

WEST NEWBURY HISTORICAL COMMISSION
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Main Street 600's Block

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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

R23-190

Newburyport

WNB.103

Town/City: West Newbury

Place:

Photograph



West (side) and south (façade) elevations. View looking northeast.

Locus Map



Address: 608 Main Street

Historic Name: Moses and Hannah Carr House

Uses: Present: Single Family Residence

Original: Single Family Residence

Date of Construction: ca. 1829

Source: Deed

Style/Form: Greek Revival / Cape

Architect/Builder: Not determined

Exterior Material:

Foundation: Stone, uncut

Wall/Trim: Wood clapboards / Wood trim

Roof: Asphalt Shingle

Outbuildings/Secondary Structures: Shed (poss. shoe shop; 2-car garage (1972)

Major Alterations (with dates): Exterior chimney on rear ell (L 20th c) - rear extension and 2nd floor deck (L 20th – E 21st c)

Condition: Excellent

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.60 acres

Setting: Located on the major thoroughfare of Main Street (Route 113), at its intersection with Coffin Street. At the west end of a small cluster of heterogeneous, 18th – 19th century residential buildings on large lots. Mill Pond is located nearby, to the south.

Recorded by: Wendy Frontiero and Stacy Spies

Organization: West Newbury Historical Commission

Date: June 2018

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

608 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WNB.103

☒ 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.*

608 Main Street is located on the north side of Main Street at the corner of Coffin Street. The house is positioned in the southwest corner of the parcel, near both roadways. Maintained chiefly in lawn, the lot is flat at the west end, near Coffin Street, and slopes gently down to the east along Main Street. A very large, mature tree grows at the northwest corner of the house, and evergreen trees line the street edge east of the house; ornamental trees and shrubs are scattered throughout the site. A low, modern retaining wall forms a terrace at the front and east side of the house; it is constructed of flat slate stones. A walkway with concrete steps leads to a granite block stoop at the house's center entrance. Buildings on the property include the original cottage with a rear ell, a modern (1972) two-car garage behind (to the north), and a small shed to the east that is alleged to be an historic shoe shop.

The main block rises 1½ stories from a foundation of roughly coursed, long flat rubble stones to a side gable roof with one interior chimney near the center of the back slope of the roof; no gable returns. Walls are sheathed with wood clapboards and trimmed with flat corner boards and a wide fascia with bed molding. Windows typically contain 6/6 double-hung sash and beveled moldings. The symmetrical facade (south elevation) has a five-bay, center entrance composition and a high-post stud wall. Flat pilasters and a high flat entablature frame the slightly recessed doorway, which features a single-leaf, vertical board door and narrow full-height sidelights.

The west (left side) elevation is symmetrical, with two widely-spaced windows on the first floor and two closely-spaced windows in the half-story. The east (right side) elevation is asymmetrical, one window towards the front and one small narrow window towards the back on the first floor, and two closely spaced windows in the half-story. The rear elevation of the main block contains a modern, shallow bay window on the first floor and a second-story deck above, a slightly recessed entrance in the middle (also recent), and a low shed dormer with irregular fenestration that is flush with the first-floor wall across the full length of the building.

A one-story rear ell, flush with the west elevation of the main block, rises from a partly concrete foundation to a low gable roof. Its west elevation (facing Coffin Street) has two paired windows towards the back and one window towards the front; an exterior chimney is attached to its north elevation. A small, one-room shed close to the east side of the main house has a side gable roof; wood clapboards and two symmetrical 6/6 windows on the south elevation; and board and batten gable ends with a 4/4 window on the west elevation. Although a similar shed appears in the photograph on the original (1973) survey form, the construction materials on the present structure appear recent.

608 Main Street is a modest example of Greek Revival cottages in West Newbury, with a conservative side-gable form and minimal detailing. It is distinguished by its largely intact form and materials, early rear ell, and simple but strongly articulated center entrance. The survival of an historic shoe shop would be significant, if the present shed can be determined to contain historic materials.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

608 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNB.103

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 1829, cordwainer Moses Carr (1802-1873) purchased approximately 30 acres, with a dwelling house and buildings, at the northeast corner of Coffin's Lane and Main Street from Dudley Heath.¹ The dimensions of the property indicate that the dwelling house cited in the deed is present-day 614 Main Street (WNB.105). Based on its appearance, the house at 608 Main Street was constructed shortly after Moses Carr's purchase of the property. Four years after the purchase of the property, Moses Carr married Hannah Moody Ordway (1802-1891). Between 1825 and 1838, the couple had at least eight children.

By 1856, shoemaker Francis O'Conner (ca. 1825-) and his wife, Bridget (ca. 1825-) owned the house.² (It is unclear when Moses Carr sold the property, but it is known that Moses Carr purchased 476 Main Street (WNB.96) in 1847, providing a possible sale date for 608 Main Street.) Francis and Bridget O'Conner lived here with John O'Connor, presumably Francis' father, and Patrick O'Conner, possibly Francis' brother. The entire family was born in Ireland.

In 1878, Francis O'Conner sold the house to another shoemaker, Joseph A. Hall.³ Joseph A. Hall (1851-1920) lived here with his wife, Mary, and their son, Fred. In 1922, Fred Hall settled his father's estate and sold the house and two-acre property.⁴ During the 1920s and 1930s, the house had several owners, who were unable to navigate economic circumstances and lost the house to foreclosure.

In 1940, Vartoohe Kassabian purchased the foreclosed property.⁵ Vartoohe and her husband, Bacrad, were born in Turkey but had moved to West Newbury by way of Stoneham, Massachusetts. The couple lived here with their son, Kerkor, and daughter, Mary. Bacrad Kassabian worked as a presser in a clothing factory and was a commander of the Charles L. Carr American Legion Post in West Newbury.⁶ Kerkor Kassabian attended West Newbury High School and Northeastern University and was a coach for several West Newbury baseball teams. The Kassabian family owned the house until 1970.

BIBLIOGRAPHY and/or REFERENCES

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¹ Essex Deed Book 255, p. 107.

² N.B. Their surname is also used in deeds as Connors and Connor.

³ Essex Deed Book 991, p. 227.

⁴ Essex Deed Book 2523, p. 58.

⁵ Essex Deed Book 3151, p. 336.

⁶ "West Newbury," *Newburyport Daily News*, July 7, 1950, p. 5.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

608 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WNB.103

Town of West Newbury. Tax Assessor records. 2017.

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Walker, George H. & Co., *Atlas of Essex County*. Boston: George H. Walker & Co., 1884.Walling, Henry Francis. *A Topographical Map of Essex County, Massachusetts...* Smith & Worley, 1856."West Newbury," *Newburyport Daily News*, July 7, 1950. p. 5. <http://newburyport.advantage-preservation.com>. Accessed May 30, 2018.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

608 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WNB.103

National Register of Historic Places Criteria Statement Form

Check all that apply:

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

The Moses and Hannah Carr House is eligible for listing on the National Register under Criterion C as a very good example of Greek Revival architecture in Essex County. 608 Main Street is a modest example of Greek Revival cottages in West Newbury, with a conservative side-gable form and minimal detailing. It is distinguished by its largely intact form and materials, early rear ell, and simple but strongly articulated center entrance. The building retains integrity of location, design, feeling, materials, setting, association, and workmanship.

FORM B – BUILDING

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

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

R22-70

Newburyport

WNB.104
WNB.245

Town/City: West Newbury

Place:

Address: 613 Main Street

Historic Name: Ebenezer and Abigail Brown House

Uses: Present: Single Family Residence

Original: Single Family Residence

Date of Construction: 1841

Source: Deed

Style/Form: Greek Revival

Architect/Builder: Not determined

Exterior Material:

Foundation: Stone

Wall/Trim: Wood clapboards / Wood trim

Roof: Asphalt Shingle

Outbuildings/Secondary Structures: Garage

Major Alterations (*with dates*): Replacement window sash (L 20th – E 21st c) – rear addition and deck (L 20th c?)

Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: 1.09 acres

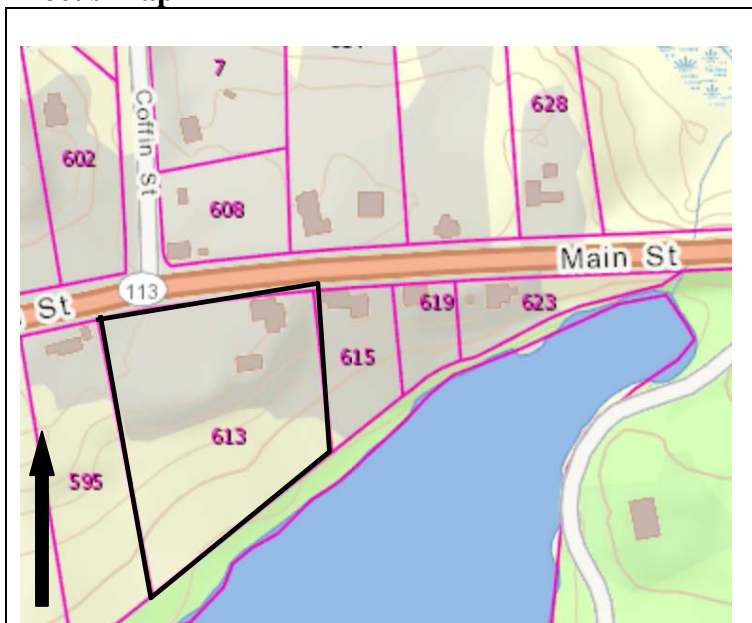
Setting: Located on the major thoroughfare of Main Street (Route 113), near the intersection of Coffin Street. At the west end of a small cluster of heterogeneous, 18th – 19th century residential buildings on large lots. Mill Pond is located nearby, to the south.

Photograph



View looking southeast.

Locus Map



Recorded by: Wendy Frontiero and Stacy Spies

Organization: West Newbury Historical Commission

Date: June 2018

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

613 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WNB.104
	WNB.245

☐ 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.

613 Main Street occupies a very large lot on the south side of Main Street that borders Mill Pond on its southern edge. The terrain is flat in front of the house and adjacent garage and slopes down steeply to the south at the rear. The yard is maintained largely in lawn, with scattered trees and two large rhododendron bushes flanking the building entrance. A low, dry-laid fieldstone wall lines most of the street edge. The property contains a main house and a long garage to its southwest, which is accessed by a gravel driveway and parking area.

The rectangular main block rises 2½ stories from a low, granite-block foundation to a pedimented side gable roof with a small interior chimney on the back slope near the center of the building. A two-story ell projects from the east elevation, fronted by a small one-story appendage with a secondary entrance. Walls are sheathed with wood clapboards and trimmed with flat corner pilasters and a high entablature with bed molding. Windows typically contain 6/1 double-hung replacement sash, a shallow band molding, and a small, low pediment over the first-floor windows.

The symmetrical, five-bay façade has a prominent center entrance with wide flat pilasters, high flat entablature with prominent cornice, single-leaf door (modern), and full-height sidelights, and a granite block step. The west (right side) elevation has two window bays on the first and second floors; windows are single, while a tri-partite window with pedimented cornice is positioned towards the back of the first floor. Two windows are centered in the half-story (tympanum).

The east elevation of the main block has one window bay towards the front on the second floor and no windows in the half-story. A substantial east ell is set back from the façade and features a hip roof and the same foundation and trim as the main block. On its east elevation, it contains a tri-partite window towards the back of the first floor and two single windows above. The façade of the ell has a single window in the second story and a small one-story appendage at the front with a concrete block foundation, low hip roof, single windows, and an off-set, single-leaf doorway on the façade.

A one-room extension is visible at the back of the ell; it features a parged or painted foundation, clapboard siding, flat or low-pitched roof, and one window centered on its east elevation. A modern rear deck projects from its back wall.

A long, four-bay garage (WNB.245) (ca. 1920) near the southwest corner of the house has a side gable roof, granite rubble foundation, clapboard siding, and flat wood trim. The bays each contain one set of double-leaf doors and a contiguous single leaf door, all with wood and glass panels. The west gable end has two windows on the first floor and one centered in the peak.

Well preserved and maintained, 613 Main Street is a handsome and substantial example of Greek Revival residential architecture in West Newbury, with a conservative side-gable form. It is distinguished by its size, pedimented gable ends and windows, prominent wall entablature, tri-partite windows, and strongly detailed center entrance. Alterations in the form of the rear and front additions are compatible in scale and detailing with the main block.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

613 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WNB.104
	WNB.245

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 Ebenezer and Abigail Brown house was likely constructed circa 1841. Ebenezer Brown (1812-1890) purchased this property in 1841 from Moses Carr, who lived across the street at 608 Main Street (WNB.102).¹ Ebenezer Brown had married Abigail Rogers (1810-1886) three years earlier. Ebenezer Brown worked as a cordwainer and lived here with his wife and their children, Elizabeth, Calvin, and Laura. In 1880, Ebenezer sold the property to his son, Calvin Francis Brown (1842-1911), who also worked as a cordwainer.² After Calvin Brown's death, his wife, Sarah, sold the property.³

During the 1920s and 1940s, Grace Watson owned the property. Grace Watson lived here with her husband, Wallace, a carpenter, until his death in 1933. Census data indicates that, after that time, the property was rented until it was sold in 1947 to William and Dorothy Costain.⁴ The Costain family sold the property in 2017.⁵

BIBLIOGRAPHY and/or REFERENCES

Anderson, Philander for Moses Pettingell. "Map of the Original Town of Newbury, now divided in Newbury, Newburyport, and West Newbury." 1830.

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West Newbury Tax Assessor records.

SUPPLEMENTARY IMAGES

Garage. View looking south.



