

WEST NEWBURY HISTORICAL COMMISSION
 Historic Sites Survey Table of Contents
Middle Street

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Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	WNB.148
Historic Name:	Hale House
Common Name:	
Address:	157 Middle St
City/Town:	West Newbury
Village/Neighborhood:	
Local No:	M2
Year Constructed:	1729
Architect(s):	
Architectural Style(s):	Colonial
Use(s):	Single Family Dwelling House
Significance:	Architecture
Area(s):	
Designation(s):	
Building Materials(s):	Wall: Wood; Wood Clapboard Foundation: Stone, Uncut



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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: Sunday, December 20, 2020 at 4:26: PM

(Attach photo here)

USDS NEW W
SECT B

CARD#

MAP#

148	MZ
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2. Town West Newbury
 Street address Middle st
 Name Hale House
 Use: original & present homestead
 Present owner Emerson Smith
 Open to public no
 Date 1729 ^{before} Style Saltbox
 Source of date 1729 map
 Architect _____

OR part of Area # _____

3. CONDITION Excellent Good Fair Deteriorated Moved Altered Added _____

4. DESCRIPTION

FOUNDATION/BASEMENT: High Regular Low Material Stone

WALL COVER: Wood clapboards Brick Stone Other _____

ROOF: Ridge Gambrel Flat Hip Mansard _____
 Tower Cupola Dormer windows Balustrade Grillwork _____

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

STORIES: 1 2 3 4 ATTACHMENTS: Wings Ell Shed none

PORCHES: 1 2 3 4 none PORTICO _____ Balcony

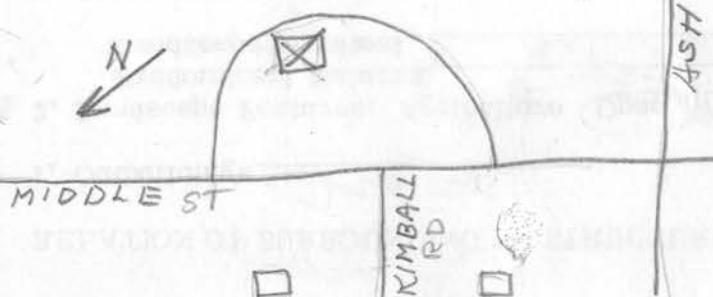
FACADE: Gable end: Front/side Ornament none

Entrance: Side Front Center/Side Details: _____

Windows: Spacing: Regular/Irregular Identical/Varied

Corners: Plain Pilasters Quoins Cornerboards _____

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



6. Footage of structure from street 250'
 Property has 2600 feet frontage on street

Recorder M. Weller

For E. Smith

Photo # _____ Date 4/18/73

SEE REVERSE SIDE

JUN 29 1973

RELATION OF SURROUNDING STRUCTURE

1. Outbuildings no

2. Landscape Features: Agriculture Open Wooded Garden: Formal Informal
Predominant features Pond
Landscape architect Nature

3. Neighboring Structures
Style: Colonial Federal Greek Revival Gothic Revival Italian Villa Lombard Rom.
Venetian Gothic Mansard Richardsonian Modern

Use: Residential Commercial Religious Conditions: Excellent Good Fair Deteriorated

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

BIBLIOGRAPHY AND/OR REFERENCE

RESTRICTIONS

Original Owner: _____
Deed Information: Book Number 4000 Page 264 , _____ Registry of Deeds

FORM B – BUILDING

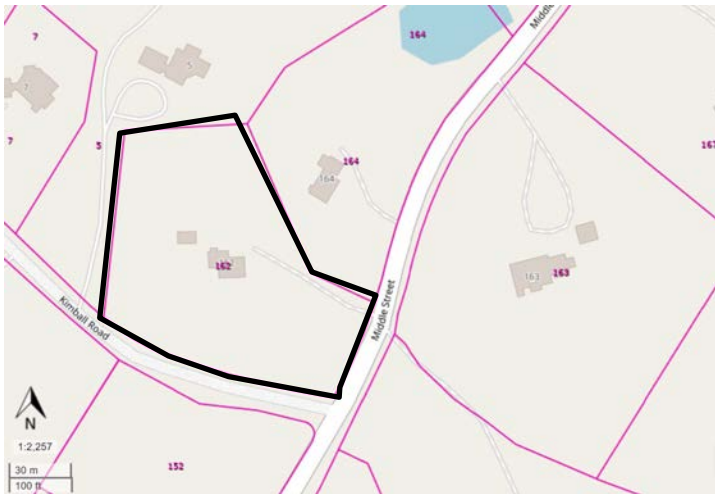
MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Photograph



Façade (south) and east elevations.

Locus Map



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

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

0080 0000
00140

Newburyport

WNB.149
WNB.434

Town/City: West Newbury

Place:

Address: 162 Middle Street

Historic Name: Richard Bartlett House

Uses: Present: Single Family Residence

Original: Single Family Residence

Date of Construction: ca. 1726

Source: 1729 map, MHC Form; Visual Assessment

Style/Form: Georgian

Architect/Builder: Not Known

Exterior Material:

Foundation: Fieldstone and granite block

Wall/Trim: Wood clapboards and trim

Roof: Asphalt Shingles

Outbuildings/Secondary Structures: Shed (1950 per Assessor)

Major Alterations (*with dates*): Rear addition (early 20th c?)

Condition: Excellent

Moved: no ☒ yes ☐ **Date:**

Acreage: 2.61 acres

Setting: Located on a main cross-town thoroughfare in a rural area of town. Widely scattered, residential development on large lots.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

162 MIDDLE ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WNB.149
	WNB.434

☒ 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:

162 Middle Street is located on the west side of the road, at the intersection with Kimball Road, looking south in the traditional manner. The land slopes steeply up from south to north, and the house is set well back from the street. The yard seems generally to be maintained in lawn, with mature trees scattered throughout the front yard and lining the paved driveway that leads up from Middle Street to the rear of the house. A dry-laid stone retaining wall with granite steps defines a terrace approximately 50 feet in front of the house; stone retaining walls also line access to a basement entrance on the east side of the house. A post and rail fence lines the Middle Street frontage of the property.

The house consists of a 2½ story main block with a one-story gabled addition attached to the northwest corner of the house. The five by three bay main block measures 40 feet long by 31 feet deep and rises from a stone foundation to a side gable roof with a wide center chimney; there are no gable returns. Walls are sheathed with wood clapboards and trimmed with flat corner boards. Windows typically have 9/6 sash with 9/6 wood storm sash and band molding.

The symmetrical façade has a wide flat fascia at the eave and a high-style center entrance. A single-leaf door with nine panels and a glazed rectangular transom is ornamented with fluted pilasters and a lavishly trimmed entablature with bolection molding. A granite slab serves as a stoop. The side elevations are asymmetrically fenestrated. The east elevation has windows on the first two floors loosely grouped 2-1, and two 6/6 windows in the half-story. The west elevation has two windows grouped toward the front on the first floor, two windows centered on the second floor, and a 9/6 window centered in the half-story.

A utilitarian, one-story, side-gabled addition is attached to the west end of the back of the building; it extends past the main block to incorporate a glassed-in porch facing the front yard. The remainder of the main block's rear elevation has an irregular array of windows. Its off-center entrance is composed of a single-leaf, six-panel door with flat jambs and a robustly molded cornice; a granite slab forms a stoop.

A shed (WNB.434) near the northwest corner of the house is one-story high with wood-shingled walls and a side-gabled roof. Windows display a variety of 1/1, 6/6, and multi-pane fixed sash of various sizes. A vertical-board wood door is located on the east elevation. Research on the age and historic functions of the outbuilding is merited.

Very well preserved and maintained, 162 Middle Street is an exceptional example of prosperous, Georgian-style development in outlying areas of West Newbury. Notable features include an unusually large-scale dwelling with high-style detailing; a dramatic setting achieved through its hillside location, commanding front setback, and forceful tree plantings; and an historic outbuilding.

HISTORICAL NARRATIVE

The house is reported to have been constructed circa 1726 for Richard Bartlett¹ and appears on the 1729 map of Newbury as his residence. This may have been Richard Bartlett (1680-1753),² who married Abigail Ropes (1680-1727)³ in 1706. (More research is recommended.)

The house appears to have remained in the Bartlett family until 1816, when Josiah Bartlett sold the house to Enoch Thurlow.⁴ Enoch Thurlow (1771-1836)⁵ lived here with his third wife, Lydia D. Dole Thurlow (1778-1842),⁶ whom he married in 1815. The

¹ Clare Twardzik, "Bartlett House," MHC B Form, 1973.

² <https://www.findagrave.com/memorial/74001896/richard-bartlett>. Accessed April 12, 2023.

³ <https://www.findagrave.com/memorial/100869469/abigail-bartlett>. Accessed April 12, 2023.

⁴ Essex County Registry of Deeds Book 210, p. 88.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

162 MIDDLE ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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property descended to Enoch's son, Stephen Coffin Thurlow (1808–1879),⁷ and Stephen's wife, Lois Huse Thurlow (1814–1896). The couple married in 1834. Stephen C. Thurlow's occupation is noted in census records as "farmer." The Thurlows "shared their home with summer boarders, many of them coming from Boston via Newburyport."⁸

Retired ship captain⁹ James Bradley (ca. 1827-1898) purchased the house from the Thurlows in 1884. Bradley lived here with his wife, Rebecca (1829-), son Leonard W. Bradley (1868-) and his wife, Emilie (1878-). The 1900 census recorded farmer Leonard W. Bradley, his wife Emilie, and his mother, Rebecca, at this address. Leonard Bradley sold the house in 1903.¹⁰

James R. Wright owned the house from 1903 until 1931.¹¹ Wright lived here with his wife, Georgianna. Census records and city directories note that Wright worked as a farmer and as a blacksmith and wheelwright with a shop on Main Street.

From 1931 until 1949, the house was owned by Ira J. and Lillian Haskell,¹² who are credited with restoring the house.¹³ The couple also lived in Lynn, where Ira Haskell worked as the corporate clerk for the T. W. Rogers department store.

In 1954, Henryk and Clare Twardzik purchased the house.¹⁴ Henryk Twardzik (ca. 1901-1992), a painter and designer of stained-glass windows, was born in Poland and emigrated as a child. Henryk Twardzik studied stained glass design at the School of Arts and Crafts in Boston and "worked for the C. G. Gonick company of Boston helping design stained-glass windows at Yale University, the Cathedral of St. John the Divine in New York and the American University in Paris."¹⁵ Clare Twardzik was active with the West Newbury Historical Commission and participated in the 1973 historic sites survey. The couple "shared a passion for antique homes and had been caretakers of the Samuel Fowler House in Danvers."¹⁶ (DAN.52) Henryk Twardzik's estate sold the house in 1993.¹⁷

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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⁵ <https://www.findagrave.com/memorial/58587974/enoch-thurlow>. Accessed April 12, 2023.

⁶ <https://www.findagrave.com/memorial/58588084/lydia-d-thurlow>. Accessed April 12, 2023.

