

WEST NEWBURY HISTORIC SITES SURVEY

For the
West Newbury Historical Commission



Caleb Moody House, ca. 1659, 803 Main Street (WNB.116)

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ABSTRACT

The purpose of this project was to undertake a historic resource survey of significant historical and architectural resources located in the Town of West Newbury with the goal of building a comprehensive survey that encompasses all buildings over 100 years of age in West Newbury. The work built upon survey work undertaken by West Newbury history community volunteers in the 1970s, a handful of buildings surveyed in 2011 by a West Newbury Historical Commission (WNHC) member, and five buildings surveyed in 2016 by a historic preservation consultant. A target list provided by the WNHC, was used as a starting point for the survey. Buildings along Main Street were the primary target area for the study. The majority of buildings surveyed date from the 1650s to the 1850s. All but five of the primary buildings in the survey were originally constructed as dwellings. Only two primary buildings in the survey are not presently in use as residences.

Form B – Building inventory forms were prepared for 116 primary buildings and 31 outbuildings. Form A – Area inventory forms were prepared for three (3) areas. National Register contexts were identified in the areas of: Architectural Development during the Colonial Period (1700-1775); Settlement during the Colonial and Federal Periods (1680-1843); Comb Making and Shoe Manufacturing Industries in West Newbury during the Early and Late Industrial Periods (1830-1905); Architectural Development during the Early Industrial Period (1830-1870); and, Agriculture in West Newbury during the Late Industrial and Early Modern Periods (1850-2014).

As a result of the survey, three (3) areas and twenty-three (23) individual properties are recommended as eligible for listing on the National Register of Historic Places.

This historic sites survey was funded in part by the residents of West Newbury through Community Preservation Act funds.

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1. Methodology

SURVEY OBJECTIVES

The purpose of this project was to undertake a historic resource survey of significant historical and architectural resources located in the Town of West Newbury with the goal of building a comprehensive survey that encompasses all buildings over 100 years of age in West Newbury. The proposed work built upon survey work undertaken by West Newbury history community volunteers in the 1970s, a handful of buildings surveyed in 2011 by a West Newbury Historical Commission (WNHC) member, and five buildings surveyed in 2016 by a historic preservation consultant. Four buildings are listed on the National Register of Historic Places as part of the First Period Buildings of Eastern Massachusetts Thematic Resource Nomination. This project identified historic resources that meet the criteria for the National Register of Historic Places and makes recommendations for nomination of such properties. This survey also provides recommendations for future survey efforts.

The project objective was to research and document on standard MHC forms the oldest buildings in West Newbury and those buildings identified by the WNHC as at risk as a result of potential loss through tear-downs, property subdivision, or through advanced deterioration. In the RFP for this survey, the WNHC provided a Preliminary List of approximately 113 resources to be investigated. Nearly all of these resources are located along Main Street.

The project survey was undertaken in compliance with Massachusetts Historical Commission (MHC) criteria and methodology. Current standards are MHC's *Historic Properties Survey Manual: Guidelines for the Identification of Historic and Archaeological Resources in Massachusetts* (1992), *Survey Technical Bulletin #1* (1993), *MHC Interim Survey Guidelines* (March 1999, et seq.), and *MHC Interim Guidelines for Inventory Form Photographs* (2009, *MHC Guidelines for Inventory Form Locational Information* (2016), as well as the Secretary of the Interior's Standards and Guidelines for Identification (1983).

The survey related cultural resources to historic patterns of cultural development, land use, economic development, social and demographic history, and events that had an impact on the community.

The *MHC Reconnaissance Survey Town Report* for West Newbury and existing survey forms on file with the MHC provided a preliminary framework and base of information for this analysis. Individual forms and area forms expanded upon the information in the *Town Report* and connected inventoried properties to the significant themes in the historical development of the town.

CRITERIA FOR SELECTING PROPERTIES FOR SURVEY

The majority of the properties on the Preliminary List are located on Main Street. This area contains the highest concentration of 17th, 18th, and 19th century buildings in West Newbury. Given their distribution, this area also contains the highest likelihood of possible historic districts.

