

WEST NEWBURY HISTORICAL COMMISSION  
 Historic Sites Survey Table of Contents  
Main Street 700's Block

Street Address	Page ##	Individual or Group Form	WN Historical Commission Comments
750 Main St	1-6	Individual	This was the home Rev. John Tufts, the first pastor at the Pipestave Hill meetinghouse and an influential music teacher. <a href="#">His Minute History is available here.</a>
760 Main St	7-11	Individual	
772 Main St	12-15	Individual	
774 Main St	16-19	Individual	
796 Main St	20-24	Individual	.

# FORM B – BUILDING

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

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

R25-30

Newburyport

WNB.B  
WNB.E

WNB.109  
WNB.248

NRIND NRTRA 3/9/90

**Town/City:** West Newbury

**Place:**

**Address:** 750 Main Street

**Historic Name:** Rev. John Tufts House

**Uses:** Present: Single Family Residence

Original: Single Family Residence

**Date of Construction:** 1714

**Source:** Coffin: 184; Currier: 355

**Style/Form:** First Period

**Architect/Builder:** Not determined

**Exterior Material:**

Foundation: Brick

Wall/Trim: Wood clapboards / Wood trim

Roof: Wood Shingles

**Outbuildings/Secondary Structures:** Garage and barn

**Major Alterations** *(with dates)*: Georgian window sash and main entrance (18th c) - lean-to addition (mid-20th c) - hyphen and large side addition on east (L 20th - E 21st c).

**Condition:** Excellent

**Moved:** no ☒ yes ☐ **Date:**

**Acreage:** 1.84 acres

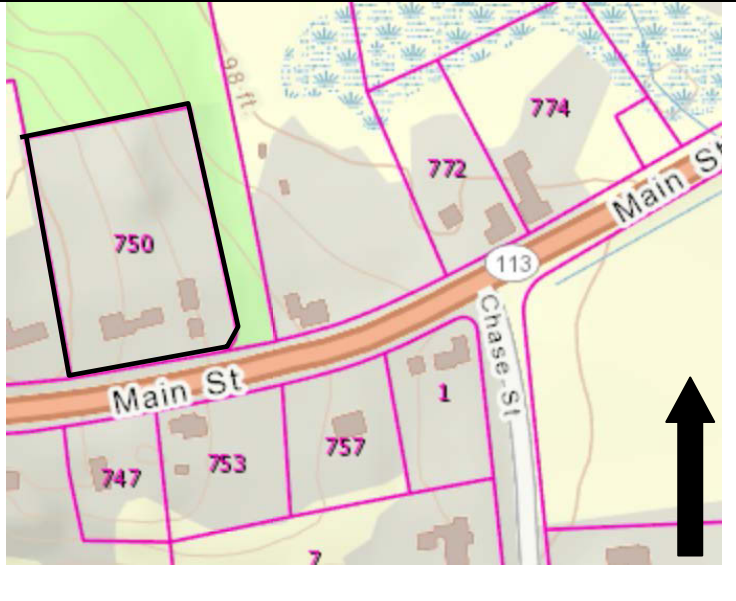
**Setting:** Located on the busy thoroughfare of Main Street (Route 113), at the west end of a cluster of 17<sup>th</sup> – 19<sup>th</sup> century residential buildings, set relatively close to the street on large parcels. Surrounding buildings are typically wood-frame construction and 2½ stories high with side-gable roofs and clapboard siding.

## 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

750 MAIN ST

## MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNB.B	WNB.109
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☒ Recommended for listing in the National Register of Historic Places.

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

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

**ARCHITECTURAL DESCRIPTION:**

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

The Rev. John Tufts House occupies a large lot on the north side of Main Street. The land slopes significantly down to the east. Positioned in the southwest corner of the property, the house is set well back from and several feet above street level, with a relatively flat terrace immediately around the main block. The lot is maintained chiefly in lawn, with a majestic line of mature street trees across the front edge. While trees line the side edges of the property, the back yard is largely open, with a view of the Merrimack River. The property contains a main house with a sequence of side additions, and a detached garage and separate barn to the east of the house. An asphalt-paved driveway leads to the garage.

The rectangular main block of the house rises 2½ stories from a very low, brick foundation to a side gable roof with a discontinuous rear lean-to. The roof has a minimal overhang, no gable returns, and a large center chimney at the ridgeline. The front eave has a plaster cove cornice. Walls are sheathed with clapboards and trimmed with narrow corner boards. Windows typically have 9/6 sash on the first floor, 6/6 sash on the second floor, and band molding. The ratio of wall to window area is high.

The very slightly asymmetrical façade of the main block is five bays wide with a center entrance. The doorway has a classical frame with carefully detailed pilasters, entablature, and pedimented cornice, and a 9-panelled, single-leaf door (similar to 803 Main St. (WNB.116) and 914 Main St. (WNB.128)). The west (left side) elevation has a single window bay in the end gable, with vertically aligned but slightly off-center, double-hung sash on the first and second floors (12/8 and 6/6, respectively) and a small 4-light window centered in the half-story. The west elevation of the rear lean-to features two widely spaced 9-light windows (possibly casement sash). Similarly, the east (right side) elevation of the main block (no rear lean-to visible) contains a single window bay, with vertically aligned but slightly off-center 12/8 sash on the first and second floors and a small 4-light window centered in the half-story.

On the east elevation of the main block, a short, one-story high hyphen is set towards the back of the main block and connects with a barn-like structure to its east. The hyphen has clapboard siding, a high flat fascia board, a flat or shed roof pitched down towards the back, and a tall, narrow, 10-light window offset on its façade (south elevation). The east addition rises 1½ stories above a poured concrete foundation, with clapboard siding and an asymmetrical, side gabled roof that is clad with wood shingles; no gable returns. A slender chimney rises just behind the ridgeline in the western portion of the building; two large square skylights punctuate the front (south) slope of the roof. Walls are trimmed with a narrow flat fascia board; no corner boards. The façade (south elevation) and west side elevation are blank, while the east gable end has an open corner at the northeast corner of the first floor, supported by a clapboard-covered post, and a large multi-light window offset towards the back of the half-story.

Two outbuildings stand to the east of the house. Near the street, a modest garage (1950) is one-story high with a poured concrete foundation and a side-gable roof with integral rear lean-to. Sided with clapboards and flat wood trim, it contains two single vehicle bays facing the street. The side elevations have a pedestrian door and 6/6 window on the west gable end and a single 6/6 window on the east gable end.

Immediately to the north of the garage is a 1½ story barn (WNB.248) with a side gable facing the street; no returns. Its design includes a wide center entrance (consisting of a pair of French doors) and single window on the front (west) elevation and a large 8/8 replacement sash centered in the half-story of the south gable end (facing the street). The east elevation has a long horizontal band directly under the eaves which may have been windows, now filled in. A one-story, shed roofed projection is visible across the north elevation.

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Very well preserved and maintained, The Rev. John Tufts House is a remarkable example of First Period construction in West Newbury, with an interesting succession of modifications and outbuildings over its lifetime. It is distinguished by its large scale; the five-bay façade with a well-articulated, classical door enframing; a variety of window sash; unusual plaster cove cornice; and large center chimney. Alterations are comparatively minor and harmonious with the historic character of the property. The possibly early barn is also notable, as is the intact historic landscape, including a large open lot and mature street trees.