⁷ <https://www.findagrave.com/memorial/82016099/stephen-coffin-thurlow>. Accessed April 12, 2023.

⁸ "Historic West Newbury: The Haskell House," ca. 1957 newspaper clipping, "Houses" Vertical File, G. A. R. Library, West Newbury.

⁹ Massachusetts, U.S. Death records, West Newbury. Ancestry.com. Accessed April 12, 2023.

¹⁰ Essex County Registry of Deeds Book 1127, p. 294.

¹¹ Essex County Registry of Deeds Book 1726, p. 428.

¹² Essex County Registry of Deeds Book 3654, p.5.

¹³ Clare Twardzik, "Bartlett House," MHC B Form, 1973.

¹⁴ Essex County Registry of Deeds Book 4088, p. 271.

¹⁵ "Henryk Twardzik, 91," *The Boston Globe*, 31 July 1992, p. 59.

¹⁶ "Henryk Twardzik, 91," *The Boston Globe*, 31 July 1992, p. 59.

¹⁷ Essex County Registry of Deeds Book 12049, p. 277.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

162 MIDDLE ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WNB.149
	WNB.434

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.

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Facade, viewed from Kimball Road.



Detail of main entrance.



East and rear (north) elevations.



Rear (north) elevation.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

162 MIDDLE ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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Detail of rear entrance.



West and façade (south) elevations.



View of house from bottom of Middle Street driveway, looking northwest.



Shed: South and east elevations.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

162 MIDDLE ST

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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National Register of Historic Places Criteria Statement Form

Check all that apply:

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

Criteria: ☐ A ☐ B ☒ C ☐ DCriteria Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Statement of Significance by Stacy E. Spies and Wendy Frontiero, Historic Preservation Consultants
The criteria that are checked in the above sections must be justified here.

The Richard Bartlett House is eligible for listing on the National Register of Historic Places under Criterion C at the local level. Very well-preserved and maintained, 162 Middle Street is an exceptional example of prosperous, Georgian-style development in outlying areas of West Newbury. Notable features include an unusually large-scale dwelling with high-style detailing; a dramatic setting achieved through its hillside location, commanding front setback, and forceful tree plantings; and an historic outbuilding. The house retains integrity of location, design, feeling, materials, setting, association, and workmanship. Information on the integrity of the interior and the nature and extent of modern alterations would be needed to confirm this recommendation.

FORM B – BUILDING

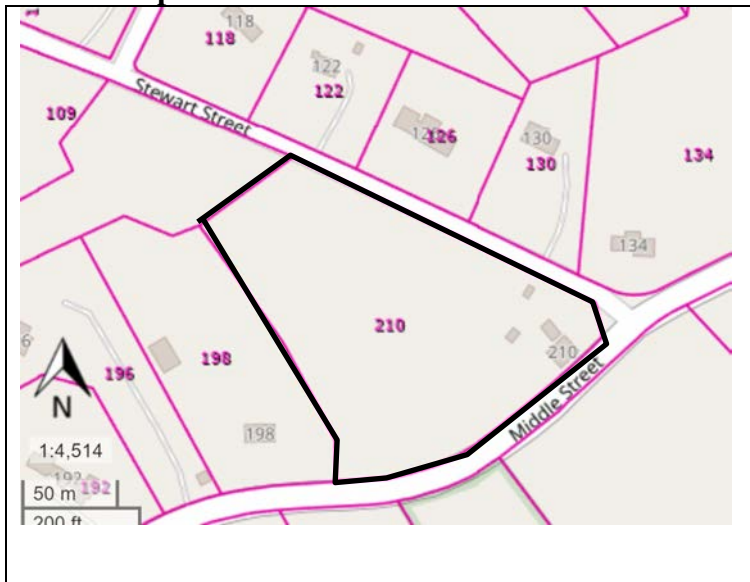
MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Photograph



Photo 1. Southwest and façade (southeast) elevations.

Locus Map



Recorded by: Stacy Spies and Wendy Frontiero

Organization: West Newbury Historical Commission

Date: June 2023

Assessor's Number

USGS Quad

Area(s)

Form Number

10

0150 0000
00110

Newburyport

WNB.150

Town/City: West Newbury

Place:

Address: 210 Middle Street

Historic Name: Samuel and Hannah Dole House

Uses: Present: Single Family Residence

Original: Single Family Residence

Date of Construction: ca. 1788

Source: Fox, 1977

Style/Form: Federal

Architect/Builder: Not Known

Exterior Material:

Foundation: Granite blocks

Wall/Trim: Wood clapboards and trim

Roof: Asphalt Shingles

Outbuildings/Secondary Structures: Two sheds (20th c?)

Major Alterations (*with dates*): Rear ells (20th c)

Condition: Excellent

Moved: no ☒ yes ☐ **Date:**

Acreage: 4.30 acres

Setting: Prominent location at the intersection of two cross-town thoroughfares in a rural area of town. Widely scattered, residential development on large lots. Large open field across Middle Street.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

210 MIDDLE ST

MASSACHUSETTS HISTORICAL COMMISSION

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220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WNB.150

☒ 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:**

210 Middle Street is located on the northwest side of Middle Street, facing southeast in a traditional manner. The house stands on a slight rise above Middle Street, with a modest front setback; it is sited at the east corner of a trapezoidal lot. Groundcover, shrubs, and mature trees occupy the yard around the house, and a dry-laid stone wall lines part of the Stewart Street frontage. A gravel driveway extends from Stewart Street towards the outbuildings at the back of the house.

The house consists of a main block facing Middle Street and two rear ells on the Stewart Street side of the house. The five by four bay main block measures 40 feet long by 32 feet deep and rises 2½ stories to a low-pitched, side gable roof. A large center chimney rises from the center of the ridgeline; a smaller chimney rises from the back slope, at the western end of the house. Clapboard walls are trimmed with flat sill boards and corner boards, bed molding at the eaves, and gable returns. Windows typically have 6/6 sash and band molding and are regularly arrayed. The five-bay facade has a center entrance with a refined Federal-style door surround. It contains a single-leaf door framed by double pilasters that support discrete entablature blocks and a pedimented cornice. The solid area within the pediment is ornamented with semi-circular arch molding and decorative trim that simulates a fanlight.

The left side (southwest elevation) has three window bays, loosely grouped 1-2. The right side (northeast elevation) is four bays wide, with a single-leaf door positioned just off center and a 9/6 window in the half-story. A small one-story ell with a shed roof projects from the rear of the right side of the house; extending behind it is a larger, one-story ell with a gable roof. (The house is extensively described in Fox, 1977.)

A modest outbuilding behind the end of the rear ells is one-story high with a gambrel roof and wood shingle siding. It has an offset, vertical board door on its southeast elevation and a 6/6 window on the northwest elevation. Another outbuilding stands to the west of the house. It has a side gable roof, wood shingle siding, 6/6 windows, a small interior chimney, and a single-leaf door on its three-bay façade.

Well preserved and well maintained, the house is an excellent example of Colonial-period architecture in an outlying area of West Newbury. Notable features include its historic setting, substantial size, five bay façade and center chimney, and beautifully detailed main entrance. Further research on the history of the outbuildings is merited, to determine their age and possible historic functions.

HISTORICAL NARRATIVE

The house at the "Four Ways" intersection, as it was noted in deeds, was constructed circa 1788¹ for Samuel and Hannah Dole. Samuel Dole (1749-1805) "may have come to West Newbury from New Hampshire in the early 1770s...and acquired the title of Captain during the Revolutionary War."² Samuel Dole³ married Hannah Little (ca. 1760-1843) in 1777. He made frequent land purchases during the first ten years of their marriage. In 1788, after the birth of their four children, Dole "sold his house and

¹ Biographical information and deed research on Samuel and Hannah Dole's ownership of the property was undertaken by Fox, 1977. Also, Fox: 12.

² Fox: 12. Dole's birth "is not listed in local vital records and his will shows an unexpected settlement from the estate of Stephen Dole, Esq. of Bedford, New Hampshire."

³ Fox noted that "there were two Samuel Doles living in West Newbury at the same time and about the same age. One, a cordwainer, was descended from a line of Samuel Doles living in the Crane Neck Hill area nearby. The Samuel Dole [researched in this paper] does not seem to be related, although a Dole genealogy was not attempted."

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

210 MIDDLE ST

MASSACHUSETTS HISTORICAL COMMISSION

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several other properties" and purchased a 64-acre farm here.⁴ An inventory taken at the time of his death noted the prosperous family's holdings, including the homestead farm and seven other properties. Hannah Little Dole remained in the house until her death. Samuel and Hannah Dole's son, James, sold the house in 1813 to Moses Emery, with the following exception, "except for the widow's right of dower during the terms of her natural life...also the use & improvement of two chambers in the west end of my late father's dwelling house so long as she shall remain unmarried."⁵

Hannah Dole's right to remain was also included when Moses Emery sold the house in 1828 to Thomas Elliot.⁶ Farmer Thomas Elliot (1781-1853)⁷ owned the property until his death in 1853, at which time his nephews Samuel and George Elliot inherited the property.⁸

In 1864, Samuel and George Elliot sold the farm, which had expanded to include 100 acres, to William Salkins to repay a debt to Salkins.⁹ William Salkins died in 1886 and the estate was divided among his children.¹⁰ In 1911, one of the five heirs, Edward Salkins (1861-1930),¹¹ purchased the property from the other heirs.¹² Salkins lived here and farmed the property.

In 1930, Mary G. Davis of Weston, Massachusetts purchased the property from Edward Salkins' estate¹³ and established a riding academy here. Davis owned the property with Ralph W. Currier, who worked here as riding instructor.¹⁴ Currier also operated his own farm, Echo Farm, on Ash Street in West Newbury.¹⁵ Davis and Currier sold the property in 1954 to Arthur H. Curtis, Jr. and his wife, Jacquelyn F. Curtis.¹⁶ Prescott and J. Patricia Spalding owned the house from 1965 until 1971.¹⁷ The house has been owned since 1971 by Peter and Alexandra Guralnick.¹⁸

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⁴ Essex County Registry of Deeds Book 147, p. 88.

⁵ Essex County Registry of Deeds Book 199, p. 238.

⁶ Essex County Registry of Deeds Book 249, p. 47.

⁷ <https://www.findagrave.com/memorial/59000496/thomas-elliott>. Accessed April 17, 2023.

⁸ Essex County Probate #38414 per Fox.

⁹ Essex County Registry of Deeds Book 675, p. 154.

¹⁰ Essex County Probate #64476.

¹¹ <https://www.findagrave.com/memorial/58953491/edward-salkins>. Accessed April 17, 2023.

¹² Essex County Registry of Deeds Book 2087, p. 366.

¹³ Essex County Registry of Deeds Book 2895, p. 162 and 3542, p. 122.

¹⁴ "Tilly Tiger Cat...," *Newburyport Daily News and Newburyport Herald*, 24 June 1949, p. 4.

¹⁵ "Purebred Goats Being Successfully Raised on West Newbury Farm," *Newburyport Daily News and Newburyport Herald*, 19 September 1947, p. 1.

