867)² married Maria Noyes (1802-1888)³ in 1818. The couple had at least two children, Enoch D., Betsey, and Maria S. Chase. Increase Chase was a comb manufacturer and owned his own shop. Chase was one of more than thirty comb manufactories located in West Newbury in the 1830s.

It appears that the house accommodated the extended Chase family. Census data through the 19th century includes two households under one house listing. In addition, tax assessor records for 1851 indicate that Increase S. Chase owned one half of a house.

In 1870, Enoch D. Chase operated a grocery store, located adjacent the house. In that year, Maria N. Chase lived with her daughter, Betsey Chase, in one half of the house; John and Betsey Sargent lived in the other half of the house. In 1877, Maria

¹ Essex South Deed Book 237, p. 84.

² Findagrave.com Memorial #140267563.

³ Findagrave.com Memorial #140267604.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

210 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNB.59

Chase sold the house to her son, Enoch D. Chase.⁴ Enoch, his wife Caroline, and son, Charles, Chase lived here. In 1902, Caroline Chase sold the house to John Coffin, a shoemaker.⁵

BIBLIOGRAPHY and/or REFERENCES

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SUPPLEMENTARY IMAGES

View looking northwest.



View looking southwest.

⁴ Essex South Deed Book 993, p. 278.

⁵ Essex South Deed Book 745, p. 41.

FORM B – BUILDING

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

Assessor's Number

USGS Quad

Area(s)

Form Number

13

R10-170

Newburyport

WNB.60
WNB.211

Town/City: West Newbury

Place:

Address: 213 Main Street

Historic Name: James G. and Judith Chase House

Uses: Present: Single Family Residence

Original: Single Family Residence

Date of Construction: ca. 1835-1850

Source: Visual

Style/Form: No style

Architect/Builder: Not determined

Exterior Material:

Foundation: Stone, cut

Wall/Trim: Wood clapboards / Wood trim

Roof: Asphalt Shingle

Outbuildings/Secondary Structures: Barn (ca.1910, per assessor)

Major Alterations *(with dates)*: Central chimney likely removed ca. 1905.

Condition: Good

Moved: no ☐ yes ☒ **Date:** After 1905

Acreage: 0.75 acres

Setting: Located along an east-west two-lane county road, the property is surrounded by wooded lots containing residences dating from the 18th-20th centuries.

Photograph



View looking east.

Locus Map



Recorded by: Stacy Spies

Organization: West Newbury Historical Commission

Date: June 2018

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

213 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WNB.60 WNB.211
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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 features. Evaluate the characteristics of this building in terms of other buildings within the community.

213 Main Street is set close to the street on a level lot. The house is oriented to toward the northwest and Main Street. The irregularly-shaped lot is laid in turf with trees at the rear of the lot. An asphalt-paved drive leads from Main Street past the southwest elevation and leads to the rear of the house to the barn.

Measuring 38 feet wide and 28 feet deep, the main block is five bays wide and three bays deep (on the southwest elevation). The house rises 2½ stories to a side-gable roof with overhanging eaves and gable-end cornice returns. A pair of slender brick chimneys rise from the rear (southeast) roof slope. The building is sheathed with wood clapboards trimmed with cornerboards. The façade has a center entrance sheltered by an Italianate projecting hood with compound brackets with pendants. The wood door contains a light in the top half above four horizontal panels. Windows are 9/6 wood sash with simple molded surrounds. External metal-frame storm windows protect the sash. A one-story ell is attached to the south end of the rear elevation. A one-story hipped-roof enclosed sun porch is located at the northeast elevation.

A 2½-story frame Barn (ca. 1910) (WNB.211) is located east of the house. Measuring 40 feet wide by 60 feet deep, the gambrel-front barn has an asphalt-shingled roof with overhanging eaves. A single vehicular bay, centered on the façade (northwest elevation), has a shallow pedimented lintel. 6/1 sash windows flank the vehicular bay. Two 6/1 sash windows flank a board and batten hayloft door at the second floor. A single 6/1 sash window is centered in the gambrel peak.

Well-maintained, 213 Main Street is a good example of vernacular architecture constructed during the mid-19th century in West Newbury. The building is notable for its original shape, volume, and fenestration pattern. The fenestration patterns of the side elevations are nearly identical to those at 175 Main Street (WNB.53). Although the house does not appear on a 1905 state highway map, the house clearly dates from the 19th century, indicating it was likely moved from another location, perhaps on the same lot. The survival of an early 20th century barn is also notable.

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.

In 1856, 213 Main Street was owned by "J. G. Chase." This notation likely refers to comb maker James Greenough Chase (1791-1864), who married Judith Pillsbury in 1824. The 1872 map identifies the property as that of "A. Chase," which may refer to James Albert Chase (1826-1912), son of James G. and Judith Chase. In 1884, the property was owned by "J.A. Chase." James Albert Chase married his wife, Rosamund, in 1844 and the couple lived here with their children, Ambrose and Judith. James A. Chase worked as a shoemaker and as a combmaker, according to census records.

Curiously, a 1905 property map does not show a house in this location, although a house does appear here in 1856, 1872, and 1884. The extant house does appear to have been constructed during the second quarter of the 19th century, so it is certainly possible that it was moved from elsewhere to this location after 1905. Further research is recommended.

In 1912, the estate of James A. Chase sold the property to Edith D. Belonga.¹ In 1950, Neil and Joyce Gadd purchased the property.² Neil Gadd worked as an insurance agent. The Joyce Gadd Trust sold the property to the current owners in 2006.

¹ Essex South Deed Book 2182, p. 147.

² Essex South Deed Book 3786, p. 580.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

213 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WNB.60
	WNB.211

It appears that the parcels upon which 213 and 219 Main Street are located were jointly owned at one point, as deeds for each property make reference to sales regarding the other property. Further research will be required. Additionally, based on inconsistencies on the 1884 and 1905 maps, further research will be required to shed light on questions about whether 213, 219 and 223 Main Street were moved to their current locations from elsewhere.

N.B. The 1973 MHC inventory form mentions this as the Jaques house. No primary source research was located during this survey to substantiate that name. Further research is recommended.

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West Newbury Tax Assessor records.

SUPPLEMENTAL IMAGE

Barn. View looking east.

FORM B – BUILDING

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

Photograph



View looking north.

Locus Map



Recorded by: Stacy Spies

Organization: West Newbury Historical Commission

Date: June 2018

Assessor's Number

USGS Quad

Area(s)

Form Number

16

R11-320

Newburyport

WNB.212

Town/City: West Newbury

Place:

Address: 214 Main Street

Historic Name: Abiel and Theuda Lovejoy House

Uses: Present: Single Family Residence

Original: Single Family Residence

Date of Construction: ca. 1824

Source: Deed

Style/Form: No style

Architect/Builder: Not determined

Exterior Material:

Foundation: Stone, uncut

Wall/Trim: Wood clapboards / Wood trim

Roof: Asphalt Shingle

Outbuildings/Secondary Structures: Shed (ca. 1995)

Major Alterations (*with dates*): Entry porch (20th C);
Windows replaced; Ell addition (mid-20th C)

Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.49 acres

Setting: Located along two-lane State Highway 113, the property is surrounded by wooded lots containing residences dating from the 18th-20th centuries.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

214 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WNB.212

☐ 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.

214 Main Street is set back from the road on a level lot at the north corner of the intersection of Marshall Drive and Main Street. The irregularly-shaped lot is laid in turf with mature trees at the south corner of the lot and along the rear property line. An asphalt-paved driveway leads from Main Street and follows the northeast lot line to the rear of the house.

Measuring 33 feet wide and 26 feet deep, the 2 1/2 -story house contains five bays on the façade and two bays on the side elevation. The side-gabled roof has close eaves on the side elevations and a shallow box cornice at the façade. One slender interior brick chimney rises from the north end of the rear roof slope. The building is covered with clapboards with cornerboards. A front-gabled vestibule centered on the façade has overhanging eaves and contains a paneled wood door flanked by half-height sidelights. The second-story windows are located snug against the top place. Six-over-six wood sash windows with thin muntins are located throughout the house and have molded wood surrounds.

An 18-feet-by-24-feet, one-story ell extends from the west end of the northwest (rear) elevation. The ell contains 6/6 wood sash windows. A box bay window is located in the northwest bay of the southwest elevation. A prefabricated frame shed (ca. 1995) is located north of the house at the rear of the lot.

The building has several noteworthy features, including the 6/6 wood sash windows and the projecting vestibule.

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.

The Abiel and Theuda Lovejoy house was likely constructed around 1829 when Abiel Lovejoy purchased this land from Theuda's brother, Enoch Noyes, Jr.¹ In 1814, Abiel T. Lovejoy (1793-1869)² had married Theuda Noyes (1793-1869). Theuda's parents and siblings lived nearby. Her brother, Enoch Noyes, Junior, owned the house next door at 220 Main Street, which was the Noyes family home. (See WNB.62.) Theuda Lovejoy and Enoch Noyes, Jr.'s sister, Maria, lived at 210 Main Street with her husband, Increase S. Chase.

Abiel Lovejoy worked as a comb maker, as did his son, John Lovejoy (1817-1884). John Lovejoy married Fannie Smiley (1827-1900) in 1851. Fannie Lovejoy was known for her poetry that was published in the local newspaper.³ John and Fannie Lovejoy lived here for the rest of their lives. After his parents' deaths, Charles Lovejoy sold the property.

Charles Mutty purchased the property in 1910.⁴ Charles Mutty was employed as a "shoe worker" and as a carpenter at a machine shop. Mutty lived here with his wife, Elizabeth, and their daughters, Pauline and Christine, until his death in 1953. His daughter Pauline Mutty Marston sold the property in 1953 to Everett M. Johnson, Jr.⁵

¹ Essex South Deed Book 250, p. 244.

² Findagrave.com Memorial # 140276369 and #140276142.

³ Poor, 244.

⁴ Essex South Deed Book 2024, p. 573.

⁵ Essex South Deed Book 4036, 572.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

214 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WNB.212

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FORM B – BUILDING

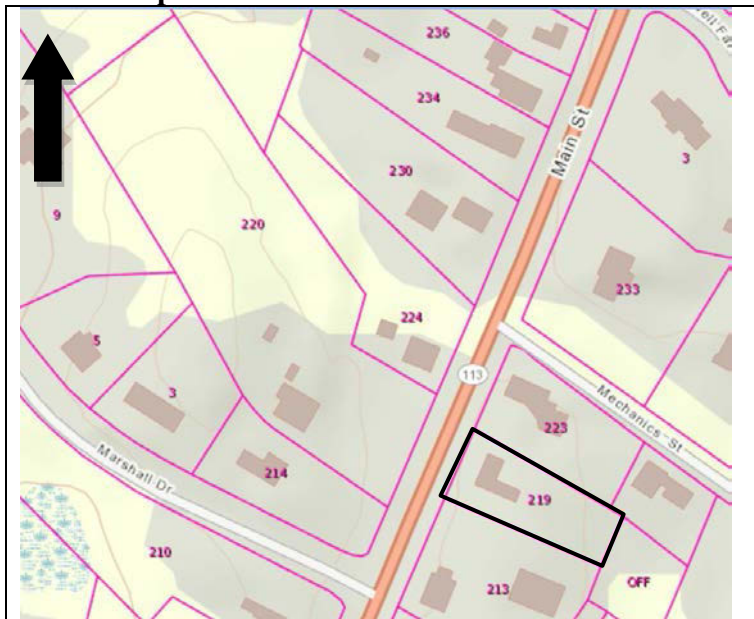
MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Photograph



View looking east.

Locus Map



Recorded by: Stacy Spies

Organization: West Newbury Historical Commission

Date: June 2018

Assessor's Number

USGS Quad

Area(s)

Form Number

19

R10-160

Newburyport

WNB.61

Town/City: West Newbury

Place:

Address: 219 Main Street

Historic Name: Charles and Lucy Moseley House

Uses: Present: Single Family Residence

Original: Single Family Residence

Date of Construction: ca. 1856

Source: Deed

Style/Form: Greek Revival

Architect/Builder: Not determined

Exterior Material:

Foundation: Stone, cut; Brick; Poured concrete

Wall/Trim: Wood Clapboards / Wood Trim

Roof: Asphalt Shingle

Outbuildings/Secondary Structures: None

Major Alterations (with dates): 2-story garage ell (2017);
Windows replaced (ca. 2005)

Condition: Good

Moved: no ☐ yes ☒ **Date:** Between 1884 and 1905

Acreage: 0.4 acres

Setting: Located along two-lane State Highway 113, the property is surrounded by wooded lots containing residences dating from the 18th-20th centuries.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

219 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WNB.61

☐ 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.

219 Main Street is set close to the street on a level lot. The house is oriented to toward the northwest and Main Street. The trapezoidal lot is laid in turf with trees at the rear of the lot. A brick walk leads from Main Street to the entrance. An asphalt-paved drive leads from Main Street past the southwest elevation and leads to the garage bays at the rear of the ell.

Measuring 39 feet wide and 19 feet deep, the main block is three bays wide and one bay deep. The house rises 2 ½ stories from a granite slab foundation to a side-gable roof with overhanging eaves and gable-end cornice returns. A pair of slender brick chimneys rise from the rear (southeast) roof slope. The building is sheathed with wood clapboards trimmed with cornerboards. The façade has a center entrance with a wide, flat surround, full-height sidelights, and a projecting cornice. Two brick steps with cast concrete treads and wrought-iron railings dating from the mid-20th century, lead to the entrance. Wood sash windows and vinyl clad windows (all late 20th C or early 21st C) with flat surrounds are located throughout the house. 9/6 wood sash, gothic-peak windows remain in the gable peaks on the side elevations. Windows on the façade are flanked by louvered wood shutters.

A 10-foot by 15-foot, two-story ell is attached to the south end of the rear elevation. The ell is three bays deep and rests on a brick foundation. A door is located in the east bay of the southwest elevation. A second, larger, lateral ell is attached to this intermediate ell. Constructed ca. 2017, this two-story ell rises from a poured concrete foundation to a gable roof with center cupola; it contains two garage bays.

219 Main Street is well-maintained and shares several features common to 19th century architecture in West Newbury. These features include a center entrance flanked by sidelights and featuring a projecting cornice.

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.

The Charles and Lucy Moseley House was likely constructed circa 1856 when Charles C. Moseley purchased a lot in this location from Horace L. Chase.¹ Charles C. Moseley (1822-1871) worked as a painter in the 1850s and later, as a shoemaker with a small shop.² A native of Strafford County, N.H., Charles C. Moseley married Lucy Ann Taylor (c. 1822-1895) in Nashville, N.H. in 1851.³ The couple moved to West Newbury before 1855, the first census to record their presence in the town. Moseley lived at 219 Main Street his wife and their daughters, Hattie and May, and son, Charles T. Moseley. After Charles' death, Lucy Moseley continued to live here and work as a dressmaker, according to the 1880 census. In 1898, Hattie Moseley Hoxie and May F. Moseley sold the house and property to Nathaniel Kimball (1820-) and his daughters, Cynthia and Ella. In 1940, Ella Kimball Brown sold the property.⁴

It appears that the parcels upon which 213 and 219 Main Street are located were jointly owned at one point, as deeds for each property make reference to sales regarding the other property. Further research is recommended. Additionally, further research will be required to shed light on questions about whether 213, 219 and 223 Main Street were moved to their current locations from elsewhere. For example, for 219 Main Street, no house is depicted on the 1884 map. This could mean that the house was

¹ Essex South Deed Book 537, p. 274.

² Poore, p. 244 and 1870 Census manufacturing schedule.

³ New Hampshire Marriage Records Index, 1637-1947.

⁴ Essex South Deed Book 3239, p. 358.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

219 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WNB.61

moved from elsewhere; however, the house, in its current approximate size and footprint does appear on the 1872 and 1905 maps.

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West Newbury Tax Assessor records.

FORM B – BUILDING

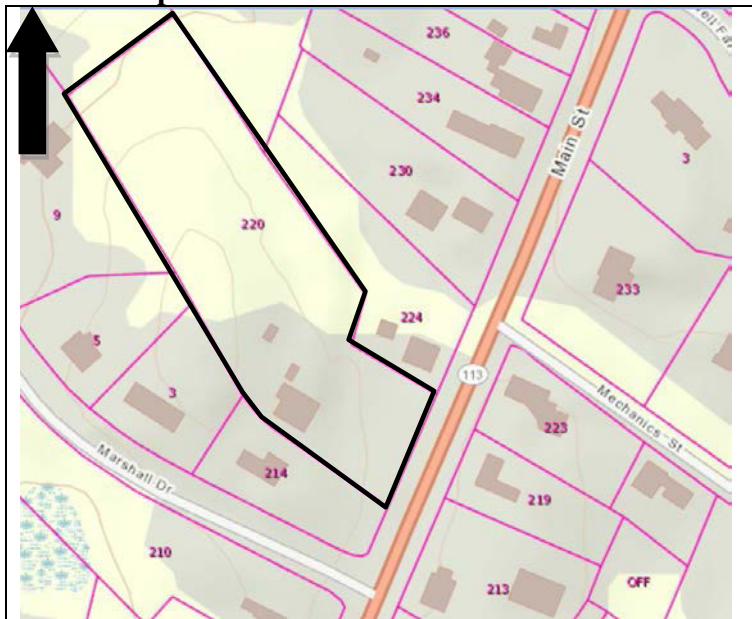
MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Photograph



View looking northwest.

Locus Map



Recorded by: Stacy Spies

Organization: West Newbury Historical Commission

Date: June 2018

Assessor's Number

USGS Quad

Area(s)

Form Number

22

R11-330

Newburyport

WNB.62

Town/City: West Newbury

Place:

Address: 220 Main Street

Historic Name: John and Elizabeth Noyes House / Tyler Tavern / Fremont Hotel

Uses: Present: Single Family Residence

Original: Single Family Residence

Date of Construction: ca. 1782 / ca. 1853

Source: marriage

Style/Form: Italianate

Architect/Builder: Not determined

Exterior Material:

Foundation: Stone, cut

Wall/Trim: Asbestos Shingles/ Wood Trim

Roof: Asphalt Shingle

Outbuildings/Secondary Structures: None

Major Alterations (with dates): Italianate features added (2nd Half 19th C); asbestos shingles (mid-20th C); Ell and barn removed (after 1973-before 1989)

Condition: Fair

Moved: no ☒ yes ☐ **Date:**

Acreage: 2.30 acres

Setting: Located along two-lane State Highway 113, the property is surrounded by residential development dating from the 18th century through the 20th century.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

220 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WNB.62

☐ 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.

220 Main Street is set back from the street on a level, irregularly-shaped lot. The house is oriented to the southeast toward Main Street. Maintained chiefly in lawn, the lot also has scattered trees to the rear of the house. Shrubbery is located along the façade. A paved driveway leads from Main Street toward the southwest elevation of the house. A semi-circular drive leads from Main Street and extends across the front lawn to the house.

Measuring 36 feet square, the five-by-four-bay building rises 2½ stories from a granite block foundation to a side-gabled roof with overhanging eaves and cornice returns. Paired jigsaw brackets articulate the cornice on all elevations. Three hip dormers are located on the southeast elevation. A pair of interior brick chimneys rise from ridge. The building is sheathed with asbestos shingles with wood trim. The entrance contains double-leaf wood doors sheltered by a hipped-roof porch supported by chamfered wood posts with jigsaw brackets and corbels. A five-sided bay window rests atop the porch roof and breaks through the eaves. Paired pilasters with small jigsaw brackets serve as mullions for the bay window. Fieldstone steps with poured concrete treads lead from the porch to the lawn.

Windows throughout the building, with the exception of the bay windows, are 6/6 wood sash with narrow muntins and flat architraves. Projecting hoods supported by small pairs of jigsaw brackets are located on all elevations visible from the street. The bay window contains 1/1 tall, slender sash windows. A pair of 6/6 wood sash windows is located in the northeast and southwest gable peaks. A bulkhead opening is located in the east end of the southwest elevation. Secondary entrances are located in the west end of the southwest elevation and centered on the northeast elevation; both feature projecting hoods supported by paired jigsaw brackets.

220 Main Street is an interesting example of a late 18th century dwelling modified in the third quarter of the 19th century to the fashionable Italianate style. The gable-end cornice returns, paired jigsaw brackets, bay windows, chamfered porch posts, and projecting hoods are all features of the Italianate style.

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.

The John and Elizabeth Noyes House was likely constructed circa 1782 around the time of their marriage. Yeoman John Noyes (1761-1812) married Elisabeth Pillsbury (1767-1828) in 1782. The couple had at least seven children; six daughters and one son. John Noyes died intestate and it appears that their son, Enoch Noyes, Jr., inherited the house after his father's death. Enoch Noyes, Jr. (1783-1860)¹ married Sarah (or Sally) Chase (1785-1866) in 1803. Enoch Noyes, Jr. worked as a farmer, according to census data.

Several of Enoch, Jr.'s sisters stayed nearby when they married. Enoch's sister, Theuda, lived with her husband, Abiel Lovejoy, at 214 Main Street (WNB.212); Enoch, Jr.'s sister, Maria, lived at 210 Main Street (WNB.59) with her husband, Increase S. Chase; and his sister, Elizabeth, lived at 9 Pleasant Street (WNB.158) with her husband, John Marshall.

In 1853, Enoch Noyes, Jr., sold the house, his "homestead estate," to Thomas L. Tyler (1814-1890) a comb maker from Deerfield, New Hampshire.² With the help of a mortgage from comb makers H.G.O. & T.M. Chase, Tyler opened a hotel here,³

¹ Findagrave.com Memorial #90192414.