Garage. View looking southeast.

¹ Essex Deed Book 337, p. 234.

² Essex Deed Book 1031, p. 151.

³ Essex South Deed Book 2500, 262.

⁴ Essex South Deed Book 3551, p. 585.

⁵ Essex South Deed Book 36118, p. 356.

FORM B – BUILDING

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

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

R23-200

Newburyport

WNB.105

Town/City: West Newbury

Place:

Address: 614 Main Street

Historic Name: Jonathan Sawyer House

Uses: Present: Single Family Residence

Original: Single Family Residence

Date of Construction: ca. 1700-1725

Source: Marriage date

Style/Form: Colonial

Architect/Builder: Not determined

Exterior Material:

Foundation: Brick

Wall/Trim: Wood clapboards / Wood trim

Roof: Asphalt Shingle

Outbuildings/Secondary Structures: Barn (ca. 2006)

Major Alterations (*with dates*): Greek Revival door frame (mid-19th c) - side appendage and porch (L 19th c) – rear addition (L 20th c?) – replacement windows, clapboards and window trim?, and rebuilt chimney (L 20th – E 21st c)

Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: 2.6 acres

Setting: Located on the major thoroughfare of Main Street (Route 113), near the intersection of Coffin Street. At the west end of a small cluster of heterogeneous, 18th – 19th century residential buildings on large lots. Mill Pond is located nearby, to the south.

Photograph



View looking northwest.

Locus Map



Recorded by: Wendy Frontiero and Stacy Spies

Organization: West Newbury Historical Commission

Date: June 2018

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

614 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WNB.105

☐ 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.

614 Main Street occupies a very large, deep lot on the north side of Main Street. The house is positioned near the southwest corner of the parcel, with a moderate setback from Main Street. A large barn stands to the east of the house, near the eastern property line. The land is flat adjacent to the house and slopes gently down to the east. It is maintained mostly in lawn, with large trees along the side property lines. A paved driveway to the east of the house leads to a parking area behind the house.

An L-shaped building, the house rises two stories from a low brick foundation to a half-hip roof (hipped at the west end and side-gabled at the east end). Its two chimneys include a large center chimney in the front volume and a slender chimney rising from the west slope of the hip. Not clearly visible, a third chimney may rise in the back of the hipped volume. Walls are sheathed with wood clapboards and trimmed by narrow corner boards and a narrow fascia with bed molding. Windows typically contain 6/6 double-hung replacement sash with flat trim.

The five-bay façade (south elevation) is slightly asymmetrical, with relatively small and narrow windows. The center entrance is framed with a classical entablature and pilasters, both with a prominent cornice cap, and modern half-height sidelights; the single-leaf door has two vertical wood panels. A granite block step accesses the entrance. The broad, low chimney is centered in the ridge line above the entrance.

The west (left side) elevation is surmounted by a hip roof. A narrow porch towards the front on the first floor has Victorian-period, turned posts and balusters and extends into a one-story appendage at the rear, both with low hip roofs. The second story has two windows towards the back and one small square-ish window over the porch. The east (right side) elevation has a gable end, with one window centered in each floor. The rear (north) elevation is not clearly visible, but appears to feature a one-story, gabled ell on the west side of the building, with a screened or enclosed porch on its east side.

The large, square barn (ca. 2006) has a front gable with gable returns, a concrete foundation, vertical flushboarding, and flat trim. The symmetrical façade (west elevation) has a large pair of sliding doors flanked by one 6/6 window on each side, a smaller sliding door in the half-story, and a hoist beam above that. The south (side) elevation has two 6-light windows and a sliding door at the east end. The rear (east) elevation contains two widely spaced windows at the first floor and two closely spaced windows in the half-story.

Well maintained, 614 Main Street is a good example of vernacular Colonial period architecture in West Newbury, with minimal detailing. It is distinguished by its half-hip roof, five-bay façade with prominent Greek Revival-style entrance, and relatively high proportion of wall to window area. Alterations include new clapboards, window sash, and possibly trim, and the re-built center chimney; the extent of these changes detracts from the historic integrity of the house.

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 1729, 614 Main Street was identified as the house of Jonathan Sawyer.¹ This is likely Jonathan Sawyer (1685-1784). In 1711, Jonathan Sawyer married Mary Rawlins (1683-1768). Between 1714 and 1722, the couple had three sons, Elisha, Abel, and Moses. Further research is recommended to establish the lineage of this early house.

¹ Brown, John. "Plan of the West Parish of Newbury New Town." 1729. House #61.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

614 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNB.105

In 1823, Mary Brown, widow of Jacob Brown, sold this parcel and house to Dudley Heath.² (At that time, the parcel extended west to Coffin Street; the house at 608 Main Street had not yet been constructed.) Jacob Brown was among a group of men that formed a corporation in 1784 to build a bridge over the Merrimack River that would come to be known as the Rocks Bridge.³

In 1829, Dudley Heath sold the house and approximately 30 acres of land to Moses Carr.⁴ Carr constructed a house for himself at the southwest corner of this lot at the intersection of Coffin Street and Main Street (See 608 Main Street, WNB.102). In 1850, Moses Carr, "gentleman," sold the house and property to Jacob W. Morse.⁵ Jacob Webber Morse had married Elizabeth Bradley of West Newbury in 1841. Jacob Morse worked as a cordwainer, according to census records. In 1855, Jacob W. Morse sold the house and 2½-acre property to Webber E. Morse and his wife, Phebe.⁶ Webber Morse also worked as a shoemaker.⁷

In 1862, Webber E. Morse sold the house and property to William Hogg.⁸ William Hogg (1809-1901)⁹, a shoemaker, lived here with his wife, Margaret, their children, a grandson and Margaret's father. William, Margaret, and Margaret's father were all born in Scotland. The extended family lived at 614 Main Street until 1918, when the property was sold to Wilbur Dunn of West Newbury.¹⁰ Wilbur Dunn lived here with his wife, Mary and their children. Wilbur Dunn worked as a steamfitter and as a nursery laborer. Daughter Kathleen worked as a hotel waitress and daughter Helen worked as a bookkeeper. The family lived here into the 1940s.

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- Anderson, Philander for Moses Pettingell. "Map of the Original Town of Newbury, now divided in Newbury, Newburyport, and West Newbury." 1830.
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² Essex Deed Book 232, p. 63.

³ Currier, *History*, 277.

⁴ Essex Deed Book 255, p. 107.

⁵ Essex Deed Book 454, p. 176.

⁶ Essex Deed Book 517, p. 149.

⁷ City directory. 1870.

⁸ Essex Deed Book 632, p. 192.

⁹ Findagrave.com Memorial #59307756.

¹⁰ Essex Deed Book 2517, page 278.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

614 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WNB.105

Walling, Henry Francis. *A Topographical Map of Essex County, Massachusetts...* Smith & Worley, 1856.**SUPPLEMENTARY IMAGES**

West and façade elevations. View looking northeast.

FORM B – BUILDING

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

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

R22-60

Newburyport

WNB.246

Town/City: West Newbury

Place:

Photograph

View looking southwest.

Locus Map

Address: 615 Main Street

Historic Name: Calvin F. Brown House

Uses: Present: Single Family Residence

Original: Single Family Residence

Date of Construction: ca. 1865

Source: marriage; visual

Style/Form: Greek Revival

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*): Side addition (ca. 2007), attached garage, replacement sash (L 20th – E 21st c)

Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.5 acres

Setting: Located on the major thoroughfare of Main Street (Route 113), near the intersection of Coffin Street. At the west end of a small cluster of heterogeneous, 18th – 19th century residential buildings on large lots. Mill Pond is located nearby, to the south.

Recorded by: Wendy Frontiero and Stacy Spies

Organization: West Newbury Historical Commission

Date: June 2018

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

615 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNB.246

☐ 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.

615 Main Street occupies a deep lot on the south side of Main Street that borders Mill Pond on its southern edge. The house is situated close to the street edge, in the northwest corner of the lot. The land is flat immediately adjacent to the house and slopes precipitously down to the south and Mill Pond. One very large mature tree is situated on the slope to the southwest of the house. A gravel driveway and parking area are located to the east of the house, accessing an attached garage. The building consists of a rectangular main block with a small appendage on the west side and a two-bay garage added to the east side.

The modest original cottage rises 1½ stories above a low brick foundation to a low, side-gable roof with slender but pronounced gable returns and a narrow interior chimney on the east end of the front slope. Walls are sheathed with wood clapboards and trimmed with flat corner boards and a flat high fascia with bed molding. Windows typically contain 6/6 double-hung replacement sash and flat casings and a prominent lintel cap.

The symmetrical, five-bay façade has a high-post stud wall and a center entrance trimmed with a narrow enframing of flat jambs and a high entablature with a pronounced cornice. Two granite steps and a small wood stoop access the single-leaf door, which features two arched and frosted glass panels.

The east (left side) elevation of the main block has one window towards the front of the first floor and two closely-spaced windows in the half story. Set well back from the façade, the attached garage has a side-gable, lean-to roof; poured concrete foundation; two separate vehicle bays; a small cupola centered on the ridge; and a pedestrian door at the west end.

The west (right side) elevation has a shallow, one-story extension across nearly the full width of the first floor, with a shallow hip roof, poured concrete foundation, and narrow, flat corner boards and fascia. This addition features one window facing front and two on the side, all with boxed-out cornice trim. Two windows are centered in the half-story of the main block.

Well maintained and preserved, 615 Main Street is a modest example of Greek Revival cottages in West Newbury, with a conservative side-gable form and minimal detailing. It is distinguished by its five-bay façade, lintel caps on windows and the main doorway, and the *retardataire* center entrance trim, whose scale and proportions are reminiscent of Federal-period 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.

Calvin F. Brown (1842-1911),¹ married widow Annie Scott Hogg in 1865. 615 Main Street was likely constructed around the time of their marriage. Calvin Brown's father, Ebenezer Brown, purchased this land in 1841, then a part of 613 Main Street (WNB.104).² Calvin F. Brown lived at 613 Main Street with his parents and his sisters, Elizabeth and Laura. In 1872, Ebenezer Brown sold this property to his son, Calvin. Calvin Brown worked as a cordwainer, as did his father.³

Annie Evans and her husband, Thomas Evans, purchased the property in 1893.⁴ The Evans family owned the property from 1893 until 1912. The Evans family also owned 628 Main Street (WNB.108) during this time. The couple lived here with their

¹ Findagrave.com Memorial #59351581.

² Essex Deed Book 337, p. 234.

³ Essex Deed Book 869, p. 206.

⁴ Essex South Deed Book 1395, 90.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

615 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WNB.246

seven children and Annie's mother, Mary Hall. Thomas Evans worked as a cutter in a shoe factory; one son worked as a motorman for a street railway. One daughter worked as a hairdresser and another worked as a bookkeeper.

Over the next three decades, the property was sold every few years, a common situation for West Newbury residents during this time. As the effects of the Great Depression worsened, several of the former farmsteads along this stretch of Main Street were vacant, having been lost to unpaid taxes, foreclosure, or were rented instead of occupied by owners.

BIBLIOGRAPHY and/or REFERENCES

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West Newbury Tax Assessor records.

FORM B – BUILDING

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

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

R22-50

Newburyport

WNB.106

Town/City: West Newbury

Place:

Address: 619 Main Street

Historic Name: Eliza Ann and Stephen Brown House

Uses: Present: Single Family Residence

Original: Single Family Residence

Date of Construction: ca. 1865

Source: Deed

Style/Form: No style

Architect/Builder: Not determined

Exterior Material:

Foundation: Brick

Wall/Trim: Asbestos Shingles / Wood trim

Roof: Asphalt Shingle

Outbuildings/Secondary Structures: none

Major Alterations (*with dates*): Siding (mid 20th c) - replacement sash and rear porch and extension (late 20th c)

Condition: Fair

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.3 acres

Setting: Located on the major thoroughfare of Main Street (Route 113), near the intersection of Coffin Street. At the west end of a small cluster of heterogeneous, 18th – 19th century residential buildings on large lots. Mill Pond is located nearby, to the south.

Photograph



View looking south.

Locus Map



Recorded by: Wendy Frontiero and Stacy Spies

Organization: West Newbury Historical Commission

Date: June 2018

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

619 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WNB.106

☐ 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.

619 Main Street occupies a comparatively small lot on the south side of Main Street; on its southern edge, it borders Mill Pond. The terrain is flat at the front and sides of the house and slopes steeply down to the south behind the building. The house is positioned in the northwest corner of the parcel, with a modest front setback maintained chiefly in lawn. Scattered shrubs and a hedge of small trees also occupy the front yard. A gravel driveway and parking area are situated on the east side of the lot.

The rectangular building rises 1½ stories above a low brick foundation to a high, steep, side-gable roof with minimal gable returns. A small square chimney rises from the ridge at its east end. Walls are clad with asbestos shingles and trimmed with a wide fascia board with bed molding. Windows typically feature 2/2 wood storm sash and band molding. The prime windows are not clearly visible, but seem to have mostly 2/2 sash.

The symmetrical, five-bay façade has an unusually tall high-post stud wall; its center entrance contains a single-leaf door with two clear-glass arched panes and a wide, flat enframingent with simple band molding.

The symmetrical east (left side) and west (right side) elevations are identically composed, with two widely spaced bays of vertically-aligned windows on the first and half-stories, and one window in the gable peak. The rear (south) elevation is not clearly visible, but contains a flat-roofed addition in the center of the first floor and a modern porch with square post balusters that is visible at the southeast corner.