**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 Reverend John Tufts house was constructed circa 1714 by the "west parish," or second parish, church. Then located in the "upper commons" away from Newbury center, the residents of present-day West Newbury petitioned to establish a meeting house closer to their homes than was the existing meeting house in Newbury. After several years, and much disagreement, a meetinghouse was constructed on Pipestave Hill and Rev. John Tufts (1689-1750) was called in 1714.<sup>1</sup> The congregation constructed 750 Main Street as a parsonage. Born in Medford, Massachusetts, Tufts was graduated from Harvard College in 1708. Newbury second parish was Tufts' first and only congregation. Tufts married Sarah Bradstreet (1697-1765) in 1714; the couple had four children.

Rev. John Tufts was a pioneer in congregational musical literacy. Tufts wrote "An Introduction to the Singing of Psalm Tunes, in a Plain and Easy Method, with a Collection of Tunes." (The year in which it was written has been cited as possibly as early as 1710, although it has been verified to have been no later than 1721.)<sup>2</sup> Tufts' creation of a volume "outlining the rudiments of music in simple terms and a small selection of English psalm and hymn tunes" has been noted as the "single event to mark the beginning of organized music education in America."<sup>3</sup> Tufts' "...pioneer position... to improve congregational song and to enlarge its repertoire made him an important musical figure. Sociologically speaking, his work in behalf of better singing was to have revolutionary consequences. From it developed a most remarkable new social institution, the New England singing school, which was to control the destinies of native American music for well over a hundred years."<sup>4</sup>

Tufts' successes at second parish came to an end in 1737, when he was accused of "immorality and unchristian behavior by some of the women in his parish."<sup>5</sup> Tufts denied all accusations and, in 1738, asked to be released from his duties as pastor. Tufts retired from the ministry altogether in 1738 and moved to Amesbury, where he worked as a shopkeeper.

750 Main Street was used as the parsonage until 1827. In 1827, physician Dean Robinson purchased the 16-acre "Parsonage Farm" from the parish.<sup>6</sup> Physician Dean Robinson (1788-1863)<sup>7</sup> was born in Andover and studied with Dr. Thomas Kittredge of Andover before settling in West Newbury around 1811. Robinson served as a surgeon in the 1<sup>st</sup> Regiment of the Massachusetts Militia. Robinson became a member of the Massachusetts Medical Society in 1815 and was a founding member of the Essex North Medical Society. Robinson married widow Elizabeth Farnham, mother of two young children, of West Newbury and the couple lived at 750 Main Street. Dean and Elizabeth Robinson had one daughter.

Inventor E. Moody Boynton (1840-1927)<sup>8</sup> purchased the property in 1873, the year in which he married Anna Bartlett Gale.<sup>9</sup> Eben Moody Boynton lived at 750 Main Street with his wife and four daughters. Boynton first gained international notice with his invention of the "lightning saw," a cross-cut saw in which the blades dramatically decreased cutting time. The invention was published in the *American Agriculturalist* and was exhibited at the World's Fairs in Philadelphia and Australia. Boynton's more peculiar, yet implemented, innovation was the design and construction of a bicycle monorail system that operated at the

<sup>1</sup> Coffin, *Sketch*, p. 185-6 and Currier, *History*, p. 356.

<sup>2</sup> Lowens, "John Tufts' *Introduction to the Singing of Psalm-Tunes...*," p. 90.

<sup>3</sup> Lowens, "John Tufts' *Introduction to the Singing of Psalm-Tunes...*," p. 89.

<sup>4</sup> Lowens, "John Tufts' *Introduction to the Singing of Psalm-Tunes...*," p. 89-90.

<sup>5</sup> Currier, *History of Newbury*, p. 357.

<sup>6</sup> Essex South Deed Book 245, p. 272.

<sup>7</sup> Findagrave.com Memorial #167441242.

<sup>8</sup> Findagrave.com Memorial #9620395.

<sup>9</sup> Essex South Deed Book 881, p. 75.

## INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

750 MAIN ST

## MASSACHUSETTS HISTORICAL COMMISSION

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Brooklyn, New York, seashore in the 1880s. The Bicycle Railway system was patented in 1887.<sup>10</sup> According to articles in *Scientific American* in 1891 and 1894, the "Boynton Bicycle Elevated Railroad" was installed on an abandoned two-mile section of railway track and carried two-story railway cars that carried 72 seated passengers per car.<sup>11</sup> Boynton became a delegate of the New York Board of Trade and travelled extensively overseas in that capacity. In 1882, Boynton was elected to U.S. Congress in the Sixth Essex County District. Boynton lived here until his death in 1927. In 1941, Moody and Anna Boynton's daughters, Alice and Ethel, sold the property to Michael Cashman of Newburyport.<sup>12</sup>

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. (Interior details are presented in the MHC survey form prepared in 1986 as part of the National Register nomination. See Kyprianos, 1986.)

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## SUPPLEMENTARY IMAGES

<sup>10</sup> Hurd, pp. 1885-1891.

<sup>11</sup> "Boynton Bicycle Railroad," wikipedia.com, citing *Scientific American September 7, 1889, Feb. 17, 1894 and March 28, 1891* issues and Middleton, William D. *Metropolitan Railways: Rapid Transit in America*, Indiana University Press, 2003. Accessed May 27, 2018.

<sup>12</sup> Essex South Deed Book 245, p. 272.

**INVENTORY FORM B CONTINUATION SHEET**

WEST NEWBURY

750 MAIN ST

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Main block partially visible at left, showing hyphen and ell. Barn at center. Garage at right.

**INVENTORY FORM B CONTINUATION SHEET**

WEST NEWBURY

750 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNB.B  
WNB.EWNB.109  
WNB.248**National Register of Historic Places Criteria Statement Form**

Check all that apply:

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

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

The Rev. John Tufts House is eligible for listing on the National Register of Historic Places as a contributing resource to the Way to the River Historic District. The district is eligible under Criterion A for its association with the early settlement of West Newbury. Into the last quarter of the 17th century, present-day West Newbury was known as the "Upper Commons" or "Upper Woods" of Newbury, and was to be held perpetually in common for all residents of Newbury. However, the "road to Bradford" (i.e. Main Street) was in use by the 1650s and houses began to be constructed near the road in this common area. Pressures mounted to open the upper commons to development and in 1686, the town voted that each freeholder would be allotted a 20-acre lot between the Artichoke River and the Merrimack River by the Bradford (Groveland) line. By the end of the 17th century, approximately 300 people lived within the bounds of present-day West Newbury.

Each Sunday, residents were required to travel to Newburyport for worship services. The distance became too great for some and in 1693, a group petitioned the freeholders for permission to hire their own minister. In 1698, they erected a meeting house on Pipestave Hill, on Main Street a short distance west of the Way to the River Area. By 1711, approximately 50 families lived within one-half mile of the meeting house and 96 families lived "above the Artichoke River." By 1729, 181 houses containing 183 families lived in the West Parish. In 1759, land was purchased at 806 Main Street and a new meeting house constructed. In 1840, a new building was constructed on the site of the 1759 building. Residents of the Way to the River Area were predominately farmers, with the exception of Moses Ridgway's carriage shop at 801 Main Street.