² Essex South Deed Book 479, p. 109.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

220 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNB.62

which was commonly called Tom Tyler's Tavern. Tyler was responsible for raising the house to create a third story and added the Italianate details.⁴ At the time of the 1855 Massachusetts census, more than twenty people were living at the hotel. The hotel was renamed the Fremont Hotel in 1864 at the time John C. Fremont ran for president. In 1867, Thomas L. Tyler married Maria S. Chase, the daughter of Increase and Maria Chase of 210 Main Street.

Thomas Meady Chase, co-owner of H.G.O. & T.M. Chase comb factory, lived next door to the hotel at 224 Main Street (WNB.63). In 1871, Thomas Chase re-acquired the hotel and sold it to his son, Elwood N. Chase, for use as a residence. The dance hall was removed and other interior alterations undertaken. One account states that the hotel had become a nuisance and Chase purchased it in order to shut it down.

Elwood N. Chase (1846-1930)⁵ joined his father's comb manufacturing business in 1891.⁶ In addition to working at his father's factory as a machinist, Elwood N. Chase became an attorney and, after the comb factory closed in 1895, served as West Newbury town clerk for several decades. Elwood Chase also owned several rental properties at any given time throughout town. Elwood Chase married his first wife, Anna Chase (1847-1916), in 1869. In 1916, Elwood Chase married Inez Mertie Doane (1875-1956).⁷ After Elwood Chase's death, Inez Chase offered room and board at the house, which she named "Maple Villa."⁸ In 1955-56, 220 Main Street was the home of Walter and Ella Gould. Walter Gould worked as an electrical engineer at the Haverhill Electric Company.

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<https://archive.org/details/combmakinginamer00walt>

West Newbury Tax Assessor records.

³ Essex South Deed Book 479, p. 110.

⁴ MHC Form WNB.62, 1973.

⁵ Findagrave.com Memorial # 152270369.

⁶ Walton, *Comb Making in America*, 24.

⁷ Findagrave.com Memorial # 152270660.

⁸ City directory, 1940.

FORM B – BUILDING

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

Assessor's Number

USGS Quad

Area(s)

Form Number

25

R10-150

Newburyport

WNB.213

Town/City: West Newbury

Place:

Photograph



View looking southeast.

Address: 223 Main Street

Historic Name: Horace and Roena Chase House

Uses: Present: Single Family Residence

Original: Single Family Residence

Date of Construction: ca. 1853

Source: marriage records

Style/Form: Greek Revival/ Italianate

Architect/Builder: Not determined

Exterior Material:

Foundation: Stone, cut

Wall/Trim: Wood Clapboards / Wood Trim

Roof: Asphalt Shingle

Outbuildings/Secondary Structures: Carriage House (ca. 1853)

Major Alterations (*with dates*): Rear Ell (ca. 1980)

Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.5 acres

Setting: Located along two-lane State Highway 113, the property is surrounded by residential development dating from the 18th century through the 20th century.

Locus Map



Recorded by: Stacy Spies

Organization: West Newbury Historical Commission

Date: June 2018

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

223 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WNB.213

☐ 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.

223 Main Street is set close to the street on a level, trapezoidal lot at the southern corner of the intersection of Main Street and Mechanics Street. Maintained chiefly in turf, the lot has shrubbery planted at the foundation and mature trees near the house. A paved driveway leads from Mechanics Street to the rear of the house.

Measuring 22 feet wide and 30 feet deep, the main block is three bays wide and four bays deep. A lateral ell, which shares all of the architectural details of the main block and appears to have been constructed at the same time as the main block, extends from the east corner of the rear (northeast) elevation. The house and ell rise 2 1/2 stories from a cut stone foundation to a front-gabled roof with bracketed overhanging eaves and gable-end cornice returns. An interior brick chimney rises from the southwest roof slope. The house is clad with clapboards trimmed with wood cut to resemble stone quoins. The northeast elevation features a hipped-roof porch with bracketed eaves supported by latticed wood posts. The side-hall plan house has a recessed entry articulated with similar *faux* quoins and a bracketed projecting hood above a flat lintel. The carved wood door features a molded gothic arch adorned with curvilinear floral motif. Full-height sidelights flank the door. A single granite slab step leads from the entrance to the lawn. Windows throughout the main block and contemporary ell are 6/6 wood sash with delicate muntins and external, metal-frame storm windows. Windows have flat surrounds with projecting, bracketed hoods and corbeled bases; windows on the second floor of the side elevations do not have the corbelled bases.

A two-story frame carriage house (ca.1853) is attached to the rear of the house by way of a modern one-story trapezoidal-plan ell. (Note: in a 1905 highway map, the carriage house is located adjacent to the house. The carriage house was likely moved circa 1980 to its present location at the time the trapezoidal ell was constructed, in the second half of the 20th century.) The carriage house has a gabled roof with a garage bay at the first floor of the northeast (façade) elevation. The garage door features a bracketed lintel and projecting hood similar to that of the main entrance. A vertical board-and-batten loft door is located at the second floor of the façade. The carriage house is covered with wood shingles and vertical boards.

Well-maintained and well-preserved, 223 Main Street is a good example of architectural features fashionable during the third quarter of the 19th century. Noteworthy features are the *faux* quoins, bracketed hood, bracketed cornice, and carved wood door. Note: 335 Main Street (WNB.83) has the same door.

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.

The Horace and Roena Chase House was likely constructed circa 1853 at the time of their marriage. In 1852, Horace L. Chase purchased this lot from Moses Newell, who had recently laid out Mechanic Street and sold small house lots there for development at that time.¹ Horace Lummus Chase (1816-1869) married Roena R. Chase (ca. 1826-1907) in 1853. Horace Chase worked as a comb maker. At the time of the 1855 census, the couple lived here with their nephew, also named Horace Lummus Chase.

After Horace Chase died in 1869, Roena Chase remarried in 1872 to William Cooper, a shoemaker, and it appears that the couple lived here with her nephew Horace Chase, who also worked as a shoemaker. In 1892, Roena Chase Cooper sold the house and lot.²

¹ Essex South Deed Book 458, p. 196.

² Essex South Deed Book 1354, p. 270.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

223 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNB.213

In 1903, the house and lot were purchased by Patrick William Sullivan,³ who worked as a farmer and shoemaker. Sullivan's children, Jeremiah and Austin Sullivan, sold the property in 1949.

Note: Further research will be required to shed light on questions about the ownership of several properties on the southeast side of Main Street between Merrill and Mechanic Streets. For example, on the 1884 map, only a barn is depicted at 223 Main Street. This could mean that the house was moved from elsewhere; however, the building's stylistic details indicate a ca. 1853 construction date.

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West Newbury Tax Assessor records.

Supplementary Image

Northwest and southwest elevations.

³ Essex South Deed Book 1722, p. 437.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

223 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WNB.213



Detail, entrance.

FORM B – BUILDING

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

Assessor's Number

USGS Quad

Area(s)

Form Number

29

R11-340

Newburyport

WNB.63

Town/City: West Newbury

Place:

Photograph



Photo 1. View looking northwest.

Address: 224 Main Street

Historic Name: Thomas Meady Chase House

Uses: Present: Single Family Residence

Original: Single Family Residence

Date of Construction: ca. 1848

Source: Deed

Style/Form: Italianate

Architect/Builder: Not determined

Exterior Material:

Foundation: Stone, cut

Wall/Trim: Wood Clapboards / Wood Trim

Roof: Asphalt Shingle

Outbuildings/Secondary Structures: None

Major Alterations (with dates): Italianate bay window, brackets and detailing (ca. 1860s); lozenge-shaped muntins and porch (ca. 1915)

Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.4 acres

Setting: Located along two-lane State Highway 113, the property is surrounded by residential development dating from the 18th century through the 20th century.

Locus Map



Recorded by: Stacy Spies

Organization: West Newbury Historical Commission

Date: June 2018

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

224 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNB.63

☒ 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.*

224 Main Street is set close to the street on an irregularly-shaped lot facing the intersection of Main Street and Mechanics Street. Maintained chiefly in turf, the lot has foundation plantings and mature trees. An earthen driveway leads from Main Street to the northeast elevation.

Measuring 25 feet wide and 32 feet deep, the main block is three bays wide and three bays deep. (Photo 1.) A lateral two-story ell, which appears to have been constructed at the same time as the main block, extends from the rear (northwest) elevation. A one-story gable-roof lateral ell that rests on a brick foundation extends from the rear elevation of the two-story ell. The house rises 2 ½ stories from a cut stone foundation to a front-gabled roof with overhanging eaves and gable-end cornice returns. The cornices feature paired compound brackets and a dentil molding. An interior brick chimney rises from the ridge. The house is clad with clapboards; rope-shaped carved wood molding trims the corners. (Photo 2.) The side-hall plan recessed entrance contains double-leaf paneled wood doors with large lights in the top halves of the doors. The entrance is sheltered by a large projecting hood supported by large compound brackets with pendant details. (Photo 3.) The entry features a tongue-and-groove floor and recessed wall panels. Two cut granite slab steps lead from the entrance to the lawn.

6/6 wood sash windows are located throughout the house. Architraves feature channeled surrounds with corner blocks. Entablatures feature a dentil course and small compound brackets that support the projecting hoods. Bay windows are located at the south bay of the southeast elevation and the west bay of the southwest elevation. Each bay window contains a large center wood sash window consisting of lozenge-shaped lights in the top sash and a single light in the lower sash. The bay windows' side windows are slender 4/4 wood sash. The bay windows feature a cornice articulated with compound jigsaw brackets with pendants and dentil molding, channeled architraves, and carved wood rope detail used as mullions and as moldings in the wood panels beneath the sash. The northeast elevation contains a similar large, tripartite window; however, this window is flush with the wall and is not a bay window. Louvered wood shutters flank the façade windows. The two-story ell shares the cornice details of the main block; however, window surrounds do not feature the projecting hoods or brackets. The one-story ell has simple architraves with none of the details of the main block and ell.

The building appears to have been originally constructed as a front-gabled Greek Revival style dwelling with a side-hall plan. The Italianate bay window, brackets and hoods were likely added during the 1860s when the style was popularized. The lozenge-shaped muntins and porch are early 20th-century additions to the house. This Craftsman-style porch at the northeast corner of the house features fieldstone column bases that support half-height wood Doric columns. The porch is enclosed with a solid, clapboarded balustrade. Fieldstone steps lead to the northeast porch elevation.

Well-maintained and well-preserved, 224 Main Street is an excellent example of architectural features fashionable during the mid-19th century. Noteworthy details are the compound brackets and pendants, rope molding, bracketed hoods, bay windows, and double-leaf front door. 274 Main Street (WNB.68) is similar in form and fenestration pattern and features more modest use of the details used for 224 Main Street. For example, 274 Main Street uses round edge molding as cornerboards; however, the molding does not take the form of rope.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

224 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNB.63

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.

The Thomas Meady Chase house was likely constructed circa 1848 around the time Chase purchased the property.¹ At the time of construction, Thomas Moody Chase (1820-1895) and his brother, Harrison Gray Otis Chase (1812-1896) were owners and operators of the large comb factory they had established on present-day Harrison Avenue in 1842. "At first, they manufactured only tortoise-shell combs, but later did an extensive business in raw and clarified horn. They made fancy combs of every variety, hairpins, bonnet pins and puff-combs."²

Comb manufacturing in the United States began in West Newbury in the mid-18th century, "and matured there and in Newburyport in the days when cattle horn, rather than synthetic compounds, was the comb makers' raw material of choice. The growing use of synthetics coincided with the twentieth-century ascendancy of the comb factories of Leominster and Fitchburg over those of Newburyport; nevertheless, combmaking was a prominent aspect of life at the mouth of the Merrimack River for over 150 years."³ Combmaking in the colonies emerged as a distinct trade by the early 1750s⁴ and was expanded by West Newbury combmaker Enoch Noyes beginning in 1759. Noyes' success prompted other residents to take up comb manufacturing. By 1835, more than 30 comb manufactories were located in West Newbury.⁵

As technology advanced and the scale of the operations increased, foot-powered, horse-powered, and later, steam-powered machinery came into use. Among West Newbury's strongest contributions to the combmaking industry were the innovations in comb-manufacturing machinery. By the 1840s, two firms dominated West Newbury comb manufacturing: S.C. Noyes & Co. and H.G.O. & T.M. Chase. In 1845, comb production in West Newbury exceeded \$70,000.⁶ After the peak years of the 1830s and 1840s in West Newbury, some manufacturers set off to create larger concerns in Newburyport; Smaller shops were no longer able to compete and fell away. During the 1850s, it was reported that some comb shops were idle for parts of the year; these smaller operators often returned to shoemaking.⁷ By 1878, only S.C. Noyes & Co. and H.G.O. & T.M. Chase were still in business. However, these two, "with eighty hands and their new machines, produce[d] more goods in two months than could all the small shops...in the whole year." In 1870, their invested capital was \$175,000 and their annual production was \$110,000 per year.⁸ In spite of these successes, larger operations in the new comb manufacturing centers of Leominster and Fitchburg were to be the next chapter in Massachusetts comb manufacturing. The H.G.O. & T.M. Chase factory closed in 1895, after the death of Thomas Meady Chase in that year.⁹ H.G.O. Chase died the following year. S.C. Noyes & Co. closed in 1904.¹⁰

Thomas Meady Chase married Mary Tasker (1826-1912) in 1844. The couple had three children; their son, Elwood N. Chase, joined the business in 1891.¹¹ Thomas and Mary Chase lived at 224 Main Street for the remainder of their lives. Their son, Elwood N. Chase, sold the property in 1919.¹²

In the 1973 historic inventory, surveyor Esther Osman stated that a packing house for the combs was located at one time behind the house. It seems unlikely that packing would be undertaken behind the factory owner's house when the factory itself was located approximately a quarter mile west of this location. Further research is warranted.

¹ Essex Deed Book 394, p. 144.

² Walton, *Comb Making in America*, 24-26.

³ William G. Scheller, "The Comb Industry in Newburyport and West Newbury," in *1635-1985: Newbury, Newburyport, West Newbury: 350th Anniversary Essays*, 202.

⁴ Ibid.

⁵ Ibid., 204 and Walton, 22.

⁶ Walton, 29.

⁷ Poore, *Historical and Genealogical...*, 246.

⁸ Tracy, *History of Essex County*, 422.

⁹ Walton, 27.

¹⁰ Ibid., 47.

¹¹ Ibid., 24.

¹² Essex Deed Book 2431, p. 456.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

224 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNB.63

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West Newbury Tax Assessor records.

Supplementary Image

Photo 2. Bay window on façade. Note rope trim applied to cornerboards, used as mullions, and enclosing the panels on the bay window. Also note compound brackets with pendants and projecting hoods.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

224 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WNB.63



Photo 3. Entrance detail.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

224 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WNB.63

National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☒ Individually eligible ☐ Eligible **only** in a historic district
- ☐ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ A ☐ B ☒ C ☐ DCriteria Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ GStatement of Significance by Stacy Spies*The criteria that are checked in the above sections must be justified here.*

The Thomas Meady Chase House is individually eligible for listing on the National Register under Criterion A at the local level for its association with the comb manufacturing industry in West Newbury and under Criterion C as a well-preserved example of the Italianate style. The house exhibits a myriad of fine Italianate features. The building retains integrity of location, design, feeling, materials, setting, association, and workmanship. The period of significance begins in 1848 and continues to 50 years prior to the present day.

Combmaking in the colonies emerged as a distinct trade by the early 1750 and West Newbury was at the forefront of this trade from these early years. Enoch Noyes of West Newbury began making combs beginning in 1759 and expanded his business through the development of innovative tools and machinery. Noyes' success prompted other local residents to take up comb manufacturing. By 1835, more than 30 comb manufacturers were located in West Newbury. By the 1840s, the field was dominated by S.C. Noyes & Co. and H.G.O. & T.M. Chase. The H.G.O. & T.M. Chase comb factory was founded in 1842 or 1843 by brothers Harrison Gray Otis Chase and Thomas Meady Chase. After the peak years of the 1830s and 1840s in West Newbury, smaller shops were no longer able to compete and fell away. By 1878, only S.C. Noyes & Co. and H.G.O. & T.M. Chase were still in business. In 1870, their invested capital was \$175,000 and their annual production was \$110,000 per year.¹³ The H.G.O. & T.M. Chase factory closed in 1895,¹⁴ followed by S.C. Noyes & Co. nine years later.

¹³ Tracy, *History of Essex County*, 422.¹⁴ Walton, 27.

FORM B – BUILDING

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

Assessor's Number USGS Quad Area(s) Form Number 35

U1-30	Haverhill		WNB.214
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Town/City: West Newbury

Place:

Photograph



Facade (southeast) and side (northeast) elevations. View looking northwest.

Address: 236 Main Street

Historic Name: Moses and Susan Stiles House

Uses: Present: Single Family Residence

Original: Single Family Residence

Date of Construction: ca. 1848

Source: Deed

Style/Form: Greek Revival

Architect/Builder: Not determined

Exterior Material:

Foundation: Stone, uncut

Wall/Trim: Wood clapboard/ Wood trim

Roof: Asphalt Shingle

Outbuildings/Secondary Structures: Attached carriage house

Major Alterations (with dates): Vinyl-clad replacement windows (Early 21st C); ell connector to carriage house (20th C); shed dormer (20th C)

Condition: Good

Moved: no ☒ yes ☐ Date:

Acreage: 0.45 acres

Setting: Located along two-lane State Highway 113, the property is surrounded by residential development dating from the 18th century through the 20th century.

Locus Map



Recorded by: Stacy Spies

Organization: West Newbury Historical Commission

Date: June 2018

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

236 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNB.214

☐ 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.*

236 Main Street is set close to the street on a level lot facing southeast. The narrow and deep rectangular lot is laid in turf with trees scattered throughout the lot. The main block of the house is located at the south corner of the lot; several small, one-story ells arranged in an L plan connect the house to a carriage house located northeast of the house. A paved driveway leads from Main Street past the northeast elevation of the house to the attached carriage house. A low stone wall retaining wall extends along the sidewalk and along the south edge of the driveway.

Measuring 25 feet wide and 32 feet deep, the 1½-story Greek Revival main block rests on a fieldstone foundation. The house is two-over-three bays with a side-hall plan. The front-gabled roof has overhanging eaves with gable-end cornice returns. A center brick chimney rises from the ridge. A shed dormer is located at the northeast roof slope. The house is clad with wood clapboards with channeled corner pilasters. The recessed entrance features a high entablature with channeled pilasters and a projecting cornice. The wood door contains two molded vertical panels and is flanked by full-height sidelights. Two stone slab steps lead from the entrance. Windows have wide molded surrounds and square corner blocks. (Similar surrounds are found at 170 Main Street, WNB.51 and 196 Main Street, WNB.209.) Windows are vinyl-clad replacements. A front-gabled projecting vestibule located on the northeast elevation contains a 12-light wood door.

A one-story shed-roof ell extends from the north corner of the main block to connect the house to the carriage house. The front-gabled carriage house is clad with clapboards on the façade and wood shingles on the side elevation. A former vehicular bay on the southeast elevation and a loft bay have been enclosed and covered with vertical boards. Windows are 20th century 6/6 and 1/1 replacements.

236 Main Street is a good example of vernacular Greek Revival architecture in West Newbury. The front-gable form, corner pilasters, recessed entrance, and molded window surrounds with corner blocks are noteworthy features. The arrangement of the extended ells and connected carriage house are a well-preserved example of the connected farm buildings common to New England.

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.*

In 1848, Moses Stiles purchased this ½ acre of land from Moses Newell, who lived across the street.¹ Moses Stiles (1815-1873)² lived here with his wife, Susan Jones Stiles (1815-1901), whom he had married in 1839. Stiles worked as a self-employed comb maker with a small shop, as indicated in the 1851 tax assessor records. Stiles used horse power to fabricate the horn combs and had just three employees. In 1850, Stiles produced 450 grosses of horn combs.³

In 1864, Moses Stiles sold the house and property to Jarvis Gambrell.⁴ At that time, there were two men by that name in West Newbury: Jarvis Gambrell, Senior worked as a comb maker; Jarvis Gambrell, Junior worked as a shoemaker.⁵ In 1880,

¹ Essex South Deed Book 339, p. 84.² Findagrave.com Memorial #152785185.³ United States Census, manufacturing schedule, 1850.⁴ Essex Deed Book 663, p. 11.⁵ United States Census, 1860.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

236 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNB.214

Gambrell sold the property to John A. Carleton, a shoemaker.⁶ John Carleton (1832-1903)⁷ lived here with his wife, Mary (1833-1907). In 1905, widow Mary Carleton sold the house to George M. Bailey of Lynn.⁸ The name George M. Bailey does not appear in city directories or census data in the first quarter of the 20th century, which may indicate that this was used as a rental property.

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West Newbury Tax Assessor records.

SUPPLEMENTARY IMAGE

Photo 2. Southeast elevation.

⁶ Essex Deed Book 1034, p. 132.

⁷ Findagrave.com Memorial # 140365718.

⁸ Essex Deed Book 1722, p. 44.

