

WEST NEWBURY HISTORICAL COMMISSION  
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Montclair Road

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# FORM B – BUILDING

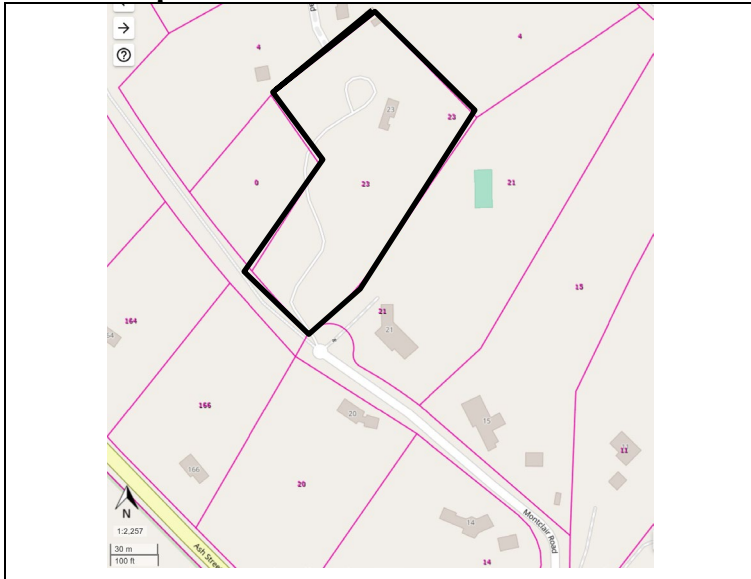
MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

## Photograph



Photo 1. Façade (northwest) 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

0070 0000  
0014A

Newburyport

WNB.411

**Town/City:** West Newbury

**Place:**

**Address:** 23 Montclair Rd

**Historic Name:** Raymond F. and Bertha Rauscher House

**Uses: Present:** Single Family Residence

**Original:** Single Family Residence

**Date of Construction:** ca. 1940

**Source:** 1940 Plan; Newspaper article

**Style/Form:** Colonial Revival

**Architect/Builder:** Not Known

**Exterior Material:**

Foundation: Granite Block

Wall/Trim: Wood Shingles and Wood Trim

Roof: Asphalt Shingles

**Outbuildings/Secondary Structures:** cottage (early to mid 20<sup>th</sup> c?), stable (mid to late 20<sup>th</sup> c)

**Major Alterations** (*with dates*): Screened porch, side addition and connector (mid 20<sup>th</sup> c) – shingle siding, rebuilt chimney (mid to late 20<sup>th</sup> c?)

**Condition:** Good

**Moved:** no ☒ yes ☐ **Date:**

**Acreage:** 3.65 acres

**Setting:** Located at the end of a dead-end street in a rural area with heterogeneous residential development on large lots. The isolated site stands approximately midway between a cross-town thoroughfare (Ash Street) and Indian Hill Reservoir.

**INVENTORY FORM B CONTINUATION SHEET**

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23 MONTCLAIR RD

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

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

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

**ARCHITECTURAL DESCRIPTION:**

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

23 Montclair Road stands on a flat hilltop, near the back of an L-shaped lot. A long, paved driveway accesses the house from Montclair Road, ending in a circular turnaround in front of the house. The property contains a dwelling, contemporary stable, and abandoned cottage. The yard in close proximity to the house is maintained in lawn with ornamental shrubs and trees; woodland occupies much of the remainder of the property.

The I-shaped house consists of a large main block on the north and a significant side addition on the south, joined by a small connector. Walls are clad with wood shingles; the gable ends display a rudimentary pediment formed by a flat belt course connecting the ends of the roof. Windows typically have 6/9 sash on the first story, 6/6 sash at the second and half-stories, and band molding. The five by two bay main block measures 34 feet long by 24 feet wide and rises 2½ stories to a side gable roof with a modern center chimney. The five bay façade (northwest elevation) has a center entrance composed of a single-leaf door, thin multi-pane transom, and a narrow classical frame with a flat casing and a simple pediment.