619 Main Street is a very modest example of Italianate cottages in West Newbury, with a conservative side-gable form and minimal detailing. It is distinguished by its five-bay façade, two-room deep plan, and prominent roof form. Artificial siding detracts from the historic integrity of the building.

HISTORICAL NARRATIVE

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

The Eliza Ann and Stephen Brown house was likely constructed circa 1865, shortly after Eliza Ann Brown (ca. 1821-1904) purchased this lot of land from members of the Morse family.¹ Eliza Ann Morse had married Stephen Brown, Junior, (1814-1905)² in 1842. The couple had four sons and two daughters. Grown sons, Herbert and Henry Brown, lived with Eliza and Stephen Brown at 619 Main Street at the time of the 1865 census. Stephen Brown and their son, Herbert, worked as shoemakers. Eliza and Stephen Brown lived here until nearly the end of their lives. The census indicates that Henry and Eva Brown lived here in 1900.

In 1905, Herbert and Henry Brown sold the property to John Jackson of New Hampshire.³ John Jackson lived here with his wife, Esther, and their eight children. At the time of the 1910 census, John Jackson worked odd jobs as a laborer, daughter Grace worked as a dressmaker, and daughter Gertrude worked as a milliner. In 1920, John Jackson worked in an automobile factory, as did his son-in-law, who lived here with his wife, John and Esther's daughter, Evelyn, and their young son.

¹ Essex South Deed Book 694, 121.

² Findagrave.com Memorial #153275608.

³ Essex South Deed Book 1774, p. 213.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

619 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNB.106

In 1928, John Jackson's estate sold the property.⁴ Over the next two decades, the property was sold every few years, a common situation for West Newbury residents during this time. As the effects of the Great Depression worsened, several of the farmsteads along this stretch of Main Street were vacant, having been lost to unpaid taxes, foreclosure, or rented instead of occupied by owners. Eben and Helen Young, however, were able to withstand this trend. In 1934, 619 Main Street was purchased by Eben and Helen Young. Eben worked as a foreman at M.H. Hat Factory.⁵ They lived in the house until it was sold in 1947.⁶

BIBLIOGRAPHY and/or REFERENCES

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Walling, Henry Francis. *A Topographical Map of Essex County, Massachusetts...* Smith & Worley, 1856.

West Newbury Tax Assessor records.

⁴ Essex South Deed Book 2793, p. 562.

⁵ Essex South Deed Book 3003, p. 299.

⁶ Essex South Deed Book 3514, p. 338.

FORM B – BUILDING

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

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

R22-40

Newburyport

WNB.107

Town/City: West Newbury

Place:

Photograph



View looking southeast.

Address: 623 Main Street

Historic Name: Nicholas Durgin House

Uses: Present: Single Family Residence

Original: Single Family Residence

Date of Construction: ca. 1811

Source: 1830 map

Style/Form: Federal/Gambrel Cape

Architect/Builder: Not determined

Exterior Material:

Foundation: Not visible

Wall/Trim: Wood clapboards / Wood trim

Roof: Asphalt Shingle

Outbuildings/Secondary Structures: modern garage shed

Major Alterations *(with dates)*: Exterior chimney and additions on east side and rear (L 20th c) – replacement window sash and frames (L 20th – E 21st c)

Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.5 acres

Setting: Located on the major thoroughfare of Main Street (Route 113), near the intersection of Coffin Street. At the west end of a small cluster of heterogeneous, 18th – 19th century residential buildings on large lots. Mill Pond is located nearby, to the south.

Locus Map



Recorded by: Wendy Frontiero and Stacy Spies

Organization: West Newbury Historical Commission

Date: June 2018

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

623 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNB.107

☐ 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.

623 Main Street occupies a narrow triangular lot between the south side of Main Street and the northeastern tip of Mill Pond. The house is set below street level, and the terrain slopes steeply down to the south behind the house and the paved parking area to its west. The building is positioned near the northwest corner of the lot, with a modest front setback that is maintained with shrubs and perennials. The building consists of a small main block and a pair of telescoping additions to the east.

Set very low to the ground, the original cottage rises 1½ stories to a side-gambrel roof; no roof returns. A modern exterior chimney rises along the west gambrel end, and a small interior chimney is located on the back slope of the east end. Walls are sheathed with wood clapboards and trimmed with a sillboard at grade, flat corner boards, and a narrow fascia board with bed molding. Windows typically have 6/1 double-hung replacement sash with no side casings. Openings on the front of the main block and middle addition have a high flat lintel.

The asymmetrical, three-bay façade of the original cottage is trimmed with bed molding at the front eave and contains a single-leaf, center door flanked by two small windows. The west gambrel-end has a small window on each side of the chimney on each floor (not vertically aligned). The rear elevation is not clearly visible, but the end of a shed dormer can be seen at the west end of the rear slope, along with a shed-roofed addition at the first floor.

The façade of the gambrel-roofed middle addition has two bays, with an offset single-leaf door and side window; no bed molding at the eave. The roof is raised at the rear of this volume to create a full second floor. The easternmost addition has a salt-box form, concrete block foundation, and a single window in the center of both the façade and the east side elevation.

Well maintained, 623 Main Street is a very modest example of colonial period cottages in West Newbury, with extremely minimal detailing. The original building is distinguished by its broad gambrel roof and asymmetrical, three-bay façade. Modern alterations detract from the historical integrity of the building, in the form of large and numerous additions, the exterior chimney, replacement window sash, and the removal of window trim.

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 first map upon which 623 Main Street appears is the 1830 map and is noted as owned by "N.D." This was likely Nicholas Durgin, who appears on the 1830 census as a neighbor of Samuel Morse and Moses Carr, who are documented as owners of buildings in this vicinity at that time. Nicholas Durgin (1765-1840) was born in Durham, New Hampshire and worked as a shoemaker. In 1811, he married Mary Foster (1776-1849) of Newbury. The house may have been constructed at the time of their marriage. Nicholas Durgin [Durgin] was a Sargent in Captain Eliphalet Emery's Company, which saw War of 1812 service in Newbury for four days between September 30 and October 4 of 1814.

Until the 1970s, the house consisted of only the small western section of the existing house. The 1856 and 1872 maps indicate that the property was owned by J. Morse. The 1884 map provides no ownership information. In 1895, John Morse sold the property. However, census data over the preceding decades indicates that John Morse lived elsewhere in West Newbury. Further research will be needed to determine who resided here during those decades.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

623 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

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WNB.107

In 1895, Warren C. and Sarah Coffin of West Newbury purchased the property.¹ Warren Coffin (1850-1931) married Sarah Oakes (1850-1919) in 1873. At the time of the 1900 census, their two adult sons lived with them; William worked as a shoe maker and Murray worked as a day laborer, like his father, Warren. Sarah's brother, George Oakes also lived with them and worked as a shoe finisher. The property remained in the Coffin family through 1941.²

BIBLIOGRAPHY and/or REFERENCES

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West Newbury Tax Assessor records.

¹ Essex South Deed Book 1456, p. 197.

² Essex South Deed Book 3252, p. 181.

FORM B – BUILDING

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

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

R23-220

Newburyport

WNB.B

WNB.108
WNB.247

NRIND NRTRA 3/09/90

Town/City: West Newbury

Place:

Address: 628 Main Street

Historic Name: Timothy Morse House

Uses: Present: Single Family Residence

Original: Single Family Residence

Date of Construction: circa 1727

Source: Deed

Style/Form: First Period / Georgian

Architect/Builder: Timothy Morse

Exterior Material:

Foundation: Not visible

Wall/Trim: Wood clapboards / Wood trim

Roof: Asphalt Shingle

Outbuildings/Secondary Structures: Barn

Major Alterations (*with dates*): Half-house to 5-bay configuration (mid-18th c) – side and rear additions (L 20th c)

Condition: Excellent

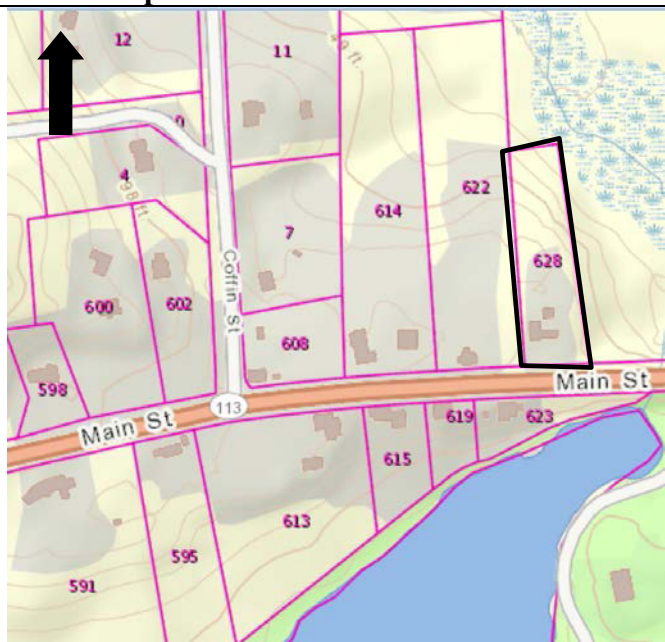
Moved: no ☒ yes ☐ **Date:**

Acreage: 1.0 acres

Setting: Located on the major thoroughfare of Main Street (Route 113), near the intersection of Coffin Street. At the west end of a small cluster of heterogeneous, 18th – 19th century residential buildings on large lots. Mill Pond is located nearby, to the south.

Photograph

West and façade (south) elevations. View looking north.

Locus Map

Recorded by: Wendy Frontiero and Stacy Spies

Organization: West Newbury Historical Commission

Date: June 2018

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

628 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNB.B

WNB.108
WNB.247☐ 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.*

628 Main Street occupies a relatively narrow, very deep lot on the north side of Main Street; a creek runs through a ravine to the east of the property. The parcel slopes up gently to the north from the street; the front half is maintained chiefly in lawn, with foundation shrubbery and trees at the perimeter. The house is positioned on the west side of the site behind a deep front setback. A large, mature tree stands in the center of the front yard, at the east end of the house. A paved driveway on the west side of the property is bordered by a dry-laid fieldstone wall on its uphill side. The property contains the main house, with a large sunporch addition on one side, and an early barn to its northeast.

Rectangular in shape and set low to the ground, the present main block rises 2½ stories to a side gable roof with a large center chimney at the ridge and gable returns. The chimney is parged. Walls are sheathed with clapboards and trimmed with corner boards and a narrow fascia board with bed molding. Windows are typically 6/6 double-hung sash with flat casings. First floor windows on the façade and left side have pronounced cornice moldings. All windows have prominent sills.

The symmetrical, five-bay façade of the main block has a center entrance with a small gabled vestibule without roof returns; its single-leaf door has flat casing and prominent cornice trim. The symmetrical west (left side) elevation has two vertically-aligned window bays on the first and second floors and a window centered in the half-story. A low, one-story rear addition is flush with the west elevation of the main block; it has a pitched roof, offset single-leaf door, and one window towards the back. The east (right side) elevation of the main block has a 6/6 window centered in the half story; a large, one-story, sunroom addition obscures most of the lower two floors. The addition features a concrete foundation, side-gable roof, banded single-light windows, and a lunette window in the gable peak.

Standing near the northeast corner of the house, an early Barn (WNB.247) (ca. 1825) of moderate size has a steep gable roof without returns, board and batten siding, and a small square window centered on the first floor of its east gable end.

Well preserved and maintained, 628 Main Street is a handsome and substantial example of colonial period architecture, integrating a First Period core with a formal and classical Georgian renovation. (See 1985 MHC survey form for the First Period TRA National Register nomination for interior architectural details). The building is notable for its ample size, five-bay facade with entrance vestibule and large center chimney, and window cornices. The imposing setting and early barn are also distinctive. Side and rear additions constitute the principal alterations and are generally compatible in scale, materials, and form.

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.*

Housewright Timothy Morse (1699-1789) married Dorothy Pike (1702-1751) in 1721 and likely constructed this house circa 1727. In 1726, Timothy Morse purchased eight acres of land from Joseph Pike, including one acre at the "southwesterly corner of my mill lot, bounded southerly by Bradford [now Groveland] road," which is likely the location of this house.¹ The couple had five children: Lydia, Hannah, Timothy, Dolly or Doratha, and Sarah.² It is likely that Timothy, Jr. inherited the house and property after his father's death. Timothy, Jr. married Hannah Ilsey in 1753. Timothy Morse, Jr. appears in the 1790 federal census with two adult males over the age of 16 and two females.

¹ Essex Deed Book 56, p. 105.² Lord, *Memorial of the Family of Morse*, 50.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

628 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNB.B

WNB.108
WNB.247

In 1830, the house was owned by "C. Merrill." (Further research will be required to clarify the chain of title.) In 1850, a deed for 614 Main Street uses the land of Samuel Morse, i.e. 628 Main Street, as a boundary.³ In 1874, retired chaise maker Jacob Farnham (ca. 1802-1875) sold the property to shoemaker John Evans.⁴ It appears that John Evans may have already lived in the house for nearly twenty years, as J. Evans appears with the house on the 1856 map. The 1851 West Newbury tax assessor's report indicated that John Evans did not own property.⁵ (Jacob Farnham also owned 774 Main Street (WNB.112), which may have been his homestead.)

John Evans (ca. 1818-1894) was born in Ireland and lived here with his wife, Anna (1831-1919), and adult sons, who also worked as shoemakers. The Evans family farmed the land in addition to producing shoes. The Evans family also owned 615 Main Street (WNB.250), located across the street, from 1893 until 1912. Further research will be needed to determine in which house family members lived. After John Evans' death, Anna and sons, David and Thomas, continued to live in the house.