FORM B – BUILDING

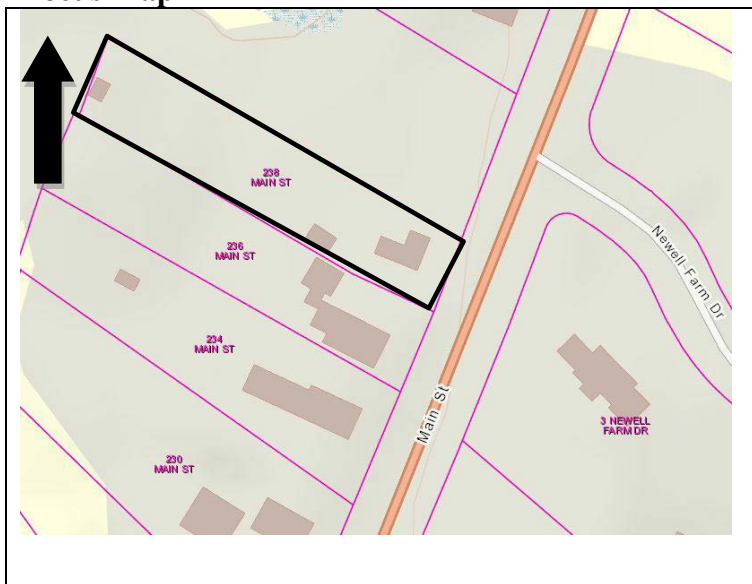
MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Photograph



Side (southwest) and façade (southeast) elevations.
Garage visible at left. View looking northwest.

Locus Map



Recorded by: Stacy Spies

Organization: West Newbury Historical Commission

Date: June 2018

Assessor's Number

USGS Quad

Area(s)

Form Number

38

U1-40

Newburyport

WNB.215
WNB.216

Town/City: West Newbury

Place:

Address: 238 Main Street

Historic Name: William F. and Jane Loring House

Uses: Present: Single Family Residence

Original: Residence

Date of Construction: ca. 1853

Source: Deed

Style/Form: No style

Architect/Builder: Not determined

Exterior Material:

Foundation: Stone, uncut; Concrete Cinderblock

Wall/Trim: Wood Clapboards / Wood Trim

Roof: Asphalt Shingle

Outbuildings/Secondary Structures: Chicken coop;
Garage (ca. 1915)

Major Alterations (with dates): Stone foundation repaired
with rusticated concrete block (ca. 1915); New clapboard (L
20th C); Vinyl-clad replacement windows (L 20th C);
Sunroom (L 20th C)

Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.5 acres

Setting: Located along two-lane State Highway 113, the
property is surrounded by residential development dating
from the 18th century through the 20th century.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

238 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WNB.215
	WNB.216

☐ 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.

238 Main Street is set close to the street on a level lot. The house is oriented toward the southeast and Main Street. The narrow and deep rectangular lot is laid in turf with trees at the rear of the lot. An asphalt-paved drive leads from Main Street past the southwest elevation and leads to the detached garage located west of the house at the south property line.

Measuring 27 feet wide and 16 feet deep, the main block is three bays wide and one bay deep with a side-hall entrance. The house rises 2 ½ stories from a vein stone and rusticated concrete block foundation to a side-gable roof with close eaves. The building is sheathed with wood clapboards trimmed with cornerboards. The entrance has with a wide, flat surround, a high entablature, full-height sidelights, and a projecting cornice. Vinyl replacement windows with flat surrounds are located throughout the house, with the exception of a 6/6 wood sash window in the gable peak. A 16 foot by 20 foot, two-story, two-bay ell is attached to the south end of the rear elevation. A hipped-roof projecting vestibule located on the southwest elevation of the ell rests on a vein stone foundation. A glass-walled sunroom is located at the west corner of the house.

A frame garage (WNB.216) (ca. 1915) is located west of the house. The front-gabled building has overhanging eaves and is clad with novelty siding. The single vehicular bay features side-hung wood doors. The doors have 8-light fixed windows in the upper half and four vertical panels in the lower half. The building rests on a poured concrete foundation.

A frame shed or chicken coop is located at the rear of the lot. The building has a door in the southeast elevation and jalousie windows on the front (northeast) elevation.

238 Main Street is well-maintained example of vernacular residential architecture in 19th century West Newbury. The garage is noteworthy as its appears to be unaltered from its original appearance.

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.

In 1853, William F. Loring purchased a ½-acre lot from Moses Newell, who lived across the street.¹ Wm. F. Loring (1808-1896)² lived here with his wife, Jane Jameson Loring (1815-1896),³ whom he had married in 1834. William F. Loring worked in a comb shop for the duration of his career. The couple had at least four children who lived with them as young adults in the 1870s and 1880s, according to census records. In 1908, the property was sold to Elizabeth M. and William Newell,⁴ who had lived elsewhere on Main Street up until this time. William Newell (1839-) and Elizabeth (1850-) lived at 238 Main Street with William's brother-in-law Daniel Thurston and his wife, Delia Thurston.⁵ William Newell and Daniel Thurston worked as farmers and farm laborers. In 1937, the estate of Elizabeth M. Newel sold the property.⁶

¹ Essex Deed Book 485, p. 150.

² Findagrave.com Memorial #152480982.

³ Findagrave.com Memorial # 152478806.

⁴ Essex Deed Book 1946, p. 142.

⁵ United States Census. 1910.

⁶ Essex Deed Book 3110, p. 16.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

238 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WNB.215
	WNB.216

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West Newbury Tax Assessor records.

Supplementary Images

Photo 2. Façade.



Photo 3. Garage.

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

41

Inventory No:	WNB.65
Historic Name:	Newell Farm
Common Name:	
Address:	243 Main St
City/Town:	West Newbury
Village/Neighborhood:	
Local No:	
Year Constructed:	1846
Architect(s):	Newell, Col. Moses
Architectural Style(s):	Greek Revival
Use(s):	Agricultural; Single Family Dwelling House
Significance:	Agriculture; Architecture; Politics Government
Area(s):	
Designation(s):	Nat'l Register Individual Property (07/21/1978)
Building Materials(s):	Roof: Asphalt Shingle Wall: Brick; Granite; Sandstone; Wood; Stone, Cut 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: Friday, November 20, 2020 at 4:44: PM

ADDITIONAL CORRECTIONS TO REPLACE
SUBMITTED 25 JANUARY 1973. CODE #65
(Attach photo here)

FORM B - BUILDING SURVEY PAGE 1

FORM B - BUILDING SURVEY

NR-7218 (30) (65)



WEST NEWBURY
243
Address 243 MAIN STREET
NEWELL FARM
original & present RESIDENCE
Mrs. Judith P. Smith
present owner Mrs. Newell P. Price
open to public No
date 1846 Style Greek Revival
source of date Tax records - Town Hall
architect Unknown

OR part of Area #

3. CONDITION Excellent Good Fair Deteriorated Moved Altered Added

4. DESCRIPTION

FOUNDATION/BASEMENT: High Regular Low Material Granite footing - dry stone walls
WALL COVER: Wood Brick Stone Other 3 courses thick
ROOF: Ridge Gambrel Flat Hip Mansard
Tower Cupola Dormer windows Balustrade Grillwork
CHIMNEYS: 1 2 3 4 5 Center 4 End 1 Interior Irregular Cluster Elaborate
STORIES: 1 2 3 4 ATTACHMENTS: Wings Ell Shed 2 ells. - 2 stories each
PORCHES: 1 2 3 4 X PORTICO X Balcony X
FACADE: Gable end: Front/side Ornament Lintels & sills: Windows - sandstone doors - granite
Entrance: Side Front: Center/Side Details: 1 main front - 2 side; 1 main back; 2 kitchen, 1 cellar
Windows: Spacing: Regular/Irregular Identical/Varied Smaller in ells and attic
Corners: Plain Pilasters Quoins Cornerboards Fretwork in cornices and under eaves

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

6. Footage of structure from street: 200'
Property has 800' feet frontage on street



Recorder Gilbert M. Smith

Photo # Date 25 January 1973

SEE REVERSE SIDE 8 SEPT. 1976

1. Outbuildings UNATTACHED GARAGE AND BARN 100-125' ACROSS BARN YARD
2. Landscape Features: Agriculture Open Wooded Garden: Formal/Informal
 Predominant features TREES: SPRUCE, OAK, ELM, MAPLE, BLACK WALNUT, WHITE ASH,
 Landscape architect CHERRY HILL NURSERIES -
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)

HONORABLE (COL.) MOSES NEWELL (1793-1858) SELECTMAN 17 TERMS;
MODERATOR 12 TERMS; DEPUTY TO GENERAL COURT 1826 AND 1841.

CAPT. RICHARD NEWELL (1839-1918) SELECTMAN 12 TERMS; DEPUTY TO
GENERAL COURT 1881, 1892, 1895, 1902. PRESIDENT OF NEWBURYPORT
MARINE SOCIETY.

CAPT. JOSEPH NEWELL (1873-1939) LT. COMMANDER U. S.
NAVAL RESERVE 1914-1918, SELECTMAN

* JOSEPH NEWELL (1752-1824) SERGEANT MINUTEMEN 1775; MEMBER
OF COMMITTEE TO BUILD ROCKS BRIDGE ACROSS MERRIMAC 1795;
SELECTMAN TOWN OF NEWBURY; LEADING BUSINESS MAN OF
ESSEX COUNTY; DEPUTY TO GENERAL COURT 1801, 1802.

- The marble caps, & sills on the windows, folding shutters, marble mantels & woodwork were taken from a house on Beacon Hill in Boston that was being demolished.

BIBLIOGRAPHY AND/OR REFERENCE

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COL. MOSES NEWELL; HISTORY OF ESSEX COUNTY - WEST NEWBURY - COLBY

CAPT. RICHARD NEWELL; HISTORY OF MARINE SOCIETY OF
NEWBURYPORT 1906

SOUVENIR OF MASSACHUSETTS' LEGISLATORS;
1892 AND 1903 (A.M. BRIDGMAN)

BOSTON TRANSCRIPT 30 SEPT. 1916.

BUILDING: MY RECOLLECTIONS: THE NEWELL HOUSE: L.W. SMITH
HAVERHILL GAZETTE (EVENING) 19 MAY 1933

RESTRICTIONS

Original Owner: MOSES NEWELL; BORN ROXBURY 1716

Deed Information: Book Number 781 Page 193, ESSEX SS. Registry of Deeds

SALEM

FORM B – BUILDING

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

Assessor's Number

USGS Quad

Area(s)

Form Number

44

U1-60

Newburyport

WNB.66
WNB.217

Town/City: West Newbury

Place:

Address: 248 Main Street

Historic Name: Charles & Betsey Emery House & Factory

Uses: Present: Single Family Residence

Original: Single Family Residence

Date of Construction: ca. 1838

Source: Mortgage; marriage date

Style/Form: Greek Revival

Architect/Builder: Not determined

Exterior Material:

Foundation: Stone, cut

Wall/Trim: Wood Flushboards / Wood Clapboards /
Wood Trim

Roof: Asphalt Shingle

Outbuildings/Secondary Structures: 2-story factory building

Major Alterations (with dates): None

Condition: Excellent

Moved: no ☒ yes ☐ **Date:**

Acreage: 1.0 acres

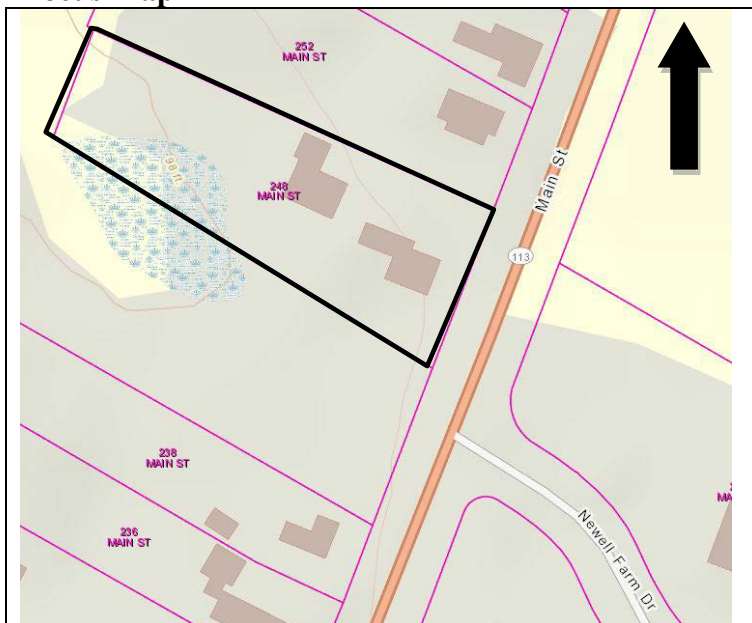
Setting: Located along two-lane State Highway 113, the property is surrounded by residential development dating from the 18th century through the 20th century.

Photograph



View looking west. Factory building at right.

Locus Map



Recorded by: Stacy Spies

Organization: West Newbury Historical Commission

Date: June 2018

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

248 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WNB.66
	WNB.217

☒ Recommended for listing in the National Register of Historic Places.

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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.

248 Main Street is set close to the street on a trapezoidal lot that slopes downward to the west. The house is oriented to the southeast toward Main Street. Maintained chiefly in turf, the lot has ornamental trees by the house and large mature trees at edges of the lot. An asphalt-paved driveway leads from Main Street past the northeast elevation to a large frame outbuilding located near the northwest corner of the house. A brick walk leads from the house to the sidewalk.

Measuring 25 feet wide and 30 feet deep, the main block rises 2 ½ stories from an ashlar foundation to a pedimented front-gable roof. The roof has shallow eaves with a wide band of trim forming the pediment. Two square brick chimneys rise from the northeast roof slope. The façade is clad with wood flushboards trimmed with large, full-height pilasters; the remainder of the house is clad with wood clapboards and cornerboards. A continuous high entablature wraps around the three elevations of the main block. The three-bay façade has a side-hall plan with a recessed entrance in the north bay. The architrave features channeled pilasters below a compound entablature and projecting cornice. The entrance features a full transom and full-height sidelights with "tartan" lights. Two ashlar steps lead from the entrance to the brick walk.

Windows throughout the house are 6/6 wood sash with louvered wood shutters. The molded surrounds have faceted corner blocks. A small, rectangular, 6-light fixed window is centered the façade gable peak. The offset two-story ell is attached to the northwest corner of the main block and appears to have been constructed at the same time as the main block. The ell measures 15 feet wide and 38 feet deep and has a gable roof with close eaves. An interior brick chimney rises from the northeast roof slope. The ell features more modest versions of trim used on the main block. A shed-roof entry vestibule is centered on the northeast elevation.

A detached frame factory outbuilding (WNB.217) (ca. 1846) is located at the end of the driveway near the northwest corner of the house. The two-story frame building has a front-gabled, asphalt-shingle roof. The building rests on a banked brick foundation and is covered with wood clapboards and cornerboards. The façade (southeast elevation) first floor contains a door with a molded surround with corner blocks, a 6/6 wood sash window, and an open vehicular bay in the north end. A miter-board loft door is centered over the open bay. The side (southwest) elevation contains two vertical board doors and three windows. The northeast elevation contains five bays of windows. A one-story side-gabled ell is attached to the northeast elevation of the building. The southeast elevation of the ell contains a miter-board door below a vertical-board side-hung loft door above. Windows throughout the building are 6/6 wood sash and 6-light fixed windows with wood frames.

Well-maintained and very well-preserved, 248 Main Street is an excellent example of Greek Revival architecture in West Newbury. The pedimented gable front, corner pilasters, the recessed entrance, and the window's molded architrave and corner blocks are all fine examples of Greek Revival design.

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.

The elegant Greek Revival house at 248 Main Street was likely constructed shortly after Charles H. Emery (1814-1899) married Betsey Colcord in 1838. Combmaker Charles H. Emery purchased the property from Moses Newell, who lived on a large parcel of land across the street (WNB.65), and was living in the house by 1846, as indicated in a mortgage document.¹ The large

¹ Essex Deed Book 364, page 190.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

248 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WNB.66
	WNB.217

building at the rear of the house served as the comb factory (WNB.217), depicted on the 1856 and 1872 maps of West Newbury. The operation went into bankruptcy and the property foreclosed on in 1865.² However, it appears that Emery moved his operation to another location: according to the 1870 census, Emery's tortoise-shell comb factory produced 2,100 dozen combs valued at \$1,900. The operation involved five cutting machines, two stamping machines, and one oiling machine.³

Combmaking in the colonies emerged as a distinct trade by the early 1750s⁴ and was expanded by West Newbury combmaker Enoch Noyes. Noyes' success prompted other residents to take up comb manufacturing. By 1835, more than 30 comb manufactories were located in West Newbury, including that of Charles H. Emery.⁵ As technology advanced and the scale of the operations increased, foot-powered, horse-powered, and later, steam-powered machinery came into use. Among West Newbury's strongest contributions to the combmaking industry were the innovations in comb-manufacturing machinery. After the peak years of the 1830s and 1840s in West Newbury, some manufacturers set off to create larger concerns in Newburyport; smaller shops were no longer able to compete and fell away. During the 1850s, it was reported that some comb shops were idle for parts of the year.⁶ By 1878, only two comb factories were still in business, H.G.O. & T.C. Chase and S.C. Noyes & Co. Larger operations in the new comb manufacturing centers of Leominster and Fitchburg were to be the next chapter in Massachusetts comb manufacturing. The last two factories in West Newbury closed in 1895 and 1904.⁷

In the 1880s through at least 1905, the Noyes family owned 248 Main Street. "J. Noyes," reported in some accounts as Joseph Noyes, is noted as the owner of the property in 1884. Mary B. Noyes is noted as the owner in 1906. In the mid-20th century, John J. McGrath lived at 248 Main Street with his wife, Sylvia, and their family. From 1933 to 1968, McGrath operated Sunrise Dairy from this address.⁸ While this property on Main Street is not large enough to be farmed, the McGrath family owned a farm on Whetstone Lane, which was the likely location of the dairy herd.

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² Essex Deed Book 667, page 41; Essex Deed Book 684, page 171.

³ United States Census, Manufacturing Schedule. 1870.

⁴ Scheller, "The Comb Industry in Newburyport and West Newbury," 202.

⁵ Scheller, 204 and Walton, *Comb Making in America*, 22.

⁶ Poore, 246.

⁷ Walton, *Comb Making in America*, 47.

⁸ Follansbee and Wild, *Images*, 27.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

248 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WNB.66
WNB.217

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<https://archive.org/details/combmakinginamer00walt>

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West Newbury Tax Assessor records.

Supplementary Image

Façade.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

248 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WNB.66 WNB.217
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National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☒ Individually eligible ☐ Eligible **only** in a historic district
☐ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ A ☐ B ☒ C ☐ DCriteria Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ GStatement of Significance by Stacy Spies*The criteria that are checked in the above sections must be justified here.*

The Charles H. Emery House and Factory is individually eligible for listing on the National Register under Criterion A at the local level for its association with the comb manufacturing industry in West Newbury. The building retains integrity of location, design, feeling, materials, setting, association, and workmanship. The period of significance begins in 1846 and continues to 50 years prior to the present day.

Comb manufacturing in the United States began in West Newbury in the mid-18th century, "and matured there and in Newburyport in the days when cattle horn, rather than synthetic compounds, was the comb makers' raw material of choice. The growing use of synthetics coincided with the twentieth-century ascendancy of the comb factories of Leominster and Fitchburg over those of Newburyport; nevertheless, combmaking was a prominent aspect of life at the mouth of the Merrimack River for over 150 years."⁹ Combmaking in the colonies emerged as a distinct trade by the early 1750s¹⁰ and was expanded by West Newbury combmaker Enoch Noyes. Enoch Noyes is reported to have begun making homemade horn combs and buttons in 1759.¹¹ Noyes' workshop steadily produced a small number of combs until 1778, when it is stated that Enoch Noyes met William Clelland (or Clellan), a Hessian deserter who had been a comb maker in Germany. Noyes and Clelland went into business together.

This small-scale and low-technology method of combmaking could be supported by a rural community such as West Newbury. Noyes' success prompted other residents to take up comb manufacturing. By 1835, more than 30 comb manufactories were located in West Newbury, including Charles H. Emery. As technology advanced and the scale of the operations increased, foot-powered, horse-powered, and later, steam-powered machinery came into use. After the peak years of the 1830s and 1840s in West Newbury, some manufacturers set off to create larger concerns in Newburyport; Smaller shops were no longer able to compete and fell away. During the 1850s, it was reported that some comb shops were idle for parts of the year; these smaller operators often returned to shoemaking.¹² By 1878, only two firms, S.C. Noyes & Co. and H.G.O. & T.M. Chase were still in business. Larger operations in the new comb manufacturing centers of Leominster and Fitchburg were to be the next chapter in Massachusetts comb manufacturing. The H.G.O. & T.M. Chase factory closed in 1895 and S.C. Noyes & Co. closed in 1904.¹³

⁹ Scheller, 202.¹⁰ Scheller, 202.¹¹ Coffin, *A Sketch of the History of Newbury, Newburyport, and West Newbury*, p. 225.¹² Poore, 246.¹³ Walton, *Comb Making in America*, 47.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

248 MAIN ST

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220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

	WNB.66
	WNB.217

The Charles H. Emery House and Factory is also individually eligible for listing on the National Register under Criterion C at the local level as a well-preserved example of Greek Revival residential design that exhibits fine architectural details.

FORM B – BUILDING

Assessor's Number

USGS Quad

Area(s)

Form Number

50

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

U1-80

Newburyport

WNB.218

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

Photograph



View looking west.