The Way to the River Historic District is also eligible under Criterion C as an excellent example of Colonial-period and Greek Revival architecture in Essex County. The District exhibits a highly significant collection of First Period and Colonial dwellings constructed during the late 17<sup>th</sup> and early 18<sup>th</sup> centuries in addition to substantial representation of vernacular Greek Revival dwellings and ecclesiastical architecture. All of these buildings retain a very high level of integrity.

The building retains integrity of location, design, feeling, materials, setting, association, and workmanship.

# FORM B – BUILDING

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220 MORRISSEY BOULEVARD  
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Assessor's Number USGS Quad Area(s) Form Number

R25-40

Newburyport

WNB.E

WNB.110

**Town/City:** West Newbury

**Place:**

**Address:** 760 Main Street

**Historic Name:** Nathaniel Hale House

**Uses:** Present: Single Family Residence

Original: Single Family Residence

**Date of Construction:** ca. 1792

**Source:** 1973 MHC Inventory Form, citing family history

**Style/Form:** Colonial

**Architect/Builder:** Nathaniel Hale, perhaps

**Exterior Material:**

Foundation: Stone

Wall/Trim: Wood clapboards / Wood trim

Roof: Asphalt Shingle

**Outbuildings/Secondary Structures:** none

**Major Alterations** (*with dates*): Side and rear additions  
(mid to L 20<sup>th</sup> c)

**Condition:** Excellent

**Moved:** no ☒ yes ☐ **Date:**

**Acreage:** 7.0 acres

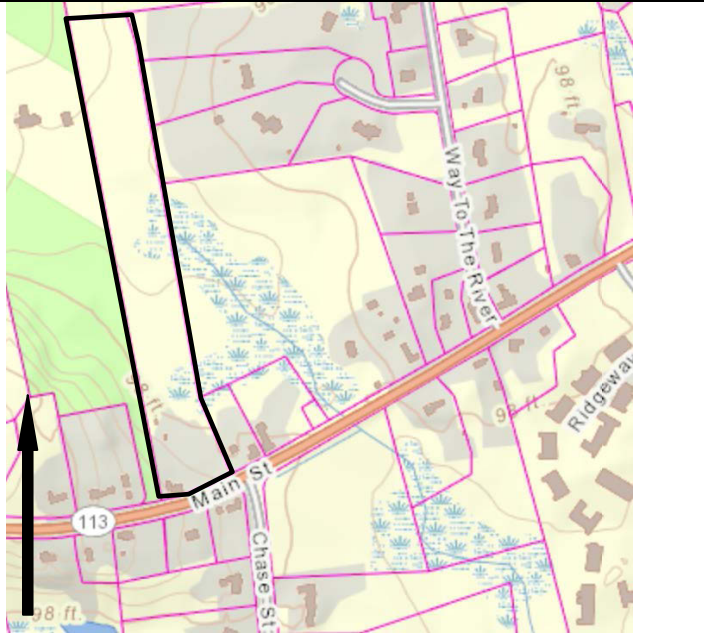
**Setting:** Located on the busy thoroughfare of Main Street (Route 113), near the west end of a cluster of 17<sup>th</sup> – 19<sup>th</sup> century residential buildings, set relatively close to the street on large parcels. Surrounding buildings are typically wood-frame construction and 2½ stories high with side-gable roofs and clapboard siding.

## Photograph



View looking northeast.

## Locus Map



**Recorded by:** Wendy Frontiero and Stacy Spies

**Organization:** West Newbury Historical Commission

**Date:** June 2018

**INVENTORY FORM B CONTINUATION SHEET**

WEST NEWBURY

760 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

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WNB.E

WNB.110

☒ 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.*

760 Main Street occupies an extremely narrow, deep lot on the north side of Main Street, near its intersection with Chase Street. Main Street slopes significantly down to the east in front of the property, but the terrain immediately around the house is generally flat (contained by dry-laid fieldstone walls) and is maintained chiefly in turf. The western edge of the property is tree-lined, while the east side and rear of the property are densely wooded. A gravel and dirt driveway extends to the west of the house.

The L-shaped house, half-hip consists of a gabled main block at the front (no gable returns) and a hip-roofed side ell on the east; the two wings are joined by a hip ridge at the east end of the main block. The 2½ story building is set almost directly on grade above a low, granite block foundation. A large center chimney rises from the ridgeline of the main block. Another substantial chimney rises near the center of the east slope of the hip-roofed side ell. Walls are sheathed in clapboards with narrow corner boards and a narrow fascia board. The roof overhang is minimal and the second-floor windows are set close to the eave. There is a high ratio of wall to window area. Windows typically have 12/12 double-hung sash with band molding. The slightly shorter window above the main entrance has 12/8 sash, and the first-floor windows to the east (right) of the entrance have 9/6 sash.

The symmetrical, five-bay facade (south elevation) has a pedimented entrance portico with a granite block foundation, single-leaf door, narrow full-height sidelights, and two semi-circular stone steps. The west (left side) gable end is one bay deep, with the vertically-aligned windows set slightly to the south of the center point. The half-story contains a 9-light window.

The east (right side) elevation, on the side ell, has a small, hip-roofed appendage towards the rear, with one 12/12 window facing south and a similar but smaller sash facing the side (east). On the main block, the forward bay of the first floor contains a large, multi-light picture window, and three variously-shaped windows are irregularly arrayed on the second floor. The first-floor appendage has a mostly-brick foundation.

The rear of the house features a large, one-story addition attached to the northwest corner of the main block, with a poured concrete foundation, side gable roof, single and paired 6/6 windows, and a screened porch on its back elevation. A narrow, two-story addition on the main block is visible along the back wall of the main block; it has a low-pitched shed roof and is set back slightly from the west elevation of the main block.

Well-preserved and maintained, 760 Main Street is a notable example of vernacular Georgian architecture in West Newbury. Although minimally detailed and modestly scaled, it is distinguished by its L-shaped massing, unusual half-hip roof form, aspiring center entrance portico, substantial chimneys, and 12/12 window sash. Significant alterations include the modest early appendage on the east side and the larger and more recent room-size addition on the west side, which detracts from the original volume.

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

**INVENTORY FORM B CONTINUATION SHEET**

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760 MAIN ST

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WNB.E

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**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.*

760 Main Street was likely constructed at the end of the 18<sup>th</sup> century by housewright Nathaniel Hale (1748-1833).<sup>1</sup> "N. Hale" appears on the 1830 map as owner of this house. Nathaniel Hale was the son of Mehitable Dummer and Rev. Moses Hale, who was ordained as pastor of first parish in 1750.<sup>2</sup> Rev. Moses Hale and his family likely lived next door at 750 Main Street, which served as the parsonage. Nathaniel Hale (1748-1833)<sup>3</sup> died intestate. An inventory of his property undertaken as part of the probate includes the house, a barn and a hog house.