¹⁶ Essex County Registry of Deeds Book 5259, p. 429.

¹⁷ Essex County Registry of Deeds Book 5259, p. 429.

¹⁸ Essex County Registry of Deeds Book 5775, p. 677.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

210 MIDDLE ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNB.150

"Purebred Goats Being Successfully Raised on West Newbury Farm." *Newburyport Daily News and Newburyport Herald*. 19 September 1947: 1.

"Tilly Tiger Cat..." *Newburyport Daily News and Newburyport Herald*. 24 June 1949: 4.

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.

Town of West Newbury. Tax Assessor records.

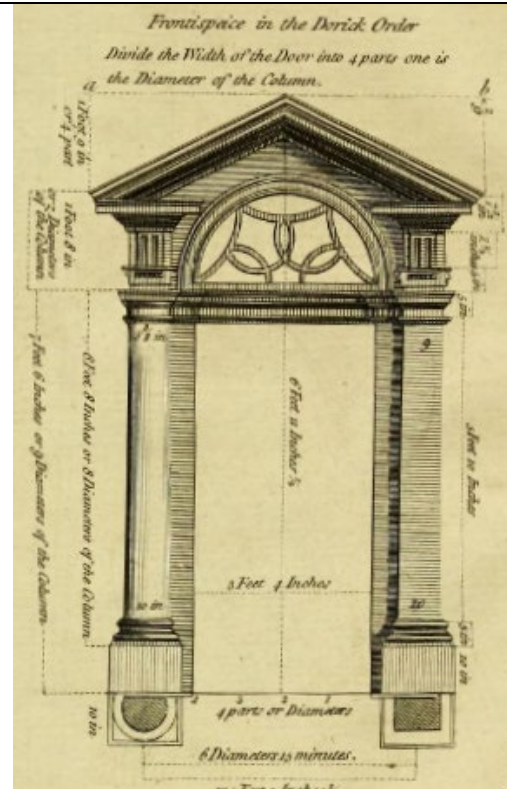
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Photo 2. Detail of main entrance.



William Pain's *Practical Builder*, Plate 16.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

210 MIDDLE ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNB.150



Photo 3. Northeast elevation.



Photo 4. West outbuilding: Façade (southeast elevation).



Photo 5. North outbuilding: Northeast and northwest elevations.



Photo 6. North outbuilding: Southeast and northeast elevations.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

210 MIDDLE ST

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WNB.150

National Register of Historic Places Criteria Statement Form

Check all that apply:

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

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

The Samuel and Hannah Dole House is eligible for listing on the National Register of Historic Places under Criterion C at the local level. Well-preserved and well-maintained, the house is an excellent example of Federal-period architecture in an outlying area of West Newbury. Notable features include its historic setting, substantial size, five bay façade and center chimney, and beautifully detailed main entrance. (The entrance design is a simplified version of one illustrated in William Pain's *Practical Builder*, published in London in 1774 and in Boston in 1792.) Further research on the history of the outbuildings is merited, to determine their age and possible historic functions. The house retains integrity of location, design, feeling, materials, setting, association, and workmanship. Information on the integrity of the interior and the nature and extent of modern alterations would be needed to confirm this recommendation.

FORM B – BUILDING

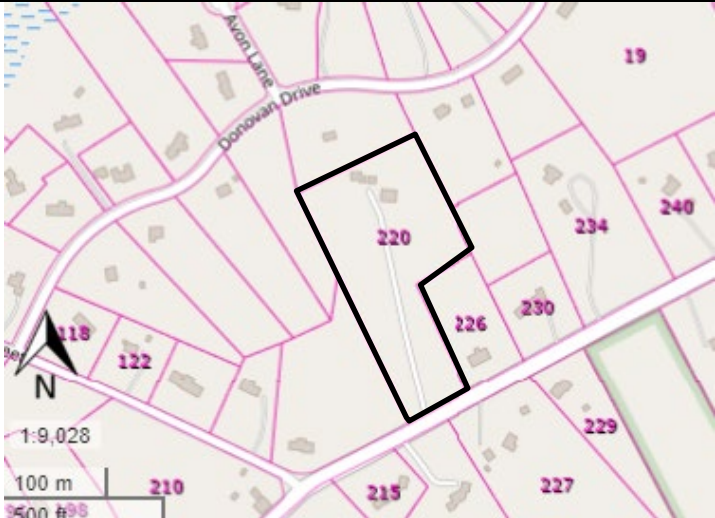
MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Photograph



West and façade (south) elevations.

Locus Map



Recorded by: Stacy Spies and Wendy Frontiero

Organization: West Newbury Historical Commission

Date: June 2023

Assessor's Number

USGS Quad

Area(s)

Form Number

16

0150 0000
00500

Newburyport

WNB.406
WNB.407
WNB.408
WNB.409
WNB.410

Town/City: West Newbury

Place:

Address: 220 Middle Street

Historic Name: John M. and Abel M. Poor House

Uses: Present: Single Family Residence

Original: Single Family Residence

Date of Construction: ca. 1868

Source: Deed; Visual Assessment

Style/Form: Greek Revival

Architect/Builder: Not Known

Exterior Material:

Foundation: Granite block

Wall/Trim: Wood clapboards with wood trim

Roof: Asphalt Shingles

Outbuildings/Secondary Structures: Modern garage (late 20th c) – three connected barns/sheds (late 19th – mid 20th c?) – outhouse (early 20th c?)

Major Alterations (*with dates*): Side porch (late 19th – early 20th c?) – replacement window sash (late 20th – early 21st c) – limited window replacements at the back half of the house (mid – late 20th c?)

Condition: Excellent

Moved: no ☒ yes ☐ **Date:**

Acreage: 5.00 acres

Setting: Located off a cross-town thoroughfare in a rural area of town. Heterogeneous residential development, typically on large lots.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

220 MIDDLE ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s)

Form No.

WNB.406
WNB.407
WNB.408
WNB.409
WNB.410

☒ 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:

220 Middle Street is located on the north side of Middle Street, facing south in the traditional manner. The house is set far back from the street, at the back of an L-shaped lot that rises significantly to the north. A gravel driveway extends more than 600 feet through woodland in the front half of the lot to a grassy clearing that contains the house, a chain of outbuildings, and a small barnyard. Located near the west side of the house are a free-standing garage and a connected series of small barns and sheds. The fenced-in barnyard in front of the outbuildings encompasses a small structure thought to be an outhouse.

The five by four bay house measures 38 feet long by 32 feet deep and rises 2½ stories from a granite foundation to a side gable roof with twin interior chimneys. Walls are sheathed with clapboards and trimmed with corner pilasters, a molded fascia, and gable returns. Windows typically have double-hung replacement sash and band molding. The five bay façade has a center entrance with a five-panel, single-leaf door framed by full-height sidelights, molded pilasters, a high entablature, and a boxed cornice. The west elevation has a one-story screened porch with a hip roof and an enclosed entry vestibule. The asymmetrical rear elevation has a single-leaf door with simple band molding.

The easternmost outbuilding is a modern, free-standing garage with two vehicle bays. Three connected outbuildings are anchored on the east by a 1½ story, front-gabled shed (WNB.408) with a brick pier foundation, clapboard and wood shingle siding, flat corner boards, and brief gable returns. The east shed's façade (south elevation) displays a center entrance with a four-panel door and flat trim and a vertical-board loft door above. The middle structure is a small one-story, side-gabled barn (WNB.407) with a concrete foundation and small ventilator cupola. Its symmetrical façade (south elevation) includes a pair of diagonal-board, sliding barn doors, a 6-light window to each side, and a narrow, multi-light transom above. An open-faced, shed-roofed connector on the west side of the center barn joins it to a small one-story, front-gabled shed (WNB.409) on the west end of the sequence. The west shed has a concrete block foundation and wood shingled walls. Its façade features an offset vertical-board door on the façade (south elevation).

The side and rear elevations of these outbuildings are equally simple. The east shed has two pairs of double-leaf, vertical board doors on its side elevation and a 3/6 window on its rear elevation. The center barn has a pair of sliding barn doors in the center, flanked by a 6-light window and a pedestrian door on each side. The shed-roofed connector has a single 4-light window on its rear elevation, and the west shed has a 6-light window with a small hay-loft door above. The fence on the west side of the small barnyard captures a small gable-roofed structure thought to be an outhouse; it has blank shingled walls on three sides (the west side is not visible from the driveway), exposed rafter ends at the eaves, and a metal vent pipe. Further investigation of all the outbuildings is merited to determine their ages and likely functions.

Well preserved and well maintained, 220 Middle Street is an outstanding example of Greek Revival architecture and farmhouse evolution in West Newbury. Notable features include the historic setting; the extreme distance between the house and the street; the traditional south-facing orientation of the dwelling and its conservative, five-bay façade; the unusually large scale of the house; and the bold detailing of its center entrance, corner pilasters, and entablature. The early connected barns and sheds and the utilitarian outhouse form an unusually complex and intact series of outbuildings, which merits further investigation.

HISTORICAL NARRATIVE

The house was likely constructed circa 1868, the year in which John M. Poor and Abel M. Poor purchased this property from their father's estate.¹ (John M. Poor, Sr. died in 1866.) John Merrill Poor (1829–1913)² and Abel Merrill Poor (1832–1903)³ both

¹ Essex County Registry of Deeds Book 742, p. 192.

² <https://www.findagrave.com/memorial/58432674/john-m.-poor>. Accessed April 19, 2023.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

220 MIDDLE ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s)

Form No.

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WNB.407
WNB.408
WNB.409
WNB.410

worked as farmers. John Merrill Poor and his wife, Mary Alice Merrill (1844-1901),⁴ were married in 1870 in West Newbury. Abel Merrill Poor married Serena Phinney Gaskell (1850-1913)⁵ in 1884. Census records indicate that the brothers initially shared the house but by 1880, Abel Poor had moved into a house next door. In addition to farming, John M. Poore "did considerable work as a surveyor. He [was] a Selectman for several years and was a long time a member of the Farmers' Club, holding numerous offices in that organization. He was also a charter member of the West Newbury Grange and for 21 years was its treasurer."⁶

In 1917, John and Mary Poor's son, Dean, purchased the house from his parents' estate.⁷ Dean Stanwood Poor (1878-1958)⁸ lived here with his wife, Lydia Catherine Poore (1876-1968). Dean Poor farmed the property, as had his father. The Poor family sold the house in 1968, concluding 100 years of family ownership.⁹

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³ <https://www.findagrave.com/memorial/103249221/abel-m.-poor>. Accessed April 19, 2023.

⁴ <https://www.findagrave.com/memorial/58433233/mary-alice-poor>. Accessed April 19, 2023.

⁵ <https://www.findagrave.com/memorial/103250755/serena-poor>. Accessed April 19, 2023.

⁶ "Was Successful Farmer..." *The Boston Globe*, 29 September 1913, p. 11.

⁷ Essex County Registry of Deeds Book 2376, p. 454.

⁸ <https://www.findagrave.com/memorial/58433440/dean-s.-poor>. Accessed April 19, 2023.