Address: 254 Main Street**Historic Name:** Catherine and Daniel B. Hazen House**Uses:** Present: Single Family Residence

Original: Single Family Residence

Date of Construction: second half 18th Century**Source:** Visual**Style/Form:** Colonial**Architect/Builder:** Not determined**Exterior Material:**

Foundation: Stone, uncut

Wall/Trim: Wood clapboards / Wood trim

Roof: Asphalt Shingle

Outbuildings/Secondary Structures: Prefabricated shed in yard (L 20th C)**Major Alterations** (*with dates*): Ell addition.**Condition:** Excellent**Moved:** no ☐ yes ☒ **Date:** Between 1884 and 1905**Acreage:** 1.0 acres**Setting:** Located along two-lane State Highway 113, the property is surrounded by residential development dating from the 18th century through the 20th century.

Locus Map

**Recorded by:** Stacy Spies**Organization:** West Newbury Historical Commission**Date:** June 2018

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

254 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNB.218

☐ 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.

254 Main Street is set very close to the street on a level lot. The house is oriented toward the southeast and Main Street on a narrow trapezoidal lot. The lot is laid in turf with trees near the house and at the rear property line. A gravel driveway leads from Main Street past the northeast elevation. A square-section picket fence with paneled posts is located along the southeast elevation at the sidewalk.

Measuring 36 feet long and 18 feet deep, the five-bay main block rises 2 ½ stories from a rough fieldstone foundation to a side gable roof with close eaves. The northeast (right side) elevation contains a single bay of windows. The southwest (left side) elevation contains two bays of windows. A large brick chimney rises from the center of the ridge. The second-floor windows are placed snug up against the plate with a narrow molded cornice beneath the shallow overhang. The building is sheathed with wood clapboards trimmed with cornerboards. The center entrance is composed of a heavy wood door with three horizontal panels above two vertical panels. The entablature has a dentil course beneath a projecting cornice. Gracefully tapered pilasters with pronounced capitals frame the entrance. Channeled mullions separate the door from the half-height sidelights. Windows are 6/6 wood sash with delicate muntins at the first and attic levels; the second level contains 9/6 wood sash windows. All windows have external metal-frame storm windows. The windows have narrow molded surrounds.

A two-story ell, which measures 22 feet wide and 18 feet deep, is two bays deep and extends from the west end of the rear elevation. A secondary entrance is located on the northeast elevation at the junction of the main block and ell. The doorway is defined by an entablature and projecting cornice. A second ell, likely constructed during the second half of the 20th century, is located at the east corner of the house. This 16-foot square ell is sheathed with wood shingles and features full-light glass doors on the exposed elevations.

Well-maintained and well-preserved, 254 Main Street is a very good example of architecture constructed during the mid-18th century in West Newbury. The volume, form, and fenestration patterns are nearly identical to those at 175 Main Street (WNB.53) and 209 Main Street (WNB.58). At 254 Main Street, the level of detail is more sophisticated than its analogs elsewhere in West Newbury, with the exception of 901 Main Street (WNB.126), in which the tapered columns are capped by a pronounced pediment. The dentil moldings and tapered pilasters of the main entrance demonstrate the likely influence of a design book. The heavy, paneled door is a rare survivor and may be original.

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.

The Catherine Hazen House was likely constructed during the second half of the 18th century and moved to this location at some time between 1884 and 1906. The design of the house places it in the 18th century; However, historic maps and deed research do not clearly identify a house in this location until 1906. Further research will be needed to determine the provenance of the house. In the 19th century, this lot was part of a much larger parcel that extended north from Main Street that was owned by Moses Newell. Moses Newell (1822-1868) and his wife, Catherine (1839-1918), lived across the street at Newell Farm, 243 Main Street (WNB.65, listed on National Register of Historic Places in 1978).

After Moses' death, Catherine Newell continued to live at Newell Farm and retained ownership of the large parcel on the north side of Main Street. The 1884 map of West Newbury includes this large parcel on the north side of Main Street; the location of the future 254 Main Street was identified as owned by "Mrs. M. Newell."

Continuation sheet 1

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

254 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNB.218

In 1903, Catherine Newell married again to Daniel M. Hazen (1830-1906), a candy and cracker salesman from Cambridge, Massachusetts. In 1906, a map produced as part of the planned widening of Main Street depicts a house at the present-day location of 254 Main Street owned by "Mrs. Daniel B. Hagen [sic]." Daniel Hazen died in 1906. Catherine Newell Hazen lived at 254 Main Street for the remainder of her life.

Upon Catherine Newell Hazen's death, her son, Moses E. Newell of Nashville, Tennessee, inherited the property. In 1920, Moses Newell sold it to Disa L. Adams and her husband, Ulysses S. Adams.¹ Ulysses Adams worked as a mechanic. At the time of the 1940 census, Ulysses Adams was unemployed; the census indicates the couple shared the house with the Fulton family, who had six young children. In that year, the property was sold to Grace L. Coit.² Grace Coit lived here with her husband, Archa, a real estate agent and stockbroker, and their daughters, Grace and Margaret. The Coit family lived here until 1957.

Margaret Coit (1919-2003) won a Pulitzer Prize in Biography in 1951 for her biography of South Carolina legislator John Calhoun. She also wrote a biography of Bernard Baruch. Coit moved to West Newbury after finishing college circa 1940 to join her parents, who had recently moved to West Newbury. Coit began her career as a newspaper reporter for the Lawrence Daily Eagle and the Newburyport Daily News while working on the Calhoun biography.³

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West Newbury Tax Assessor records.

¹ Essex South Deed Book 2468, p. 546.

² Essex South Deed Book 3220, p. 503.

³ http://self.gutenberg.org/articles/eng/Margaret_Coit. Accessed May 17, 2018.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

254 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION
 220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WNB.218
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SUPPLEMENTARY IMAGES



Entrance detail.

FORM B – BUILDING

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

Assessor's Number

USGS Quad

Area(s)

Form Number

54

U1-560

Newburyport

WNB.219

Town/City: West Newbury

Place:

Photograph



View looking southeast.

Address: 259 Main Street

Historic Name: Jacob and Lydia Emery House

Uses: Present: Single Family Residence

Original: Single Family Residence

Date of Construction: ca. 1804

Source: Marriage Date

Style/Form: Federal

Architect/Builder: Not determined

Exterior Material:

Foundation: Brick

Wall/Trim: Wood clapboards / Wood trim

Roof: Asphalt Shingle

Outbuildings/Secondary Structures: None.

Major Alterations (*with dates*): Garage ell (mid-20th C).

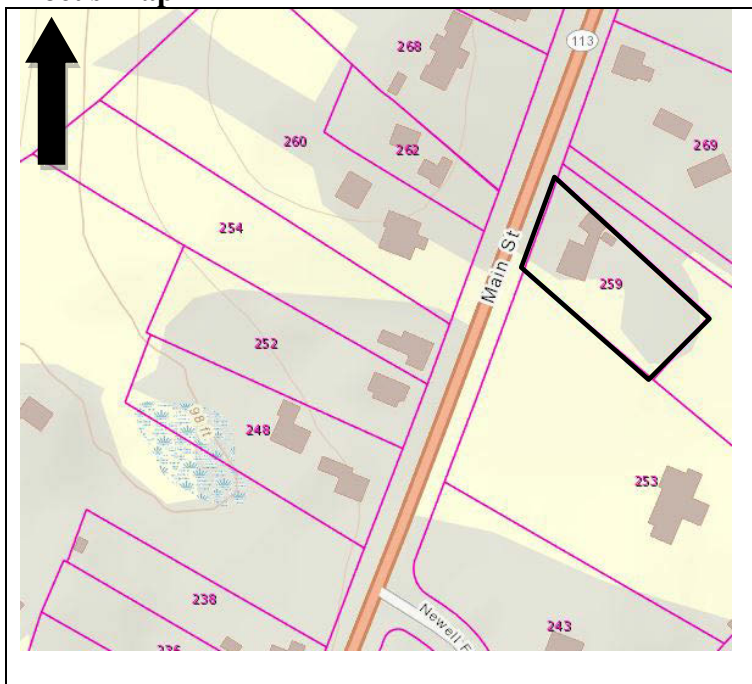
Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.50 acres

Setting: Located along two-lane State Highway 113, the property is surrounded by residential development dating from the 18th century through the 20th century.

Locus Map



Recorded by: Stacy Spies

Organization: West Newbury Historical Commission

Date: June 2018

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

259 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WNB.219

☐ 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.

259 Main Street is set close to the street on a level lot. The house is oriented toward the northwest and Main Street. The trapezoidal lot is laid in turf with trees near the house and at the rear property line. An asphalt-paved driveway leads from Main Street to an attached garage at the north end of the house.

Measuring 37 feet long and 17 feet deep, the five-by-two-bay main block rises 2 ½ stories from a brick foundation to a side-gabled roof with shallow eaves and gable-end cornice returns. An exterior brick chimney is centered on the southwest (side) elevation. The building is sheathed with wood clapboards trimmed with cornerboards. The five-bay façade (northwest elevation) has a center entrance that features a high entablature with a projecting cornice supported by pilasters. Full-height, four-light, sidelights flank the door. A metal-frame storm door encloses the entrance. Windows throughout the building are 6/6 wood sash with narrow molded surrounds and external metal-framed storm windows.

A two-story, shed-roof addition extends the width of the rear elevation. A one-story, side-gabled ell connects the northeast elevation to the garage. The garage, likely constructed in the mid-20th century, has a front-gabled roof over two vehicular bays with overhead metal doors. The garage is set at an angle to the house.

Well-maintained and well-preserved, 259 Main Street is a good example of Federal period architecture constructed during the early 19th century in West Newbury. The building is notable for its original shape, volume, and fenestration pattern. The house is similar in form to 209 Main Street (WNB.58).

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.

Jacob Emery (1779-1858)¹ married Lydia Noyes (1782-1858) in 1804. 259 Main Street was likely constructed around the time of their marriage. Lydia's sisters lived nearby at 210 and 214 Main Street. Jacob Emery worked as a farmer, perhaps on his portion of the extensive Emery family land located northwest of Main Street and Whetsone Lane that extended northward to the Merrimack River. According to the 1851 tax assessor's record, Jacob Emery owned 108 acres of field or pasture land.

In 1854, Lydia and Jacob Emery's son, Calvin Emery (1821-1906), married Mary Todd and Calvin purchased this house and approximately one-third of an acre from his father, Jacob Emery.² Calvin worked as a combmaker. By 1870, it appears that Calvin had remarried; he lived here with his wife, Clara. At the time of the 1880 census, Calvin and Clara Emery lived here with their daughter, also named Clara, and her new husband, Moses Jaques, a milkman.

Clara Emery sold the property after her husband's death in 1906 to Frank and Mary Mason of Haverhill.³ Frank was a "shoe worker." Mary Mason sold the property in 1937.⁴ At the time of the 1940 census, 259 Main Street was the winter residence of Nellie and Francis Bagley. Francis Bagley owned an orchard on Stewart Street where he and his mother, Nellie, lived during the warmer months. Nellie Bagley worked as a bookkeeper for her son's orchard.

¹ Findagrave.com Memorial #140364859.

² Essex South Deed Book 493, p. 6.

³ Essex South Deed Book 1853, p. 267.

⁴ Essex South Deed Book 3123, p. 65.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

259 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNB.219

BIBLIOGRAPHY and/or REFERENCESBeers, D.G. & Co. *Atlas of Essex County, Massachusetts*. Philadelphia: D.G. Beers and Co., 1872.

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West Newbury Tax Assessor records.

SUPPLEMENTARY IMAGES

Detail, entrance.

FORM B – BUILDING

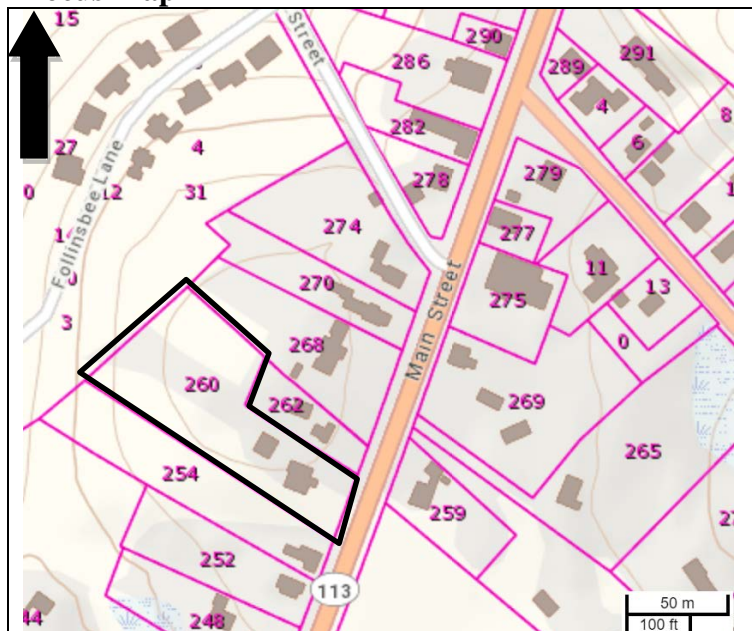
MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Photograph



View looking northwest.

Locus Map



Recorded by: Stacy Spies and Wendy Frontiero

Organization: West Newbury Historical Commission

Date: June 2020

Assessor's Number

USGS Quad

Area(s)

Form Number

57

U1-9

Newburyport
West

WNB.296
WNB.297

Town/City: West Newbury

Place:

Address: 260 Main Street

Historic Name: Dr. Amos and Annie Peirce House

Uses: Present: Single Family Residence

Original: Single Family Residence

Date of Construction: 1912

Source: Thompson

Style/Form: Colonial Revival

Architect/Builder: Not determined

Exterior Material:

Foundation: Random Ashlar

Wall/Trim: Wood clapboards and trim

Roof: Asphalt shingles

Outbuildings/Secondary Structures: Barn (1912 per assessor)

Major Alterations (with dates): N/A

Condition: Excellent

Moved: no ☒ yes ☐ **Date:**

Acreage: 1.64 acres

Setting: Located on the main thoroughfare of Main Street (Route 113) in the town center of West Newbury, near Town Hall and the intersection of Main and Prospect streets. Part of a densely settled, mostly residential neighborhood of substantial 18th and 19th century homes.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

260 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WNB.296
	WNB.297

☐ 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.

260 Main Street stands on the northwest side of Main Street, roughly centered between the side lot lines of its deep, L-shaped parcel, behind a deep front setback. A picket fence extends along the street edge. The parcel rises up from the street toward the back of the property. The yard is maintained chiefly in lawn, with large shrubbery and small trees as foundation plantings. A paved driveway is located to the right (northeast) of the house, leading to a barn standing near the right rear (north) corner of the residence.

The substantial main block of the house rises 2-½ stories from a low granite foundation to a high hip roof with deep overhanging eaves. An exterior chimney rises up the left (southwest) elevation, and an interior chimney extends above the right (northeast) slope of the roof. Walls are sheathed with clapboards and trimmed with sill boards, corner boards, and a narrow fascia board with bed molding. Windows typically contain 8/1 double hung sash with band molding; windows on the first floor also have molded cornice caps. Louvered shutters frame most windows.

The symmetrical, three-bay façade has a center entrance flanked by one large window on each side and paired windows above the entry. Ornament is focused on the entrance, which displays a large rectangular porch whose flat roof is supported by trios of stocky Tuscan columns at the outer corners and pilasters at the wall surface. The doorway features a single-leaf door and wide, ¾-height sidelights. Centered on the front roof slope is a wide dormer with wood shingle siding and two windows, each with its own gable roof and sharp gable return.

The left (southwest) elevation of the main block has a polygonal bay window towards the front of the first floor (the exterior chimney protrudes from its roof) and one window towards the back. The second floor has three irregularly spaced windows. The right (northeast) elevation has a one-story, hip-roofed extension along the first floor, with a small recessed porch at the front and a gabled door hood at the rear. Two widely spaced windows along the second floor flank a small square window in the center of this elevation. A two-story wing is barely visible at the rear of the main block; it has a pitched (hip?) roof and two vertically aligned windows on its left (southwest) elevation.

Set close to the house, the nearly-square barn has a broad, front-gable roof, clapboard siding, and a large entry with a pair of sliding doors centered on the façade (southeast elevation).

Well preserved and well maintained, 260 Main Street is an excellent example of early 20th century residential development in West Newbury. The building is notable for its generous front and side setbacks in a generally congested streetscape, its generous proportions, grand main entrance, large windows, prominent dormer, and restrained but confident detailing. The barn represents a significant early outbuilding.

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.

In 1885, Amos H. Peirce purchased this property.¹ In 1912, Peirce moved the existing house on the property to 10 Harrison Avenue (WNB. 199)² and had the existing house constructed. Dr. Amos H. Peirce (1860-1915)³ and his wife Annie Titcomb

¹ Essex South Deed Book 1156, p. 10.

² Elizabeth Thompson. "West Newbury Center in Bygone Days." 1981. Elizabeth Thompson vertical file. P. 1. G.A.R. Library.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

260 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

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Area(s) Form No.

	WNB.296
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Peirce (1863-1928) were married in 1885. The couple lived here with their three sons. A native of Lincoln, Massachusetts, Amos H. Peirce was graduated from Boston University Medical School in 1882⁴ and moved to West Newbury, his wife's birthplace. Dr. Peirce became the leading doctor in West Newbury for 30 years and was a member of the school committee, a library trustee, and the director of a savings bank in Merrimack.⁵ The property was sold out of the family in 1990.⁶

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SUPPLEMENTARY IMAGE

View looking north.

³ <https://www.findagrave.com/memorial/152699726>. Accessed Jan. 21, 2020.

⁴ Biographical Review Publishing Co., pub. *Biographical Review, containing life sketches of leading citizens of Essex County, Massachusetts*, 1898, pp. 599-600. Archive.org. Accessed Jan. 21, 2020.

⁵ Follansbee, *Images of America: West Newbury*, p. 71.

⁶ Essex South Deed Book 10663, p. 204.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

260 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WNB.296
	WNB.297

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 district

Criteria: ☐ 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.*

260 Main Street is eligible for listing on the National Register under Criterion C as an excellent example of early 20th century residential development during the Late Industrial Period (1870-1915) in West Newbury. The building is locally-unusual as construction in West Newbury dramatically slowed at the turn of the 20th century with the loss of all industry by 1915. The building's grand Colonial Revival form is common in suburban locations elsewhere in Essex County but in West Newbury is an outlier amid contemporary vernacular forms. The building is notable for its generous front and side setbacks in a generally congested streetscape, its generous proportions, grand main entrance, large windows, prominent dormer, and restrained but confident detailing. The barn represents a significant early outbuilding. The building retains integrity of location, design, feeling, materials, setting, association, and workmanship. Information on the integrity of the interior would be needed in order to confirm this recommendation.

FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number 61

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

U1-100

Newburyport

WNB.67
WNB.220

Town/City: West Newbury

Place:

Photograph



View looking northwest.

Address: 262 Main Street

Historic Name: John and Lydia Osgood House

Uses: Present: Single Family Residence

Original: Single Family Residence

Date of Construction: second half 18th century

Source: Visual, marriage date

Style/Form: Colonial

Architect/Builder: Not determined

Exterior Material:

Foundation: Stone, uncut

Wall/Trim: Wood clapboards / Wood trim

Roof: Asphalt Shingle

Outbuildings/Secondary Structures: Shoe factory / Barn
(ca. 1845)

Major Alterations (*with dates*): Ell (ca. 1906); central chimney removed (unknown date).

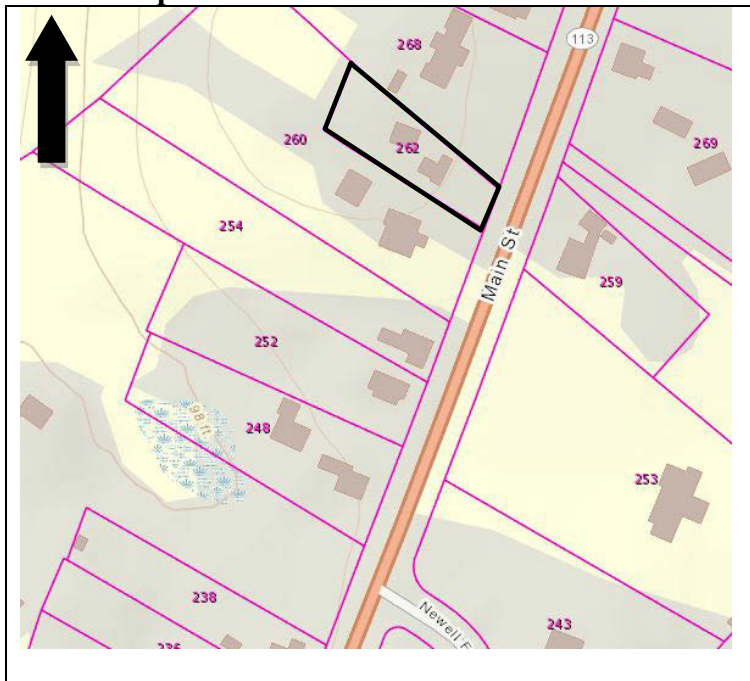
Condition: Good

Moved: no ☐ yes ☒ **Date:** Ca. 1906

Acreage: 0.35 acres

Setting: Located along two-lane State Highway 113, the property is surrounded by residential development dating from the 18th century through the 20th century.

Locus Map



Recorded by: Stacy Spies

Organization: West Newbury Historical Commission

Date: June 2018

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

262 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNB.67
WNB.220☐ 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.*

262 Main Street is set close to the street on a level lot. The house is oriented toward the southeast and Main Street. The trapezoidal lot is laid in turf in the immediate vicinity of the house and mature trees through the remainder of the lot. An asphalt-paved driveway leads from Main Street past the southwest elevation to the rear of the lot.