Daniel Emery purchased the house from the estate of housewright Nathaniel Hale of West Newbury in 1834.<sup>4</sup> In 1856, the house was owned by George Emery (1797-1864),<sup>5</sup> per the 1856 map. Farmer George Emery lived here with his wife, Mary Ruggles Emery ( -1868). George Emery owned one house, one barn, and one outbuilding on 7 ½ acres of field land, according to the 1851 tax roll.<sup>6</sup>

From the 1870s through 1912, Ellen M. Poor and her husband, George, owned the property.<sup>7</sup> George H. Poor worked as a shoemaker and the couple lived here with their children Proctor, Joseph, Hiram, and Mary. Mary Poor worked as a grammar school teacher in West Newbury for many decades. (N.B. The surname, in West Newbury records, typically was spelled as Poor in the 19<sup>th</sup> century and as Poore in the 20<sup>th</sup> century.)

Catherine and Herbert Everett of Philadelphia purchased the house in 1912 as a summer residence.<sup>8</sup> In 1905, Herbert E. Everett had been appointed Professor of the History of Art at the University of Pennsylvania.<sup>9</sup> In the 1910s, Herbert Everett was a Professor of Drawing and History of Fine Arts in the architecture department of the Towne Scientific School at the University of Pennsylvania.<sup>10</sup> The property passed to Jane Everett Graves and her husband, Mortimer Graves. Jane Everett Graves sold the property in 1983.<sup>11</sup>

**BIBLIOGRAPHY and/or REFERENCES**

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- Beers, D.G. & Co. *Atlas of Essex County, Massachusetts*. Philadelphia: D.G. Beers and Co., 1872.
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- Essex South Registry of Deeds.

<sup>1</sup> Benes, *Old Town and the Waterside*, p. 181.

<sup>2</sup> Currier, *History of Newbury*, p. 358.

<sup>3</sup> Findagrave.com Memorial #32385570.

<sup>4</sup> Essex South Deed Book 276, p. 9.

<sup>5</sup> Findagrave.com Memorial #5493742.

<sup>6</sup> Town of West Newbury, "An Invoice and valuation of the rateable polls and estates...."

<sup>7</sup> Essex South Deed Book 1059, 281.

<sup>8</sup> Essex South Deed Book 2159, p. 523.

<sup>9</sup> University of Pennsylvania Archives, <http://www.archives.upenn.edu/faids/upb/upb500s/upb502.html>. Accessed May 27, 2018.

<sup>10</sup> *Catalogue of the University of Pennsylvania, 1914-1915*. P. 105. Google Books. Accessed May 27, 2018.

<sup>11</sup> Essex South Deed Book 7296, 25.

**INVENTORY FORM B CONTINUATION SHEET**

WEST NEWBURY

760 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNB.E

WNB.110

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<http://www.archives.upenn.edu/faids/upb/upb500s/upb502.html>. Accessed May 27, 2018.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 IMAGES**

Façade at left, east elevation at right.

**INVENTORY FORM B CONTINUATION SHEET**

WEST NEWBURY

760 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WNB.E

WNB.110

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

The Nathaniel Hale House is eligible for listing on the National Register of Historic Places as a contributing resource to the Way to the River Historic District. The district is eligible under Criterion A for its association with the early settlement of West Newbury. Into the last quarter of the 17th century, present-day West Newbury was known as the "Upper Commons" or "Upper Woods" of Newbury, and was to be held perpetually in common for all residents of Newbury. However, the "road to Bradford" (i.e. Main Street) was in use by the 1650s and houses began to be constructed near the road in this common area. Pressures mounted to open the upper commons to development and in 1686, the town voted that each freeholder would be allotted a 20-acre lot between the Artichoke River and the Merrimack River by the Bradford (Groveland) line. By the end of the 17th century, approximately 300 people lived within the bounds of present-day West Newbury.

Each Sunday, residents were required to travel to Newburyport for worship services. The distance became too great for some and in 1693, a group petitioned the freeholders for permission to hire their own minister. In 1698, they erected a meeting house on Pipestave Hill, on Main Street a short distance west of the Way to the River Area. By 1711, approximately 50 families lived within one-half mile of the meeting house and 96 families lived "above the Artichoke River." By 1729, 181 houses containing 183 families lived in the West Parish. In 1759, land was purchased at 806 Main Street and a new meeting house constructed. In 1840, a new building was constructed on the site of the 1759 building. Residents of the Way to the River Area were predominately farmers, with the exception of Moses Ridgway's carriage shop at 801 Main Street.

The Way to the River Historic District is also eligible under Criterion C as an excellent example of Colonial-period and Greek Revival architecture in Essex County. The District exhibits a highly significant collection of First Period and Colonial dwellings constructed during the late 17<sup>th</sup> and early 18<sup>th</sup> centuries in addition to substantial representation of vernacular Greek Revival dwellings and ecclesiastical architecture. All of these buildings retain a very high level of integrity.

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

R25-50

Newburyport

WNB.E

WNB.111

**Town/City:** West Newbury

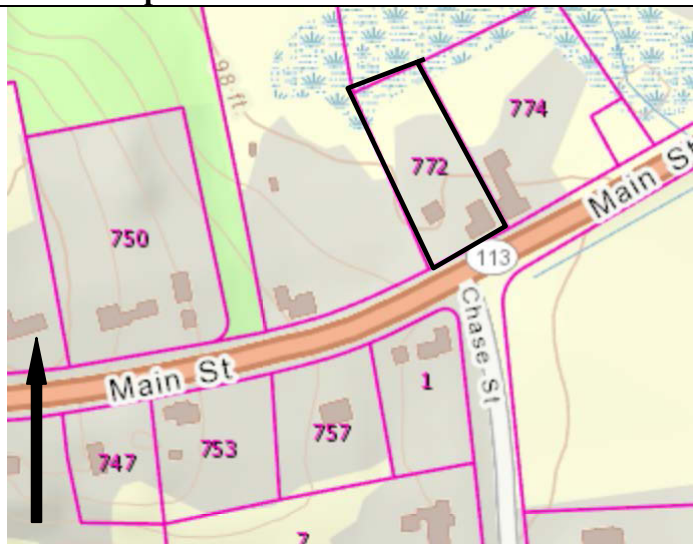
**Place:**

### Photograph



View looking north.

### Locus Map



**Address:** 772 Main Street

**Historic Name:** Wingate and Mary Lane House

**Uses:** Present: Single Family Residence

Original: Single Family Residence

**Date of Construction:** ca. 1775

**Source:** visual

**Style/Form:** Colonial

**Architect/Builder:** Not determined

**Exterior Material:**

Foundation: Stone

Wall/Trim: Wood clapboards / Wood trim

Roof: Asphalt Shingle

**Outbuildings/Secondary Structures:** Modern garage

**Major Alterations** (*with dates*): Greek Revival doorway (mid-19<sup>th</sup> c) - fenestration on ell (L 20<sup>th</sup> c?) and north end of ell? (L 20<sup>th</sup> – E 21<sup>st</sup> c)

**Condition:** Good

**Moved:** no ☒ yes ☐ **Date:**

**Acreage:** 0.47 acres

**Setting:** Located on the busy thoroughfare of Main Street near the west end of a cluster of 17th–19th century residential buildings, set relatively close to the street on large parcels. Surrounding buildings are typically wood-frame construction and 2½ stories high with side-gable roofs and clapboard siding. Visually paired with a similar and closely-spaced house at 774 Main Street. Stands opposite intersection with Chase Street.