⁹ Essex County Registry of Deeds Book 5588, p. 254 and p. 255.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

220 MIDDLE ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s)

Form No.

WNB.406

WNB.407

WNB.408

WNB.409

WNB.410



Façade (south) and east elevations.



Detail of main entrance.



Rear (north) elevation.



Assemblage of connected outbuildings.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

220 MIDDLE ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s)

Form No.

WNB.406

WNB.407

WNB.408

WNB.409

WNB.410



East shed: Façade (south elevation).



Center barn: Façade (south elevation).



West shed: Façade (south elevation).



East shed and center barn: East and north elevations.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

220 MIDDLE ST

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s)	Form No.
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	WNB.410



West shed: Rear elevation.



Outhouse: East and north elevations.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

220 MIDDLE ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s)

Form No.

WNB.406
WNB.407
WNB.408
WNB.409
WNB.410
National Register of Historic Places Criteria Statement Form

Check all that apply:

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

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

The John M. and Abel M. Poor House at 220 Middle Street is recommended as eligible for listing on the National Register of Historic Places under Criteria A and C at the local level. Well-preserved and well-maintained, 220 Middle Street is an outstanding example of Greek Revival architecture and farmhouse evolution in West Newbury. Notable features include the historic setting; the extreme distance between the house and the street; the traditional south-facing orientation of the dwelling and its conservative, five-bay façade; the unusually large scale of the house; and the bold detailing of its center entrance, corner pilasters, and entablature. The early connected barns and sheds and the utilitarian outhouse form an unusually complex and intact series of outbuildings. The house is also significant for its association with the agricultural history of West Newbury. Brothers John M. and Abel M. Poor established a farm here circa 1868 and likely had the house constructed at that time. John M. Poor's son, Dean Poor, purchased the farm from his father's estate in 1917 and farmed the property until his death in 1958. The Poor family sold the house in 1968, concluding 100 years of family ownership. The house retains integrity of location, design, feeling, materials, setting, association, and workmanship. Information on the integrity of the interior and the nature and extent of modern alterations would be needed to confirm this recommendation.

FORM B – BUILDING

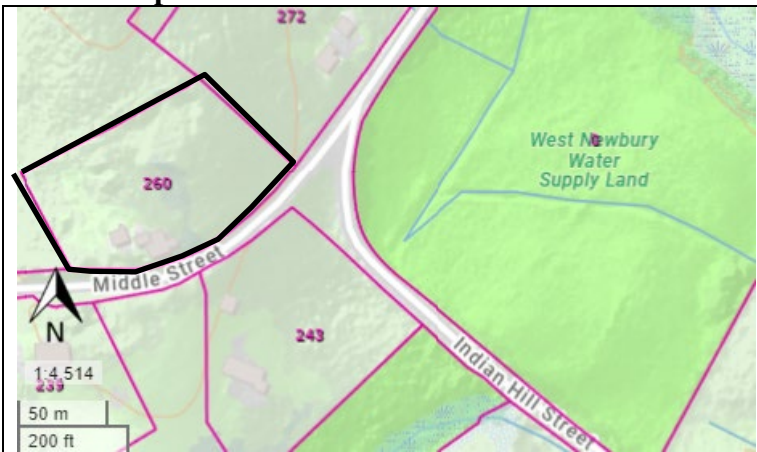
MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Photograph



West and façade (south) elevations.

Locus Map



Recorded by: Stacy Spies and Wendy Frontiero

Organization: West Newbury Historical Commission

Date: June 2023

Assessor's Number

USGS Quad

Area(s)

Form Number

23

0150 0000
00570

Newburyport

WNB.151
WNB.435

Town/City: West Newbury

Place:

Address: 260 Middle Street

Historic Name: Abel M. Poor House

Uses: Present: Single Family Residence

Original: Single Family Residence

Date of Construction: ca. 1870

Source: Deed, Census

Style/Form: Italianate

Architect/Builder: Not Known

Exterior Material:

Foundation: Granite block

Wall/Trim: Wood clapboards and trim

Roof: Asphalt Shingles

Outbuildings/Secondary Structures: Garage (early 20th C [1930 per assessor])

Major Alterations (*with dates*): Replacement of main entrance surround, multi-light sash in bay windows (mid to late 20th c)

Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: 2.5 acres

Setting: Located near the intersection of two cross-town thoroughfares. The rural area is lightly settled with a mixture of heterogeneous residential buildings on large lots, surrounded by open fields and woodland.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

260 MIDDLE ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WNB.151
	WNB.435

☐ 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:

260 Middle Street is located on the north side of Middle Street, near its intersection with Indian Hill Street. The house stands close to the street in the western end of its roughly rectangular lot. The modest front setback is steeply sloped and planted with lawn and ornamental shrubs. A paved driveway along the west side of the house leads to an early 20th century garage. A dry-laid fieldstone wall lines the street edge in front of the house.

The house consists of a main block with relatively small side and rear additions. The three by two bay main block measures 35 feet wide by 25 feet deep and rises 2½ stories to a side gable roof with two interior chimneys rising from the ridge. Walls are sheathed with clapboards and trimmed with corner pilasters, paired sawn brackets at the eaves, and gable returns. Windows typically have 6/6 sash and prominent cornices with paired brackets.

The three bay façade has a center entrance with a modern, prefabricated Colonial Revival surround framing a single-leaf door. The entrance is flanked by angled, one-story bay windows with multi-pane sash, a molded entablature with paired brackets at the eave, and flat roofs. The left side (west elevation) contains a one-story porch with a hip roof and paneled posts across the first floor. A one-story, side-gabled addition projects from the right side (east elevation) of the main block, and a one-story, hip roofed addition is barely visible at the back of the house, extending from its northwest corner.

A substantial garage (WNB.435) is positioned to the northwest of the house. The one-story building has a fieldstone foundation, ship-lap siding, and a hip roof with exposed rafter ends. Two vehicular bays are featured on the façade (south elevation); a pedestrian door on the east elevation faces the house.

Well maintained, 260 Middle Street is a handsome example of the Italianate style and is particularly remarkable for its rural location. Notable features include its conservative three-bay façade, bay windows, side porch, and carefully detailed corner pilasters and eaves. The loss of the original main entrance surround detracts significantly from the historic character of the design. The presence of an early, intact garage is also remarkable.

HISTORICAL NARRATIVE

The house was likely constructed circa 1870 for Abel M. Poor, replacing an earlier house on the lot. Two years earlier, Abel Merrill Poor (1832–1903)¹ and his brother, John Merrill Poor (1829–1913),² purchased land nearby and had the house at 220 Middle Street (WNB.406) constructed. John M. Poor purchased an additional 60 acres of land around 260 Middle Street in 1858.³ Census records indicate that the brothers, who both worked as farmers, initially shared the house at 220 Middle Street but by 1880, Abel M. Poor was living in a new house at 260 Middle Street. Abel Merrill Poor married Serena Phinney Gaskell (1850-1913)⁴ in 1884 and moved to Georgetown, Massachusetts soon thereafter. Poor sold the property in 1898 to George Stickney.⁵

In 1914, the house was sold to physician Charles F. A. Hall, who initially kept a primary residence on High Street in Newburyport.⁶ After 1940, Hall lived here full-time.⁷ Charles Francis Adams Hall (1873-1954)⁸ was graduated from Boston

¹ <https://www.findagrave.com/memorial/103249221/abel-m.-poor>. Accessed April 19, 2023.

² <https://www.findagrave.com/memorial/58432674/john-m.-poor>. Accessed April 19, 2023.

³ Essex County Registry of Deeds Book 571, p. 263.

⁴ <https://www.findagrave.com/memorial/103250755/serena-poor>. Accessed April 19, 2023.

⁵ Essex County Registry of Deeds Book 1559, p. 425.

⁶ Essex County Registry of Deeds Book 2252, p. 265. World War I Draft Registration Cards, Ancestry.com.

⁷ Obituary for "Dr. Charles F. A. Hall," *The Boston Globe*, 31 July 1943, p. 13.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

260 MIDDLE ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WNB.151
	WNB.435

University School of Medicine in 1898 and was affiliated with Worcester Memorial Hospital and Anna Jaques Hospital in Newburyport.⁹ Dr. Hall began practicing medicine in Newburyport in 1902.¹⁰ Charles Hall lived here with his second wife, Mary Elizabeth Chetty, and their daughters. The Hall family sold the house in 1954.¹¹

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Façade (south elevation).



Façade (south) and east elevations.

⁸ <https://www.findagrave.com/memorial/35743333/charles-f.a.-hall>. Accessed April 19, 2023.

⁹ United States Deceased Physician File (AMA), 1864-1968. Accessed April 19, 2023.

<https://www.familysearch.org/search/collection/2061540>.

¹⁰ Currier, *History of Newburyport*, p. 310.

¹¹ Essex County Registry of Deeds Book 4059, p. 508.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

260 MIDDLE ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WNB.151
	WNB.435



Garage: Façade (south elevation).

FORM B – BUILDING

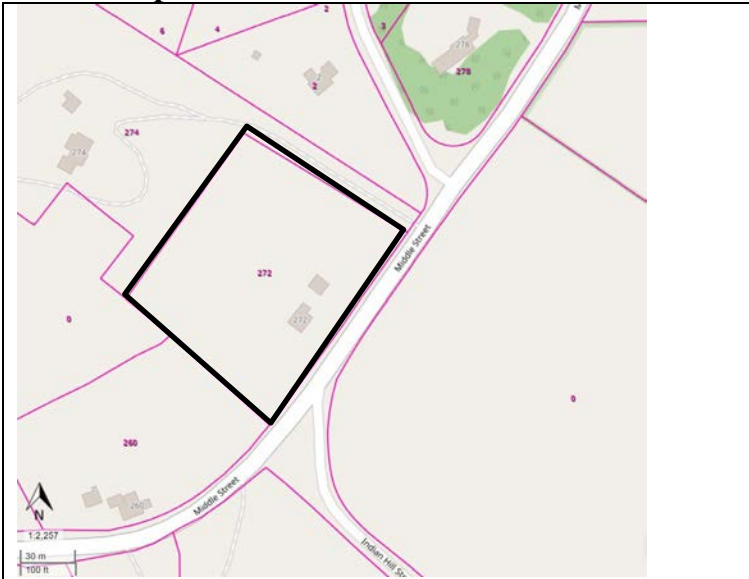
MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Photograph



Southwest and façade (southeast) elevations.

Locus Map



Recorded by: Stacy Spies and Wendy Frontiero

Organization: West Newbury Historical Commission

Date: June 2023

Assessor's Number

USGS Quad

Area(s)

Form Number

27

0150 0000
00580

Newburyport

WNB.152
WNB.436

Town/City: West Newbury

Place:

Address: 272 Middle Street

Historic Name: Greenleaf and Mary Moore House

Uses: Present: Single Family Residence

Original: Single Family Residence

Date of Construction: 1858

Source: Del Genio 1873

Style/Form: Greek Revival

Architect/Builder: Noyes and Watson

Exterior Material:

Foundation: Granite block, fieldstone, brick

Wall/Trim: Wood clapboards and trim

Roof: Asphalt Shingles

Outbuildings/Secondary Structures:

Barn (early 20th c?)