Measuring 35 feet long and 20 feet deep, the five-by-one-bay main block rises 2 ½ stories from a high fieldstone foundation to a side-gable roof with close eaves. Second-story windows abut the top plate with no cornice. Two slender brick interior chimneys rise from the rear (northwest) roof slope. The building is sheathed with wood clapboards trimmed with cornerboards. The five-bay façade (southeast elevation) has a center entrance that features a high entablature with a projecting cornice supported by pilasters. Full-height, five-light, sidelights flank the door. Fieldstone steps with cast concrete treads lead from the entrance to the poured concrete walk. A metal-frame storm door encloses the entrance. Windows are 6/6 wood sash with narrow molded surrounds and external metal-framed storm windows. A two-story shed-roof ell extends the width of the rear elevation.

A two-story frame outbuilding (WNB.220) (ca.1845) is located near the northwest corner of the house. The frame building has a gable roof with overhanging eaves and gable-end cornice returns. A sliding door hung from an overhead track is located on the southwest elevation. Four bays of 6/6 wood sash windows are located on the second story of the southeast elevation.

Well-maintained and well-preserved, 262 Main Street is a good example of vernacular architecture constructed during the late 18th century in West Newbury. The building is notable for its original shape, volume, and fenestration pattern. The house is similar in form to 209 Main Street (WNB.58) and 259 Main Street (WNB.219). The outbuilding is a noteworthy survivor of West Newbury's shoe manufacturing history.

The house's rough fieldstone foundation is atypical for 18th century construction in West Newbury. Large cut stone slabs and brick were more common choices. This rough fieldstone is more typical of early 20th-century construction in West Newbury, giving support to the theory that the house was moved in the first decade of the 20th century.

Interior inspections were beyond the scope of this survey, but a closer examination of surviving framing, floorplans, and interior features and finishes by an architectural historian with expertise in early Massachusetts building technology could provide additional insights into a likely original construction date and on the physical evolution of the building over time.

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.*

The John and Lydia Osgood house was likely constructed during the second half of the 18th century and moved northward away from the road circa 1906. John Osgood (1754-1820)¹ married Lydia Newell (1754-1836)² in 1778. John Osgood purchased eight acres with "buildings thereon" in 1779 and seven acres with buildings in 1788 from Joseph Newell.³ The present house may already have been located on the property, although neither deed specifically mentions a dwelling house.

¹ Findagrave.com Memorial #101659033.² Findagrave.com Memorial #179007129.³ Essex South Deed Book 136, p. 230 and Essex South Deed Book 147, p. 240.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

262 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WNB.67
	WNB.220

In 1832, blacksmith Giles Jaques purchased the property, "with buildings thereon," from Lydia Osgood.⁴ By 1845, Jaques had moved to Maine and sold the house and property to Charles P. Coffin.⁵ This deed notes that the house is located at the south corner of the property at the street and uses the corner of the house as the southern bound. Charles P. Coffin (1811-1874)⁶ married Catherine Emery (ca. 1812-1900)⁷ in 1834. The couple had three children, Charles M., John G. and Samuel F. (ca. 1852-1910). Charles P. Coffin owned a shoe factory located in the large building behind the house (WNB.221). In 1860, Coffin had four employees and produced 4,000 pairs of women's shoes and 1,800 pairs of men's shoes. After Coffin's death in 1874, Catherine Coffin continued to live here with her son Samuel, his wife, Mary, and their children. Samuel and his family moved to 200 Main Street in 1904. Catherine lived here until her death in 1910.

Annie M. Pierce purchased the property in 1911 and lived here until her death in 1928.⁸ During the 1930s and 1940s, the house was rented out. "Dairy man" John McGrath rented the house during that time, according to the 1940 census.

Examination of historic maps indicate that the house was originally located very close to Main Street, which is supported by the 1845 deed. The 1906 highway map drawn for the widening of Main Street/ Route 113 at that time shows the house at the south corner of the lot, very close to the road. The house was likely moved away from the road in anticipation of the widening.

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⁴ Essex South Deed Book 264, p. 131.

⁵ Essex South Deed Book 354, p. 255.

⁶ Findagrave.com memorial # 99621674.

⁷ Findagrave.com memorial # 151878910.

⁸ Essex South Deed Book 2075, p. 526.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

262 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WNB.67
	WNB.220

SUPPLEMENTARY IMAGES

Factory building (WNB.220). Southeast elevation. House partially visible at left.

FORM B – BUILDING

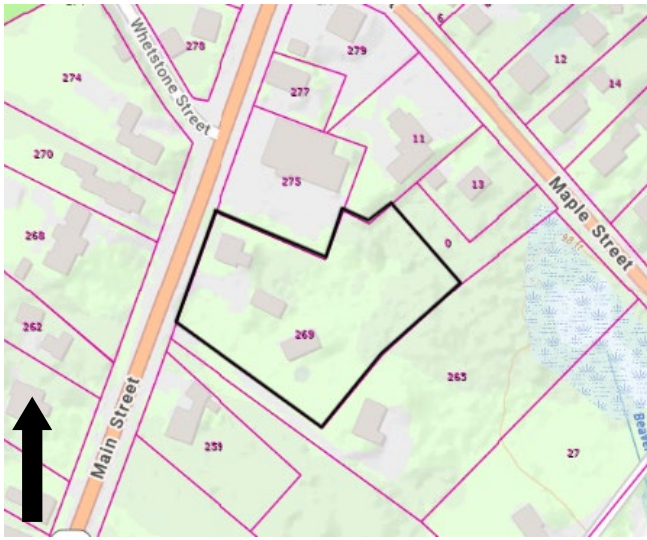
MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Photograph



Façade (west) and south elevations.

Locus Map



Recorded by: Stacy Spies and Wendy Frontiero

Organization: West Newbury Historical Commission

Date: June 2023

Assessor's Number

USGS Quad

Area(s)

Form Number

65

001U 0000
00550

Newburyport

WNB.395
WNB.396

Town/City: West Newbury

Place:

Address: 269 Main Street

Historic Name: Maxime and Theresa Sonier House

Uses: Present: Single Family Residence

Original: Single Family Residence

Date of Construction: ca. 1918

Source: Deed; City Directory

Style/Form: Colonial Revival (Four-Square)

Architect/Builder: Not Known

Exterior Material:

Foundation: Concrete

Wall/Trim: Wood clapboards and trim

Roof: Asphalt Shingles

Outbuildings/Secondary Structures: Two sheds (early and late 20th c)

Major Alterations (*with dates*): Replacement window sash (late 20th – early 21st c)

Condition: Excellent

Moved: no ☒ yes ☐ **Date:**

Acreage: 1.45 acres

Setting: Located on the main thoroughfare of Main Street (Route 113) in the town center of West Newbury. Part of a densely settled, mostly residential neighborhood of substantial 18th and 19th century homes.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

269 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WNB.395
	WNB.396

☐ 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:

269 Main Street stands on the east side of the road, on a large lot that is flat at the street edge and slopes gently down toward the back. The house has a modest front setback, and the yard around it is maintained chiefly in lawn, with ornamental trees and shrubs. A paved driveway on the south side of the house leads to an early to mid-20th century shed; a nondescript, late 20th century shed is positioned behind it.

The house consists of a four-square main block and a substantial one-story rear appendage. Exterior walls are clad with wood clapboards and trimmed with minimalist corner pilasters, a high fascia, and exposed joist ends at the deeply overhanging eaves. Windows typically have 1/1 replacement sash and band molding.

The main block measures 28 feet square and rises 2½ stories to a hip roof. A one-story, full-length front porch is composed of Tuscan columns supporting a hip roof with exposed rafter ends; railings with square-section balusters; and an off-set entrance with a single-leaf door and band molding. The southern portion of the façade's second story projects slightly over the entrance bay of the porch. A hip roof dormer with a 2/1 window and exposed rafter ends is centered in the front slope of the roof.

The left side (north elevation) of the house has one window bay towards the front of the building and a two-story, angled bay window towards the back. The rear (east) elevation has irregularly spaced windows and a large extension, flush with the south elevation of the main block. A slender chimney rises from the rear slope of the main block. The appendage has one window on each elevation, a single-leaf door facing south, and a small exterior chimney on the east elevation. The right side (south elevation) of the main block is distinguished by a small square window with diamond-shaped panes in the center, probably lighting an interior stairway.

Located near the southeast corner of the house is a substantial, rectangular shed (WNB.396) with clapboard siding on the front, wood shingles on the sides, and a shed roof. A large, vertical-board sliding door is centered on the façade.

Well preserved and well maintained, 269 Main Street is a confident and handsome example of a modest architectural style, and one that is uncommon in West Newbury. Notable features include its cubical shape and intact massing, full-length front porch, projecting second-story bay and dormer window on the façade, and early outbuilding.

HISTORICAL NARRATIVE

The house was likely constructed circa 1918, a year after Maxime and Theresa Sonier purchased the property.¹ Maxime Sonier (1875-1961)² and his wife, Theresa B. Lyons Sonier (1875-1963)³ were married in 1897 and had been living in West Newbury since at least 1910 with their four daughters. Maxime emigrated from New Brunswick, Canada in 1891 and Theresa emigrated from Ireland in 1897. The 1920 census recorded the family's occupations: Maxime worked as a farmer with his own farm.⁴ Theresa worked as an ironer in a laundry; daughter Mary worked as a school teacher; and daughter Margaret worked as a stenographer in a shoe factory. At the time of the 1940 census, the couple's daughter Catherine, and her husband were also living here. The Sonier family owned the house until 1967.⁵

¹ Essex County Registry of Deeds Book 2361, p. 396.

² <https://www.findagrave.com/memorial/232651392/maxime-sonier>. Accessed May 17, 2023.

³ <https://www.findagrave.com/memorial/232651393/theresa-b-sonier>. Accessed May 17, 2023.

⁴ "Max Sonier, W. Newbury Farmer, Dies," *Newburyport Daily News*, 20 January 1961, p. 10.

⁵ Essex County Registry of Deeds Book 5493, p. 665.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

269 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WNB.395
	WNB.396

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United States Census. Ancestry.com.



Façade (west elevation).



North and façade (west) elevations.



Rear (east) and north elevations.



Shed: Façade (west) and south elevations.

FORM B – BUILDING

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

Photograph



South and façade (east) elevations.

Locus Map



Recorded by: Stacy Spies and Wendy Frontiero

Organization: West Newbury Historical Commission

Date: June 2023

Assessor's Number

USGS Quad

Area(s)

Form Number

68

001U 0000
00120

Newburyport

WNB.397

Town/City: West Newbury

Place:

Address: 270 Main Street

Historic Name: Eben P. and Mary L. Stanwood House

Uses: Present: Single Family Residence

Original: Single Family Residence

Date of Construction: ca. 1874

Source: Deed; Visual Assessment

Style/Form: Victorian Eclectic

Architect/Builder: Not Known

Exterior Material:

Foundation: Granite block

Wall/Trim: Wood clapboards and trim

Roof: Asphalt Shingles

Outbuildings/Secondary Structures: N/A

Major Alterations (*with dates*): Hyphen, rear wing, and attached shed? (20th c?)

Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.5 acres

Setting: Located on the main thoroughfare of Main Street (Route 113) in the town center of West Newbury. Part of a densely settled, mostly residential neighborhood of substantial 18th and 19th century homes.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

270 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNB.397

☒ 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:**

270 Main Street stands on the west side of Main Street, on a long narrow lot that rises up slightly from the street and then descends behind the house. The building has a moderate setback from the street; the yard surrounding the house is maintained chiefly in lawn, with ornamental shrubs and several mature trees, including a balsam poplar estimated to date from 1831 which is on West Newbury's Roster of Significant & Remarkable Trees.¹ A paved driveway extends along the south side of the building.

The house consists of an L-shaped main block and a series of rear appendages. The main block measures 21 feet across the front and 29 feet deep overall; it rises 2½ stories to a front-gable main roof and a side-gabled ell. A chimney rises from the right slope of the main roof. Walls are clad with wood clapboards and trimmed with flat corner boards, paired brackets at the eaves, and gable returns. Windows typically have 2/2 sash, flat casings, and a minimally pedimented lintel. The full-length porch is Queen Anne in style, with a flat roof, pedimented gable over the entrance bay, chamfered posts with sawn brackets, a railing with fancifully sawn flat balusters, a carved valance screen, eave brackets, and cornice molding. The single-leaf door has a flat casing and molded lintel. An angled bay window is also located under the porch.

The left side (south elevation) has a large, rectangular bay window towards the back of the first floor, featuring paired brackets at the eave and a shallow hip roof. A one-story hyphen structure behind the main block has a modern, gabled entrance portico facing south and a single-leaf door. A 1½ story wing behind it (to its west) is detailed similarly to the main block, with wide corner boards and paired brackets at the eaves; it features a large, angled bay window on its south elevation. The one-story, gabled shed at the end of this chain has a two-story appendage at the rear (north elevation); it is not clearly visible from the public way.

Well preserved and well maintained, 270 Main Street is a forcefully articulated, handsome Victorian house, employing elements from multiple architectural styles. Notable features include its L-shaped massing, bracketed eaves, richly ornamented front porch, unusual window lintels, bay windows, and intact fenestration. The ages of the hyphen, ell, and attached shed merit further investigation.

HISTORICAL NARRATIVE

The house was likely constructed circa 1874, the year in which Civil War veteran Eben P. Stanwood purchased the house from his father-in-law, prominent West Newbury comb manufacturer, Somerby C. Noyes.² Ebenezer Poore Stanwood (1832-1913)³ and his wife, Mary Loranza Noyes Stanwood (1835-1917),⁴ were married in 1862.⁵ Stanwood enlisted as a Captain in the Massachusetts 48th Infantry that same year and rose to Lieutenant Colonel the following year at Port Hudson during the Siege of Vicksburg. Stanwood mustered out in September 1863. After the war, Eben Stanwood brought his family to Newton, where he worked as a grocer.⁶ In 1874, the couple returned to West Newbury. Eben Stanwood worked as a farmer and for his father-in-

¹ Chanania, Fredric. "Roster of Significant & Remarkable Trees: Balsam Poplar Off Main Street."

https://www.wnewbury.org/sites/g/files/vyhlf1436/f/uploads/roster_-_balsam_poplar_-_main_street_2.pdf. Accessed October 13, 2023.

² Essex County Registry of Deeds Book 919, p. 209.

³ <https://www.findagrave.com/memorial/99634711/ebenezer-poore-stanwood>. Accessed May 17, 2023.

⁴ <https://www.findagrave.com/memorial/152785457/mary-loranza-stanwood>. Accessed May 17, 2023.

⁵ Grammer, Elisa. "Eben Stanwood, West Newbury's highest ranking Civil War vet, Town statesman, husband."

https://www.wnewbury.org/sites/g/files/vyhlf1436/f/uploads/eben_stanwood_story.pdf. Accessed October 13, 2023.

⁶ 1870 U.S. Census, Newton, Massachusetts.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

270 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNB.397

law at S.C. Noyes & Co.⁷ Stanwood also served in the state legislature and as West Newbury town clerk. Stanwood was also commander of the Major Boyd G. A. R. Post in West Newbury (See Soldiers & Sailors Memorial Building, 363 Main St., WNB.190, listed on National Register of Historic Places). The couple's daughter, Gertrude (1874-1954), "an artist of considerable talent, designed the WNB town seal...the horns representing the comb industry and the plow indicative of West Newbury's fame as a place of fine farms and orchards."⁸ The Stanwood family sold the house in 1920.⁹

From 1920 until 1930, Katie B. Adams and her husband, G. Chase Adams, owned the house.¹⁰ G. Chase Adams worked as a painter, according to the city directory.

In 1937, Margaret McGrath purchased the house¹¹ rented it to her brother, George McGrath, and his family. George McGrath operated Sunrise Dairy in West Newbury with his brother, John J. McGrath, from 1933 to 1968.¹² While this property on Main Street is not large enough to be farmed, the McGrath family owned a farm on Whetstone Lane, which was the likely location of the dairy herd. (See 248 Main Street, WNB.66.) The McGrath family sold the house in 1964.¹³

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⁷ "Col. E. P. Stanwood Dead," *The Boston Globe*, 4 April 1913, p. 11.

⁸ Elizabeth Thompson, "West Newbury Center in Bygone Days," 1981. Vertical Files. G.A.R. Library, West Newbury.

⁹ Essex County Registry of Deeds Book 2452, p. 196.

¹⁰ Essex County Registry of Deeds Book 2849, p. 386.

¹¹ Essex County Registry of Deeds Book 3133, p. 162.

¹² Follansbee and Wild, *Images*, 27.

¹³ Essex County Registry of Deeds Book 5181, p. 537.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

270 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WNB.397
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Façade (east) and north elevations.



Façade (east elevation).



Detail of front porch.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

270 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WNB.397

National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☒ Individually eligible ☐ Eligible **only** in a historic district
- ☐ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☐ A ☐ B ☒ C ☐ DCriteria Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ GStatement of Significance by Stacy E. Spies and Wendy Frontiero, Historic Preservation Consultants*The criteria that are checked in the above sections must be justified here.*

The Lt. Col. Eben P. and Mary L. Stanwood House at 270 Main Street is recommended as eligible for listing on the National Register of Historic Places under Criterion C at the local level. Well-preserved and well-maintained, 270 Main Street is a forcefully articulated, handsome Victorian house, employing elements from multiple architectural styles. Notable features include its L-shaped massing, bracketed eaves, richly ornamented front porch, unusual window lintels, bay windows, and intact fenestration. The house retains integrity of location, design, feeling, materials, setting, association, and workmanship. Information on the integrity of the interior and the nature and extent of modern alterations would be needed to confirm this recommendation.

FORM B – BUILDING

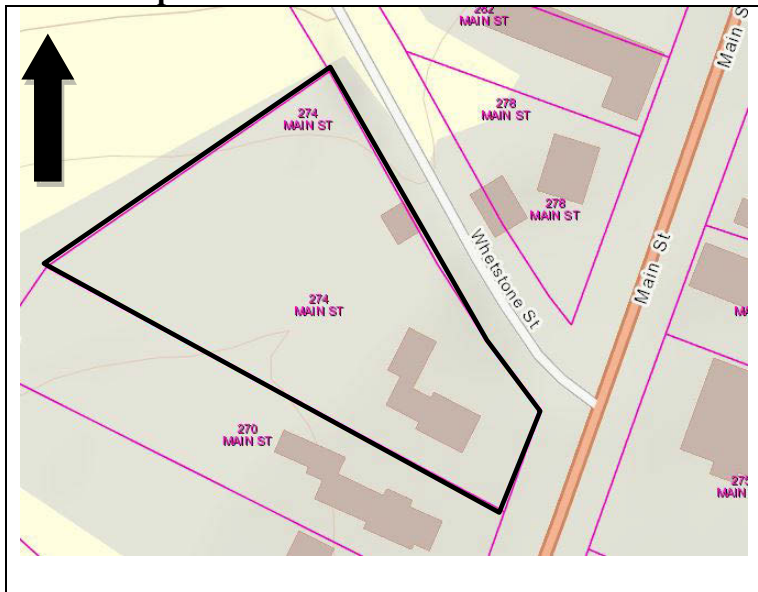
MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Photograph



View looking northwest.

Locus Map



Recorded by: Stacy Spies

Organization: West Newbury Historical Commission

Date: June 2018

Assessor's Number

USGS Quad

Area(s)

Form Number

73

U1-130

Newburyport

WNB.68
WNB.221

Town/City: West Newbury

Place:

Address: 274 Main Street

Historic Name: John Osgood House and Carriage House

Uses: Present: Single Family Residence

Original: Single Family Residence

Date of Construction: ca. 1853

Source: Deed

Style/Form: Italianate

Architect/Builder: Not determined

Exterior Material:

Foundation: Stone, cut; Stone, uncut

Wall/Trim: Wood Clapboards / Wood Trim

Roof: Asphalt Shingle

Outbuildings/Secondary Structures: Carriage House (ca. 1853); two sheds (early 21st C)

Major Alterations (with dates): None

Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: 1.0 acres

Setting: Located along two-lane State Highway 113, the property is bounded to the west and south by residential development dating from the 18th century through the 20th century. One- and two-story commercial buildings, some of which are converted residences, are located to the east and north.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

274 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WNB.68
	WNB.221

☐ 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.

274 Main Street is set close to the street on an irregularly-shaped lot facing Main Street at the intersection with Whetstone Street. Maintained chiefly in turf, the lot has scattered mature trees at the north, south, and east property lines. West of the house, the terrain drops away toward a valley and the Merrimack River. An asphalt-paved driveway leads from Main Street to an attached carriage house at the north corner of the house.

Measuring 24 feet wide and 30 feet deep, the main block is three bays wide and three bays deep; it faces southeast toward Main Street. The 2 ½-story house rises from a cut stone foundation to a front-gabled roof with oversize gable-end cornice returns. A one-story ell, which appears to have been constructed at the same time as the main block, extends from the rear (northwest) elevation and rests on a fieldstone foundation. The cornices feature paired jigsaw brackets. An interior brick chimney rises from the ridge of the main block roof. The house is clad with clapboards with corner trim formed of round wood edge molding. The side-hall plan recessed entrance contains a paneled wood door and narrow full-height sidelights. The entrance is sheltered by a large projecting hood supported by paired jigsaw brackets and channeled pilasters. A 12-light wood storm door encloses the entrance. Two brick steps lead from the entrance to the lawn.