In 1913, Anna Evans sold the house to Gertrude Noyes Beckford and her husband Albert,⁶ who worked as a stock fitter in a shoe factory. Albert Beckford (1871-1953) served West Newbury as Trust Fund Commissioner, as Town Moderator, and as a member of the Board of Selectmen.⁷ The Beckford family owned the property until 1958.⁸

The Timothy Morse House was individually listed in the National Register of Historic Places on March 3, 1990 as part of the First Period Buildings of Eastern Massachusetts Thematic Resource Nomination.

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³ Essex Deed Book 454, p. 176.

⁴ Essex Deed Book 902, 19.

⁵ 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.

⁶ Essex Deed Book 2229, p.516.

⁷ "Albert Beckford, Descendant..." *Newburyport Daily News*, March 30, 1953, p. 1.

⁸ Essex Deed Book 4524, p.514.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

628 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WNB.B

WNB.108
WNB.247

Town of West Newbury. Tax Assessor records. 2017.

United States Census. 1850-1880, 1900-1940. Ancestry.com.

Walker, George H. & Co., *Atlas of Essex County*. Boston: George H. Walker & Co., 1884.Walling, Henry Francis. *A Topographical Map of Essex County, Massachusetts...* Smith & Worley, 1856.**SUPPLEMENTARY IMAGE**

Photo 2. Barn.

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	WNB.912
Historic Name:	Mill Pond Dam
Common Name:	
Address:	Main St 693 Main St Rt 113
City/Town:	West Newbury
Village/Neighborhood:	
Local No:	
Year Constructed:	r 1900
Architect(s):	
Architectural Style(s):	
Use(s):	Abandoned or Vacant; Agricultural
Significance:	Agriculture; Conservation
Area(s):	
Designation(s):	
Building Materials(s):	



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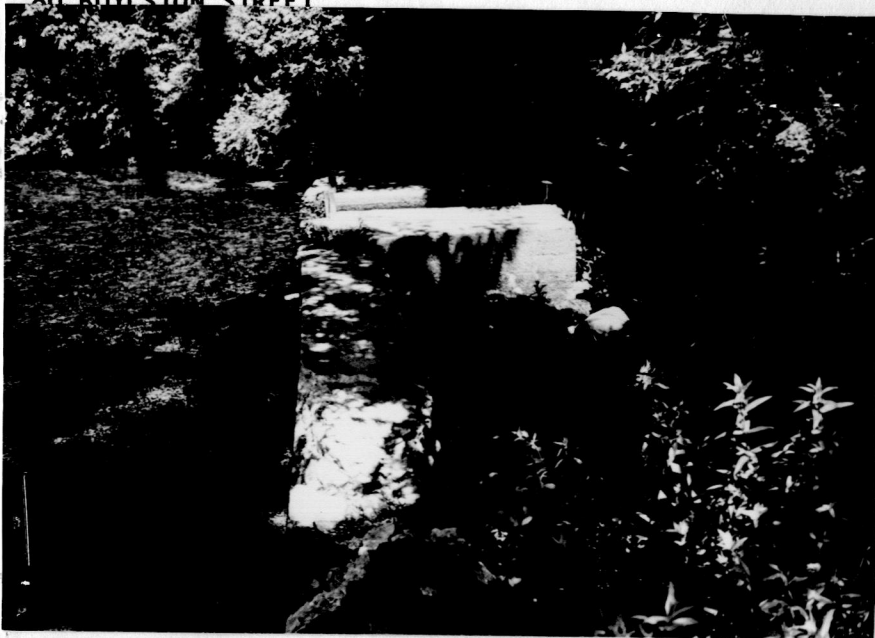
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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Saturday, November 21, 2020 at 11:07 AM

FORM F - STRUCTURE

MASSACHUSETTS HISTORICAL COMMISSION
80 ROYLSTON STREET



USGS - NEW, W
SPOT A

AT-27

AREA

FORM NO.

	912
--	-----

Location West Newbury

Address Route 113, Main Street

Name Mill Pond Dam

Ownership: Town of West Newbury Public

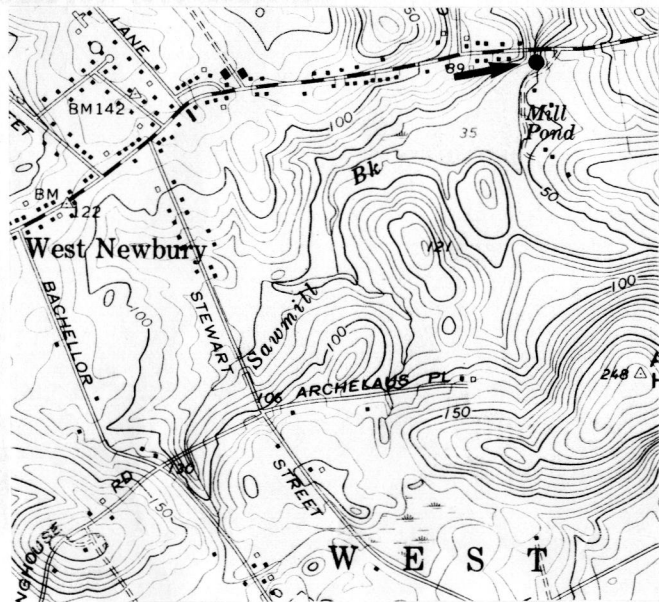
- Private

Type of Structure (check one):

bridge	_____	pound	_____
canal	_____	powder house	_____
dam	<u>x</u>	street	_____
fort	_____	tower	_____
gate	_____	tunnel	_____
kiln	_____	wall	_____
lighthouse	_____	windmill	_____

Other _____

Sketch Map: Draw map showing structure's location in relation to nearest cross streets, buildings and/or geographical features. Indicate all buildings between inventoried property and nearest intersection. Indicate north.



DESCRIPTION

Date late 19th to early 20th century

Source originally used by Rogers family farm

Architect Engineer/Designer (if known):

unknown

Construction material stone, concrete, and cast iron

Alterations (with dates) no alterations

are apparent

Condition poor - low level outlet is inoperable,

face is cracked and leaking

Moved no Date -

Acreage The dam is 8 feet high and 75 feet long

Setting Mill Pond is part of 213 acre town

owned conservation/recreation area

Recorded by Scott Bailey

Organization IEP, Inc., Northborough

Date November 10, 1987

E 338,910M

UTM REFERENCE Zone 19 N 4,740,025M

USGS QUADRANGLE Newburyport West

SCALE 1:25,000

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

This structure has not been considered for the National Register

ARCHITECTURAL SIGNIFICANCE Describe important design features and evaluate in terms of other structures within the community.

The dam has no important design features which might be of architectural significance.

HISTORICAL SIGNIFICANCE Explain historical importance of structure and how the structure relates to the development of the community.

The dam has no historical significance to the community. (Elizabeth Thompson, West Newbury Historical Commission).

**BIBLIOGRAPHY and/or REFERENCES**

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	WNB.191
Historic Name:	Page, Dr. John C. School
Common Name:	House of the Angel Guardian - Boyhaven Orphanage
Address:	694 Main St
City/Town:	West Newbury
Village/Neighborhood:	
Local No:	
Year Constructed:	1926
Architect(s):	Askins and Sullivan; Flockhart, Douglas; Graham, Edward Thomas Patrick; The Design Partnership
Architectural Style(s):	Colonial Revival
Use(s):	Orphanage; Parochial School; Public School
Significance:	Agriculture; Archaeology, Historic; Architecture; Art; Community Planning; Conservation; Education; Engineering; Recreation; Religion; Social History
Area(s):	
Designation(s):	
Building Materials(s):	Roof: Ceramic Tile; Glazed Terra Cotta Wall: Brick; Glazed Terra Cotta; Stone, Cut



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Commonwealth of Massachusetts
Massachusetts Historical Commission
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FORM B – BUILDING

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

191-195

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

Town/City: West Newbury**Place:** (*neighborhood or village*):**Photograph****Address:** 698 Main Street**Historic Name:** House of the Angel Guardian; later Boyhaven;
later Cardinal Cushing Academy;
Dr. John C. Page Elementary School**Uses:** Present: Elementary School

Original: Catholic orphanage

Date of Construction: 1926-1927**Source:** Newburyport Daily News**Style/Form:** Colonial Revival**Architect/Builder:** Edward TP. Graham, architect;
Askins & Sullivan of Boston, contractor**Exterior Material:**

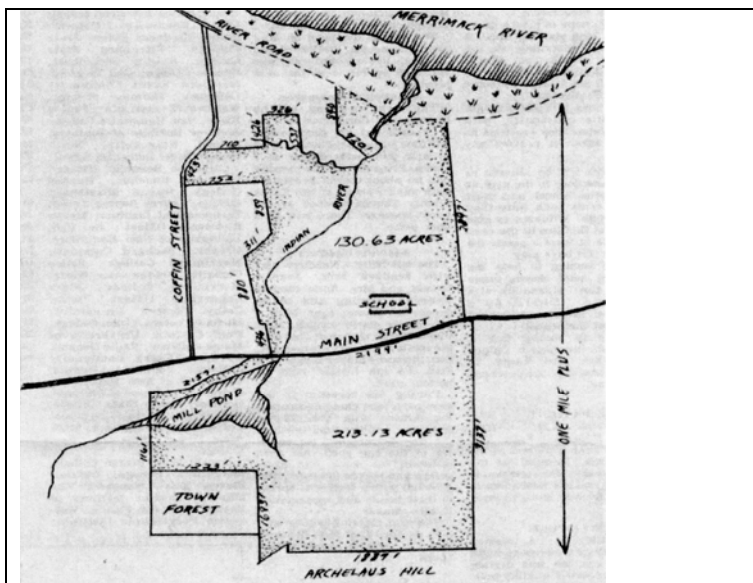
Foundation:

Wall/Trim: brick, stone medallions

Roof: terra cotta tiles, flat rubber roof

Outbuildings/Secondary Structures:
St. Joseph's Hall (1939)**Major Alterations** (*with dates*):

1959: Addition of gymnasium, cafeteria and science labs
 1972: major interior renovation prior to being used as public school.
 1985: major interior renovation (Architect Douglas Flockhart of The Design Partnership of Cambridge)

Condition: good**Moved:** no ☒ yes ☐ **Date:****Acreage:** approximately 350 acres**Setting:** The building is located on the summit of Pipestave Hill (one of the highest hills in West Newbury). In the background are open fields and views of the Merrimac River and Atlantic Ocean.**Locus Map****Recorded by:** assembled by MHC from materials supplied by:**Organization:** West Newbury Historical Commission**Date** (*month / year*): June-October 2010**RECEIVED****OCT 06 2010****MASS. HIST. COMM.**

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

698 MAIN STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNB.191-195

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

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

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

ARCHITECTURAL DESCRIPTION:

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

The Dr. John C. Page Elementary School is red water struck brick four story H style building with stone trimming and a red tile roof. The building was designed by the prominent Boston architect Edward T.P. Graham (see below). The majority of the brick work is American bond with Flemish Headers. Above the third story windows the brick work is in a basket bond pattern. A stone sculpture relief is located above the main entrance to the building. A stone sculptural relief is located above the main entrance to the building. It reads "Suffer Little Children Come Unto Me" and pictures Jesus blessing children holding lilies. Lilies are a symbol for sacrifice and care for fellow beings. This iconography is an important reference to the building's original function as an orphanage, as are the two angel sculptures to the left and right corners. They most likely reference the original name of the building, the House of the Angel Guardian.

There have been interior renovations of the building consistent with its successive use as an education facility since its inception. In 1959, there was an addition to the building consisting of a gymnasium, cafeteria and science labs. In 1972 following the purchase of the property by the town of West Newbury, it was renovated on the interior to service the needs of an elementary school. Finally in 1984 when West Newbury combined grades K - 6 at the building there was another interior renovation. During this renovation some windows were also replaced where the brickwork was chiseled in some spots on the exterior. The red tile roof remains intact with patchwork repairs taking place in order to preserve and maintain its function.

Property limits: The property consists of two parcels, on the north and south sides of Main Street. The parcel on the north side of the street is bounded on the west by residences along Coffin Street, the Merrimack River and residences along River Road, on the east by another large town-owned property acquired in 1997 from Russell and Leah Mingo (The Riverbend Recreation Area, and the former Dr. Dean Robinson farm) and on the south by Main Street. The parcel on the south side of the street is bounded on the east by town-owned property acquired in 2003 from the Dunn family, on the south by residences on Archelaus Hill Road, Archelaus Place, Poorhouse Lane, on the west by Poorhouse Lane and on the north by Main Street.

Additional buildings and structures: In addition to the school block, there are (or were) numerous other buildings or structures on the property, which extends on both sides of Main Street.

Map No.	MACRIS #	Name(s)	Date
1	191	Dr. John C. Page School – formerly House of the Angel Guardian	1926-27
2	192	Carriage Barn; now Dept of Public Works storage	
3	193	Farm House; now 4-unit apartment house	1888
4	194	St Paul's Hall formerly kitchen/canning building, now a Park & Recreation Building	
5		Water tank, built in the 1980s	1980s
6		Site of standpipe, taken down in the 1980s	1927-28
7		Site of ski tow building, no longer there	
8		Site of cattle barn – burned in 1989	
9		Site of garage, no longer there	
10		Parking lot, formerly football/baseball field	
11	195	St. Joseph's Hall – formerly approximate site of mansion house	1939
12		1959 Addition to Page School (Gymnasium)	1959
		South side of Main Street	
13		Dept of Public Works Salt Shed	
14		Dept of Public Works Garage and office	

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

698 MAIN STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNB.191-195

15		Water Department Pumping Station	
16		Recycling Area	
17		Sports Equipment Shed	
18		Baseball field	
19		Soccer Fields	
20		Horseback riding rings	
21		Horseback jumping area	
22		Mill Pond Building	1955
23		Site of camp bunkhouses, no longer there	
24		C-10 siren pole	

Farm House Built about 1888, now the site of four units of Affordable Housing.