Major Alterations (*with dates*):

Side ell (mid to late 20th c) – replacement window sash (late 20th – early 21st c)

Condition: Excellent to good

Moved: no ☒ yes ☐ **Date:**

Acreage: 3.00 acres

Setting: Located near the intersection of two cross-town thoroughfares. The rural area is lightly settled with a mixture of heterogeneous residential buildings on large lots, surrounded by open fields and woodland.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

272 MIDDLE ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WNB.152
	WNB.436

☐ 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:

272 Middle Street is located on the northwest side of Middle Street near its intersection with Indian Hill Street. The house stands on a hillside above street level; its generous front setback is maintained in lawn. A barn stands to the northeast of the house, from which it is separated by a paved driveway.

The five by two bay main block of the house measures 32 feet long by 24 feet wide and rises 1½ stories to a side gable roof with a slender center chimney. The foundation contains granite blocks at the front corners and brick infill; fieldstone is exposed below the brick on the right side (northeast elevation). Walls are sheathed with clapboards and trimmed with corner boards, a wide flat fascia, and brief gable returns. Windows typically have 1/1 replacement sash with 6/6 grids and flat trim.

The facade (southeast elevation) has a center entrance with a single-leaf door framed by narrow full-height sidelights, thin pilasters, and a pedimented lintel. The left side (southwest elevation) has two windows on each story. The right side (northeast elevation) has a basement door accessed between fieldstone retaining walls. A one-story addition with a side-gabled roof is appended to the north corner of the house; it rises from a concrete block foundation and has a wood deck and a single-leaf door on its northeast elevation.

Close to the northeast side of the house, the barn rises 1½ stories to a side-gable roof with a small ventilator cupola at the center of the ridge. The foundation is not clearly visible from the public way; it may be concrete or parged stone. Walls are clad with wood shingles and trimmed with corner boards and exposed rafter ends at the eaves. The façade has an open center bay with vertical board siding to its left and double-leaf, vertical board doors on the right. The southeast elevation has a band of four square windows offset on the first story and a 1/1 window in the half-story; the northeast (rear) elevation has three asymmetrically placed windows with small-paned sash that is not clearly visible from the street. All visible barn windows are trimmed with flat casings.

Well preserved and well maintained, 272 Middle Street is a modest example of Greek Revival design in outlying areas of West Newbury. Notable features include its historic setting, simple massing, conservative five-bay façade, simplistic pedimented entrance, and variety of foundation materials. The survival of an historic barn is also remarkable. Further investigation of the barn is merited to determine its age.

HISTORICAL NARRATIVE

The house was constructed in 1858, according to the 1973 survey form, which noted that a date appears on a board "strapped to the chimney in attic." In 1860, Alfred Le Burton Moore (1829-1907) married Hannah Pearson (ca. 1839-1902) of Newburyport. The newlyweds moved in with Alfred Moore's parents, Greenleaf Moore, Jr. (1796-1881)¹ and Mary Poore Moore (1797-1877)² but soon had this house constructed. Alfred Le Burton Moore worked as a farmer and shoemaker. In 1866, Greenleaf Moore sold his property here to his son³ and by the time of the 1872 map, Alfred Moore owned three houses along this stretch of Middle Street. It is unclear which of the properties was used as their residence. It appears that the house remained in the family until circa 1900. (Note: During the 19th century, the surname appears in records as both Moores and Moore. By 1900, the surname was generally recorded as Moore, which has been used here for consistency.)

¹ <https://www.findagrave.com/memorial/40354964/greenleaf-moore>. Accessed April 20, 2023.

² <https://www.findagrave.com/memorial/40354894/mary-moore>. Accessed April 20, 2023.

³ Essex County Registry of Deeds Book 701, p. 257.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

272 MIDDLE ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WNB.152
	WNB.436

The 1973 survey reported, without citing the source of the information, that the house was constructed by "Noyes and Watson." This may be West Newbury carpenter Joseph A. Watson (1830-1898).⁴ Census records indicate that Joseph Watson worked as a carpenter, but his death record notes his occupation as architect. His obituary noted his professional and civic contributions, "He was apprenticed to...Thomas Ruddock to learn the carpenter trade and at the age of 21 had become sufficiently skilled in it to embark in business for himself...[H]e soon won a place in the front rank of the carpenters and builders of this vicinity and for over 30 years he carried on a successful business. He erected a number of buildings in Georgetown among them being the First Congregational church, and [a] large brick block...He was a good architect and in the later years of his life when he had given up the active business, he furnished a number of plans for buildings in West Newbury and surrounding cities and towns."⁵ Watson was also a member of the West Newbury Board of Selectmen and a director of the West Newbury Mutual Fire Insurance Company and of the Georgetown National Bank. Watson is noted as the likely builder of two houses in Georgetown (GEO.236, GEO.239).

Builder Noyes may have been Georgetown house carpenter Chauncey O. Noyes (1841-1906).⁶ A survey form for Noyes' house in Georgetown is included in MACRIS (GEO.176).

Over the next decade, the house was sold every few years. The house was likely rented out, as owners during this period don't appear to be associated with this address in city directories or census records. In the second half of the 20th century, the house was once again owner-occupied. From 1948 until 1952, the house was owned by the Dorgan family.⁷

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⁴ <https://www.findagrave.com/memorial/208487801/joseph-watson>. Accessed April 17, 2023.

⁵ "A Loss to West Newbury, Death of Joseph Watson Occurred There Last Night, One of the Substantial Men of the Town...", *Newburyport Daily News*, 24 March 1898, p. 1.

⁶ <https://www.findagrave.com/memorial/125234132/chauncey-o-noyes>. Accessed October 17, 2023.

⁷ Essex County Registry of Deeds Book 3891, p. 412.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

272 MIDDLE ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WNB.152
	WNB.436



Northeast elevation.



House and barn, southwest and southeast elevations.



Barn: Façade (southwest) and southeast elevations.

FORM B – BUILDING

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

Photograph



North and façade (west) elevations.

Locus Map



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

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

0210 0000
00230

Newburyport

WNB.153

Town/City: West Newbury

Place:

Address: 327 Middle Street

Historic Name: Leander and Deborah Houghton House

Uses: Present: Single Family Residence

Original: Single Family Residence

Date of Construction: ca. 1850

Source: Deed; Visual Assessment

Style/Form: Greek Revival

Architect/Builder: Not Known

Exterior Material:

Foundation: Brick

Wall/Trim: Wood clapboards and trim

Roof: Asphalt Shingles

Outbuildings/Secondary Structures: None

Major Alterations (*with dates*): Side and rear additions
(late 20th c)

Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: 1.87 acres

Setting: Located on a main cross-town thoroughfare.
Rural surroundings are lightly settled with heterogeneous
residential buildings on large lots, surrounded by open fields
and woodland.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

327 MIDDLE ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNB.153

☐ 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:

327 Middle Street is located on the south side of Middle Street, facing west (away from the street). The house stands on a steep rise above the street level, its moderate front setback occupied by ground cover and ornamental shrubs. A dry-laid stone wall lines the street edge in front of the house. A paved driveway extends along the west side of the street. The building consists of a modest main block with modern rear additions and a large modern addition to the side.

The five by two bay main block rises 1½ stories from a brick foundation to a side gable roof with a single interior chimney near the mid-point of the ridge. (An exterior chimney rises up the north elevation.) Walls are sheathed with wood clapboards and trimmed with flat sillboards, corner pilasters, and a high entablature with gable returns. Windows typically have 9/6 replacement sash with flat trim.

The five bay façade has a center entrance with a single-leaf door and a sturdy classical frame consisting of narrow sidelights, flat jambs, a high flat fascia with bed molding, and a narrow, shelf hood. A modern, angled bay window is set to the left (north) of the doorway. The front frieze band is punctuated by four small rectangular windows with 3/3 sash, loosely grouped 2 and 2. The rear elevation displays a mélange of additions, including a large, shed-roofed, enclosed porch across the first story, and a long shed dormer with irregular fenestration across the back slope of the roof. A large addition on the south end of the main block rises two stories to a hip roof. It has a garage bay at its outer end, and a one-story appendage that contains another garage bay. Detailing on the addition echoes the main block, with corner pilasters and a high entablature. Fenestration is irregular.

Well maintained, 327 Middle Street is an aspirational Greek Revival cottage, displaying a combination of stylish and vernacular historic elements. Notable features include the façade's orientation away from the street, its five bay façade, boldly scaled but plain center entrance, highly uncommon frieze windows, and corner pilasters. Replacement sash and large-scale rear and side additions detract from the historic integrity of the design.

HISTORICAL NARRATIVE

The house was likely constructed in 1850, the year in which Leander Houghton purchased land here.¹ The house had been constructed by the time of the 1851 tax assessment. Leander Houghton (1814-1879)² and his wife, Deborah Cushman Sylvester Houghton (1814-1900),³ were married in 1840 in Newburyport, where he worked as a painter, according to census records and deeds. The couple lived here and Houghton farmed the property until 1861, when Leander Houghton sold the house to Sarah E. Pray of Newburyport⁴ and moved back to Newburyport where he resumed work as a painter.

Sarah Wellman Pray (1837–1899)⁵ and her husband, Moses Pray (1829–1894),⁶ were married in 1852 and lived here with their children. Moses Pray worked as a blacksmith. The couple's daughter Ellen, known as Nellie, inherited the property and lived here until her death.

In 1918, Louis and Julia Lagasse purchased the house from Nellie F. Pray's estate.⁷ The couple both worked in the shoe industry: Louis worked as a wood-heeler in a wood heel factory and Julia worked as a stitcher in a shoe factory, according to the

¹ Essex County Registry of Deeds Book 424, p. 189.

² <https://www.findagrave.com/memorial/211309598/leander-houghton>. Retrieved May 12, 2023.

³ <https://www.findagrave.com/memorial/211309659/deborah-cushman-houghton>. Retrieved May 12, 2023.

⁴ Essex County Registry of Deeds Book 621, p. 169.

⁵ <https://www.findagrave.com/memorial/211423672/sarah-e-pray>. Retrieved May 12, 2023.

⁶ <https://www.findagrave.com/memorial/211423663/moses-pray>. Retrieved May 12, 2023.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

327 MIDDLE ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNB.153

1920 census. The couple lived here with their children. By the time of the 1940 census, Louis Lagasse was working as a self-employed poultryman. In 1951, Louis Lagasse sold the house to horse trainer Ray Atwell, and his wife Lorna.⁸

In 1965, Herbert and Pauline Pond purchased the house and "restored it"⁹ before selling it a year later to Harold Seymour (1910-1992) and Dorothy Seymour Mills (1928-2019), who named the property "Bush League Farm." Dr. Harold Seymour and his wife Dorothy Z. Seymour (later Dorothy Jane Mills) were noted baseball history scholars and co-authors of the three-volume history published by Oxford University Press that has become the core reference material for American baseball history: *Baseball: the Early Years* (1960); *Baseball: The Golden Age* (1971); and, *Baseball: The People's Game* (1991). Dr. Harold Seymour received his doctorate in 1956 from Cornell University. His thesis, "The Rise of Major League Baseball to 1891," was the first doctorate awarded in connection with baseball history. Dorothy Seymour Mills researched, organized materials and structured notes for the first two of their books and, as Harold Mills' health failed, ghost-wrote the third volume. The Society for American Baseball Research established the Seymour Medal in 1991 for the best book of baseball history or biography published in the previous year. Harold Seymour and Dorothy Seymour Mills owned the house from 1966 until 1973.¹⁰

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⁷ Essex County Registry of Deeds Book 2384, p. 529.