6/6 wood sash windows are located throughout the house. Architraves feature channeled surrounds and small brackets that support the projecting flat hoods. A side-hung vertical-board door with a bracketed projecting hood is located in the west end of the southwest elevation. The one-story ell measures 20 feet wide and 21 feet deep. The ell has simple architraves with none of the details of the main block. On its northeast elevation, the ell contains a paneled wood door and an 8/8 wood sash window. On its southwest elevation, the ell contains two 6/6 wood sash windows.

The attached Carriage House (WNB.221) is connected to the north corner of the ell. The side-gabled building has an asphalt-shingled roof with overhanging eaves and gable-end cornice returns. Paired eave brackets are located on all elevations. The building is sheathed with wood clapboards with cornerboards. The southeast elevation contains a mitered board sliding door at the north end and a 6/6 wood sash windows with a projecting cornice and flat surround. The sliding door hangs from a boxed overhead track and contains a pair of fixed six-light windows. The northeast gable end contains a door at the first floor and vertical-board door to the loft centered in the gable peak.

Well-maintained and well-preserved, 224 Main Street is a good example of architectural features fashionable during the mid-19th century. Noteworthy details are the jigsaw brackets and bracketed hoods. The house is similar to 224 Main Street (WNB.63) in form and in detail. 224 Main Street contains more elaborate bracket details and bay windows. The corner rope molding at 224 Main Street is expressed at 274 Main Street as plain rounded edge molding.

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.

The John Osgood house was likely constructed ca. 1853 when John Osgood purchased the property from the estate of his mother, Lydia Newell Osgood.¹ John Osgood (1823-1872) married Sarah Jane Lovering (ca. 1827-1870) in 1845. John Osgood worked as a combmaker and as a shoemaker.

¹ Essex South Deed Book 501, p.76.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

274 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WNB.68
	WNB.221

Elbridge G. Wood (1838-1893)² purchased the property in 1873.³ Wood was a shoe manufacturer. At the time of the 1870 census, Wood's factory had eight hand-operated machines and 28 employees. His factory produced 36,000 pairs of women's shoes that year.⁴

George H. Bailey purchased the property from the estate of Elbridge Wood in 1893.⁵ George Bailey worked as the manager of the Henry T. Bailey general store, which was located a few doors away at 282 Main Street (now West Newbury Pizza). George Bailey lived here with his wife, Martha, and his sons, Henry O., George R. and John W. Bailey. In 1930, Henry Bailey and his wife, Doris, lived here with their son, George, and Henry's brother, John. In 1958, George H. and Elizabeth Bailey purchased the property from his parents.⁶

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Supplementary Image

Photo 2. Carriage House. Southeast elevation.

² Findagrave.com Memorial # 99410289.

³ Essex South Deed Book 881, p. 32-33.

⁴ United States Census, Manufacturing Schedule, 1870.

⁵ Essex South Deed Book 1374, p. 79.

⁶ Essex South Deed Book 4441, p. 144.

FORM B – BUILDING

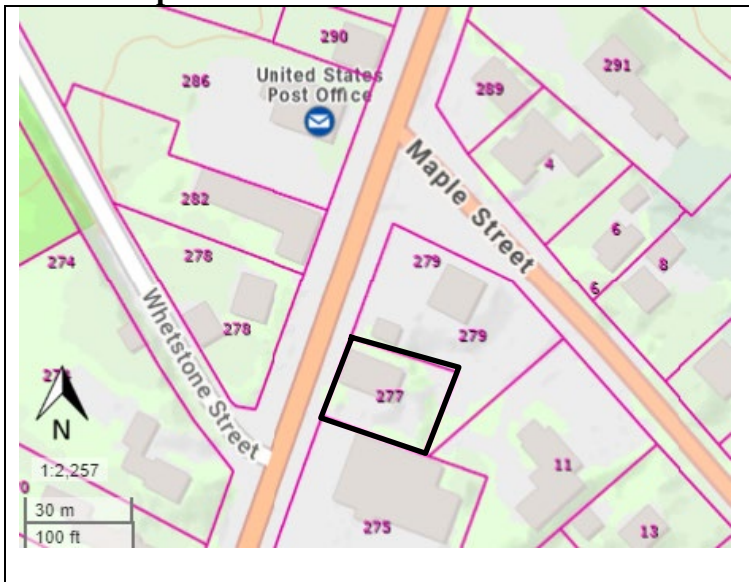
MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Photograph



Façade (west) and south elevations.

Locus Map



Recorded by: Stacy Spies and Wendy Frontiero

Organization: West Newbury Historical Commission

Date: June 2023

Assessor's Number

USGS Quad

Area(s)

Form Number

76

001U 0000
00530

Newburyport

WNB.398

Town/City: West Newbury

Place:

Address: 277 Main Street

Historic Name: West Newbury Woman's Club

Uses: Present: Commercial

Original: Grocery Store; Clubhouse

Date of Construction: ca. 1905

Source: 1954 Newspaper; Sanborn

Style/Form: Colonial Revival

Architect/Builder: Homer P. Young, Jr. (1964 repairs)

Exterior Material:

Foundation: Concrete

Wall/Trim: Wood clapboards and trim

Roof: Asphalt Shingles

Outbuildings/Secondary Structures: N/A

Major Alterations (*with dates*): Parapet removed; Colonial Revival entrance surround; Replacement window sash (all ca. 1964)

Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.15 acres

Setting: Located on the main thoroughfare of Main Street (Route 113) in the town center of West Newbury. Part of a cluster of small-scale commercial buildings in a densely settled, mostly residential neighborhood of substantial 18th and 19th century homes.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

277 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNB.398

☐ 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:**

277 Main Street stands on a small rectangular lot on the east side of Main Street; the terrain is generally flat. The building is surrounded primarily by lawn, with ornamental shrubbery in proximity to the building. The minimal front setback features a brick terrace in front of the main entrance; a large paved parking lot occupies the south side of the lot.

The long, narrow building measures 26 feet wide by 51 feet deep and rises one story to a front gable roof. The building projects another four feet, beneath a shed roof, at the southeast corner. Walls are sheathed with clapboards and trimmed with flat sill boards at the façade (west elevation) and flat corner boards and fascia; there are no gable returns. Windows display a variety of plate glass, 6/6, and 4/1 sash, all with flat trim. The three-bay façade contains a center entrance flanked by a plate glass window on each side. The single-leaf door displays a classical frame with fluted pilasters and a shallow pediment. The long sides of the building each have a plate glass window towards the front. The right side (south elevation) contains a small exterior chimney in the center. A single-leaf door towards the back of this elevation is accessed by a wood deck with turned balusters at the railing. The rear of the building has an offset, single-leaf door composed of a square pane of glass and horizontal wood panels.

Well preserved and well maintained, the building is an extremely modest example of mid-20th century commercial design. Notable features include its simple massing, plate glass windows, three-bay façade, and ornamental main entrance surround.

HISTORICAL NARRATIVE

The building at 277 Main Street was likely constructed circa 1905 as a store for investor Lizzie A. Perley, a widow living in Ipswich.¹ In 1908, Florence N. Poore of West Newbury purchased the building from Lizzie Perley² and put it into use as a grocery store for Florence's husband, Hiram A. Poore. The building also contained the local post office for a time.³ In 1914, the West Newbury Woman's Club was organized with 31 members. One account states that the club's first meeting place was a blacksmith shop,⁴ which is corroborated by the 1914 Sanborn atlas that identifies part of the blacksmith shop as "club." (See below. When Florence Poore sold the property to Ethel Bond in 1922, the deed included the sale of land and buildings "except a small building known as the clubhouse."⁵ Ethel Bond's husband, William W. Bond, also used the existing building as a grocery store. In 1925, the club purchased Ethel Bond's dilapidated former grocery store for \$1,250, repaired it with salvaged materials, and converted it into a new clubhouse.⁶

The West Newbury Woman's Club was incorporated on October 5, 1925 with the objective of "Promoting the culture and entertainment of its members, and Civic Betterment,"⁷ was part of the Massachusetts State Federation of Womens' Clubs. The club hosted informational talks and demonstrations and was active with the suffrage movement. Community service projects were underway throughout the club's history. The building also served as a meeting place for Girl Scouts, foster parents, a

¹ Essex County Registry of Deeds Book 1477, p. 484.

² Essex County Registry of Deeds Book 1924, p. 352.

³ A 1915 image of the building is featured in "West Newbury Postmaster Wants US to Expel Germans from Belgium," *The Boston Globe*, 1 September 1915, p. 16.

⁴ "Woman's Club Members Mark 40th Anniversary," *Lawrence Daily Eagle*, 20 October 1954.

⁵ Essex County Registry of Deeds Book 2524, p. 274.

⁶ "Woman's Club Members Mark 40th Anniversary," *Lawrence Daily Eagle*, 20 October 1954 and Essex County Registry of Deeds Book 2654, p. 344.

⁷ "West Newbury Woman's Club" 1965-1966 informational booklet. West Newbury Woman's Club Vertical File. G.A.R. Library, West Newbury.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

277 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNB.398

chess club, the Essex County Agricultural School Extension, vacation bible classes and the garden club.⁸ Club presidents included: Mrs. Lawrence G. Dodge (Alice), 1914-1916 and 1931-1933; Mrs. Hazel Albertson 1916-1918, 1929-1931, 1944-1945; Mrs. Eliza MacDonald, 1918-1919 and 1925-1927; Mrs. Nina Bailey, 1919-1921; Mrs. Agnes Smith, 1921-1923; Mrs. Christine Holmes 1923-1925; Mrs. Eva Flook (charter member), 1927-1929; Mrs. Carl Dodge 1933-1934; Mrs. Horace Brown 1934-1936; Mrs. Elizabeth Currier 1936-1938; Mrs. Kenneth Berkenbush 1938-1940; Mrs. Charles King 1940-1942; Mrs. Etta Hale 1942-1944; Mrs. Sydney Culliford 1945-1947; Mrs. Edward Smith (Leila) 1947-1948; Mrs. Marvin Hill (Lillian) 1948-1949; Mrs. Herbert S. Bayley (Verna) 1949-1951 and 1959-1960; Mrs. Frank Pratt 1953-1954; Mrs. Samuel Ordway 1954-1956; Mrs. George E. Pratt 1956-1958; Mrs. M. Paine Hoseason 1960-1962; Mrs. Lloyd S. Ray 1962-1964; Mrs. Raymond E. Weigel 1964-1965. In 1959, the club had more than 50 members.⁹

In 1960, the building was partially destroyed by fire.¹⁰ When the building was repaired, the false parapet seen in historic photographs¹¹ was removed and the existing pedimented Colonial Revival entrance was added. Architect Homer P. Young, Jr., the son of a club member, drew up plans for the repairs.¹² Haverhill native Homer Pierce Young, Jr. (1925-2000) served in the Marines during World War II. After the war, Young earned a degree in architecture from Dartmouth College in 1948. Returning to Haverhill, he opened an office there and practiced architecture for 37 years. His projects include alterations to Hale Hospital in Haverhill, Haverhill Public Library, Haverhill Cooperative Bank, and Amesbury Elementary School.¹³ Young is credited with one building in MACRIS, Zabriskie's Pharmacy in Amesbury (AME.15). The West Newbury Woman's Club owned the building until 1987.¹⁴

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INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

277 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

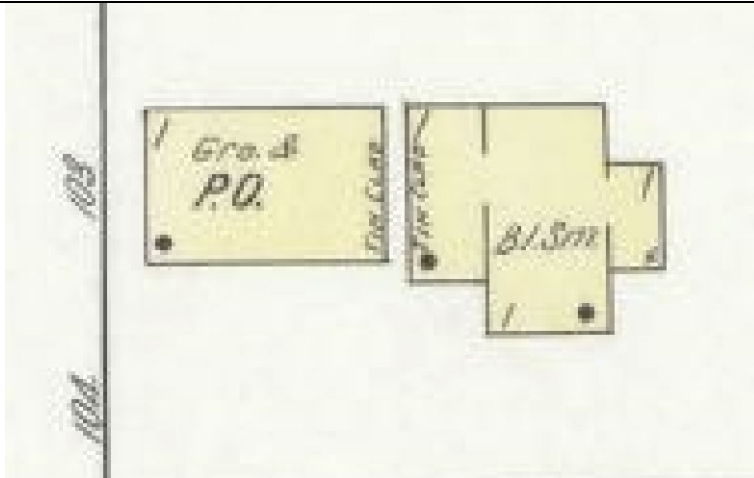
WNB.398



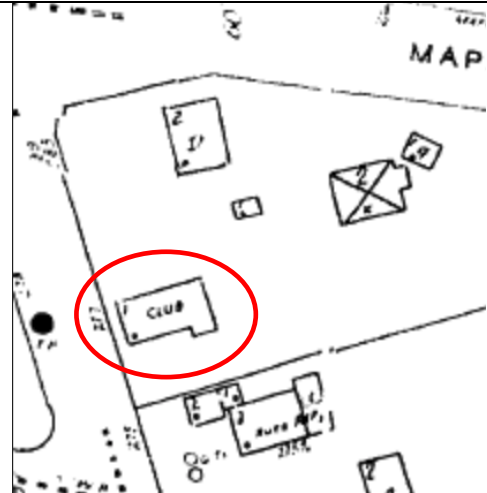
Rear (east) and north elevations.



Detail of main entrance.



277 Main Street at left. Blacksmith shop with "The Club" in the left-hand room. Sanborn Fire Insurance Atlas, 1914.



277 Main Street identified as clubhouse. Blacksmith shop removed. Sanborn Fire Insurance Atlas, 1924.

FORM B – BUILDING

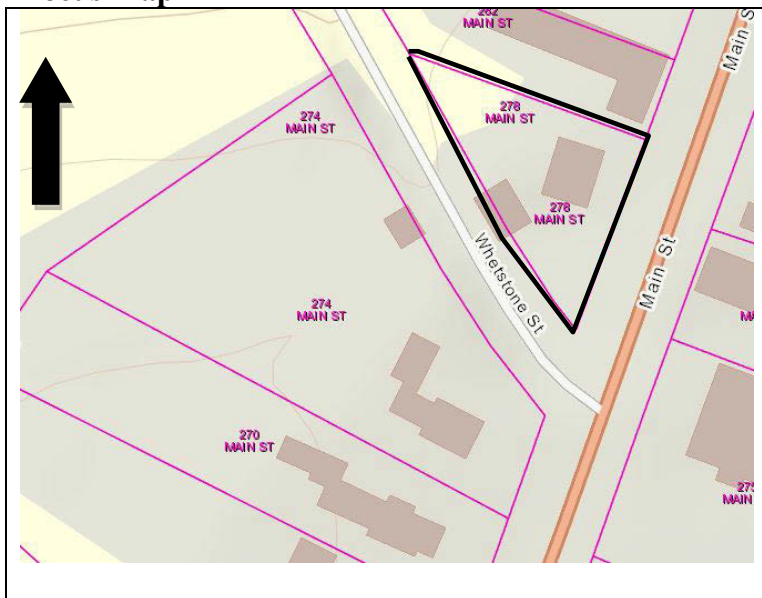
MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Photograph



View looking northwest.

Locus Map



Recorded by: Stacy Spies

Organization: West Newbury Historical Commission

Date: June 2018

Assessor's Number

USGS Quad

Area(s)

Form Number

80

U1-210

Newburyport

WNB.69
WNB.222

Town/City: West Newbury

Place:

Address: 278 Main Street

Historic Name: Lucien A. Emery House

Uses: Present: Single Family Residence

Original: Single Family Residence

Date of Construction: ca. 1820

Source: Visual

Style/Form: Federal

Architect/Builder: Not determined

Exterior Material:

Foundation: Brick

Wall/Trim: Wood clapboards / Wood trim

Roof: Asphalt Shingle

Outbuildings/Secondary Structures: Carriage House

Major Alterations (*with dates*): Projecting vestibule on south gable end (post-1946)

Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.4 acres

Setting: Located along two-lane State Highway 113, the property is surrounded to the southwest by wooded lots containing residences dating from the 18th-20th centuries. One- and two-story commercial buildings, some of which are converted residences, are located to the east and north.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

278 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WNB.69
	WNB.222

☐ 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.

278 Main Street is set close to the street on a level lot. The house is oriented toward the southeast and Main Street. Whetsone Street forms the western boundary for the lot. The triangular lot is laid in turf in the immediate vicinity of the house. A mature tree is located at the rear of the lot. An asphalt-paved driveway leads from Main Street past the southwest elevation to the carriage house located at the southwest property line.

Measuring 39 feet wide and 16 feet deep, the five-by-two-bay main block rises 2 ½ stories from a brick foundation to a side-gabled roof with close eaves. A narrow, molded cornice is located under the façade eaves. Two parged masonry interior chimneys rise from the rear (northwest) roof slope. The building is sheathed with wood clapboards trimmed with cornerboards. The five-bay façade (southeast elevation) has a center entrance that features a high entablature with a projecting cornice supported by pilasters. Full-height, five-light, sidelights flank the door. Cut stone slab steps lead from the entrance to the poured concrete walk. A double-leaf louvered wood storm door encloses the entrance. Windows are 9/6 wood sash on the first floor and 6/6 wood sash at the second floor. Windows throughout the house have narrow molded surrounds and louvered wood shutters. A 1½-story shed-roof ell extends along the width of the rear elevation. A projecting front-gabled vestibule is located on the southwest elevation. The vestibule contains a six-panel wood door and 6/6 wood sash windows on the side elevations.

A 1½-story frame Carriage House (WNB.222) (ca.1840) is located at the southwest property line. The building has a front-gabled roof with close eaves. The banked building is covered with wood clapboards on the southwest elevation and wood shingles on the remaining elevations. A sliding door sheathed with vertical boards is hung from an overhead track is located on the southwest elevation. The door contains a fixed 6-light wood frame window. A side-hung vertical board door is located at the east end of the southeast elevation. 6/6 wood sash windows are located on the northeast and southwest elevations.

Well-maintained and well-preserved, 278 Main Street is a good example of vernacular architecture constructed during the early 19th century in West Newbury. The building is notable for its original shape, volume, and fenestration pattern. The house is similar in form to 209 Main Street (WNB.58) and 259 Main Street (WNB.219), among others. The outbuilding is a noteworthy survivor of West Newbury's agricultural past.

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.

The 1830 map identifies 278 Main Street as the property of the heirs of "S. Merrill." In 1856, Lucien A. Emery (1804-1865) owned the property and lived here with his wife, Eliza (ca. 1804-1875). Lucien (or Lucian) A. Emery owned one of the thirty comb making shops operating in West Newbury in the 1830s. In 1853, Lucien A. Emery, Handel Brown, and John Carr of West Newbury purchased a brick building in Newburyport and set up a larger comb manufacturing business under the name L.A. Emery & Co.¹

Isaac N. Lane (1832-1895) purchased the house and land in 1868.² An 1870 directory indicates he worked as a carpenter; census records indicate he also worked as a shoe cutter. Isaac Lane lived here with his wife, Mary, and their children. Charles F. Willis purchased the house from Isaac Lane's heirs in 1895.³ Charles Willis (1856-1933)⁴ worked as a shoe laster and lived here with his wife, Mary, and his aunt, Sarah Danforth.⁵

¹ Currier, *History of Newburyport*, Vol. 4, p. 179

² Essex South Deed Book 750, p. 243.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

278 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WNB.69
	WNB.222

Charles and Mary Thompson purchased the property from Charles Willis' estate in 1934.⁶ At the time of the 1940 census, Charles Thompson worked as a collector for an oil company, Charles' wife, Elizabeth, worked as a telephone operator, and his brother worked on a W.P.A. water project. Charles Thompson died in 1990; Mary Thompson died in 1995, having lived here until her death.⁷

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³ Essex South Deed Book 1456, p. 313.

⁴ Findagrave.com Memorial #58473129.

⁵ United States Census, 1900.

⁶ Essex South Deed Book 2985, p. 318.

⁷ Essex South Deed Book 13584, p. 378.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

278 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WNB.69
	WNB.222

SUPPLEMENTARY IMAGES

Carriage house. Southwest (left) and southeast elevations. Whetstone Street at left.

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	WNB.198
Historic Name:	West Newbury Barber Shop
Common Name:	Ed's West Newbury Barber Shop
Address:	279 Main St
City/Town:	West Newbury
Village/Neighborhood:	
Local No:	001U-0000-00520
Year Constructed:	c 1960
Architect(s):	
Architectural Style(s):	No style
Use(s):	Barber Shop Or Hair Salon
Significance:	Architecture; Commerce
Area(s):	
Designation(s):	
Building Materials(s):	Roof: Asphalt Shingle Wall: Wood; Wood Clapboard Foundation: Poured Concrete



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.