St. Joseph's Hall (1939), also designed by Edward T.P. Graham, is leased to the Children's Castle Daycare. St. Joseph's Hall was originally built as a separate building in 1939. The renovations of 1959 included a building which connected the Hall to the orphanage and housed the kitchen, dining room, gymnasium and classrooms.

St. Paul's Hall Just to the west of the Page School, the small building, formerly used as a kitchen cannery by the School, is being used by the Park & Recreation Department and an adjacent, smaller shed nearby used to store baseball equipment.

Carriage Barn The Brothers used the large carriage house located to the west of the apartment building as a slaughtering facility and forging and blacksmithing area. This building was used subsequently as garage space with a gymnasium on the top floor. The barn is now being used for Highway Department storage.

Another large cattle barn (Map No. 8) sited behind this barn on the hill was being leased by the town to a farmer when it became the victim of arson in 1989.

Water tank A relatively new water tank replaced the standpipe.

The grounds of the school include several different playgrounds, two baseball fields, parking areas and walking trails. The Selectmen have just recently given permission to erect solar panels. The Town and the Brothers used the football/baseball field circa 1950 jointly for about 3 years after the formation of Little League. The field was removed by the Town after the acquisition of the Academy property and turned into the new driveway and parking lot.

On the South side of the street, is a small pumping station for the Water Department (Building #15). This side of the street also contains the Town salt shed (#13), the Highway Department office building (#14), the recycling center (#16), baseball fields (#18), a small sports equipment shed (#17), two horseback riding rings (#20), six soccer fields (#19) and a horseback jumping area (#21). The Mill Pond Recreation Area includes the Mill Pond Dam, the Mill Pond building (#22) with a small dock and extensive walking and horseback riding trails. The Mill Pond building was built about 1955 and was referred to as the "Bath House" in the 1972 Town report. In addition, there were several camp buildings in this area, which are no longer standing.

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.

"Pipestave Hill" has been home to a farm or farms since the first division of freehold lots in 1686. At that time, Joseph Knight was granted Lot No. 13.¹ This land has been through various changes of ownership and occupied by many famous and influential persons in the history of "the Newbury's".

One owner, Michael Dalton, began as a seaman, became a prosperous Newburyport Merchant and then purchased the land and 200 acres atop "Pipestave Hill. At his death in 1770, his son Tristram Dalton inherited his considerable holdings. Tristram

¹ *Ould Newbury: Historical and Biographical Sketches* (1896), by J.J. Currier, pp. 339-346

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

698 MAIN STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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Dalton, after graduating Harvard College in 1755, "read law" in Salem, but at the completion of his studies joined his father in business in Newburyport. Having a keen interest in public affairs, he went on to serve in the State legislature and was eventually elected along with Caleb Strong to serve as Senators in the first Congress from Massachusetts.

In 1796, Tristram Dalton sold to Joseph Stanwood of Newburyport, the "great farm" at "Pipestave Hill". Known as the "Stanwood farm" for many years, in 1820, Joseph Stanwood Jr. sold the premises with "the mansion house I now live in" to Enoch Moody. The Moody heirs sold a portion of the farm consisting of more than 40+ acres to Dr. Dean Robinson in 1842. All that land with the exception of about 18 acres is currently owned by the Town of West Newbury and called the Riverbend Recreation area, which adjoins the Page School property.

In 1925, the Brothers of Charity bought the property from William A. Rogers. At that time on the property stood an 18-room mansion, a cottage of 7 rooms, a stable and several "farmhouses"² and many outbuildings. A year later ground was broken for the House of the Angel Guardian building, now Dr. John C. Page School. In addition to this large building, the Brothers also constructed private sewer and water systems, a sprinkler system including a 75,000-gallon standpipe before opening the House of the Angel Guardian in 1928. We believe after examination of early fire records and pictures (see picture sheets 19 & 22) the mansion house was torn down to make way for St. Joseph's Hall. We have found a plot plan (see sketch, sheet 20) filed with the first set of plans on record with the Mass Archives. The orientation of the "proposed building" on that plot plan is different from what was eventually built, and it would appear several other buildings were torn down in addition. The only buildings prior to 1925 that remain are the Town's apartment building (four units of affordable housing) and a large barn being used by the Highway Department for storage.

The early history of the building can be linked with the early history of child welfare in the United States. In the early part of the century many orphans were often indentured to work on farms. This became a concern of many private and religious organizations, in particular those of Catholic and Jewish faiths. Father George Foxcroft Haskins, similar to many religious organizations at the time, was also concerned with the welfare of Catholic children and the fact that many were sent to protestant or state orphanages where they were not allowed to practice their faith. Thus in 1851, he founded The House of the Angel Guardian orphanage in the North End of Boston. He founded the orphanage not only as a haven for the preservation of the boys' faith but also as an arena for the boys to access education. Father Haskins was a strong believer in education as the foundation for a better life and incorporated those principles into the leadership orphanage. The orphanage was open to orphans, 1/2 orphans as well as those who were willing to pay a nominal fee to attend. It was funded by Father Haskin's private income, the Boston Archdiocese, as well as wealthy Protestants known as the Angel Guardian Society. The House of the Angel Guardian became a rather successful orphanage in Boston, moving from the North End, to a larger building in Roxbury and then finally to the former Perkins School for the Blind in Jamaica Plain.

It was at this point that Father Haskins passed away and the Archdiocese of Boston asked the Brothers of Charity to assume leadership of the school. The Brothers of Charity are international brotherhood originating in Belgium, whose mission is to "improve the dignity of people with threatened life opportunities". In 1872, the Brothers of Charity assumed leadership of the school and began to utilize more vocational teaching methods in the education of the boys. In addition, the state also began to use the school as an asylum for boys who were placed in their custody. The Brothers believed in stronger forms of discipline including corporal punishment which was common for the time. The boys were schooled in banking, shoemaking, tailoring, bookbinding and printing. By 1917, they trained more than 450 boys each year and had 15,000 graduates. It was during this time period that the successful institution began to outgrow its facilities in Jamaica Plain.

In 1925, the Brothers of Charity acquired William A. Rogers estate in West Newbury, Massachusetts and planned to construct another facility to accommodate the swelling population in Jamaica Plain. The new building designed by noted ecclesiastical architect, Edward T.P. Graham was to be utilized as a home for the younger boys currently in Jamaica Plain. The doors were opened in September 1928. In the 1930 West Newbury census, there were 213 boys and 13 teachers living there. Local newspaper articles note that many of the boys who once resided at the orphanage went on to serve in World War II. The Brothers also opened the orphanage up to children whose fathers were serving in the war and mothers were working for defense department. Indeed, as evidenced by an influx of children during this time period, the institution served as a haven for many parents affording them the opportunity to provide their children with access to education as well as safety, while they sought to protect our nation's freedoms.

² Boston Globe 5 Oct 1925

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

698 MAIN STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNB.191-195

In 1947, Boyhaven was opened up to boys of all ages as the facilities in West Newbury and Jamaica Plain were combined. In 1951, the House of the Angel Guardian was renamed Boyhaven. It was also during this time period the brothers also tried to interact more frequently with the townspeople. Similar too many orphanages at this point in history, there were many misconceptions about the nature of the school. There were reports of vandalism in town by members of the school as well as accounts of corporal punishment. These accounts were in keeping with the some people's view that all orphanages were something out of a Charles Dickens novel. The chaplain of the school celebrated mass routinely at St. Ann's (the local Catholic Church) and led the church choir. The townspeople were also invited to the grounds to utilize for swimming in the summer and skating in the winter. The town youth baseball teams even used the fields to play games. However, this limited interaction did little to change the perception, which even exists today, that the school was nothing more than a "reform" school. Indeed many of these types of perceptions and accounts may have been the impetus for national child welfare reform in the 1960s.

It was also at this time that Cardinal Richard J. Cushing visited the school and saw the crowding at the school. He promised the Brothers a much needed addition. After he followed through with the addition in 1959 the school was renamed Cardinal Cushing Academy in his honor and the orphanage continued function in its original capacity into the early 1960s. However, its purpose came into question as doubts began to arise at a national and state level regarding the impact of institutional living on children. Many wondered if it having a family setting was important to the welfare of children. In 1961, the Social Security Act was amended to include a foster care component which was then mandated at the state level. Thus, in 1963 the Brothers of Charity transferred ownership of the property to the Boston Archdiocese and a college preparatory school was opened in place of the orphanage in the building.

In 1970 the school was transferred from Cardinal Cushing and the Archdiocese of Boston to Cardinal Cushing Academy, Inc. In 1972 that school ran into financial difficulties, and the property was purchased by the Town of West Newbury (book 05874, page 0216).³ The town established the Dr. John C. Page School named after John C. Page the former superintendent of the four town district (Salisbury, Newbury, West Newbury, and Merrimac), as well as a local educator for 55 years. In 1974, The Dr. John C. Page Elementary School ("the Page School") began serving West Newbury children in grades 3-6 as a public elementary school. In 1984 it was opened up to children from Kindergarten to grade six and still serves as the town's only public elementary school. While the building has had various names and served various populations it is important to note that it has always been used as an educational facility. Indeed, throughout its history the building has continued to utilize its founding principle that education would raise children's stations in life.

In addition, many residents in town also view the Dr. John C. Page School as a major landmark in West Newbury. Indeed, it is an image local artists utilize to reveal the culture of the town. West Newbury folk artist Tricia Mansfield paints local places of cultural and historical interest. Her depictions of the Dr. John C. Page School adorn the Christmas trees of many local residents. Her original summer time painting of the Dr. John C. Page School, complete with the Merrimac River in the background, children playing, and cows grazing in the foreground has been purchased by an out of state collector of her work.

E.T.P. Graham⁴

Edward T.P. Graham (1872-1964), whose grandparents were immigrants from Ireland, was born in Cambridge; his father, Thomas, was a stonemason who died in 1883. At that time, Edward's family was living on Spring Street in East Cambridge. He attended the Cambridge High School, and in 1890 was listed in the city directories for the first time as an apprentice. The next year he was a "designer's apprentice," and by 1894, when he and his mother moved to 67 Oxford Street, he was listed simply as a designer. No place of work was given, but a reminiscence of him published in 1959 describes a double-runnerd sled 25' long designed by Graham and made of oak from Irving & Casson, the East Cambridge furniture and architectural millwork company. Several Cambridge architects got their start at that firm, and Graham may have been among them.

Graham and his mother probably moved to Oxford Street to be near Harvard's Lawrence Scientific School, from which he graduated cum laude in 1900. According to his Harvard College class reports, he spent five months working in the office of Willard Brown and an equal time at Shepley, Rutan & Coolidge before leaving for Europe on a two-year Austin Travelling Fellowship. Upon his return he set up an independent practice in Boston, which he maintained from 1904 until he retired in 1964. While his office was in Boston, he lived in his mother's house in Cambridge for most of his life.

³ The Town of West Newbury, upon a petition to the General Court, floated a \$1 million dollar bond to purchase and renovate the property at the special town meeting of March 4, 1972, articles 2 & 3.

⁴ Material on Graham provided by Charles Sullivan, Executive Director, Cambridge Historical Commission, 18 May 2010

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

698 MAIN STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNB.191-195

Graham was best known as a designer of churches, schools, hospitals, and municipal buildings, and he most often practiced in a red-brick Neo-Classical style. Various Roman Catholic diocese were frequent clients, as were the cities of Boston, Cambridge, and others. Among his best-known commissions were the Shoe & Leather Exposition Building in Cambridge (1906), the City Hall Annex in Boston (1911), the Forsythe Dental Clinic (1912), and an office building for the Commonwealth of Massachusetts at 100 Nashua Street in Boston (1935). He designed several buildings for hospitals, including Boston City (2), Cambridge City (2), St. Elizabeth's, Brighton (5), St. Joseph's, Lowell, and Mercy Hospital, Portland. His notable churches included St. Paul's in Harvard Square, as well as about fifteen other churches for the Archdiocese of Boston and five for the Diocese of Portland. He also designed at least a dozen public and parochial schools in the Boston area, including three elementary schools for the city of Cambridge, the Dedham High School, the Cathedral High School in Boston, St. John's School in Danvers, and Cardinal Cushing Academy and the Angel Guardian School in West Newbury. Graham also opened an office in Cleveland, where he designed several hospitals, churches and parochial schools beginning in the 1920s and continuing as late as 1955.

Graham is considered to be one of the most accomplished architects working in the field of institutional architecture in the 1920s. His commissions for the Catholic Church, in particular, were far above the norm for the period, and the fact that he received multiple commissions from the same clients speaks to the competence of his work as a designer of schools, hospitals and churches.