**Recorded by:** Wendy Frontiero and Stacy Spies

**Organization:** West Newbury Historical Commission

**Date:** June 2018

**INVENTORY FORM B CONTINUATION SHEET**

WEST NEWBURY

772 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WNB.E

WNB.111

☒ 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.*

772 Main Street occupies a comparatively small, narrow lot on the north side of Main Street. The house is set on a slight berm in the southeast corner of its parcel. The roadway in front of the building is flat, but rises to the west and east to either side of the Chase Street intersection. The generally flat lot is maintained chiefly in lawn, with dense woodland at the back portion of the property. An asphalt-paved driveway to the west of the house extends to a modern, two-bay garage. The house consists of a main block with a rear ell on the east side.

The rectangular main block rises 2½ stories above a low, granite block foundation to a side-gabled roof with minimal gable returns. A large, wide center chimney is mostly parged. Walls are sheathed in wood clapboards with narrow corner boards and a narrow fascia with a prominent bed molding. Windows typically contain 9/6 double-hung sash with band molding.

Highlighting the symmetrical, five-bay façade is a broad center entrance with wide pilasters, a very high flat fascia, prominent cornice, single-leaf door, full-height sidelights, and brick steps. The one-room deep plan has one bay of vertically-aligned windows on the west (left side) and east (right side) elevations. The half-story contains a 9-light window on each gable end. The east elevation features an extra window towards the back of the first floor. Flush with the east wall of the main block, the rear ell is two stories high with a gable roof. Its east elevation has a variety of small, irregularly placed, mostly 6/6 sash. The back section of the ell has a concrete block foundation. The west elevation of the ell has a cutaway entrance at the northwest corner, small paired 6/1 windows visible towards the back of the first floor, and a single 6/6 window centered above.

Well preserved and maintained, 772 Main Street is a careful, modest example of colonial architecture in West Newbury. It is distinguished by its simple, intact massing; large center chimney; five bay façade with Greek Revival door surround; high proportion of wall to window area; early window sash; and rear ell. Its visual pairing with a similar and closely-spaced house at 774 Main Street is also remarkable. Altered fenestration on the rear ell and a back extension on the ell do not significantly detract from the integrity of the original 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.*

772 Main Street was likely constructed during the last quarter of the 18<sup>th</sup> century, based on its appearance. 772 and 774 Main Street are nearly identical and were likely constructed at the same time. The 1830 map indicates that the property was owned at that time by "N. Davis." An 1842 deed for 774 Main Street uses this property, owned by Samuel Davis, as its west boundary.<sup>1</sup> Further research will be required to discern the chain of title.

Wingate Lane purchased the property in 1849.<sup>2</sup> Wingate Lane (1809-1874)<sup>3</sup> worked as a farmer and carriage maker. Lane lived here with his wife, Mary, and their four children. After her husband's death, Mary Lane sold the property to their son, Henry W. Lane, reserving for herself use of "the southeasterly front room and sink room in the rear thereof, in the first story also a privilege in the cellar with outside and inside entrance...and also the southeasterly front room in the second story, and that

<sup>1</sup> Essex South Deed Book 332, p. 78.<sup>2</sup> Essex South Deed Book 419, p. 55.<sup>3</sup> Findagrave.com Memorial #185148990.

**INVENTORY FORM B CONTINUATION SHEET**

WEST NEWBURY

772 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNB.E

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portion of the attic over the same..."<sup>4</sup> Henry W. Lane married Emma Stanwood in 1876 and they lived here with their children and his mother. After Emma Lane's death, their daughter, Annie, lived here with her father. Annie Lane lived here until her death in 1940.

William and Edith White purchased the house in 1944.<sup>5</sup> In 1951, Margaret and Catherine Gilligan purchased the property.<sup>6</sup> The women operated "The Memory Inn" restaurant from the house, according to the 1954 city directory. In 1954, the *Newburyport Daily News* reported that the restaurant was in its fourth year of business and owned by Lillian (Mrs. Marvin) Hill.<sup>7</sup> (See 495 Main Street, WNB. 176.)

N.B. There are significant discrepancies between the historical information provided in the 1973 MHC inventory form for 772 and 774 Main Street and the examination of primary source documents as part of this survey. The survey form for 774 Main Street presents a purported shared history of the two houses (See Tracy, *History of Essex County*, p. 420). The owners of the "proposed" houses cited in Tracy do not match the deed research for this lot undertaken as part of this survey. Further research is recommended.

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<sup>4</sup> Essex South Deed Book 917, p. 116.

<sup>5</sup> Essex South Deed Book 3388, p. 277.

<sup>6</sup> Essex South Deed Book 3818, p. 386.

<sup>7</sup> "Memory Inn Enjoys Fine Reputation," *Newburyport Daily News*, June 4, 1954, p. 4. <http://newburyport.advantage-preservation.com> Accessed May 27, 2018.

**INVENTORY FORM B CONTINUATION SHEET**

WEST NEWBURY

772 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WNB.E

WNB.111

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

772 Main Street is eligible for listing on the National Register of Historic Places as a contributing resource to the Way to the River Historic District. The district is eligible under Criterion A for its association with the early settlement of West Newbury. Into the last quarter of the 17th century, present-day West Newbury was known as the "Upper Commons" or "Upper Woods" of Newbury, and was to be held perpetually in common for all residents of Newbury. However, the "road to Bradford" (i.e. Main Street) was in use by the 1650s and houses began to be constructed near the road in this common area. Pressures mounted to open the upper commons to development and in 1686, the town voted that each freeholder would be allotted a 20-acre lot between the Artichoke River and the Merrimack River by the Bradford (Groveland) line. By the end of the 17th century, approximately 300 people lived within the bounds of present-day West Newbury.

Each Sunday, residents were required to travel to Newburyport for worship services. The distance became too great for some and in 1693, a group petitioned the freeholders for permission to hire their own minister. In 1698, they erected a meeting house on Pipestave Hill, on Main Street a short distance west of the Way to the River Area. By 1711, approximately 50 families lived within one-half mile of the meeting house and 96 families lived "above the Artichoke River." By 1729, 181 houses containing 183 families lived in the West Parish. In 1759, land was purchased at 806 Main Street and a new meeting house constructed. In 1840, a new building was constructed on the site of the 1759 building. Residents of the Way to the River Area were predominately farmers, with the exception of Moses Ridgway's carriage shop at 801 Main Street.

The Way to the River Historic District is also eligible under Criterion C as an excellent example of Colonial-period and Greek Revival architecture in Essex County. The District exhibits a highly significant collection of First Period and Colonial dwellings constructed during the late 17<sup>th</sup> and early 18<sup>th</sup> centuries in addition to substantial representation of vernacular Greek Revival dwellings and ecclesiastical architecture. All of these buildings retain a very high level of integrity.