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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: Friday, November 20, 2020 at 4:49: PM

FORM B – BUILDING

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

001U 0000
00520Newburyport
West

WNB.198

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

Town/City: West Newbury**Place:** (*neighborhood or village*): Post Office Square**Photograph**

Address: 279 Main Street (legal and mailing); on the same lot as the John Emery House (281-283 Main Street)
Historic Name: West Newbury Barber Shop

Uses: Present: Barber Shop

Original: Barber Shop

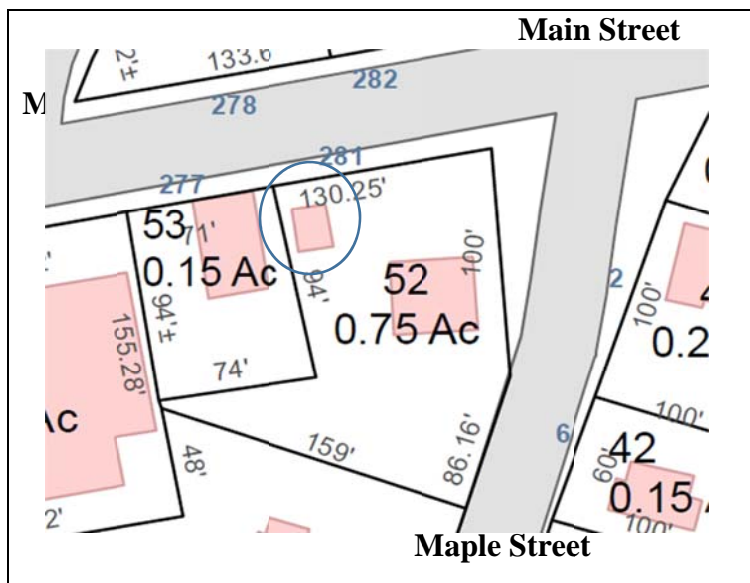
Date of Construction: ca. 1960**Source:** Community sources**Style/Form:** Commercial**Architect/Builder:** Unknown**Exterior Material:**

Foundation: Concrete

Wall/Trim: Wood

Roof: Asphalt

Outbuildings/Secondary Structures: On the same lot as the John Emery House (2-family) at 281-283 Main Street (see WNB.70)

Major Alterations (*with dates*): None**Condition:** Good**Moved:** no ☒ yes ☐ **Date:****Acreage:** less than 1**Setting:** Low-density civic center**Locus Map****Recorded by:** Timothy Orwig, Consultant**Organization:****Date** (*month / year*): October 2015**RECEIVED****MAR 14 2016****MASS. HIST. COMM.**

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

281 MAIN STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNB.198

☐ 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.

Located on the southeast corner of the intersection of Main Street and Maple Street in West Newbury, the West Newbury Barber Shop is a small end-gabled single-story commercial building. Set on a concrete slab base, this wood-frame building has clapboard siding and an asphalt-shingle roof. It is located on the extreme southeast corner of the lot of the John Emery House (ca. 1729), a 2-story Colonial saltbox residence. The building faces directly west-northwest toward Main Street. Although Main Street has no curb-cut in front of the building, it is set back from the sidewalk on a blacktopped parking pad as wide as the building.

The west façade has a single door on its northern end and a large multi-paned picture window, 7 panes wide and four panes tall. The southern elevation, which is relatively close to a neighboring commercial building, has no doors or windows. The northern elevation has two small irregularly-spaced sash windows. The rear (eastern) elevation has two high fixed-pane windows flanking the rear door. The front and rear doors are fitted with aluminum storm doors. A wall air conditioner is placed high in the northern wall, while an exterior heating oil tank stands next to the back door. Aluminum vent screens are set into the apex of the front and rear gables to vent the attic. A 1950s-vintage glass and aluminum miniature barber pole is bracketed to the façade, next to the door. A signboard affixed to the front gable reads "Ed's West Newbury Barbers/279 Main Street."

The interior of the shop has details that appear to date to its 1960s construction, including knotty pine vertical boarding and foot-square acoustic ceiling tile. The floor covering is vinyl. Except for the rear, the building is one large open room. Flanking a hallway to the rear exit are two small rooms: a bathroom to the south, and a utility/storage closet to the north. The two barber chairs and the furniture appear to date from the 1950s as well. A brass plaque next to the front door reads "In Memory/Butch the Barber/Everett G. Stewart/1921-2001."

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.

Although it looks somewhat like a garage converted into a commercial building, the West Newbury Barber Shop was purpose-built as a barber shop ca. 1960 and has been a West Newbury institution ever since. In 1956, Daniel C. Leary purchased the John Emery House and lot where the building now stands from the estate of William E. Lancaster for \$300 (Essex County Deeds Book 4325, page 535). Daniel C. Leary (1926-2015) was born in West Newbury, and lived there for nearly all of his life. A 1948 graduate of the University of Notre Dame, he was a property manager in West Newbury and lived in the northern half of the John Emery house until he sold the property to Haverhill Bank in 2013. Leary was "a longtime landlord in town . . . well versed in local history and known for his dry wit, generous spirit and gentle manner" ("Daniel C. Leary").

In about 1948, Everett G. Stewart (1921-2001) opened the West Newbury Barber Shop across the street at 282 Main Street. The building was a pair of old houses that had been moved to the site and converted into the Durgin Brothers shoe shop; it was West Newbury's largest factory, the "centerpiece of Post Office Square," until the business moved to Haverhill in 1889 (Follansbee and Wild 94). Subsequently, the former factory held a variety of business and fraternal organizations. Stewart was born in Corea, Maine, and served as a combat medic in WWII in the U.S. Army. He "served four years in the European and African theaters, taking part in the D-Day invasion of Omaha Beach, and received the Bronze Star and the Purple Heart" ("Everett George Stewart"). After the war he attended the New England Institute of Anatomy, Embalming and Funeral Directing and worked briefly as an embalmer before attending the New England School of Barbering. After graduating he set up his barber shop in Post Office Square at 282 Main Street.

Continuation sheet 1

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

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In about 1960, Stewart lost his lease at 282 Main Street. Daniel Leary built a new barber shop across the street at 279 Main Street, and Stewart moved his business and its furnishings into the new space. For 53 years, Stewart was known in West Newbury as "Butch the Barber." Stewart bought a house nearby on Maple Street, where he lived with his wife Thelma L. (McCarthy) Stewart (1926-2012). She was owner and operator of Thelma's Beauty Salon in Merrimac, Massachusetts.

The name West Newbury Barber Shop has continued to be associated with the building in the decades since. The next barber was Robert N. ("Bob") Charoux (1947-2006). Charoux served in the Navy on the *U.S.S. New Jersey* during the Vietnam War. He was a graduate of the New Hampshire College of Barbering in Manchester, NH, and had worked at other barber shops before taking over the shop in West Newbury, which he operated until his death. The current proprietor, who followed him, is Ed Wadsworth; the business is currently known as "Ed's West Newbury Barbers."

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"Everett George Stewart." *Ellsworth American, Inc.* Web. Accessed October 28, 2015.

Follansbee, Susan Poore, and Jane Wallace Wild. *Images of America: West Newbury*. Charleston, SC: Arcadia, 2011.

"Robert N. Charoux: December 21, 2006." *H.L. Farmer and Sons Funeral Homes*. Haverhill, MA. Web. Accessed October 28, 2015.

"Thelma L. (McCarthy) Stewart." *Newburyport Daily News* June 13, 2012.

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Figure 1: West Newbury Barber Shop from the south, showing the south and east (rear) elevations.



Figure 2: West Newbury Barber Shop from the northwest, showing the north elevation.

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Figure 3: Interior of the West Newbury Barber Shop, showing the southwest corner.



Figure 4: Interior of the West Newbury Barber Shop, showing the northeast corner.

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	WNB.70
Historic Name:	Emery, John House
Common Name:	Perley, Lizzie - Poore, Florence House
Address:	279 Main St
City/Town:	West Newbury
Village/Neighborhood:	
Local No:	001U-0000-00520, 283
Year Constructed:	1729
Architect(s):	
Architectural Style(s):	Colonial; Federal
Use(s):	Abandoned or Vacant; Multiple Family Dwelling House; Single Family Dwelling House
Significance:	Architecture
Area(s):	
Designation(s):	
Building Materials(s):	Roof: Asphalt Shingle Wall: Wood; Wood Clapboard Foundation: Granite; Stone, Uncut



DEMOLISHED

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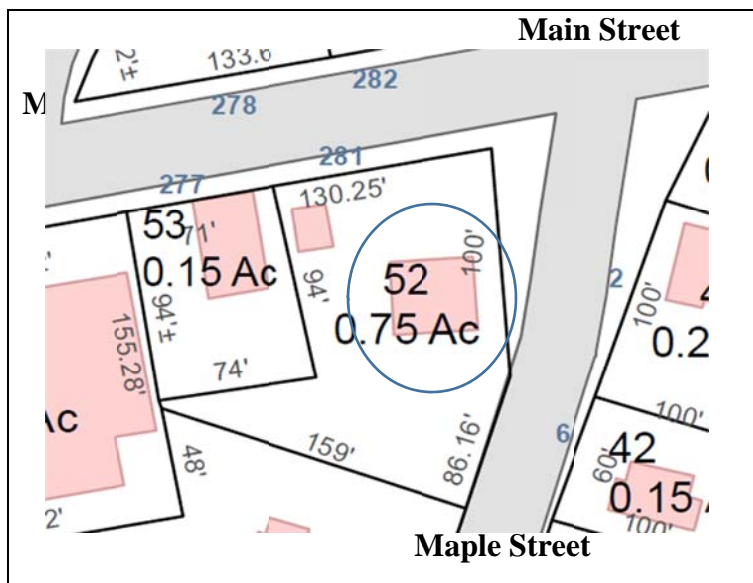
FORM B – BUILDING

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

Photograph



Locus Map



Recorded by: Timothy Orwig, Consultant

Organization:

Date (month / year): October 2015

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

001U 0000 Newburyport
00520 West WNB.70

DEMOLISHED FEB 2016

Town/City: West Newbury

Place: (neighborhood or village): Post Office Square

Address: 279 Main Street (legal); 281-283 Main (mailing)

Historic Name: John Emery House

Uses: Present: Vacant

Original: Residence

Date of Construction: possibly by 1729

Source: John Brown map of West Parish

Style/Form: Colonial saltbox with Federal trim

Architect/Builder: Unknown

Exterior Material:

Foundation: Fieldstone, Granite

Wall/Trim: Wood

Roof: Asphalt

Outbuildings/Secondary Structures: Barber Shop at mailing address of 279 Main Street (see separate inventory sheet)

Major Alterations (with dates): Conversion from center chimney house to double chimneys after 1808

DEMOLISHED FEB 2016

Condition: fair

Moved: no ☒ yes ☐ **Date:**

Acreage: less than 1

Setting: Low-density civic center

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INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

281 MAIN STREET

MASSACHUSETTS HISTORICAL COMMISSION

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WNB.70

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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.

Located on the southeast corner of the intersection of Main Street and Maple Street in West Newbury, the John Emery House is a 2-story Colonial saltbox residence with a partial attic and a full basement. Set back from Main Street on a large, irregularly shaped lot, it faces west-northwestward towards Main Street. Built on a fieldstone foundation (with granite block facing), this wood-frame house has clapboard siding, an asphalt shingled roof, and twin tall, square brick chimneys in the rear plane of its roof.

The symmetrical front (west) façade is two stories in height, with two identical window bays on either side of a front entry bay with hall window above. The side elevations are identical, with two window bays over two in the original western half of the house (and attic window above), a side door in the center, and two window bays over two in the newer eastern half (the saltbox addition). In the saltbox half, the second-story windows are placed significantly lower than in the original half. The rear or eastern elevation has three two-story window bays, with two separate entry door bays bracketing the middle window bay. The basement bulkhead entry is located beneath the central rear window bay.

This house has been a two-family house since before 1808, when owner Moses Emery Jr. is recorded as purchasing both halves of the house. The entry doorways on the north side, south side, and west façade are identical and stylistically appear to date from an early 19th-century Federal renovation. In each doorway, a single recessed-paneled door is topped by a row of four square panes in a fixed transom. The doorway's wall surround consists of flat Tuscan pilasters with undecorated bases and capitals and topped by an unfigured architrave, frieze, and a strongly projecting cornice. The exterior window trim is relatively simple and consistent throughout, with slightly projecting sills and lintels joined by a medium-width side board with a projecting rounded edge trim. The only exception is a newer kitchen window in the north rear (east) wall. The two rear doors have simple shed-roofed porches dating from the 20th century. The southern rear doorway is just a step above grade, while the northern rear doorway opens onto a small raised porch landing, made necessary due to the downward slope of the yard towards Maple Street.

The basement level of the house is occupied by two enormous brick barrel-vaulted chimney bases, the vaults tall and wide enough to walk through, each with a side-buttress brick wing wall extending toward the center of the house. The field stone foundation wall under the entire house appears to be of a single build. The attic of the house has six principal rafter pairs. Two small finished rooms are at the ends of the attic, one in each of the end rafter bays. The center section of the attic, accessible by a staircase from either side of the house, is floored but otherwise unfinished. Four of the original eastern rafters are visible in this center section; they are still in place, but the pockets where the purlins fitted into their tops are empty. On each of the six bays of the roof, a second, much longer, principal rafter is fitted atop the existing (empty) eastern principal rafter to hold the long plane of the rear saltbox roof. The lower-ceilinged roof attic over the rear saltbox is visible from the main attic, but it is not floored and is not accessible.

To the front (western end) of the house, the interior of the building consists of two symmetrical floors of large formal rooms flanking a wide doglegged central staircase with a formal varnished balustrade. Four treads lead from the front hallway to the first square landing, three treads to the second square landing, and three more treads to the upper hallway. The balusters are small square boards, while the rounded newel posts bulge slightly towards the middle and terminate in pendant drops. Incised curvilinear skirting brackets support the open string staircase, while the wall side of the stairs has a closed string and an applied balustrade, which becomes a chair-rail-like element on the landings. In the front hall at the lower level, around the front door, the chimney girts, the chimney corner support posts, and the front bearer beam are all visible. All four front rooms have formal fireplaces with identical mantels in the center of their eastern walls. The mantels have simple Federal trim similar to the exterior doorways: flat Tuscan pilasters (with recessed panels) topped by an unfigured architrave, frieze, and a strongly projecting cornice/mantel shelf. The small fireplaces have firebrick aprons and coved brick backs; the second floor fireplaces have been

Continuation sheet 1

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closed up. On the second floor, the front plate beam is visible in the front rooms and hallway, while both front corner posts are visible in each of the front walls of the rooms. The plastered walls of the four front rooms—and the hallway—share an identical tall baseboard and prominent chair rail, but lack any moldings at the ceiling level. The wide board flooring is intact throughout and the exterior and interior doorways have raised threshold boards. The room and closet doors each have six recessed panels.

At the center of the house, behind (east of) the doglegged front staircase, is a large open area—presumably the site of the original center chimney—which is an open hallway. On the upper level it is finished and serves as a wide hallway for the southern unit, while on the lower level it is unfinished, and serves as a cubic pantry-like space. An open staircase under the front stairs leads from this pantry to the basement level of the house. It is flanked by the two separate chimney stacks. In each of the units, the side door opens into a small square hallway. The rest of this center bay on the ground floor is made up of closets, primarily accessed from the front rooms. On the second level of the house, similar hallways run between the chimney stack and the outside wall in each of the units, linking the front and back rooms.

The rear saltbox contains kitchens on the ground floor, and bathrooms and another bedroom on the second. The rear of the chimney stack wall in the southern unit's kitchen shows signs that a fireplace was bricked up and a stove installed; the stovepipe exhaust into the chimney has been capped but is still visible. The rear corner posts, rear ground floor bearer, and rear sill plate are all visible in the saltbox rooms. The ceilings in the saltbox are lower than in the front of the house, and the floor level of the rear second-floor rooms is two steps below the level of the front. One of the principal rafters is partially visible in the ceiling of the second-floor room in the southeast corner. Secondary rear staircases ascend within the saltbox; the older staircase in the southern unit is only 23 inches wide.

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.

The John Emery House, which occupies a prominent corner in Post Office Square in West Newbury, demonstrates the importance of residential buildings in even the densest neighborhood of rural West Newbury. The early history of the house is unclear. In 1729, when the western end of Newbury was set off as its Second Parish, surveyor John Brown drew up a map, which shows a house on this corner. Although not yet named, Main Street was already the major connector between coastal areas of Newbury and the towns farther west along the south bank of the Merrimack River. In 1729, Maple Street was still part of Ash Street. John Brown numbered each of the houses on his map, and listed the owner of #113 as John Emery. It is not clear which John Emery lived there, as it was a common name held by several men in Newbury; in 1729 two men named John Emery owned houses in the West Parish alone. Brothers John and Anthony Emery left "Romsey, Hampshire, England, in 1635, and settled in Newbury the same year" (Emery iii). Their 1890 family genealogy listed thousands of descendants.

Complicating the matter of the early history of the house is a hand-written note on the town's version of the earlier MHC survey form (added after it was filed with the MHC), which reads "Said to have been moved from Rowley—possibly Georgetown." However, no date, source, or reasoning accompanies the note. The West Newbury Assessor's Office traces the building to 1780, again without further source.

Deed searches of this property are able to trace ownership back to a house, quite likely this one, on the current plot of land, owned by Moses Emery, Sr. (1747-1783). In 1809, John Emery, a cooper from Hopkinton, New Hampshire, sold his interest in the house to Moses Emery, Jr., a comb-maker, for \$30. The wording of the deed indicates that a center-chimney house stood on the site and that John was selling half: "Beginning at the fore door of the dwelling house . . . where said Moses Jr. dwells, thence running thro' the middle of the chimney of said house, to the south [southeast] side thereof, thence to the middle of a well standing partly on the premises, thence running southwesterly seven rods and one third to the middle of a barn, thence through the barn aforesaid to a stake and some stones . . ." (Book 185, Page 292). The deed indicates that the house had previously belonged to the estate of Moses Emery, Sr., and had been set off as a dower to Sarah Emery and Sarah Bayley. In a second deed recorded at the same time, Joseph Bayley, yeoman, sold the other ("northeasterly") half of the house and buildings, similarly described, to Moses Emery for \$572 (Book 185, Page 292). The 1830 Philander Anderson map of West Newbury, completed just after West Newbury became a separate town in 1829, shows Moses Emery as the owner of a house on this site.

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According to the Emery family genealogy, Moses Emery, Sr. was born in Newbury and married Sarah Hale on September 27, 1770. They had six children, including John (born 1775, the oldest son to live to adulthood); Moses was their youngest son. Moses Emery, Sr., was the son of David (1710-1778) and Abigail Chase (d. 1753) Emery. This David Emery was the son of John Emery (1678-1759) and Hannah Morse (d. 1732). This John Emery also could be the owner of the house shown on this site in the 1729 map. John Emery was the son of Jonathan Emery (1652-1723) and Mary Woodman (also died 1723). A soldier in King Philip's War, Jonathan Emery was wounded at Narragansett in 1675. He was born and died in Newbury. Jonathan was the youngest son of his father, John Emery, Sr. (1598-1683) and Mary Shatswell Webster Emery (d. 1694), a widow whom John married in 1650, later in his life. John Emery, Sr., was born in England and was one of the founders of Newbury. He was noted for challenging the town leaders, most prominently by entertaining travelers and Quakers. John Emery was originally a carpenter (Pope 156).

Moses Emery, Jr. (1782-1866), son of Moses Emery and Sarah Hale, likely carried out the renovations that gave the two-family house its present form. Although the southern part of the rear saltbox addition may have been added earlier, sometime after 1808 the center chimney was taken out and replaced by the two internal chimneys. An informal poll of the West Newbury residents on Facebook in 2015 showed that at least a half dozen other West Newbury houses have similar large barrel-vaulted brick chimney bases in their cellars, including 67 Bridge Street, 5 Crane Neck Road, 10 Training Field, 209 Main Street, 331 Main Street, 345 Main Street, 836 Main Street, and 905 Main Street. It is likely that at the same time as the chimney bases, the full basement foundation was completed, and the trim updated to Federal style throughout.

Moses Emery, Jr. married Betsey Follansbee (1785-1866) on September 24, 1803. They had 11 children, born from 1804 to 1828; eight of them lived to adulthood. The oldest was Lucian Alexander Emery (1804-1865), to whom Moses sold the house in 1844 (Book 397, Page 294). Lucian A. Emery married Eliza Stanwood (1804-1875) in 1828. Lucian A. Emery was also a comb-maker, like his father. The property stayed in the Emery family until 1876, when his son Lucian Hamilton Emery (1831-1897) sold it. Lucian H. Emery is shown as the owner of the house in the 1872 D.G. Beers map of West Newbury.

Subsequent owners included H.G. and T.M. Chase, in 1876. The Walker map of 1884 shows the owners as John T. & Ella F. Bailey, who bought the lot in 1880 and returned it in 1895 to their mortgage holder, Lizzie Perley. In 1889, the neighborhood had changed significantly when the Durgin Brothers shoe factory, moved to Haverhill and left West Newbury without an industrial base (Follansbee and Wild 94). The town's largest employer, it was located in two converted houses directly across Main Street from the John Emery House.

Lizzie Perley sold the house to Florence Poore in 1908, who sold it to William E. Lancaster in 1940. In 1956, Daniel C. Leary purchased the house and lot from Lancaster's estate for \$300. Daniel C. Leary (1926-2015) was born in West Newbury, and lived there for nearly all of his life. A 1948 graduate of the University of Notre Dame, he was a property manager in West Newbury and lived in the northern half of the John Emery house until he sold the property to Haverhill Bank in 2013. Leary was "a longtime landlord in town . . . well versed in local history and known for his dry wit, generous spirit and gentle manner" ("Daniel C. Leary").

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1729. John Brown. A Plan of the West Parish of Newbury new Town.

1830. Philander Anderson. Map of Newbury, West Newbury, and Newburyport.

1856. Henry F Walling. "West Newbury." Map of Essex County, Massachusetts.

1872. D.G. Beers. "West Newbury." Atlas of Essex County, Massachusetts.

1884. George H. Walker & Co. Atlas of Northeastern Essex County, Massachusetts.

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Figure 1: John Emery house viewed from the northwest, showing the north elevation and west façade.



Figure 2: John Emery House viewed from the northeast, showing the east (l) and north elevations.

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Figure 3: John Emery House, west façade door, showing trim and step.

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Figure 4: John Emery House: Front hallway and doglegged staircase.