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 Literature from the Brothers of Charity and House of the Angel Guardian
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Lawrence Eagle Tribune, "Angel Guardian School", July 10, 1943
Orphan's Friend, April/May 1953
 Email from Charles M. Sullivan, Executive Director, Cambridge Historical Commission

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

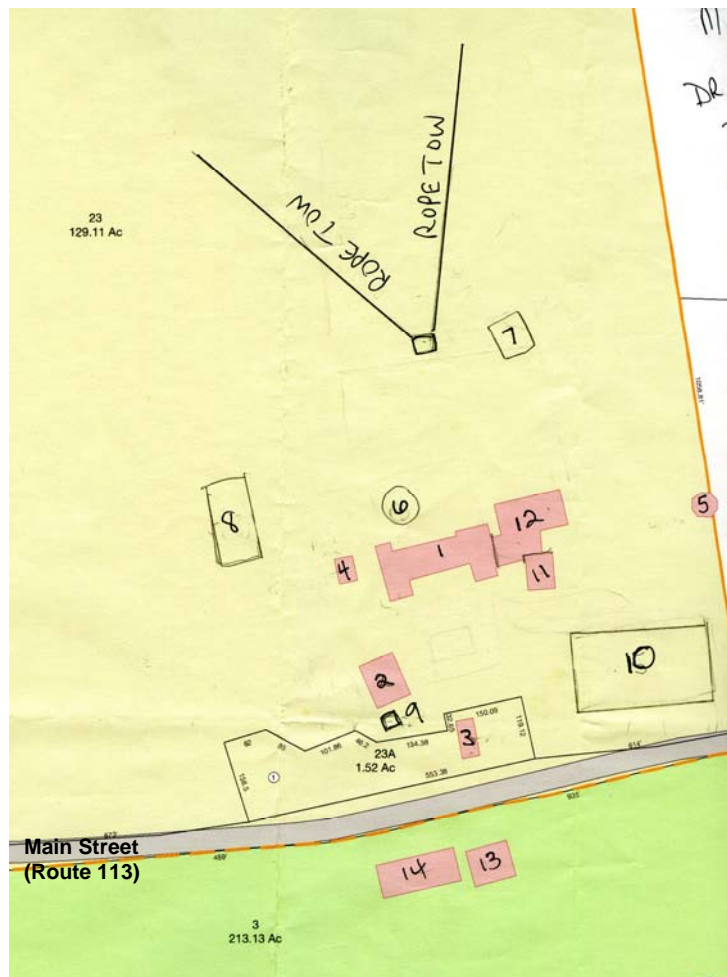
698 MAIN STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNB.191-195

Figures

Detail from Town of West Newbury Property Parcel Map R-23

Building Key

1. Dr. John C. Page School – formerly House of the Angel Guardian
2. Dept of Public Works storage – formerly carriage barn
3. 4-unit apartment house – formerly farm house
4. Park & Recreation Building – formerly kitchen/canning building (St. Paul's Hall)
5. Water tank, built in the 1980s
6. Site of standpipe, taken down in the 1980s
7. Site of ski tow building, no longer there
8. Site of cattle barn – burned in 1989
9. Site of garage, no longer there
10. Parking lot, formerly football/baseball field
11. St. Joseph's Hall – formerly approximate site of mansion house
12. 1959 Addition
13. Dept of Public Works Salt Shed
14. Dept of Public Works Garage and office

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

698 MAIN STREET

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1896 – Pipestave Hill was cut down to ease the steep grade on Main Street. We have heard that farm workers on the estate would sit in the door of the stable with their legs hanging over the steep grade watching the road work. The stable was probably to the west of the Farmhouse (now a 4-unit apartment building) and is no longer there.

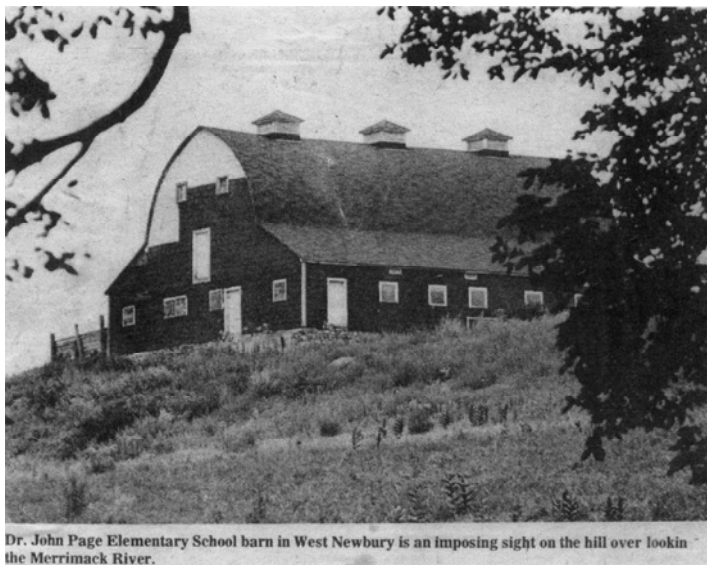


The crusher plant was on Pipestave Hill from Sept. 1896 to Oct. 1897 to crush rock for fill on Main Street. The road was being lowered to make it easier for electric cars to go up the hill on the way to Newburyport.



The juniorate. (West-Newbury.)

According to literature from the House of the Angel Guardian, the old mansion house on the property was fitted up for the Juniorate Class, which began in Sept. 1930. (Photo: Archives of the Archdiocese of Boston)



Dr. John Page Elementary School barn in West Newbury is an imposing sight on the hill over looking the Merrimack River.

Carriage Barn which burned July 12, 1989

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

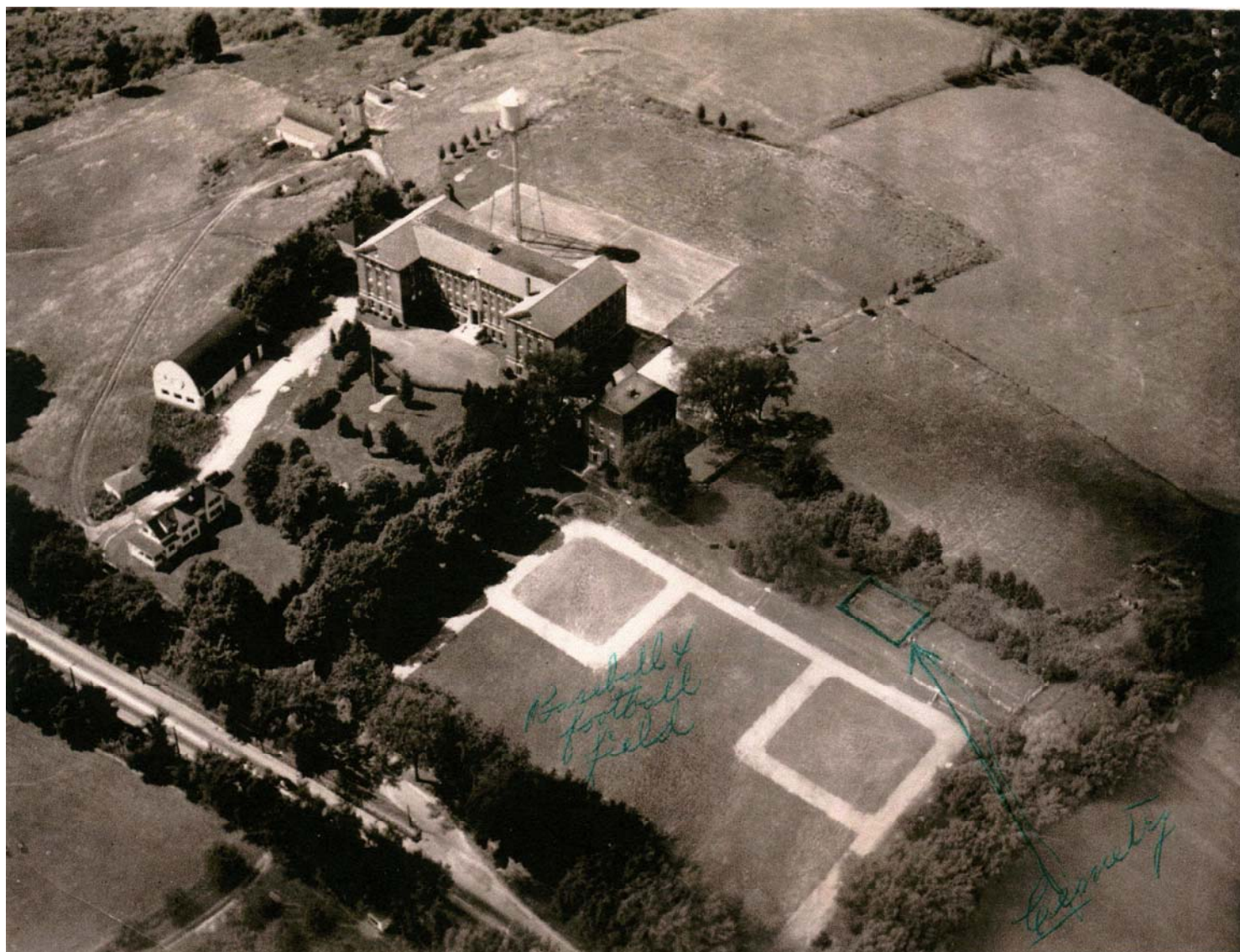
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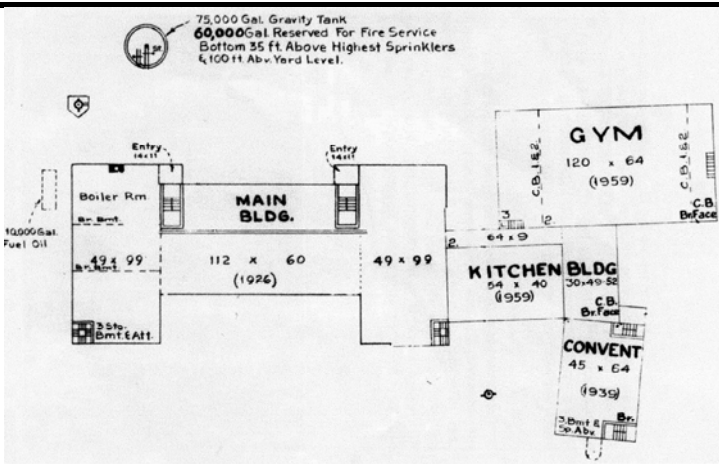
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Aerial view of Boyhaven and surroundings in 1958. The cemetery referred to on the right was never built.



1972 Aerial view looking north toward the Merrimack River



Building layout, 1972

House of the Angel Guardian, West Newbury, as shown in 1927 architectural plans at Mass. Archives: NOT drawn to scale
Note: The corridors, stairways, and fire escapes are not shown
The third floor was given over to dormitories

Second floor

community room	classroom	classroom	classroom	classroom	provisional chapel
	classroom	classroom	classroom	toilets	
					sanctuary

First floor

toilets						toilets
playroom	bedroom	bedroom	bedroom	Superior's office	boy's visiting room	playroom
	parlor	parlor	reception room	infirmary		

Basement

fuel room	tailor's shop	shoemaker's shop		shower room	refectory
laundry	recreation	linen room	brother's refectory	storage room	

House of the Angel Guardian, St. Joseph's Hall, as shown in 1939 architectural plans at Mass. Archives: NOT drawn to scale

Third floor

stairs	brothers	linen	toilets	brothers	stairs
dormitory for 20					

Second floor

stairs	brothers	sick	toilets	brothers	stairs
classroom			classroom		

First floor

	stairs	dining room	parlor	hall & stairs
present passage	dishes room	recreation		office

INVENTORY FORM B CONTINUATION SHEET

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698 MAIN STREET

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	WNB.191-195
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1972 Aerial view looking south, showing ski tow and water standpipe behind school

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
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T West Newbury, MA
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698 Main Street

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TOW 698 Main Street

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To West Newbury, MA
698 Main Street

Area(s) Form No.

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INVENTORY FORM B CONTINUATION SHEET

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698 Main StreetMASSACHUSETTS HISTORICAL COMMISSION
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To 698 Main Street

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INVENTORY FORM B CONTINUATION SHEET

TOWN

ADDRESS

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ADDRESS

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Dr. Page School entrance (north of road)



Dr. Page School driveway and water tank

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Dr. Page School driveway and parking lot



St. Joseph's Hall (front)

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St. Joseph's Hall (side and back)



Play area for Children's Castle

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Dr. Page School – rear view



Septic system area

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Northwest baseball field



Northeast baseball field

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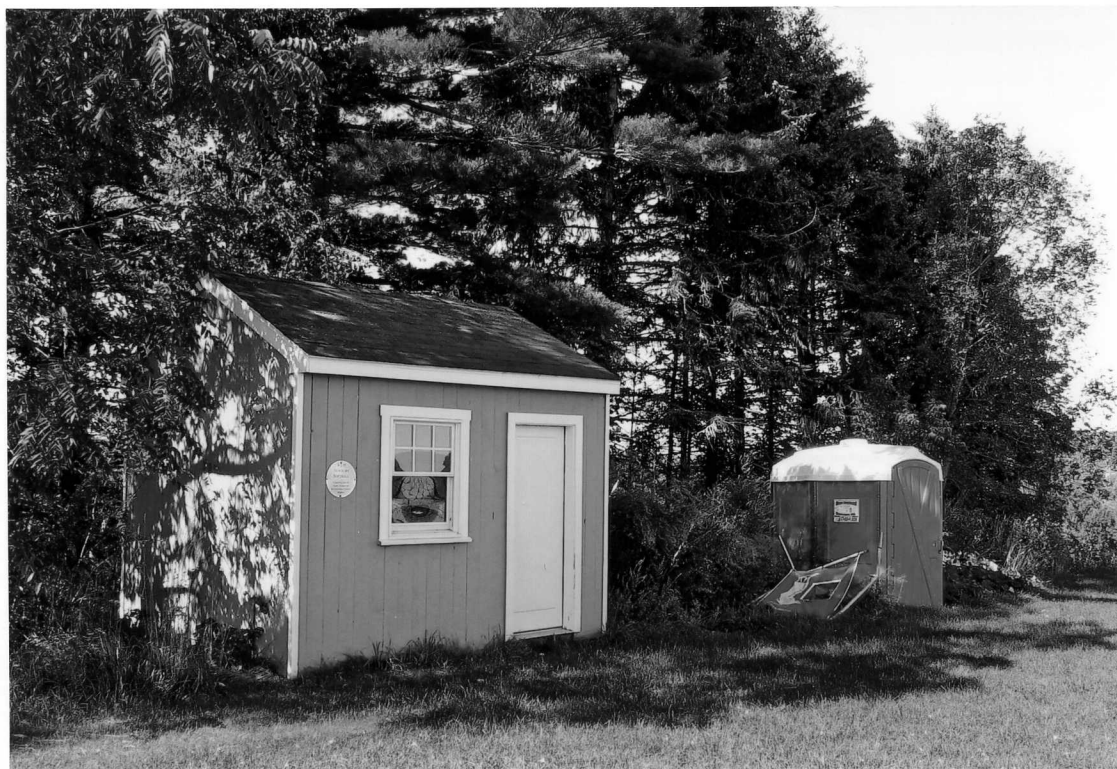
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Play area behind school