All but two of the primary buildings on the Preliminary List are residential; five of the primary buildings began as non-residential buildings (i.e. schoolhouse, church, shop). The predominance of single-family residential buildings included in this list is reflective of the composition of West Newbury's built environment.

The project began with a reconnaissance survey of Preliminary List properties as well as properties in adjacent areas in order to obtain a sense of property types and styles, architectural integrity, and geographical distribution. Buildings on the Preliminary List that did not retain sufficient architectural integrity were removed from the survey list.

Initial observations revealed:

- West Newbury has a significant number of well-preserved buildings dating from the late 17th century through the mid-19th century. The buildings are coherent in terms of materials, craftsmanship, and setting.
- Buildings on the Preliminary List have had few alterations; very few buildings were removed from the Preliminary List during Phase II.
- Given the distribution of buildings concentrated along Main Street, it is likely that several areas would be identified and documented on MHC Area forms.
- Outbuildings such as barns and shoe shops are present alongside many of the properties. These smaller buildings were documented in relation to the primary dwellings.
- Four buildings included on the Preliminary List are listed on the National Register of Historic Places as part of the Thematic Resource Nomination. The nomination focused on the construction and design of First Period dwellings; as a result, 18th and 19th-century additions and alterations to the buildings were not documented. Furthermore, research into the history of these buildings was not undertaken, as it was outside the scope of the nomination.
- Eleven buildings included on the Preliminary List were identified as the Training Field (WNB.A) local historic district in 1976. The MHC survey forms for these properties were created in 1973 and do not meet current survey standards for architectural description or historic context. Updated Form B forms were created

for all but one of the historic district buildings. An updated Area Form with current data was created.

The following criteria for selecting properties for survey were therefore proposed:

- Inclusion on the Preliminary List;
- At risk through tear-down, subdivision, or advanced deterioration and more than 100 years of age;
- Architectural quality and integrity: Higher rather than lower, given the extent of other inventoried properties; Strength and clarity of visual character are important factors;
- Historical Merit: Resources associated with themes or events that represent patterns in local history;
- Contribution to the streetscape: Visibility, prominence, relation to nearby properties that may better demonstrate historical or architectural themes as a group than as individual properties.

PROCEDURES AND PRODUCTS

The Survey followed the basic procedures as all inventory work: field survey; research; evaluation; and, production of inventory forms.

In Phase I, preliminary work encompassed a reconnaissance survey of the types and geographical distribution of cultural resources in areas presented in, and adjacent to, the Preliminary List, site observation of all of the Preliminary List properties visible from the public way, and an overview of documentary research with which to establish a context for analyzing Preliminary List properties. Criteria for selecting and removing properties from the Preliminary List were developed and finalized in collaboration with the WNHC and MHC. Potential additional properties were suggested as a result of field reconnaissance. A base map to be prepared by the Merrimack Valley Planning Commission was selected; the map features lot lines and building footprints.

In Phase 2, architectural assessments and documentary research were continued, agreed-upon selection criteria were applied to the Preliminary List, and a final list of specific properties to be surveyed in this project was developed in collaboration with the WNHC and the MHC. Draft inventory forms for different property types were produced for review and comment by the WNHC and the MHC.

In Phase 3, inventory forms were prepared for all agreed-upon properties (up to 113), potential National Register contexts were identified, and National Register criteria

applied to all inventoried resources. The survey record consists of standard MHC Forms A or B and include each property selected for inclusion in the inventory.

Research sources included town directories, historic atlases, town histories, and MACRIS (the MHC database of historic resources). Additional information was acquired through online sources such as Findagrave.com and Babel.HathiTrust.com and Archive.org. State and federal censuses and vital records such as birth and death records were consulted. When merited, the Essex County Registry of Deeds was also consulted.

In Phase 4, inventory forms were finalized and numbered according to MHC requirements, National Register Criteria Statements finalized, and a final base map and street index of all inventoried properties was prepared.