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

R25-60

Newburyport

WNB.E

WNB.112

**Town/City:** West Newbury

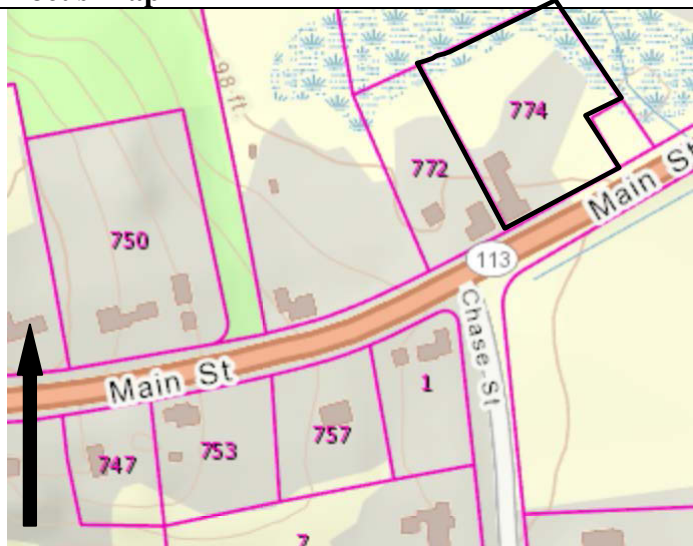
**Place:**

### Photograph



View looking northeast.

### Locus Map



**Address:** 774 Main Street

**Historic Name:** Dean Robinson House

**Uses:** Present: Single Family Residence

Original: Single Family Residence

**Date of Construction:** ca. 1775

**Source:** Visual

**Style/Form:** Colonial

**Architect/Builder:** Not determined

**Exterior Material:**

Foundation: Stone

Wall/Trim: Wood clapboards / Wood trim

Roof: Asphalt Shingle

**Outbuildings/Secondary Structures:** Attached barn.

**Major Alterations** (*with dates*): Brick entry steps (L 20<sup>th</sup> c) - re-built center chimney (L 20<sup>th</sup> c?) - rear ell(s?) (L 20<sup>th</sup> c) - replacement sash (L 20<sup>th</sup> - E 21<sup>st</sup> c)

**Condition:** Excellent

**Moved:** no ☒ yes ☐ **Date:**

**Acreage:** 1.1 acres

**Setting:** Located on the busy thoroughfare of Main Street near the west end of a cluster of 17<sup>th</sup>-19<sup>th</sup> century residential buildings, set relatively close to the street on large parcels. Surrounding buildings are typically wood-frame construction and 2½ stories high with side-gable roofs and clapboard siding. Visually paired with a similar and closely-spaced house at 772 Main Street.

**Recorded by:** Wendy Frontiero and Stacy Spies

**Organization:** West Newbury Historical Commission

**Date:** June 2018

**INVENTORY FORM B CONTINUATION SHEET**

WEST NEWBURY

774 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WNB.E

WNB.112

☒ 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.*

774 Main Street occupies a large lot on the north side of Main Street. The house is set on a slight berm in the southwest corner of the parcel and is surrounded chiefly by lawn, with a mature street tree standing in front. The front setback is unusually narrow. The terrain is generally flat around the house and slopes down to the north behind the main block. Dense woodland covers the north and east portions of the site, with thick shrubbery planted along the front of the house. An asphalt-paved driveway extends along the east side of the house. The building consists of a main, front block with a sequence of rear ells and an attached barn at the north end.

The main block rises 2½ stories above a low, granite block foundation to a shallow, side-gable roof with brief gable returns and a large center chimney at the ridge. Walls are sheathed with clapboards and trimmed with a sillboard and a narrow fascia board with a prominent bed molding. Windows typically have 9/6 double-hung sash with band molding.

The symmetrical façade of the main block is five bays long with comparatively small windows and a center entrance trimmed with classical pilasters, a flat fascia, and prominent cornice. The single-leaf door is accessed by modern brick steps. Second-story windows are set close to the eave.

The west (left side) and east (right side) elevations of the main block each contain a single bay of vertically-aligned windows, all with replacement sash, including a 2-light window in the half-story. Flush with the west wall of the main block, a 1½ story rear ell has a pitched roof and two modern casement windows (not vertically aligned) on the two floors of its west elevation.

North of the innermost ell and not clearly visible from the street is a one-story addition with a poured concrete foundation, gabled roof, and wood-shingled walls. Its west elevation is set back slightly from the west elevation of the two-story ell; it has one 6/6 replacement sash with flat trim. The east elevation of the one-story addition has a single-leaf door and three evenly spaced windows similar to the west elevation. Terminating the chain of ells and additions is a 2½ story (plus basement) side-gabled barn, which is clad with wood shingles and flat trim. The west gable end contains one 6/6 window centered high on the first floor and another centered in the half-story. The east gable end is blank. The barn has two modest doors at the east end of the south elevation: one pedestrian entry at the ground (basement) level and one small, square door centered above at the main floor level.

Well preserved and maintained, 774 Main Street is a careful, modest example of colonial architecture in West Newbury. It is distinguished by its simple, intact massing; large center chimney; five bay façade with classical door surround; high proportion of wall to window area; and string of rear ells and barn. Its visual pairing with a similar and closely-spaced house at 772 Main Street is also remarkable. Alterations in the form of replacement sash on side and rear elevations, a re-built center chimney, and rear additions minimally affect the overall 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.*

774 Main Street was likely constructed during the last quarter of the 18<sup>th</sup> century, based on its appearance. 772 and 774 Main Street are nearly identical and were likely constructed at the same time. In 1830, physician Dean Robinson owned 774 Main

**INVENTORY FORM B CONTINUATION SHEET**

WEST NEWBURY

774 MAIN ST

**MASSACHUSETTS HISTORICAL COMMISSION**

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNB.E

WNB.112

Street in addition to 750 Main Street. (See WNB.109) Physician Dean Robinson (1788-1863)<sup>1</sup> was born in Andover and settled in West Newbury around 1811. Robinson served as a surgeon in the 1<sup>st</sup> Regiment of the Massachusetts Militia. Robinson became a member of the Massachusetts Medical Society in 1815 and was a founding member of the Essex North Medical Society. Robinson married widow Elizabeth Farnham, mother of two young children, of West Newbury and the couple lived at 750 Main Street. In 1842, Dean Robinson purchased the former Tristram Dalton House on Pipestave Hill (no longer extant) and made that his residence.<sup>2</sup>

In 1842, Dean Robinson sold the property to his step-son Jacob Farnham, a chaise maker.<sup>3</sup> (Jacob Farnham also owned 628 Main Street (WNB.108).) It is unclear whether Jacob Farnham (ca. 1802-1875) used this as his residence or whether it was a rental property. At the time of the 1850 census, Jacob Farnham lived with his step-father Dean Robinson, his mother, Elizabeth, Martha L. Moody, and several other family members.

Thomas Hoyt purchased the house in 1879.<sup>4</sup> At the time of the 1880 census, Thomas Hoyt (1804-1884)<sup>5</sup> lived here with his 33-year-old daughter, Mary A. Hoyt (1846-1920). Thomas Hoyt's wife, Abby, had died earlier that year. Mary Hoyt lived here for the remainder of her life.

Harriet Maynard of Wellesley purchased the property in 1921.<sup>6</sup> The 1940 city directory notes that Harriet Maynard used this house as a summer residence and had a winter residence in Newburyport. Burton and Marion Noyes purchased the house in 1946 from the estate of Harriet Maynard.<sup>7</sup>

N.B. There are significant discrepancies between the historical information provided in the 1973 MHC inventory form for 772 and 774 Main Street and the examination of primary source documents as part of this survey. The survey form for 774 Main Street presents a purported shared history of the two houses (See Tracy, *History of Essex County*, p. 420). The owners of the "proposed" houses cited in Tracy do not match the deed research for this lot undertaken as part of this survey. Further research is recommended.