⁸ Essex County Registry of Deeds Book 3851, p. 398.

⁹ 1973 MHC Form WNB.153.

¹⁰ Essex County Registry of Deeds Book 5358, p. 12 and 5960, p. 271.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

327 MIDDLE ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNB.153



Façades (west elevations), main block and addition.



Façade (west elevation) of main block.



Rear (east) elevation of main block.

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	WNB.154
Historic Name:	Pilsbury, Joseph House
Common Name:	
Address:	374 Middle St
City/Town:	West Newbury
Village/Neighborhood:	
Local No:	
Year Constructed:	c 1729
Architect(s):	
Architectural Style(s):	Colonial
Use(s):	Agricultural; Single Family Dwelling House
Significance:	Agriculture; Architecture
Area(s):	
Designation(s):	
Building Materials(s):	Roof: Asphalt Shingle Wall: Wood; Wood Shingle Foundation: Brick; Stone, Uncut



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

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(Attach photo here)



USGS NEW W
Sect 3

Card # 154 Map # M 9

2. Town West Newbury
 Street address Middle St.
 Name Pilsbury - Burnham - Pray - Bailey
 Use: original & present residence
 Present owner Philip J. Crowley
 Open to public no
 Date Pre-1929 Style Gambrel, long, low, cottage-
 Source of date Town map of 1929
 Architect _____

OR part of Area # _____

3. CONDITION Excellent Good Fair Deteriorated Moved Altered Added Good

4. DESCRIPTION

FOUNDATION/BASEMENT: High Regular Low Material Field stone, bricks on top

WALL COVER: Wood Shingle Brick Stone Other _____

ROOF: Ridge Gambrel Flat Hip Mansard back building has a ridge roof - parallel to the gambrel
 Tower Cupola Dormer windows Balustrade Grillwork _____

CHIMNEYS: 1 2 3 4 Center End ^{not original} Interior Irregular Cluster Elaborate 1

STORIES: 1 2 ^{the second is in the gambrel} 3 4 ATTACHMENTS: Wings Ell Shed Ell, like a smaller house parallel to other
Roof ridge parallel

PORCHES: 1 2 3 4 none PORTICO none Balcony has separate cellar

FACADE: Gable end Front side Ornament none - boards clipped off short

Entrance: Side Front Center Side Details: Front center very plain

Windows: Spacing: Regular/Irregular Identical/Varied Irregular ^{not the originals}

Corners: Plain Pilasters Quoins Cornerboards _____

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

House is about 1/4 mile from corner of Middle St. & other houses on segment of street which turns to country dirt road about 100' from frontage. All houses well spaced.

6. Footage of structure from street approx 50'
 Property has 190' feet frontage on street

Recorder Mary A. Poore

For West Newbury Historical Commission

Photo # _____ Date April 30, 1973

SEE REVERSE SIDE

Crowley
JUN 2 1973
Poore
Middle St

1. Outbuildings none
2. Landscape Features: Agriculture Open Wooded Garden: Formal Informal
 Predominant features large elm tree & several large spruces
 Landscape architect Also maples, birch and oaks.
Well shaded yard. woods & open fields nearby.
3. Neighboring Structures
 Style: Colonial Federal Greek Revival Gothic Revival Italian Villa Lombard Rom.
 Venetian Gothic Mansard Richardsonian Modern
- Use: Residential Commercial Religious Conditions: Excellent Good Fair Deteriorated

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

Home was on site of a 25 acre farm worked up until some time between WWI & WWII

Joseph Pilsbury - 1729 map
 Moses Burnham - 1856 map
 W.E. Pray - 1872 map
 " - 1883 "

Joseph Pilsbury, in Aug. 1708, served under Lieutenant Caleb Moody (whose farm land adjoined his) in service in the woods between Amesbury & Merrimack, against the French & Indians. Pilsbury was "clerk" of the company. They all received their pay March 14, 1708-9, including Joseph Pilsbury. 1.

Lawrence Bailey till c-1918
 Ludwig Frank Wiggeln 1919-1925 about
 Miss Winifred Miller

lived here several years, 1930's + 1940's
 while teaching District School #9.

Moses Burnham a private in War of 1812²

BIBLIOGRAPHY AND/OR REFERENCE

1. History of Newbury by John James Currier pp 536, 539. p627²
 Map of West Parish of Newbury, 1729 and maps of 1856, 1872, 1883

RESTRICTIONS

Original Owner: Probably Joseph Pilsbury (at least he was in 1729) (town map -)
 Deed Information: Book Number 4487 Page 486, Registry of Deeds

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	WNB.909
Historic Name:	West Newbury Water Trough
Common Name:	
Address:	Middle St
City/Town:	West Newbury
Village/Neighborhood:	
Local No:	
Year Constructed:	1888
Architect(s):	
Architectural Style(s):	
Use(s):	
Significance:	Agriculture; Transportation
Area(s):	
Designation(s):	
Building Materials(s):	

Digital Photo
Not Yet
Available

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5/72

(Attach photo here)

FORM F - STRUCTURES

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House
Boston 02133

USGS NEW W
SENT B909³⁹

1. Category

Bridge

Canal

Dam

Fort/fortification

Gate

Kiln

Light

Powder house

Pound

Tower

Street/road

Vehicle

Vessel

Wall/fence

Windmill

Other water trough2. Town West NewburyLocation Middle St. or RoadOwner Town of West NewburyDate 1888Source of date carved on it in the rockOriginal owner Mr. Plummer

Designer _____

Available to public yes3. Condition cracked, brokenPresent use sits beside the road, under weed4. Type Stone, granite

Dimensions _____

Construction material granite, hollowed out for water for horses
to drink from.

5. Setting Formerly sat atop a huge flat stone that covers a well beside the road. Formerly was a wooden pump there.

Stone steps go down a path to a sunken bucket in the spring.

6. History (continue on reverse side)

Mr. ^{Sam} Plummer, who lived up the street, and owned all this area, loved this spring. He had the pump and water trough put here and left a sum of money for its upkeep and care. Elizabeth Bachellar Thompson's father hauled the trough down from the depot in Groveland to the site. It was in constant use by those driving through, until some boys one night moved it for a joke ^{in 1930's} a mile away to the corner of Main and Garden Sts. where it was left. It may have been used to replace the trough there which had cracked, but it soon cracked too and so was discarded.

The location of the spring is now sadly littered and unattractive.

7. Indicate location of structure in relation to cross sts., other structures or permanent points of reference. Garden St.

Footage of structure from street 10' aboutRecorder Mary A. PearceFor W.N. Historical CommissionPhoto _____ Date June 18, 1973

SEE REVERSE SIDE

Bontemp's
Drive

Gate

path to Dam

Spring

flat rock

Fallanshee house

Middle Rd.
Formerly
Plummer's
Spring Rd.

Conn's driveway

JUN 29 1973

7. History, cont.

although for many years, in dry seasons, people would come here to carry home jugs and milkcans of clear water when their wells went dry. ² All around beside the road grow lovely wildflowers in profusion - Bloodroot, Dogtooth Violets, Rue and Wood Anemones, skunk cabbage and Meadow lilies. ²

8. Bibliography

1. Told me by Elizabeth Batchelor Thompson.

² These things I remember or have had told to me - I have lived nearby for over 53 years.

RESTRICTIONS

Deed Information: Book number _____ Page _____, _____ Registry of Deeds

FORM B – BUILDING

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

Photograph



Façade (south) and east elevations.

Locus Map



Recorded by: Stacy Spies and Wendy Frontiero

Organization: West Newbury Historical Commission

Date: June 2023

Assessor's Number

USGS Quad

Area(s)

Form Number

41

0270 0000
0025B

Newburyport

WNB.155
WNB.437

Town/City: West Newbury

Place:

Address: 406 Middle Street

Historic Name: John and Priscilla Davis House

Uses: Present: Single Family Residence

Original: Single Family Residence

Date of Construction: ca. 1784

Source: Marriage Date; Visual Assessment

Style/Form: Federal

Architect/Builder: Not Known

Exterior Material:

Foundation: Fieldstone and brick

Wall/Trim: Wood clapboards and trim

Roof: Asphalt Shingles

Outbuildings/Secondary Structures: Attached barn;
Outbuilding/shed (possibly late 19th or early 20th c)

Major Alterations (*with dates*): Concrete foundation (late 20th – early 21st c.) – connector between house and barn (2014)

Condition: Excellent

Moved: no ☒ yes ☐ **Date:**

Acreage: 2.00 acres

Setting: Located on a main cross-town thoroughfare, near the intersection of Garden Street. Rural surroundings are lightly settled with heterogeneous residential buildings on large lots, surrounded by open fields and woodland.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

406 MIDDLE ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WNB.155
	WNB.437

☒ 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:

406 Middle Street occupies a long narrow lot on the north side of Middle Street, facing south in the traditional manner. The terrain is generally flat, and the yard around the house is maintained in lawn. The modest front setback includes a dry-laid stone wall and a single mature tree at the street edge. The property contains a house, a once-free-standing barn that is now attached to the house, and a small outbuilding. A paved driveway extends between the barn and outbuilding. The adjacent lot (now #412) was subdivided in 2004; it contains three small outbuildings.

The house consists of a main block, connector, and large attached barn. A small rear addition on the main block is not visible from the public way. The five by two bay main block measures 38 feet long by 29 feet deep; it rises 2½ stories from a poured concrete foundation to a side gable roof with a substantial center chimney. Walls are sheathed with clapboards and trimmed with flat sill boards, corner boards, and bed molding at the eaves; there are no gable returns. Windows typically have 6/6 sash and flat casings. The five-bay façade (south elevation) has a center entrance consisting of a single-leaf door and a classical frame with carefully molded pilasters, entablature, and cornice. On the east side of the main block, a three-bay connector is set back from the face of the main block and rises a low two-stories to a gable roof. It has a shed-roofed porch with square posts and a center doorway.

The attached barn has a main block and a one-story rear addition. The main block measures 28 feet long by 26 feet deep and rises 1½ stories from a poured concrete foundation to a front gable roof with a square cupola centered on its ridge. The symmetrical façade (south elevation) of the garage features a large, vertical-board sliding door with a 6-light window on each side on the ground floor and two 6/6 windows in the half-story. The east elevation of the barn has two vehicle bays in the main block and one vehicle bay in the shed-roofed rear addition.