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Figure 5: John Emery House, downstairs northwest front room showing fireplace, mantel, and chair rail.



Figure 6: John Emery House, upstairs northwest front room, showing exposed corner post and front sill.

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Figure 7: John Emery House, upstairs southwest front room, showing (l. to r.) door into the hallway (former central chimney), closet, and fireplace.

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Figure 8: John Emery House, southern half, showing the doorway into the pantry (former central chimney) to the left, and to the right the narrow staircase to second floor.

FORM B – BUILDING

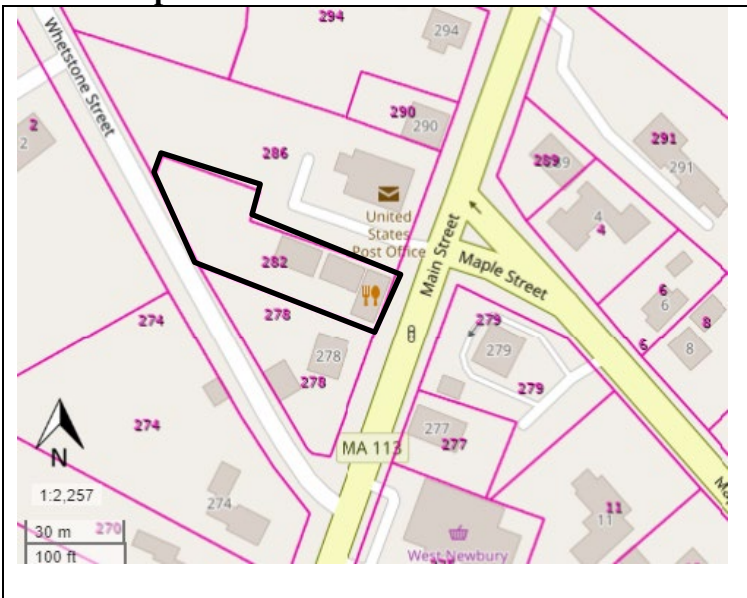
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MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Photograph



Façade (east) and north elevations.

Locus Map



Recorded by: Stacy Spies and Wendy Frontiero
Organization: West Newbury Historical Commission
Date: June 2023

Assessor's Number

USGS Quad

Area(s)

Form Number

101

001U 0000
00220

Newburyport

WNB.399

Town/City: West Newbury

Place:

Address: 282 Main Street

Historic Name: James Durgin & Son Shoe Factory

Uses: Present: Commercial block / multiple family residence

Original: Factory

Date of Construction: ca 1856

Source: Maps; Follansbee

Style/Form: No Style

Architect/Builder: Not Known

Exterior Material:

Foundation: Brick, concrete

Wall/Trim: Wood clapboards and trim

Roof: Asphalt Shingles

Outbuildings/Secondary Structures: N/A

Major Alterations (*with dates*): Rear additions (20th c) – replacement window sash (late 20th c)

Condition: Good to Fair

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.7 acres

Setting: Located on the main thoroughfare of Main Street (Route 113) in the town center of West Newbury. Part of a cluster of small-scale commercial buildings in a densely settled, mostly residential neighborhood of substantial 18th and 19th century homes.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

282 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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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:

282 Main Street stands on the west side of Main Street, on a long, narrow lot that extends to Whetstone Street. The terrain slopes gently down from the street before dropping steeply at the Whetstone Street edge. The façade of the building stands directly on the sidewalk edge; land to the south and west of the building are maintained in turf. A paved parking lot abuts the building on its north side; it officially belongs to the adjacent commercial building. The L-shaped building consists of a 2 to 2½ story main block at the street edge and two linear additions at the rear.

The seven by two bay front block of the building has a brick foundation and measures 45 feet long and 23 feet deep. Its southern end is 2 stories high with a flat roof and a small interior chimney at the back. The northern end has a front-gabled roof with gable returns. Walls are sheathed with clapboards and trimmed with flat sill boards, corner boards and fascia, the latter with bed molding. Windows typically consist of picture windows on the first floor of the façade and 6/6 replacement sash elsewhere; all have flat casings. This volume has three entrances with single-leaf, modern doors; the southernmost entrance has a plain, modern, gable-roofed hood. The north side of the main block has two widely spaced windows on each floor; the south elevation has two windows towards the rear of the first floor.

The middle block of the building measures 35 feet long and rises two stories above a brick foundation to a gabled roof without returns. The second story projects slightly beyond the first story on both long sides; its fenestration is irregular and is trimmed with flat casings. The north side has flush siding on the first floor; clapboards are typical elsewhere. A utilitarian, single-leaf doorway is set in the center of the north elevation, and a small, gabled vestibule is located adjacent to the main block. Single-leaf doors on the second floor of the south elevation of this block and of the west elevation of the main block are reached by a modern, Y-shaped wood staircase. A concrete block chimney rises up the outside of the rear wall.

The rear block of the building is 50 feet long and rises 1 story to a gabled roof with a deep overhang on the north elevation. Plate glass storefront windows are located at the east end of this block and at its northwest corner. A band of corrugated metal runs around the base of the north elevation and wraps around the northwest corner. A narrow band of porcelain enamel surmounts the plate glass windows on the west elevation and may survive, concealed, along the north elevation. This volume has two recessed entrances, on the north and west elevations.

282 Main Street is a rare survivor of 19th century industrial buildings in West Newbury, as represented in its prominent and relatively well-preserved main block. Modern storefronts and replacement sash detract from its historical integrity. Rear additions are incongruous but visually subsidiary in their massing. The mid-20th century rear block is relatively stylish in its fenestration and use of materials.

HISTORICAL NARRATIVE

The building was likely constructed circa 1856 for the Durgin shoe factory. The building was formed from two buildings, one moved from Maple Street and the other moved from the head of Mechanic Street¹ and expanded over time to 2½ stories.² Beginning in the 1840s, Post Office Square, located at the intersection of Main Street and Maple Street, became a central location for West Newbury business.

A native of West Newbury, James Durgin (1808-1897)³ began working in the shoe industry at 14 years of age as an apprentice to West Newbury shoemaker Dudley Heath. Durgin remained with Heath for six years before working in a Hampstead, N.H.

¹ Follansbee and Wild: 94. The building does not appear on the 1856 map.

² Thompson, "West Newbury Center in Bygone Days," p. 2.

³ <https://www.findagrave.com/memorial/218853098/james-durgin>. Accessed May 10, 2023.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

282 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNB.399

shoe factory for eight years. Circa 1836, Durgin returned to West Newbury "to take charge of a shoe factory carried on by Benjamin Edmunds. Four years later he engaged in the shoe manufacturing business on his own account, continuing along until the firm of Holsom, Bailey & Durgin was organized. During the two years of that firm's existence he acted as general superintendent of the factory, while his partners attended to the selling of the goods. He was next in partnership with Benjamin Edwards, Jr., for two years. Then after carrying on business alone for a number of years, he established [ca. 1843] the firm of Durgin & Son [with his son James Henry Durgin (1833-1905)⁴]. In 1886, after this firm had conducted a large and profitable business for over thirty years, he retired from active pursuits. During the Civil War, J. Durgin & Son had a contract to furnish army shoes to the government. They introduced much new and improved machinery, which greatly increased their facilities."⁵ In 1889, James Henry Durgin moved the operation to a larger manufacturing facility in Haverhill.

James Durgin married Martha Heath (ca.1811-1901)⁶ of Hampstead, N.H. in 1831 and the couple had three children. James Durgin had a house constructed nearby at 14 Maple Street (WNB.135) and the couple lived there for the remainder of their lives. James Durgin also served as Deacon of the Congregational Church in West Newbury.

In the second quarter of the 19th century, West Newbury's economic base shifted from an agricultural focus to a manufacturing focus. Shoe manufacturing began in West Newbury in small "10-footer" shops where individuals produced small numbers of product by hand. From 1830 to 1870 shoe production in West Newbury moved to factory production; during this time period, shoe production increased by 450% to 275,000 pairs with three times the number of workers employed in 1830. In the 1870s, the two largest manufacturers in West Newbury were T.S. Ruddock and Durgin. In 1878, these two factories employed 250 people and produced goods valued at \$250,000.⁷ James Durgin & Son's move to Haverhill in 1889 marked the end of shoe manufacturing in West Newbury.

The successful Durgin factory expanded to include a 2 ½-story building (no longer extant) that was located next door (the site of the present-day post office). A covered runway from the second floor of 282 Main Street connected to the second floor of the north building. "Here the finished shoes were packed for shipment. The top floor and basement of the [north] building were used by the shoe shop while the ground floor was occupied by Daniel Bailey who had a [grocery] store there. Henry T. Bailey bought the store in 1868 and continued in business there until the Durgin shoe business was moved to Haverhill in 1889. He then moved the store over into the ground floor of the main shop building" at 282 Main Street.⁸ Henry T. Bailey died in 1911 "and his son, George H. Bailey, continued the business until his death in 1927 when his son, Henry O. Bailey, took over the business. [Henry] died in 1950 and his wife, Doris, and son, George, continued to operate it until George was called into service for the Korean War."⁹

The 2½-story block was originally deeper than it is at present. As a result of a 1948 fire at the rear of the building, the building was shortened. Prior to the fire, the second floor contained a hall used by the Major Boyd Post G.A.R., J.O.U.A.M., and Sons of Union Veterans.¹⁰ In 1951, Doris Bailey sold the building to William Harriman,¹¹ In 1959, Harriman sold the building to Earl Lewis,¹² who added the 1-story rear ell that contained a liquor store and hardware store. The second story contained the Lewis family residence.¹³ The House of Pizza moved into the space in 1981.¹⁴

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⁴ <https://www.findagrave.com/memorial/128353963/james-h-durgin>. Accessed May 10, 2023.

⁵ Biographical Review Publishing Co., 1898, pp. 548-551.

⁶ <https://www.findagrave.com/memorial/218853130/martha-durgin>. Accessed May 10, 2023.

⁷ Tracy, *History of Essex County*, 422.

⁸ Thompson, "West Newbury Center in Bygone Days," p. 2.

⁹ Thompson, "West Newbury Center in Bygone Days," p. 2.

¹⁰ Thompson, "West Newbury Center in Bygone Days," p. 2.

¹¹ Essex County Registry of Deeds Book 3800, p. 347.

¹² Essex County Registry of Deeds Book 4554, p. 188

¹³ Thompson, "West Newbury Center in Bygone Days," p. 2.

¹⁴ Thompson, "West Newbury Center in Bygone Days," p. 2.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

282 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNB.399

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INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

282 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNB.399



South and façade (east) elevations.



Façade and north elevation of main block.



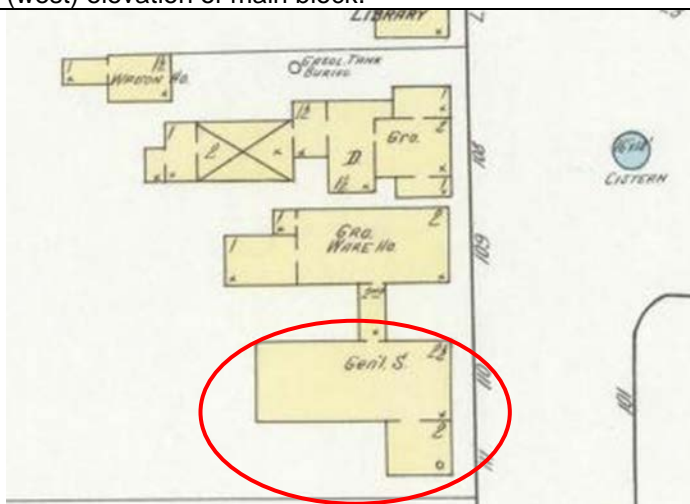
North and west elevations.



South and west elevations of middle and rear blocks; rear (west) elevation of main block.



1884 Map. J. Durgin & Son shown in red.



1914 Sanborn Fire Insurance Atlas.

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	WNB.71
Historic Name:	Brown, Addison House
Common Name:	
Address:	291 Main St
City/Town:	West Newbury
Village/Neighborhood:	
Local No:	291
Year Constructed:	1834
Architect(s):	
Architectural Style(s):	Federal
Use(s):	Cobbler; Single Family Dwelling House
Significance:	Architecture; Industry
Area(s):	
Designation(s):	
Building Materials(s):	Roof: Asphalt Shingle Wall: Wood; Wood Clapboard Foundation: Stone, Uncut



DEMOLISHED

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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: Friday, November 20, 2020 at 4:50: PM

(Attach photo here)

US69. NEW, W
SET A

Card # Map # 107

	71	291
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FORM B - BUILDING SURVEY

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston

1. Is this building historically significant to:
Town Commonwealth Nation

Building has historical connection with the following themes: (see also reverse side)

Scholar	Commerce/industry
Agriculture	Science/invention
Art/Sculpture	Travel/communication
Education	Military Affairs
Government	Religion/philosophy
Literature	Indians
Music	Other

Development of town/city

Architectural reason for inventorying:

Because of its age

2. Town West Newbury Mass.

Street address 291 Main

Name Bodil Jorgensen

Use: original & present Residence

Present owner Bodil Jorgensen

Open to public No

Date 1850/1834 Style Colonial

Source of date Research of deeds

Architect

OR part of Area #

3. CONDITION Excellent Good Fair Deteriorated Moved Altered Added

4. DESCRIPTION

FOUNDATION/BASEMENT: High Regular Low Material Field Stones

WALL COVER: Wood Clapboards 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

PORCHES: 1 2 3 4 PORTICO (New) Balcony

FACADE: Gable end Front side Ornament

Entrance: Side Front Center/Side Details:

Windows: Spacing: Regular/Irregular Identical/Varied

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 50'
Property has 100' feet frontage on street

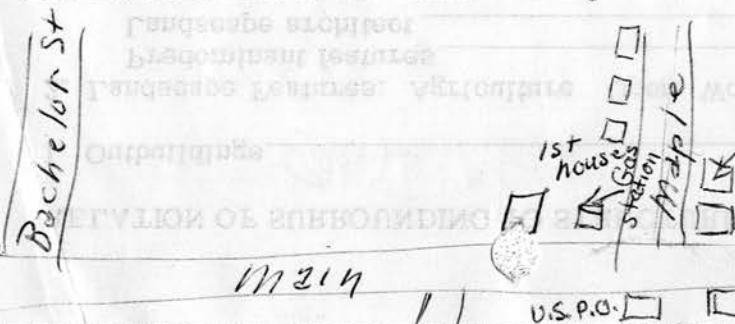
Recorder Elizabeth Thompson

For W.H. Historical Commission

Photo # Date June 20-'73

SEE REVERSE SIDE

JUN 29 1973



RELATION OF SURROUNDING TO STRUCTURE

1. Outbuildings Barn
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)

* It appears from other records ^{that} ~~the~~ house was built by Addison Brown in 1834. Shoes were made here by A. Brown. In 1881 he was appointed by Pres. Garfield as District Judge for the Southern District of N. Y. He was reappointed by Pres. Arthur after the death of Pres. Garfield. He received the Honorary degree of Doc. of Laws from Harvard with Thomas Jefferson, Coolidge, John Hay and Pres. Theodore Roosevelt.

BIBLIOGRAPHY AND/OR REFERENCE

* Book in West Newbury library published by Addison Brown's descendants from his diary.

RESTRICTIONS

Original Owner: Addison Brown
 Deed Information: Book Number 2407 Page 428, Salem, Mass. Registry of Deeds



FORM B – BUILDING

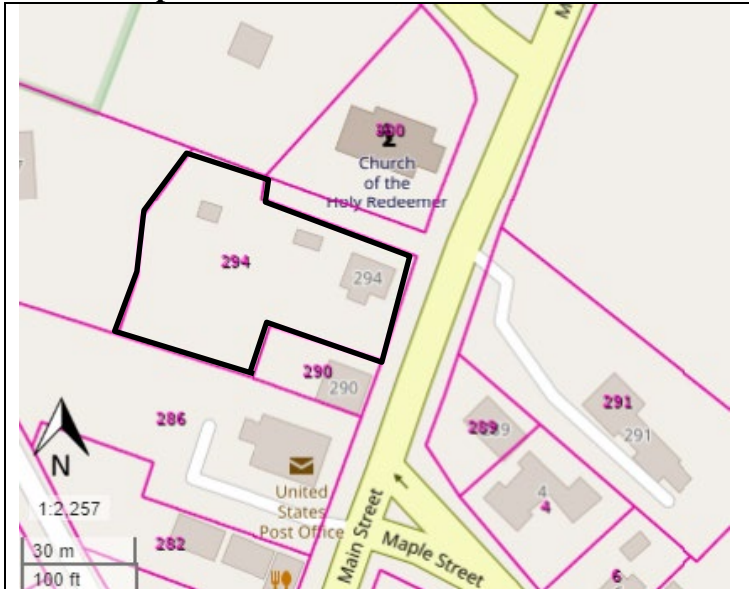
MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Photograph



Façade (east) and north elevations.

Locus Map



Recorded by: Stacy Spies and Wendy Frontiero

Organization: West Newbury Historical Commission

Date: June 2023

Assessor's Number

USGS Quad

Area(s)

Form Number

110

001U 0000
00250

Newburyport

WNB.400

Town/City: West Newbury

Place:

Address: 294 Main Street

Historic Name: Nulty Rental House

Uses: Present: Single Family Residence

Original: Single Family Residence

Date of Construction: ca. 1924

Source: Sanborn Atlas

Style/Form: Bungalow

Architect/Builder: Not Known

Exterior Material:

Foundation: Concrete

Wall/Trim: Wood shingles and trim

Roof: Asphalt Shingles

Outbuildings/Secondary Structures: Garage (ca. 1925-1945 by style; 2013 by assessor)

Major Alterations (*with dates*): Replacement window sash (L 20th – early 21st c) – dormer (2004)

Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: acres

Setting: Located on the main thoroughfare of Main Street (Route 113) in the town center of West Newbury. Part of a densely settled, mostly residential neighborhood of substantial 18th and 19th century homes.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

294 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNB.400

☐ 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:

294 Main Street is located on the west side of Main Street, at the front of an L-shaped lot that slopes down to the back. The modest front setback is maintained in lawn with ornamental shrubs and trees. A paved driveway extends along the north side of the house, leading to a garage at the back.

The T-shaped house consists of a main block that measures 24 feet wide by 35 feet deep and a 12-foot wide by 10-foot deep projection on the south side. Both sections of the building rise 1½ stories from a poured concrete foundation to gabled roofs without gable returns. A slender chimney rises from the north slope of the main roof. Exterior walls are sheathed with wood shingles and trimmed with a flat fascia and exposed purlins at the gable ends. The vergeboards extend to a swallow-tail ornament at the lower ends. Windows typically have 1/1 replacement sash and banded trim; they occur singly and in pairs and triplets.

The facade (east elevation) has an offset door, a trio of ganged windows at the first floor, and paired windows in the half-story. The main entrance has a single-leaf door with six small panes above three vertical panels, and a molded casing with a minimalist pediment (possibly an alteration). The north elevation has a variety of single and paired windows of various sizes and a single-leaf door towards the back, accessed by a wood stairway. The south elevation is dominated by a 1½ story projection in the middle, displaying paired and tripled windows and the same vergeboard ends and exposed purlins as the main roof. The half-story of this projection appears to have been added in 2004, according to assessor's records.

The front-gabled garage standing near the northwest corner of the house also matches the design details of the main house. According to the assessor's records, it was built in 2013.

Generally well preserved and well maintained, 294 Main Street is a good, vernacular example of a style that is uncommon in West Newbury. Notable features include its simple massing, eave trim, and variety of windows.

HISTORICAL NARRATIVE

The house was likely constructed circa 1924 for investor Daniel Richard Nulty on property he had purchased in 1908.¹ Based on the house's stylistic features and its inclusion in the 1924 Sanborn atlas, an early 1920s construction date is plausible. In 1926 builder and contractor² George H. Benware purchased a 3-acre lot here known as the Desmond property with plans to construct two new stores on the property.³ (290 Main Street appears to be one of the stores.) Benware lived at 317 Main Street. (See WNB.74.)

Circa 1940-1950, the house was rented by Catherine Steed.⁴ Steed shared the house with her nephew, John Louis Harnois, and his wife, Ellen R. Gosselin Harnois, who were married in 1940. John L. Harnois worked as a streetcar operator for the Eastern Massachusetts Street Railway Company.⁵ By 1947, John L. had purchased the property. It appears that they rented out the property around that time, as they were living on Bachelor Street with their family and his aunt by the time of the 1950 census.

¹ Essex County Registry of Deeds Book 1929, p. 14.

² 1924 Everett City Directory.

³ Essex County Registry of Deeds Book 2699, p. 20 and "West Newbury," *Newburyport Daily News*, 2 October 1926, p. 2.

⁴ U.S. Census, 1940.

⁵ 1940 City Directory.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

294 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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John R. Pace owned the property from 1952 until 1956.⁶ Russell C. and Gertrude E. Zeaman owned the house from 1956 until 1985 and made this their residence.⁷

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Sanborn Fire Insurance Atlas. Newburyport, with West Newbury insets. 1900, 1906, 1914, 1914, 1946.

Town of West Newbury. Tax Assessor records.

United States Census. Ancestry.com.

"West Newbury." *Newburyport Daily News*. 2 October 1926: 2.

Façade (east elevation).



South and façade (east) elevations.

⁶ Essex County Registry of Deeds Book 3954, p. 448.

⁷ Essex County Registry of Deeds Book 4321, p. 44 and Book 7648, p. 539.