2. Inventoried Properties

WNB.5	26	Brickett St.	James and Susannah Brickett House	R6-80
WNB.10	1	Chase St.	Samuel Rogers House - First Parish Parsonage	R26-140
WNB.19	21	Emery Lane	Stephen and Hannah Emery House	R28-210
WNB.25	4	Harrison Ave.	Nancy Carleton House	R1-470
WNB.199	10	Harrison Ave.	Amos H. Pierce House	R1-480
WNB.200 WNB.201	14	Harrison Ave.	Harrison Gray Otis Chase House Barn	R1-490
WNB.37	66	Main St.	Carr House	R1-290
WNB.38	68	Main St.	John Hardy House	R1-300
WNB.39	74	Main St.	Ephraim and Polly Noyes House	R1-310
WNB.40	78	Main St.	David E. Noyes House	R1-320
WNB.41	84	Main St.	Sarah Richardson Ames House	R1-330
WNB.42	87	Main St.	Alonzo P. and Mary Ann Jaques House	R2-280
WNB.43	102	Main St.	Josiah Parker House	R1-350
WNB.44	118	Main St.	John and Mary McCammon House	R1-360
WNB.46 WNB.202	124	Main St.	Ephraim Noyes House	R1-37A
WNB.47 WNB.203	127	Main St.	Noyes House Barn	R2-230
WNB.48	139	Main St.	Samuel N. and Betsey Bailey House	R2-500
WNB.49	154	Main St.	Samuel Chase House	R1-41A
WNB.204	161	Main St.	Rufus H. and Sarah Chase House	R2-480
WNB.205	162	Main St.	Carleton House	R1-420
WNB.206	165	Main St.	Francis D. and Sarah Chase House	R2-470
WNB.207	169	Main St.	Timothy and Mary Cronin House	R2-440
WNB.51	170	Main St.	Thomas S. Carleton House	R1-440
WNB.52 WNB.208	171	Main St.	Chase House Barn	R2-430
WNB.53	175	Main St.	Jehu and Caroline Chase House	R2-420
WNB.54	178	Main St.	Joseph Carleton House	R1-460
WNB.209	196	Main St.	Osgood and Ann Brown House	R11-420
WNB.56	199	Main St.	John W. and Betsey Sargent House	R10-310
WNB.57	200	Main St.	Marshall-Carr Double House	R11-290
WNB.210	201	Main St.	Joseph, Jr. and Betsy Stanwood House	R10-300
WNB.58	209	Main St.	Follansbee House	R10-180
WNB.59	210	Main St.	Increase and Maria Chase House	R11-130
WNB.60 WNB.211	213	Main St.	James G. and Judith Chase House Barn	R10-170
WNB.212	214	Main St.	Abiel and Theuda Lovejoy House	R11-320