**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.
- Beers, D.G. & Co. *Atlas of Essex County, Massachusetts*. Philadelphia: D.G. Beers and Co., 1872.
- City Directories. West Newbury. 1870, 1909, 1912, 1918, 1925, 1940, 1954-6.
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<sup>1</sup> Findagrave.com Memorial #167441242.

<sup>2</sup> Hurd, pp. 1871-73.

<sup>3</sup> Essex South Deed Book 332, p. 78.

<sup>4</sup> Essex South Deed Book 1015, p. 271.

<sup>5</sup> Findagrave.com Memorial #114043794.

<sup>6</sup> Essex South Deed Book 2484, p. 598.

<sup>7</sup> Essex South Deed Book 3485, p. 244.

**INVENTORY FORM B CONTINUATION SHEET**

WEST NEWBURY

774 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WNB.E

WNB.112

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

774 Main Street is eligible for listing on the National Register of Historic Places as a contributing resource to the Way to the River Historic District. The district is eligible under Criterion A for its association with the early settlement of West Newbury. Into the last quarter of the 17th century, present-day West Newbury was known as the "Upper Commons" or "Upper Woods" of Newbury, and was to be held perpetually in common for all residents of Newbury. However, the "road to Bradford" (i.e. Main Street) was in use by the 1650s and houses began to be constructed near the road in this common area. Pressures mounted to open the upper commons to development and in 1686, the town voted that each freeholder would be allotted a 20-acre lot between the Artichoke River and the Merrimack River by the Bradford (Groveland) line. By the end of the 17th century, approximately 300 people lived within the bounds of present-day West Newbury.

Each Sunday, residents were required to travel to Newburyport for worship services. The distance became too great for some and in 1693, a group petitioned the freeholders for permission to hire their own minister. In 1698, they erected a meeting house on Pipestave Hill, on Main Street a short distance west of the Way to the River Area. By 1711, approximately 50 families lived within one-half mile of the meeting house and 96 families lived "above the Artichoke River." By 1729, 181 houses containing 183 families lived in the West Parish. In 1759, land was purchased at 806 Main Street and a new meeting house constructed. In 1840, a new building was constructed on the site of the 1759 building. Residents of the Way to the River Area were predominately farmers, with the exception of Moses Ridgway's carriage shop at 801 Main Street.

The Way to the River Historic District is also eligible under Criterion C as an excellent example of Colonial-period and Greek Revival architecture in Essex County. The District exhibits a highly significant collection of First Period and Colonial dwellings constructed during the late 17<sup>th</sup> and early 18<sup>th</sup> centuries in addition to substantial representation of vernacular Greek Revival dwellings and ecclesiastical architecture. All of these buildings retain a very high level of integrity.

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

R25-80

Newburyport

WNB.E

WNB.113

**Town/City:** West Newbury

**Place:**

## Photograph



View looking west.

**Address:** 796 Main Street

**Historic Name:** Capt. John Greenleaf House

**Uses:** Present: Single Family Residence

Original: Single Family Residence

**Date of Construction:** pre-1729

**Source:** marriage, lot acquisition

**Style/Form:** Colonial

**Architect/Builder:** Not determined

**Exterior Material:**

Foundation: Stone

Wall/Trim: Wood clapboards / Wood trim

Roof: Asphalt Shingle

**Outbuildings/Secondary Structures:** barn, gazebo, garage

**Major Alterations** (*with dates*): Side ell? (19<sup>th</sup> c?)

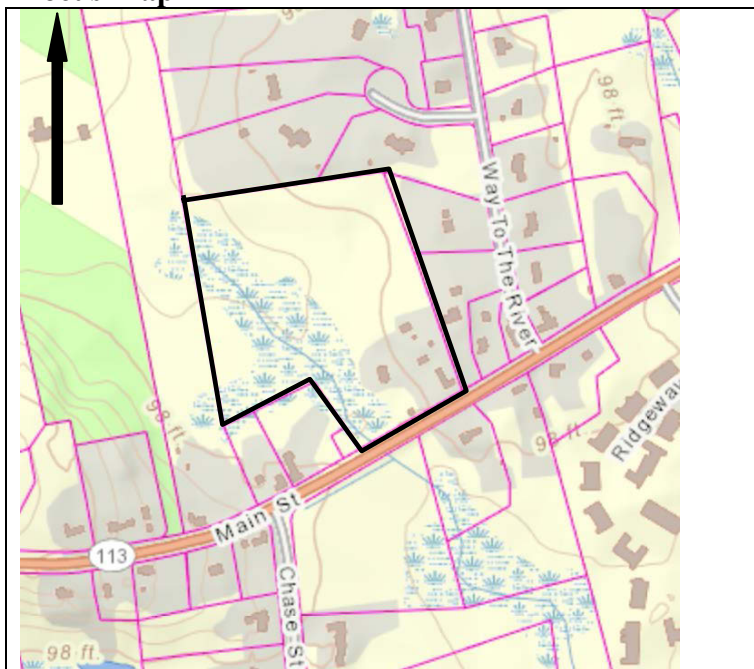
**Condition:** Excellent

**Moved:** no ☒ yes ☐ **Date:**

**Acreage:** 11.0 acres

**Setting:** Located on the busy thoroughfare of Main Street (Route 113), in the center of a cluster of 17th – 19th century residential buildings, set relatively close to the street on large parcels. Surrounding buildings are typically wood-frame construction and 2½ stories high with side-gable roofs and clapboard siding.

## Locus Map



**Recorded by:** Wendy Frontiero and Stacy Spies

**Organization:** West Newbury Historical Commission

**Date:** June 2018

**INVENTORY FORM B CONTINUATION SHEET**

WEST NEWBURY

796 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WNB.E

WNB.113

☒ 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.*

796 Main Street occupies an extremely large, L-shaped parcel on the north side of Main Street, in the western portion of a cluster of 17<sup>th</sup> – 19<sup>th</sup> century residential buildings on large parcels. The street slopes gently down to the west in front of the parcel, while the lot slopes gently up to the north. The main house is positioned in the southwest corner of the parcel, set a few feet above street level and behind a generous front setback. Maintained chiefly in lawn, trees border the eastern and western edges of the property, with three mature street trees at the western side of the lot. A gravel driveway extends to the west of the main house.

The property contains the L-shaped main house, standing near the street; a barn and large pavilion to the rear of the main house; an early garage at the southwest corner of the driveway and the street; and a non-descript, late-20<sup>th</sup> century ranch house (numbered 794 Main Street) to the northwest of the main house.

The front block of the main house rises 2½ stories from a low, granite block foundation to a side gambrel roof without returns and with tall, twin interior chimneys at the end walls. The floor plan is two rooms deep. Walls are sheathed with clapboard and trimmed with a sillboard and prominent boxed cornice. Set close to the eave, windows typically have 6/6 double-hung sash and band molding. Sliding, paneled wood shutters are visible on the interior of the two first floor rooms at the front of the house.