The left side (northeast elevation) of the house features a one-story, screened porch with a shed roof towards the back. The rear (southeast) elevation has five windows evenly spaced across the second story; the first story displays a shed-roofed entry portico in the center and a tri-partite window to its right. The narrow, one-story connector on the south end of the main block has a gable roof and a recessed entrance on its façade (northwest elevation). The southernmost addition on this assemblage is a 1½ story block with its ridge perpendicular to the main block. (It may be a garage converted into living space in 1975.) The gable ends are "pedimented" like the main block and have a band of three windows in the half-story. The southeast elevation addition has sliding doors on the ground floor and a wide cross-gabled dormer accessing a modern deck at the half-story.

A utilitarian cottage stands south of the house, on the east side of the driveway. One story high, it has clapboard siding, a front-gable roof, and irregular fenestration. The façade (east elevation) has a single-leaf center door with a 6/6 window on each side and a rudimentary wood porch across the front. The rear elevation has an 18/6 window centered on the wall and an exterior chimney. Narrow shed-roofed appendages extend along both sides of the building; most of the appendage on the right side (north elevation) has collapsed. Further investigation of the history of this building might add to the understanding of changing uses of the property.

23 Montclair Road is a modest example of Colonial Revival style architecture in outlying areas of West Newbury. Notable features include its remote hilltop setting, 2½ story volume, five bay façade, and simple but stylish center entrance.

**HISTORICAL NARRATIVE**

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

The 22-acre property on which the house is now located was purchased in 1940 by Raymond F. Rauscher from George C. Thurlow of T.C. Thurlow's Sons, Inc., who had been growing maple trees on the property.<sup>1</sup> The 1940 survey plan that accompanied the deed showed no building at this location.<sup>2</sup> Dr. Raymond F. Rauscher (1893-1965),<sup>3</sup> a general practitioner from Lynn and his first wife, Bertha Hoffman Rauscher (1898-1950), had "a summer home on Moulton Street" in the 1940s,<sup>4</sup>

<sup>1</sup> Essex County Registry of Deeds Book 3231, p. 267.

<sup>2</sup> Essex County Registry of Deeds Plan Book 72, Plan 63.

<sup>3</sup> <https://www.findagrave.com/memorial/54794764/raymond-fred-rauscher>. Accessed May 18, 2023.

<sup>4</sup> "First Parish," *Newburyport Daily News*, 27 April 1950.

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which they named "Four Winds."<sup>5</sup> A 1942 newspaper article described the couple's "attractive modern home on the hilltop."<sup>6</sup> Rauscher married two more times in the 1950s to Helen C. Ward Rauscher (1894-1957) and to Mary L. Rauscher (1911-1987).<sup>7</sup> In 1967, Mary L. Rauscher sold the house to George and Jane Tudor.<sup>8</sup>

## BIBLIOGRAPHY and/or REFERENCES

City Directories.

Essex County Registry of Deeds.

Findagrave.com.

"First Parish." *Newburyport Daily News*. 27 April 1950: 2."First Parish." *Newburyport Daily News*. 13 July 1945: 2."Illsley Hill in West Newbury." *Newburyport Daily News*. 29 June 1942: 4.

Town of West Newbury. Tax Assessor records.

United States Census. Ancestry.com.



Photo 2. Façade (northwest) and southwest elevations.



Photo 3. Detail of main entrance.

<sup>5</sup> "First Parish," *Newburyport Daily News*, 13 July 1945, p. 2.

<sup>6</sup> "Illsley Hill in West Newbury," *Newburyport Daily News*, 29 June 1942, p. 4.

<sup>7</sup> <https://www.findagrave.com/memorial/54794640/mary-l-rauscher>. Accessed May 18, 2023.

<sup>8</sup> Essex County Registry of Deeds Book 5462, p. 255.



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Photo 4. Southwest and rear (southeast) elevations.



Photo 5. Southwest elevation of south addition.



Photo 6. Camp house: Façade (east) and north elevations.



Photo 7. Camp house: Rear (west) and south elevations.