WNB.61	219	Main St.	Charles and Lucy Moseley House	R10-160
WNB.62	220	Main St.	John & Elizabeth Noyes House / Tyler Tavern / Fremont Hotel	R11-330
WNB.213	223	Main St.	Horace and Roena Chase House	R10-150
WNB.63	224	Main St.	Thomas Meady Chase House	R11-340
WNB.214	236	Main St.	Moses and Susan Stiles House	U1-30
WNB.215	238	Main St.	William F. and Jane Loring House	U1-40
WNB.216			Garage	
WNB.66	248	Main St.	Charles H. and Betsey Emery House	U1-60
WNB.217			Charles H. Emery Comb Factory	
WNB.218	254	Main St.	Catherine and Daniel B. Hazen House	U1-80
WNB.219	259	Main St.	Jacob and Lydia Emery House	U1-560
WNB.67	262	Main St.	John and Lydia Osgood House	U1-100
WNB.220			Charles P. Coffin Shoe Factory	
WNB.68	274	Main St.	John Osgood House	U1-130
WNB.221			John Osgood Carriage House	
WNB.69	278	Main St.	Lucian A. Emery House	U1-210
WNB.222			Lucian A. Emery Carriage House	
WNB.76	319	Main St.	Somerby C. Noyes House	U1-370
WNB.78	322	Main St.	S.C. Noyes & Co. Comb Factory Box Shop	U1-340
WNB.79	323	Main St.	Somerby N. Noyes House	U1-360
WNB.223			Somerby N. Noyes Carriage House	
WNB.81	331	Main St.	George and Sarah Hosum House	R10-420
WNB.82	333	Main St.	Benjamin and Harriet Edwards House	R10-410
WNB.83	335	Main St.	William Claflin House	R10-400
WNB.224			William Claflin Carriage House	
WNB.225	337-339	Main St.	Stanford Chase Double House	R10-390
WNB.226	345	Main St.	Samuel and Lydia Durgin House	R10-380
WNB.84	347	Main St.	Bailey-Warren-Nason House	R10-370
WNB.227			Bailey-Warren-Nason Carriage House	
WNB.85	356	Main St.	Ezra and Hannah Pilsbury House	R13-20
WNB.228			Carriage House	
WNB.229	360	Main St.	Moses Chase House	R13-30
WNB.230			Moses Chase Shop	
WNB.231	368	Main St.	Kennett House	R13-40
WNB.86	369	Main St.	Sheedy McNamara House	R10-320
WNB.232	390-392	Main St.	Sarah Danforth Double House	R13-110
WNB.88	400	Main St.	Joshua and Martha March House	R13-1280
WNB.89	407	Main St.	William Hills House	R14-20
WNB.233			10-footer Shop	
WNB.234			Outhouse	

WNB.235 WNB.236 WNB.919			Shed Firehouse Water Trough	
WNB.90 WNB.237	411	Main St.	John and Mary Moody House Barn	R14-90
WNB.91	412	Main St.	William P. and Martha Bailey House	R13-1200
WNB.238	416	Main St.	Henry D. and Esther Lay House	R13-1210
WNB.92 WNB.239	433	Main St.	Moses, Jr. and Abigail Pillsbury House Shoe Shop	R14-24B
WNB.93	444	Main St.	Samuel March House	R13-1260
WNB.94	465	Main St.	Stephen and Betty Noyes House	R14-230
WNB.96	476	Main St.	Sawyer-Carr House	R13-910
WNB.185	491	Main St.	West Newbury Town House	R14-400
WNB.176	495	Main St.	John and Elizabeth Carr House	R14-390
WNB.181	503	Main St.	David and Sarah Chase House	R14-380
WNB.183	505	Main St.	John Chase House	R14-370
WNB.184	510	Main St.	Samuel and Sarah Sawyer House	R13-810
WNB.97	511	Main St.	Joseph Z. and Vienna Gordon House	R14-36A
WNB.240	528	Main St.	Robbins-Short Double House	R13-840
WNB.98	529	Main St.	Daniel W. and Sarah Eaton House	R14-340
WNB.241	555	Main St.	Abigail and Charles Prebble House	R14-290
WNB.100 WNB.242 WNB.243	558	Main St.	Carr-Lowe House Garage Barn	R23-30
WNB.101 WNB.244	563	Main St.	District School No. 2 Garage	R14-120
WNB.102	591	Main St.	Stanwood-Bartlett House	R22-90
WNB.103	608	Main St.	Moses and Hannah Carr House	R23-190
WNB.104 WNB.245	613	Main St.	Ebenezer and Abigail Brown House Garage	R22-70
WNB.105	614	Main St.	Jonathan Sawyer House	R23-200
WNB.246	615	Main St.	Calvin F. Brown House	R22-60
WNB.106	619	Main St.	Eliza Ann and Stephen Brown House	R22-50
WNB.107	623	Main St.	Nicholas Durgin House	R22-40
WNB.108 WNB.247	628	Main St.	Timothy Morse House Barn	R23-220
WNB.109 WNB.248	750	Main St.	Rev. John Tufts House Barn	R25-30
WNB.110	760	Main St.	Nathaniel Hale House	R25-40
WNB.111	772	Main St.	Wingate and Mary Lane House	R25-50
WNB.112	774	Main St.	Dean Robinson House	R25-60
WNB.113	796	Main St.	Capt. John Greenleaf House	R25-80