A small outbuilding (WNB.437) on the east side of the driveway is one-story high and has a gabled roof, wood shingled walls on the gable ends, and clapboard siding on the long south elevation. The south elevation also has an offset, vertical-board pedestrian door and three 12/12 windows. The east and west elevations have small 4-light windows in the gable peaks. The adjacent property (#412) contains three outbuildings: a small, front-gable barn/garage near the street edge, having clapboards on the façade and vertical board siding on the west elevation; another front-gable barn, set well back from the street, with clapboard siding and large, double-leaf doors on the façade; and, close to the southwest corner of the latter barn, a one-story, sheet-metal silo with a conical, metal-clad roof and a pedestrian entrance facing the house.

Generally well preserved and very well maintained, 406 Middle Street is a handsome example of 18th century architecture in outlying areas of West Newbury. Notable features include its substantial size, simple massing, large center chimney, five bay façade and well-detailed center entrance, large early barn, and associated early outbuildings (although most of the latter are now on a separate parcel).

HISTORICAL NARRATIVE

The house was likely constructed circa 1784 for John Davis.¹ John Davis, Jr. (1761–1831)² and his wife, Priscilla Bartlett Davis (1756–1832),³ were married in 1784 and the couple had four children, including James Davis (1784–1854).⁴ James Davis

¹ The 1973 MHC form cites a ca. 1759 construction date for Nathaniel Davis but provides no citation. The 1799 deed information noted on the form could not be substantiated. More research is recommended.

² <https://www.findagrave.com/memorial/103297453/john-davis>. Accessed May 12, 2023.

³ <https://www.findagrave.com/memorial/103298058/priscilla-davis>. Accessed May 12, 2023.

⁴ <https://www.findagrave.com/memorial/110936562/james-davis>. Accessed April 8, 2023.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

406 MIDDLE ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WNB.155
	WNB.437

married Rebekah Fitz (1786-1855)⁵ in 1813 in Newburyport. James Davis was a private in Capt. Emery's company in the War of 1812.⁶ It appears that James and Rebekah Davis lived here until the end of their lives.

After passing through two owners in quick succession, carpenter Silas M. Titcomb purchased the house in 1861.⁷ Silas M. Titcomb (1837-1924)⁸ worked as a master house carpenter, according to the 1860 census, and later as a farmer. Titcomb lived here with his wife, Hannah M. Poore Titcomb (1837-1916),⁹ and their children. (Also see 102 Moulton Street (WNB.187).) In 1872, Charles Cheney purchased the house from Silas Titcomb.¹⁰ Charles Cheney worked as a farmer and lived here with his wife, Sarah. Charles Cheney's heirs sold the property in 1908.¹¹

In 1919, George Anderson purchased the house from Humphry and Nora Haley.¹² George Herbert Anderson (1872-1953)¹³ and Susan Maria Coffin (1873-1943)¹⁴ were married in 1903. Census records note that George Anderson farmed the property. The couple was active with the Laurel Grange in West Newbury. One of the couple's daughters, Mary Page Anderson (1908-1988),¹⁵ married Howard Poore in 1932 and the couple moved to Wakefield. Howard Sumner Poore (1906-1996)¹⁶ attended Harvard College and worked as an accountant. After her parents' deaths, the couple moved with their daughter, Susan, back to West Newbury and lived in Mary's childhood home at 406 Middle Street. Mary Page Anderson Poore was active with the West Newbury Historical Commission and contributed to the 1973 historic sites survey. The couple's daughter, Susan Poore Follansbee (1941-2013),¹⁷ was well known in West Newbury for her contributions to the community including contributions to West Newbury history. "Susan was a member of The Sons and Daughters of The First Settlers of Newbury, the West Newbury Historical Society, and the West Newbury Historical Commission. She kept the books for West Newbury's Rural Cemetery and authored the book, "Cemetery Records of West Newbury" in 1997. She also worked with others to repair gravestones in historic cemeteries in Newburyport and West Newbury. In 2011, Susan co-authored a book, "West Newbury: Images of America," with her friend, Jane Wild, a culmination of years of work locating historic photos of West Newbury as she visited with residents."¹⁸ As an adult, Susan Poore Follansbee lived nearby at 423 Middle Street. Susan Poore Follansbee sold the house in 2003.¹⁹

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⁵ <https://www.findagrave.com/memorial/110936715/rebekah-davis>. Accessed April 8, 2023.

⁶ Currier, *History of Newbury*, p. 627.

⁷ Essex County Registry of Deeds Book 585m p. 75 and Book 620, p. 256.

⁸ <https://www.findagrave.com/memorial/58475455/silas-m.-titcomb>. Accessed April 18, 2023.

⁹ <https://www.findagrave.com/memorial/58475555/hannah-titcomb>. Accessed April 18, 2023.

¹⁰ Essex County Registry of Deeds Book 858, p. 159.

¹¹ Essex County Registry of Deeds Book 1915, p. 246 and Book 2429, pp. 109, 110.

¹² Essex County Registry of Deeds Book 2429, p. 109-110.

¹³ <https://www.findagrave.com/memorial/63611308/george-herbert-anderson>. Accessed April 18, 2023.

¹⁴ <https://www.findagrave.com/memorial/63611426/susan-maria-anderson>. Accessed April 18, 2023.

¹⁵ <https://www.findagrave.com/memorial/39895501/mary-page-poore>. Accessed April 18, 2023.

¹⁶ <https://www.findagrave.com/memorial/39895376/howard-sumner-poore>. Accessed April 18, 2023.

¹⁷ <https://www.findagrave.com/memorial/138297798/susan-mary-follansbee>. Accessed April 18, 2023.

¹⁸ Susan Poore Follansbee Obituary, <https://obituaries.newburyportnews.com/obituary/susan-follansbee-772700001>. Accessed April 18, 2023.

¹⁹ Essex County Registry of Deeds Book 21636, p. 5.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

406 MIDDLE ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WNB.155
	WNB.437

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West and façade (south) elevations.



Detail of main entrance.



Main house, connector, and attached barn.



Attached barn: Façade (south) and east elevations.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

406 MIDDLE ST

MASSACHUSETTS HISTORICAL COMMISSION

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Outbuilding: West and south elevations.



Barn/garage on 412 Middle Street: West and façade (south) elevations.



Silo and back barn on 412 Middle Street: Looking north from street.

National Register of Historic Places Criteria Statement Form

Check all that apply:

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

Criteria: ☐ **A** ☐ **B** ☒ **C** ☐ **D**

Criteria Considerations: ☐ **A** ☐ **B** ☐ **C** ☐ **D** ☐ **E** ☐ **F** ☐ **G**

Statement of Significance by Stacy E. Spies and Wendy Frontiero, Historic Preservation Consultants
The criteria that are checked in the above sections must be justified here.

The John and Priscilla Davis House is eligible for listing on the National Register of Historic Places under Criterion C at the local level. Generally well-preserved and very well maintained, 406 Middle Street is a handsome example of 18th century architecture in outlying areas of West Newbury. Notable features include its substantial size, simple massing, large center chimney, five bay façade and well-detailed center entrance, large early barn, and associated early outbuildings (although most of the latter are now on a separate parcel). The house retains integrity of location, design, feeling, materials, setting, association, and workmanship. Information on the integrity of the interior and the nature and extent of modern alterations would be needed to confirm this recommendation.

FORM B – BUILDING

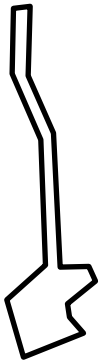
MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Photograph



Façade (south) and east elevations.

Locus Map



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

Assessor's Number

USGS Quad

Area(s)

Form Number

47

0270 0000
00260

Newburyport

WNB.156
WNB.438
WNB.439

Town/City: West Newbury

Place:

Address: 418 Middle Street

Historic Name: Capt. Samuel and Joanna Rogers House

Uses: Present: Single Family Residence

Original: Single Family Residence

Date of Construction: ca. 1824

Source: Deed; Marriage Date; Visual Assessment

Style/Form: Greek Revival cottage

Architect/Builder: Not Known

Exterior Material:

Foundation: Flat fieldstones

Wall/Trim: Wood clapboards and wood shingles / Wood trim

Roof: Asphalt Shingles

Outbuildings/Secondary Structures: Shed/outhouse?
(late 19th – early 20th c?) – Barn/garage (20th c?)

Major Alterations (*with dates*): Side and rear additions
(late 20th century)

Condition: Excellent

Moved: no ☒ yes ☐ **Date:**

Acreage: 1.84 acres

Setting: Located on a main cross-town thoroughfare, near the intersection of Garden Street. Rural surroundings are lightly settled with heterogeneous residential buildings on large lots, surrounded by open fields and woodland.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

418 MIDDLE ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s)

Form No.

WNB.156
WNB.438
WNB.439

☒ 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:

418 Middle Street is located on the north side of Middle Street, at the front of a large, irregularly shaped lot, which slopes gently down to the east. The yard around the house is generally flat and maintained in lawn with ornamental shrubs around the perimeter of the building. A dry-laid stone wall lines the street edge to the west of the house. The property contains a house, a barn to the northeast, and a mature tree and small shed to the northwest.

The house consists of a small main block with modest, modern additions at the side and rear. The five by two bay main block measures 33 feet long by 25 feet deep and rises 1½ stories to a side gable roof with a slender center chimney and no gable returns. Walls are sheathed with clapboard on the façade of the main block and wood shingles on the remaining wall. Walls are typically trimmed with corner boards and flat fascia; the façade of the main block has bed molding at the eave. Windows typically have 6/6 sash and flat casings.

The five bay façade has a prominent center entrance, containing a single-leaf door, full-height sidelights, flat jambs, and a full, molded entablature. Four small 3/3 windows are set below the eave, in the knee wall of the half story. The left side (west elevation) of the main block has two windows in each level. The right side has a one-story addition with a saltbox roof across the first floor and two windows in the half story. The front bay of this addition has a flat fieldstone foundation that matches the main block; the saltbox bay has a different foundation and may be a later addition. The rear ell rises 1½ stories to a gabled roof with an exterior chimney on the north elevation. The east slope of its roof has a shed dormer with pairs of 6-light casement windows.

A barn/garage (WNB.438) set to the northeast of the house has a front-gable roof with one vehicle bay and a shed roofed addition along the east side with a pedestrian door and another vehicle bay. The building rises 1½ stories and is clad with wood shingles and trimmed with corner boards. Two 6/6 windows are placed on the east elevation; one 6/6 window is centered in the half-story of the front gable. A small ventilator cupola is centered on the ridge. Northwest of the house, a small outbuilding (WNB.439) stands next to a mature tree. This shed or possibly outhouse has a front gable roof, clapboard siding and corner boards, and an entrance on its south elevation having double-leaf, vertical-board doors. Further investigation of the two outbuildings is merited to ascertain their age and potential historic functions.

Well preserved and well maintained, 418 Middle Street is a fine, vernacular example of Greek Revival architecture in outlying areas of West Newbury. Notable details include its historic setting, simple massing, five bay façade and robust although modestly detailed center entrance, and the highly uncommon use of "frieze" windows (without an actual frieze detail). The survival of historic outbuildings is also remarkable, preserving the agricultural character of the property.