Sports equipment shed

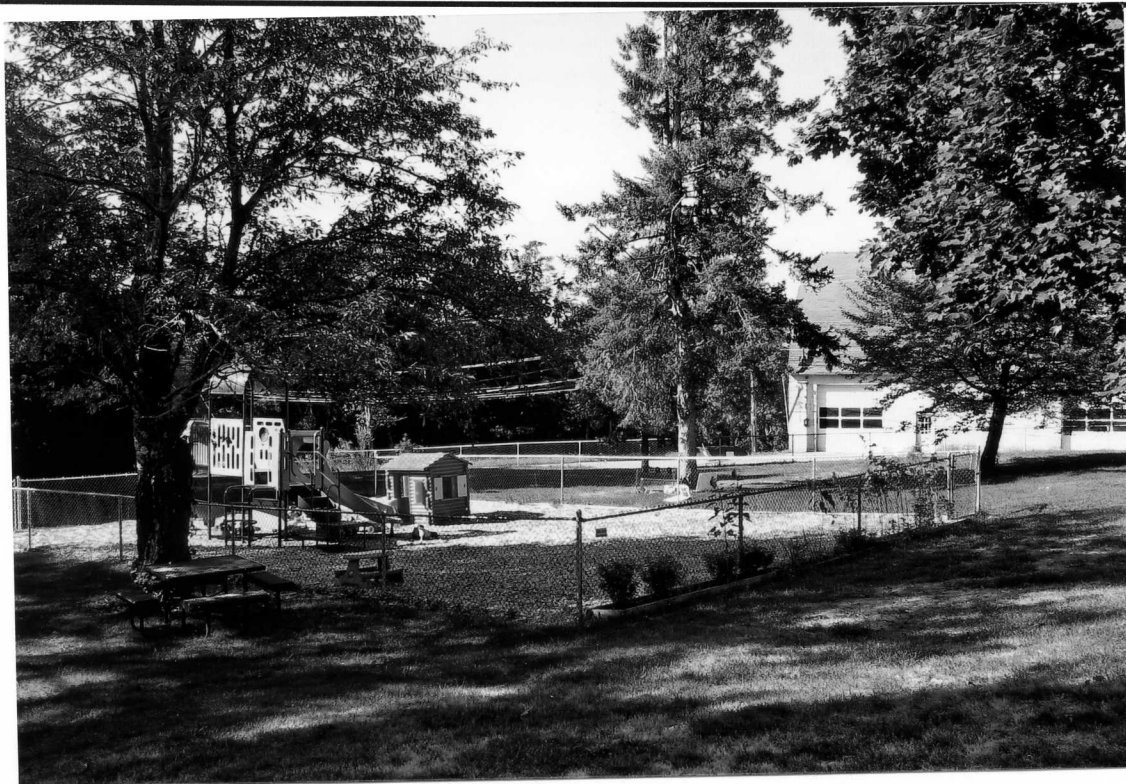
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Toddler's play area (front of school)



Park and Recreation Building

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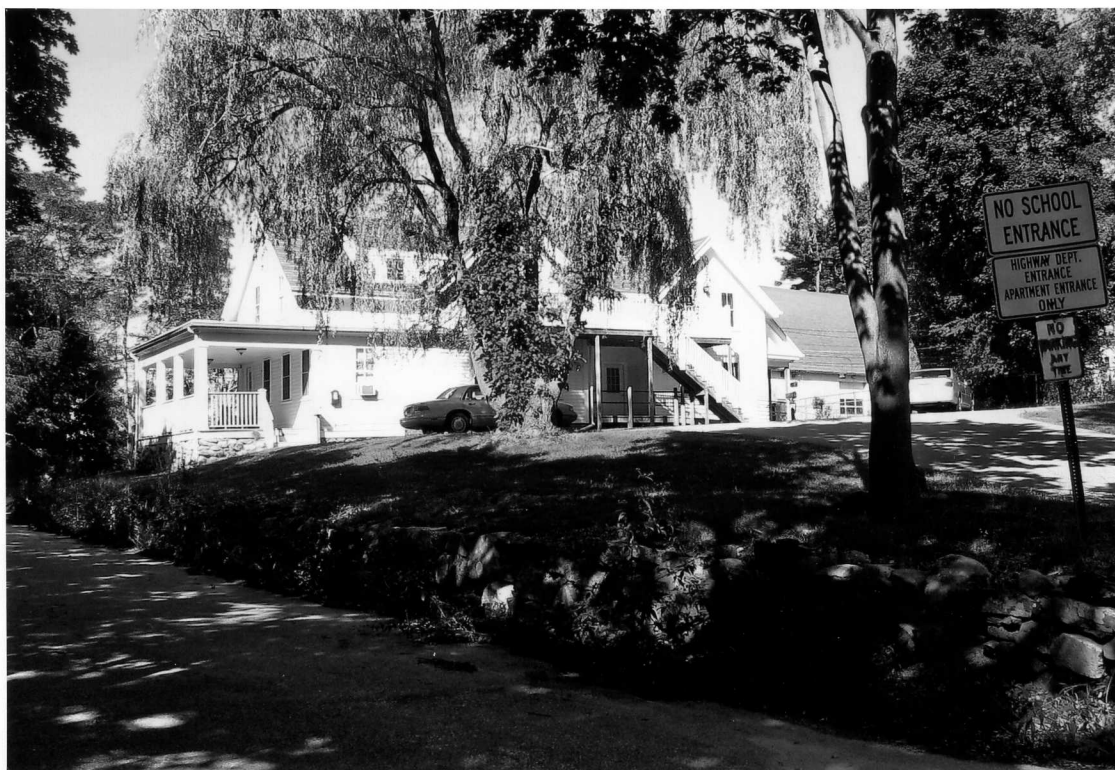
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Apartment building – northern view



Apartment building – western view

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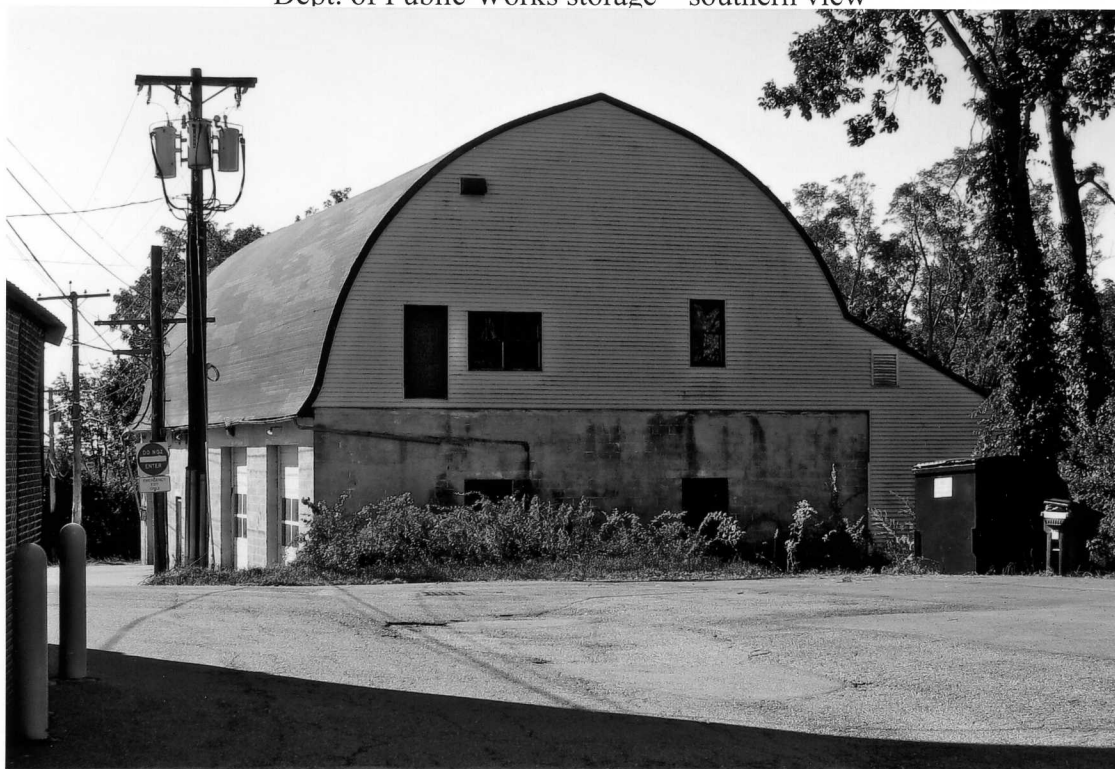
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Dept. of Public Works storage – southern view



Dept. of Public Works storage – northern view

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Entrance to Mill Pond Recreation Area



Mill Pond building

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Mill Pond dam



Mill Pond dam

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Mill Pond dock



Mill Pond area trails map

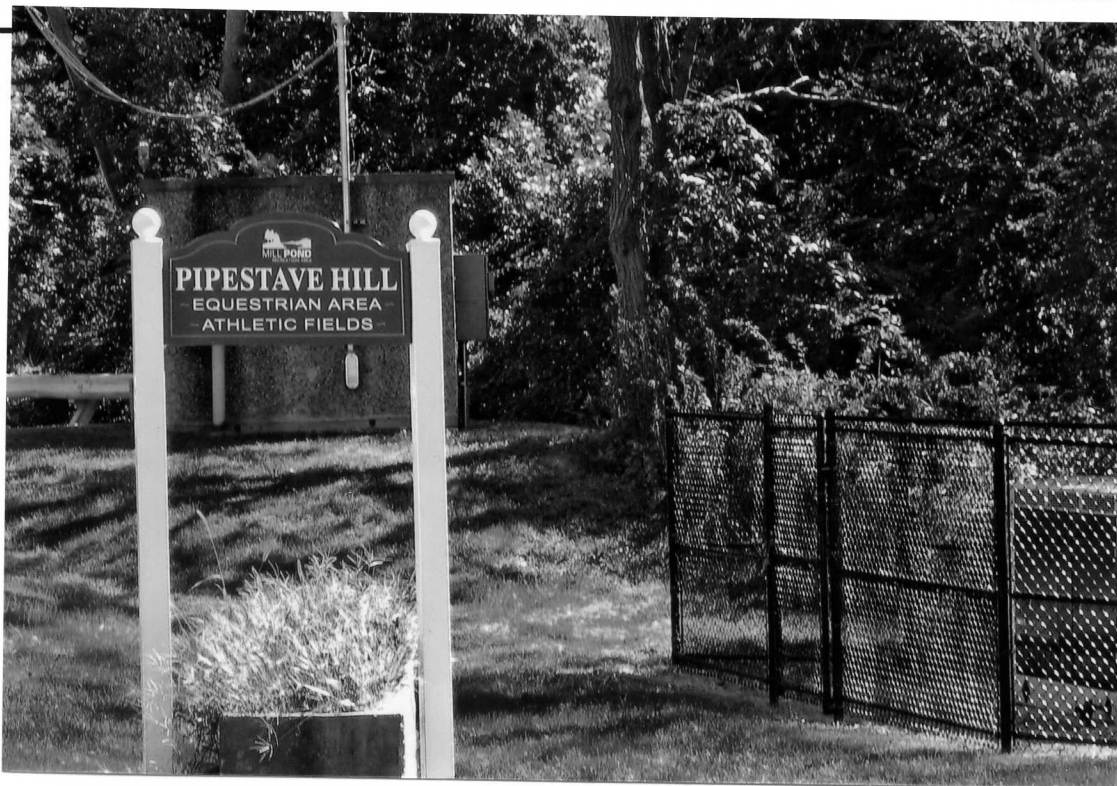
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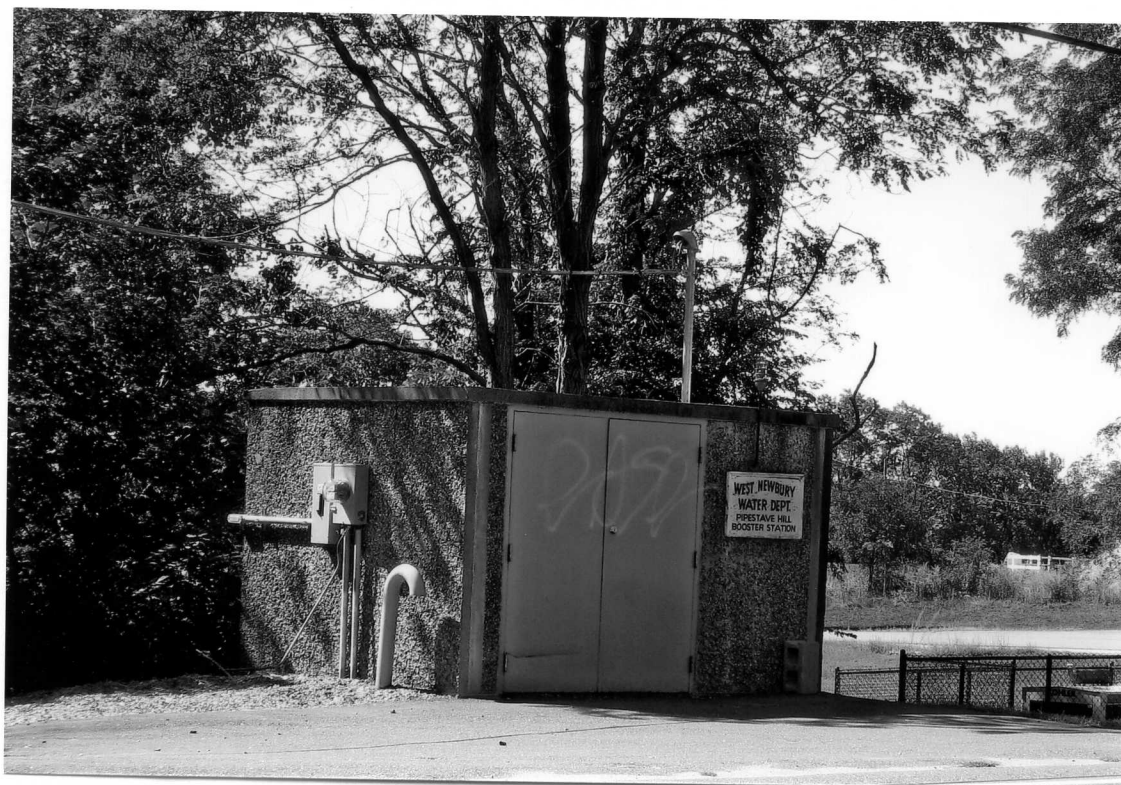
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Entrance to Equestrian Area, etc.