WNB.114	800	Main St.	Tristram Greenleaf House	R25-100
WNB.115	801	Main St.	Caleb Moody Shop	R26-60
WNB.116	803	Main St.	Caleb Moody House	R26-50
WNB.117	806	Main St.	First Parish Meeting House	R25-110
WNB.118	810	Main St.	Thomas Huse House	R25-210
WNB.119	820	Main St.	Abraham and Harriet Dow House	R25-220
WNB.120	832	Main St.	Charles and Julia Ordway House	R28-10
WNB.121	836	Main St.	Rufus and Susan Ordway House	R28-20
WNB.122	841	Main St.	Samuel and Mary Davis House	R27-40A
WNB.249 WNB.250 WNB.251	866	Main St.	Walter and Sarah Poor House Gardner Shop Cooney Farm Stand	R28-150
WNB.126	901	Main St.	Abel Huse Jr. House	R27-60
WNB.127	905	Main St.	Abel Huse III House	R27-50
WNB.128 WNB.252	914	Main St.	Joseph Lowell House Barn	R28-170
WNB.130	961	Main St.	West Newbury Co-operative Creamery	R27-30
WNB.253	6	Pleasant St.	Jane A. and George B. Carleton House	R11-360
WNB.254	8	Pleasant St.	Harriet and Ephraim Bailey House	R11-380
WNB.255 WNB.256	16	Pleasant St.	Samuel and Elizabeth Sylvester House Sylvester Carriage House	R1-50A
WNB.177	2	Training Field Rd.	Moses Bailey House	R13-750
WNB.178	4	Training Field Rd.	John Nelson and Mary Bailey House	R13-760
WNB.179 WNB.257	6	Training Field Rd.	Daniel Bailey, Jr. Blacksmith Shop Barn	R13-770
WNB.180	8	Training Field Rd.	Daniel Bailey, Jr. House	R13-780
WNB.182 WNB.258	10	Training Field Rd.	Sally and Alfred Pillsbury House Barn	R13-790 R13-790
WNB.920		Training Field	World War I Memorial	R13-800
WNB.921		Training Field	World War II and Korean War Memorial	R13-800
WNB.922		Training Field	Town Pump	R13-800
WNB.A			Training Field Area	
WNB.E			Way to the River Area	
WNB.F			Manufacturers' Row	

3. National Register of Historic Places Eligibility Recommendations

A. Historic Contexts

Context: Architectural Development during the Colonial Period (1700-1775)

During the last quarter of the 17th century, the former “Upper Commons” of Newbury were formally opened up to development with the distribution of Freeholders lots in 1686 and the adoption of the “road to Bradford” as Main Street in 1688. Dwellings constructed during the early 18th century are of the central chimney type with symmetrical fenestration and side-gabled roof. By the mid-18th century, Georgian plan houses with double interior chimneys became the standard. Although located a significant distance away from Newburyport, where a strong artisan community supported that town’s sophisticated tastes, residents of the Upper Commons were aware of design trends popular in Newburyport. Although modest in interpretation, carpenters’ guides such as William Pain’s *Practical Builder* (1744, London and 1792, Boston) were consulted during the construction of several houses in present-day West Newbury.

Resources recommended under this context are individually eligible and have local significance.

WNB.5	26	Brickett St.	James and Susannah Brickett House
WNB.19	21	Emery Lane	Stephen and Hannah Emery House
WNB.41	84	Main St.	Sarah Richardson Ames House
WNB.46	124	Main St.	Ephraim Noyes House
WNB.52	171	Main St.	Chase House
WNB.85	356	Main St.	Ezra and Hannah Pilsbury House
WNB.229	360	Main St.	Moses Chase House
WNB.89	407	Main St.	William Hills House
WNB.92	433	Main St.	Moses, Jr. and Abigail Pilsbury House
WNB.116	803	Main St.	Caleb Moody House
WNB.128	914	Main St.	Joseph Lowell House

Context: Settlement during the Colonial and Federal Periods (1680-1843)

Into the last quarter of the 17th century, present-day West Newbury was known as the “Upper Commons” or “Upper Woods” for Newbury, and was to be held perpetually in common for all residents of Newbury. However, the “road to Bradford,” (i.e. Main Street) was in use by the 1650s and houses began to be constructed near the road in this common area. Pressures mounted to open the upper commons to development and in 1686, the town voted that each freeholder would be allotted a 20-acre lot between the Artichoke River and the Merrimack River by the Bradford (Groveland) line.