The symmetrical, five-bay façade has a center entrance with a single-leaf, vertical board door and handsomely detailed pilasters, entablature, and pedimented cornice. Three small, narrow, pedimented dormers are evenly spaced on the front slope of the roof.

The west (left side) and east (right side) elevations are identical, with two bays of widely spaced windows on all three floors; windows in the half-story are proportionately smaller. The rear ell on the west side of the house is flush with the main block on that elevation; it rises two stories to a low-pitched gable roof. The ell continues with a stone foundation and sill board, but has much lower floor to ceiling heights than the main block. Its west elevation has three window bays on each end; a wide blank area in the middle is occupied on the first floor by a small shed-roofed appendage with a narrow horizontal window centered on its long side. The east elevation of the ell has one window visible on each floor, towards the back; they are not vertically aligned.

Notable outbuildings include an early to mid-20<sup>th</sup> century garage positioned close to the street on the west side of the driveway; it faces east towards the driveway and house. This front-gabled structure has a concrete block foundation and is clad with wood shingles and flat corner boards. Its facade has two paired of paneled, vertical-board doors. The south (street) elevation has a single window opening (now covered) centered on the wall; the rear (west) elevation has a 9-light window centered on the wall.

A rustic, one-story pavilion (1996) set well back from the northeast corner of the house is rectangular in shape, with a hip roof and open sides above low, shingled walls. Plain square posts and diagonal braces at the corners support the wood-shingle-clad roof.

A barn (2002) located to the north of the main house is 1½ stories high with vertical board siding and a steep, side-gable roof with standing seam metal sheathing. A front-gabled extension projects from the middle of the south façade, flanked by double-leafed sliding doors with a narrow transom to the west of this projection.

**INVENTORY FORM B CONTINUATION SHEET**

WEST NEWBURY

796 MAIN ST

**MASSACHUSETTS HISTORICAL COMMISSION**

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNB.E

WNB.113

Well maintained and preserved, 796 Main Street is a fine, extraordinarily intact example of Georgian architecture in West Newbury. It is distinguished by its generous volume, gambrel roof, well-detailed center entrance, front dormers, and vernacular rear ell. The intact setting of a large open lot with multiple outbuildings is also notable.

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

**HISTORICAL NARRATIVE**

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

The Captain John Greenleaf House appears as house #51 on the 1729 map. In 1688, 111 freehold lots were laid out along Bradford Road (present-day Main Street). It has been reported that the Greenleaf house was laid out on lot #6, which belonged to John Greenleaf.<sup>1</sup> The 1688 tax list of the inhabitants of Newbury includes the John Greenleaf household with two adults, one house, one horse, two cows and one hog.<sup>2</sup> Further research is recommended to determine the construction date for this existing house. John Greenleaf's brother, Tristram Greenleaf, lived next door at 800 Main Street (WNB.114).

Known as Greenleaf Farm or Hale Farm, the house was used as the parsonage for First Parish Church from 1826 to 1833 during the pastorate of Reverend Henry Clark Wright.

House carpenter Ichabod Titcomb, Jr. (1805-1882)<sup>3</sup> purchased a house, barn, and shop on five acres here in 1853 from physician Dean Robinson, who owned 774 Main Street as well as several other properties in this vicinity.<sup>4</sup> Ichabod Titcomb was born in Amesbury and established himself there as a builder before moving to West Newbury. (A March 1845 contract between Ichabod Titcomb and Amos Colby of Amesbury outlines the specifications under which Titcomb was to construct a house for Colby in Amesbury.<sup>5</sup>) Ichabod Titcomb had married Hannah Moulton (1819-1896) in 1836 and the couple had eight children. Census records through 1880 note that Ichabod and Hannah Titcomb lived here with their extended family, including daughters-in-law and grandchildren.

In 1920, Paul Capron and his wife, Lina, purchased the property as a summer residence.<sup>6</sup> Paul Capron worked as a professor at the United States Naval Academy in Annapolis and as an instructor at Indian Head naval facility in Maryland.<sup>7</sup> Harriet and J. Winston Popplewell owned the property from 1948 until 1974, during which time they called the house "Butttonwood."<sup>8</sup> J. Winston Popplewell worked for the Department of Public Works as a traffic engineer for the town of Amesbury.<sup>9</sup> Harriet Popplewell was an active Girl Scout troop leader and organizer.

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<sup>1</sup> MHC Form WNB.113, 1973.

<sup>2</sup> Currier, *History of Newbury*, p. 206.

<sup>3</sup> Findagrave.com Memorial #103477610.

<sup>4</sup> Essex South Deed Book 482, p. 261.

<sup>5</sup> Essex South Deed Book 352, p. 35.

<sup>6</sup> Essex South Deed Book 2470, p. 434 and circa 1957 newspaper clipping, "Houses" vertical file. G.A.R. Library.

<sup>7</sup> City directories, 1925, 1940.

<sup>8</sup> Essex South Deed Book 3682, p. 566 and Book 6079, p. 86.

<sup>9</sup> "State Being Asked to Correct Trouble at Intersection...," *Newburyport Daily News*, March 22, 1955, p. 8.

**INVENTORY FORM B CONTINUATION SHEET**

WEST NEWBURY

796 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WNB.E

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**INVENTORY FORM B CONTINUATION SHEET**

WEST NEWBURY

796 MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WNB.E

WNB.113

**National Register of Historic Places Criteria Statement Form**

Check all that apply:

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

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

The Capt. John Greenleaf House is eligible for listing on the National Register of Historic Places as a contributing resource to the Way to the River Historic District. The district is eligible under Criterion A for its association with the early settlement of West Newbury. Into the last quarter of the 17th century, present-day West Newbury was known as the "Upper Commons" or "Upper Woods" of Newbury, and was to be held perpetually in common for all residents of Newbury. However, the "road to Bradford" (i.e. Main Street) was in use by the 1650s and houses began to be constructed near the road in this common area. Pressures mounted to open the upper commons to development and in 1686, the town voted that each freeholder would be allotted a 20-acre lot between the Artichoke River and the Merrimack River by the Bradford (Groveland) line. By the end of the 17th century, approximately 300 people lived within the bounds of present-day West Newbury.

Each Sunday, residents were required to travel to Newburyport for worship services. The distance became too great for some and in 1693, a group petitioned the freeholders for permission to hire their own minister. In 1698, they erected a meeting house on Pipestave Hill, on Main Street a short distance west of the Way to the River Area. By 1711, approximately 50 families lived within one-half mile of the meeting house and 96 families lived "above the Artichoke River." By 1729, 181 houses containing 183 families lived in the West Parish. In 1759, land was purchased at 806 Main Street and a new meeting house constructed. In 1840, a new building was constructed on the site of the 1759 building. Residents of the Way to the River Area were predominately farmers, with the exception of Moses Ridgway's carriage shop at 801 Main Street.

The Way to the River Historic District is also eligible under Criterion C as an excellent example of Colonial-period and Greek Revival architecture in Essex County. The District exhibits a highly significant collection of First Period and Colonial dwellings constructed during the late 17<sup>th</sup> and early 18<sup>th</sup> centuries in addition to substantial representation of vernacular Greek Revival dwellings and ecclesiastical architecture. All of these buildings retain a very high level of integrity.

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