Water Department booster station

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Recycling Area



Mulch pile

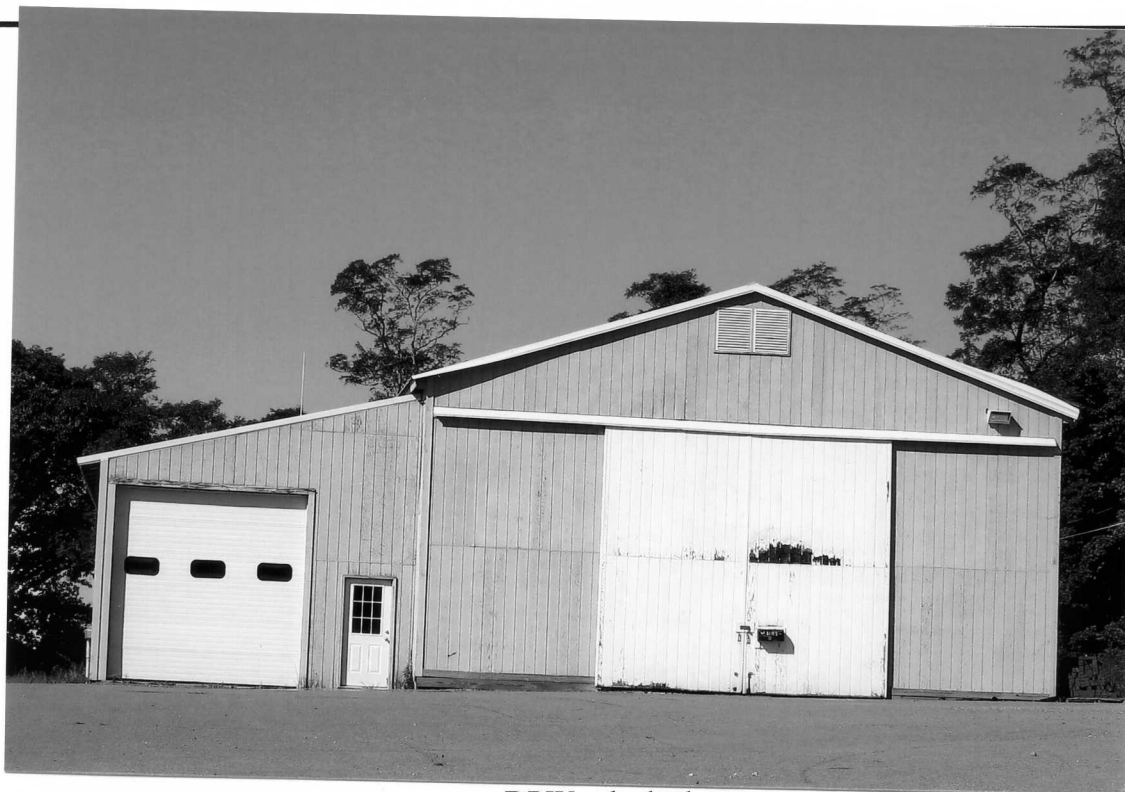
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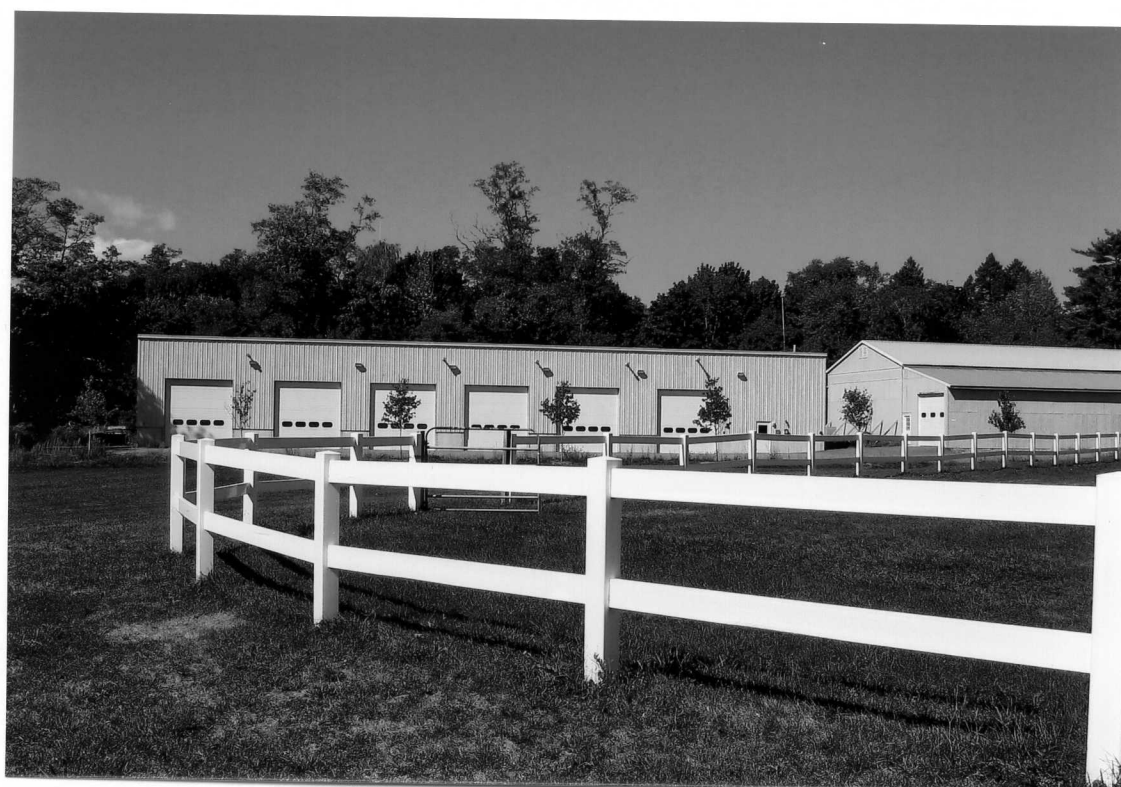
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DPW salt shed



DPW garage and office, salt shed, horseback riding rink

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2 horseback riding rinks



Horseback jumping area

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Southern baseball field, 3 soccer fields expandable to 6 soccer fields



Southern baseball field, 3 soccer fields expandable to 6 soccer fields

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Sports equipment shed



View from baseball field, showing that the top of the hill has been cut down 4 feet and levelled

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C-10 emergency siren pole

Original yellow form: Eligibility file

Copies: Inventory form

Town file(w/corresp.)

Macris

NR director _____

Community: West Newbury

MHC OPINION: ELIGIBILITY FOR NATIONAL REGISTER

Date Received: 10/6/10

Date Reviewed: 11/17/10

Type: ☐ Individual ☒ District (Attach map indicating boundaries)

Name: Dr. John C. Page School, also known as Rogers Estate; House of the Angel Guardian;
 Boyhaven; Cardinal Cushing Academy
 Inventory Form:

Address: 696 Main Street

Requested by: West Newbury LHC

Action: ☐ Honor ☐ ITC ☐ Grant ☐ R & C ☒ Other: Planning

Agency: Staff in charge of Review: MSt/BF

INDIVIDUAL PROPERTIES**DISTRICTS**

☐ Eligible
☐ Eligible, also in district
☐ Eligible only in district
☐ Ineligible
☐ More information needed

☒ Eligible
☐ Ineligible
☐ More information needed

CRITERIA: ☒ A ☐ B ☒ C ☐ D

LEVEL: ☒ Local ☐ State ☐ National

STATEMENT OF SIGNIFICANCE by Betsy Friedberg

The town-owned property presently known as the Dr. John C. Page School has a complex history that began when it was known as Pipestave Hill, owned in the late 18th century by the Dalton family. In 1795, Joseph Stanwood of Newburyport built a mansion house here. After a series of owners, the property by the early 20th century belonged to William Rogers. A dam at the mill pond in the southern portion of the property may date to the 19th century uses. In 1925, the property was bought by the Brothers of Charity, a Catholic organization of religious brothers that had founded an orphanage in Boston's North End in 1851. At the time of their purchase, the property included the 18-room mansion, a 7-room cottage, stable, and numerous outbuildings, and acreage on both sides of Main Street. In 1926, the House of the Angel Guardian was erected, designed by Edward T. P. Graham, prolific Boston based architect known for his institutional buildings designed for the Catholic church. At the same time, the Brothers constructed a sewer and water system, served by a large standpipe (no longer standing). A historic barn, probably built in the late 19th century, was used by the Brothers as a slaughterhouse and forge.

Graham's building is a Colonial Revival-style structure, built of red brick with cast stone trim, watertable, and ornamental medallions, and capped by a red tile roof. It is four stories in height and is H shaped in plan. Brick laid in a mix of running bond and basketweave enlivens the exterior. Surviving ornamental references to the facility's use include a round-arched stone sculptural relief above the entrance featuring a figure, probably Jesus, holding a small child; a banner reads "Suffer Little Children Come Unto Me." Angel heads with wings further adorn the entrance. A niche above the entryway, now empty, once held a religious sculpture.

In ca. 1939, the Brothers demolished the mansion house and built St. Joseph's Hall on the same site; the architect, again, was Edward T. P. Graham. The 3 ½-story building was constructed of red brick, with ornament limited to cast-stone lintels and sills, and a brick watertable. A Colonial Revival-style columned porch shelters the entryway. A small segment of an earlier brick wall, possibly associated with the mansion's terrace, survives near the 1939 building.

In 1947, the Brothers' orphanage in Jamaica Plain was combined with the West Newbury facility to become Boyhaven, serving more than 200 orphan boys. In 1955, a flat-roofed two-story connector was built joining the two buildings; it contained a kitchen, dining room, and gymnasium. Other additions for the orphanage included St. Paul's Hall, used as the school cannery, the Mill Pond Building or Bathhouse, built 1955, a baseball field (location unknown), a football field (now a parking lot) and a ski tow and ski shack, no longer extant.

The orphanage provided boys with shelter, a Catholic education, and vocational skills. In 1930, according to the West Newbury census, 213 boys and 13 teachers lived there. During World War II, it also served boys whose parents were in the armed services. Promotional materials such as the Boyhaven Echoes and The Orphan's Friend reported on the happy activities of boys at the orphanage and solicited contributions.

In 1963, ownership of the orphanage was transferred to the Boston Archdiocese and Cardinal Cushing Academy, a college preparatory school, opened here. Closed in 1972, it was purchased by the town and in 1974, reopened as the Page Elementary School, which remains today the town of West Newbury's only elementary school.

In 1972 and again in 1986, renovations occurred at the school. A chapel in the 1925 building was removed, the standpipe was taken down, and a new water tank was built, all in 1972; at the same time, the football field was removed and replaced by a parking lot. In 1986, windows and doors were replaced in the original building, the former St. Joseph's Hall, and the connector, and the third-floor dormitories became classrooms. At some point, camp buildings and bunkhouses located on Mill Pond were removed.

Other recent changes on the property, which is comprised of more than 340 acres on both sides of Main Street, include recreational facilities for the town of West Newbury, including installation of soccer fields, baseballs fields, children's play areas, and riding rings. In addition, the property holds a recycle center, pumping station, and DPW garage, offices, and a salt shed. St. Paul's Hall has become the town's parks and recreation building, and the late 19th century farmhouse has been converted into low-income housing.

The Page School is a well-preserved complex associated with social welfare, religious and public education for more than 80 years. Retaining integrity of location, design, setting, materials, workmanship, feeling, and association, the Page School is architecturally and historically significant and fulfills National Register criteria A and C at the local level.