HISTORICAL NARRATIVE

The house was likely constructed circa 1824, the year in which Captain Samuel Rogers purchased a 24-acre property here, "being the farm of John Bartlett, Junior, late of Parsons deceased," from Evans Bartlett (as power of attorney for John Bartlett's heirs).¹ The deed mentions a farm and buildings but makes no mention of a dwelling house. Capt. Samuel Rogers (1771–1849)² married Joanna Chase (1770–1851)³ in 1796. Captain Rogers was a 6th-generation descendant of Robert Rogers, one of the original settlers of Newbury.

¹ Essex County Registry of Deeds Book 235, p. 299.

² <https://www.findagrave.com/memorial/203872948/samuel-rogers>. Accessed April 8, 2023.

³ <https://www.findagrave.com/memorial/203872949/joanna-rogers>. Accessed April 8, 2023.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

418 MIDDLE ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s)

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WNB.156

WNB.438

WNB. 439

Upon Captain Rogers' death, his daughter, Joanna K. Rogers Plummer, inherited the house and farm.⁴ Joanna K. Rogers (1797-1852) married John Lewis Plummer (1795-1877) sometime before 1823. The couple had eight children. The house was later inherited by their son, Samuel Rogers Plummer (1831-1927).

In 1883, Samuel R. Plummer sold the house to farmer Mark A. Rogers.⁵ In 1913, Mark A. Rogers sold the house and 60-acre property to his son, Preston C. Rogers (1881-1949).⁶ Two years earlier, Preston C. Rogers had married Mary Agnes Davenport. Mary Agnes Davenport (1879-1961)⁷ "was a gifted teacher" and taught at West Newbury District School Number 9, at West Newbury Center School, and in Byfield.⁸ Preston C. Rogers was a member of the West Newbury School Board. In 1951, Mary Agnes Rogers sold the house to her son, Mark H. Rogers.⁹ The Rogers family sold the house in 1973.¹⁰

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⁴ Probate Records, Vol. 415-416, Book 115-116, 1849-1853. Ancestry.com. <https://www.ancestry.com/discoveryui-content/view/612555:9069?tid=&pid=&queryid=e654eb95627fa52744cea614bb59423b&phsrc=QrS1717&phstart=successSource>. Accessed April 8, 2023.

⁵ Essex County Registry of Deeds Book 1118, p. 220.

⁶ Essex County Registry of Deeds Book 2191, p. 451.

⁷ <https://www.findagrave.com/memorial/235121852/mary-agnes-rogers>. Accessed May 12, 2023.

⁸ MHC Form WNB.156, June 1973.

⁹ Essex County Registry of Deeds Book 3867, p. 339.

¹⁰ Essex County Registry of Deeds Book 6019, p. 176.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

418 MIDDLE ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s)

Form No.

WNB.156

WNB.438

WNB. 439



Façade (south elevation).



Detail of main entrance.



East elevations.



Barn/garage: South and east elevations.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

418 MIDDLE ST

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s)	Form No.
<div></div>	WNB.156
	WNB.438
	WNB. 439



Shed/outhouse: South elevation.

INVENTORY FORM B CONTINUATION SHEET

WEST NEWBURY

418 MIDDLE ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s)

Form No.

WNB.156
WNB.438
WNB.439
National Register of Historic Places Criteria Statement Form

Check all that apply:

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

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

The Capt. Samuel and Joanna Rogers House at 418 Middle Street is recommended as eligible for listing on the National Register of Historic Places under Criterion C at the local level. Well-preserved and well-maintained, 418 Middle Street is a fine, vernacular example of Greek Revival architecture in outlying areas of West Newbury. Notable details include its historic setting, simple massing, five bay façade and robust although modestly detailed center entrance, and the highly uncommon use of "frieze" windows (without an actual frieze detail). The survival of historic outbuildings is also remarkable, preserving the agricultural character of the property. The house retains integrity of location, design, feeling, materials, setting, association, and workmanship. Information on the integrity of the interior and the nature and extent of modern alterations would be needed to confirm this recommendation.

FORM F – STRUCTURE (BRIDGE)

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

Photograph



Photo 1. North face of bridge, looking southwest.

Locus Map



UTM Reference: 342105E; 4740527N

Recorded by: Stacy Spies and Wendy Frontiero

Organization: West Newbury Historical Commission

Date: June 2023

Assessor's Number USGS Quad Area(s) Form Number 53

	Newburyport		WNB.923 NWB.980
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Town/City: West Newbury - Newburyport

Place (*neighborhood or village*):

Street/Route: Plummer Spring Road / Middle Street

Carried over: Upper Artichoke Reservoir

(Railroad, river, brook, canal or road)

Historic/Common name: Middle Street / Plummer Spring Road Bridge

Ownership: Town of West Newbury / City of Newburyport

(Name of state agency or municipality)

Mass. Highway bridge no.: N-11-007

Bridge type: Masonry Arch Deck

Bridge typology code

Date of Construction: 1891

Source: Notice of Intent to Replace

Engineer/Designer: Joseph Ross

Bridge company/Contractor: Joseph Ross

Material (s): Granite

Alterations (*with dates*): Asphalt paving on surface road

Posted load limit (*if any*):

Condition: Deteriorated

Moved ☒ no ☐ yes **Date:**

Acreage: N/A

Setting: Located in a rural area of West Newbury, on the Newburyport border. The bridge traverses the Upper Artichoke Reservoir, a large body of water whose shores are heavily wooded and appear typically to be preserved as conservation land. Middle Street in West Newbury becomes Plummer Spring Road when the roadway passes into Newburyport.

INVENTORY FORM F CONTINUATION SHEETWEST NEWBURY MIDDLE STREET – PLUMMER SPRING
ROAD BRIDGE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WNB.923
	NWB.980

Superstructure:

Overall length: 24.2' Deck width: 17-20' Skew:
 Main unit: No. of spans: 1 Span length: 14.4'
 Approaches: No. of spans: -- Span length: --

Substructure (*structure below deck*)

Height above feature spanned: 13.2 feet Material of abutments or piers: Stone; Earth

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

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

ENGINEERING/DESIGN ASSESSMENT

Describe important design features and evaluate in terms of other bridges within the community or region.

The Plummer Springs Road / Middle Street Bridge is an earth-filled, single-arch stone bridge spanning the Upper Artichoke Reservoir on the eastern edge of West Newbury. The bridge is located approximately 2,000 feet west of the intersection with Turkey Hill Road in Newburyport and approximately 0.7 mile east of the intersection with Garden Street in West Newbury. The road surface over the bridge is asphalt pavement. Metal pipe railings surmount the bridge itself; modern metal guardrails line the roadway as it approaches the bridge.

The bridge structure has a segmental arch profile and appears mostly dry-laid. Voussoirs consist of rock-faced, cut granite blocks with a stone keystone. There appear to be occasional mortared joints between the voussoirs. Spandrel walls (the faces of the bridge) are constructed of dry-laid rubble with stone chinking. Angled wingwalls are built of rubble and large boulders. The arched barrel between the two faces of the bridge is constructed of cut granite blocks; it is not clear if chinking and/or mortar exist between the courses. Rock-faced, cut granite blocks surmount the two sides of the bridge. The eastern portion of the spandrel on the south face of the bridge has recently collapsed, although the arch itself was intact at the time of inspection for this survey.

The Plummer Springs Road / Middle Street Bridge is an excellent example of stone arch bridge construction, displaying what was once a common type of bridge construction and exhibiting a relatively refined level of craftsmanship. Its serene natural setting, which affords splendid views of the bridge from both sides, is also remarkable. The bridge is in poor condition due to the collapse of a portion of the roadway and of the east end of the spandrel face on the south side of the bridge.

HISTORICAL NARRATIVE

Explain the history of bridge and how it relates to the development of the community.

The Middle Street / Plummer Springs Road Bridge was constructed between August 24 and November 11, 1891 by Joseph Ross of Ipswich, Massachusetts. (The bridge replaced an earlier stone bridge at this crossing completed in 1853 by Jonathan Corliss of Amesbury.)¹ The Newburyport City Council voted in May 1891 to expend up to \$1,000 for construction, with the understanding that West Newbury would share in the cost. In 1914, Newburyport commenced condemnation of land for the Artichoke Reservoir. An associated plan appears to show that the stone span was flanked by earthen causeways at the time of the 1891 construction.² The bridge was closed to vehicular traffic in 2018.

¹ "Salisbury," *Newburyport Daily Herald*, 15 November 1878, p. 3.

² Essex County Registry of Deeds Plan filed with Deed Book 2274, 564. September 1, 1914.

INVENTORY FORM F CONTINUATION SHEET

WEST NEWBURY MIDDLE STREET – PLUMMER SPRING
ROAD BRIDGE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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Joseph Ross (1822-1903),³ “one of New England’s most prominent bridge builders,”⁴ was a resident of Ipswich, Massachusetts and built bridges in the Newburyport area, including the masonry work for the Rocks Bridge between West Newbury and Haverhill (1882).⁵ Ross also undertook the widening of the Elliot Street bridge over Newton Upper Falls, as well as construction of the County Street Bridge in Ipswich and the Cooper Street Bridge in Wakefield. Ross, along with his partner Samuel Fowler, also constructed bridges as part of the grade elimination programs of the Boston & Albany Railroad, the Boston and Maine Railroad, and the Boston & Providence Railroad.⁶ The 1891 Ipswich city directory includes a listing for Joseph Ross, “bridge builder and contractor.” Joseph Ross served Ipswich over four terms on the Board of Selectman and as a member of the state legislature.

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Photo 2. North face of bridge and north bank of causeway, looking southwest.



Photo 3. South face of bridge and south bank of causeway, looking northwest.

³ <https://www.findagrave.com/memorial/174701568/joseph-ross>. Accessed October 13, 2023.

⁴ “Joseph Ross Dead,” *Newburyport Daily News*, 21 April 1903, p. 8.

⁵ “The Essex County Commissioners...” *Amesbury Weekly News*, 22 December 1882, p. 1.

⁶ Findagrave.com.

INVENTORY FORM F CONTINUATION SHEET

WEST NEWBURY MIDDLE STREET – PLUMMER SPRING
ROAD BRIDGE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WNB.923
	NWB.980



Photo 4. South face of bridge and causeway, looking west towards West Newbury side of reservoir.



Photo 5. South face of bridge and causeway, looking east toward Newburyport side of reservoir.



Photo 6. Detail of stone arch on north face of bridge, showing arch sheeting inside bridge.



Photo 7. View of top of north side of bridge, showing cut granite blocks and metal pipe railing,



Photo 8. View of surface of bridge, looking west from Newburyport side of bridge.



Photo 9. Detail of top surface of bridge, looking west from Newburyport to West Newbury.

INVENTORY FORM F CONTINUATION SHEET

WEST NEWBURY MIDDLE STREET – PLUMMER SPRING
ROAD BRIDGE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WNB.923
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