By the end of the 17th century, approximately 300 people lived in the present-day West Newbury area.

Each Sunday, residents were required to travel to Newburyport for worship services. The distance became too great for some and in 1693, a group petitioned the freeholders for permission to hire their own minister. In 1698, they erected a meeting house on Pipestave Hill, on Main Street a short distance west of the Way to the River Area. By 1711, approximately 50 families lived within one-half mile of the meeting house and 96 families lived “above the Artichoke River.”¹ By 1729, 181 houses containing 183 families lived in the West Parish.

In 1759, land was purchased at 806 Main Street and a new meeting house constructed. In 1840, a new building was constructed on the site of the 1759 building. Residents of the Way to the River Area were predominately farmers, with the exception of Moses Ridgway’s carriage shop at 801 Main Street.

Resources recommended under this context have local significance.

Individually eligible:

WNB.96 476 Main St. Sawyer-Carr House

As the Way to the River Historic District:

WNB.10	1	Chase St.	Samuel Rogers House – First Parish Parsonage
WNB.109	750	Main St.	Rev. John Tufts House
WNB.110	760	Main St.	Nathaniel Hale House
WNB.111	772	Main St.	Wingate and Mary Lane House
WNB.112	774	Main St.	Dean Robinson House
WNB.113	796	Main St.	Capt. John Greenleaf House
WNB.114	800	Main St.	Tristram Greenleaf House
WNB.115	801	Main St.	Caleb Moody Carriage Shop
WNB.116	803	Main St.	Caleb Moody House
WNB.117	806	Main St.	First Parish Meeting House
WNB.118	810	Main St.	Thomas Huse House
WNB.119	820	Main St.	Abraham and Harriet Dow House
WNB.120	832	Main St.	Charles and Julia Ordway House
WNB.121	836	Main St.	Rufus and Susan Ordway House

¹ Tracy, 420.

Context: Comb Making and Shoe Manufacturing Industries in West Newbury during the Early and Late Industrial Periods (1830-1905)

In the second quarter of the 19th century, West Newbury's economic base shifted from an agricultural focus to a manufacturing focus. In 1840, farmers outnumbered manufacturing workers 3:2; In 1855 manufacturing workers outnumbered farmers 2:1. During the third quarter of the 19th century, shoes and combs amounted to 85% of the total manufacturing product.

Shoe manufacturing began in West Newbury in small "10-footer" shops where individuals produced small numbers of product by hand. From 1830 to 1870 shoe production in West Newbury moved to factory production; during this time period, shoe production increased by 450% to 275,000 pairs with three times the number of workers employed in 1830. In the 1870s, the two largest manufacturers in West Newbury were T.S. Ruddock and James Durgin & Son (formerly Durgin Brothers). In 1878, these two factories employed 250 people and produced goods valued at \$250,000.² Durgin brothers was established in 1843 at 282 Main Street in Post Office Square. The firm flourished through the second half of the 19th century before moving to a larger manufacturing facility in Haverhill in 1889. The Ruddock Shoe Factory, located at 324 Main Street, employed 250 people at one point. The factory burned in 1888 and did not reopen. By 1889, there was no more shoe manufacturing in West Newbury.

Comb manufacturing in the United States began in West Newbury in the mid-18th century, "and matured there and in Newburyport in the days when cattle horn, rather than synthetic compounds, was the comb makers' raw material of choice. "[C]omb-making was a prominent aspect of life at the mouth of the Merrimack River for over 150 years."³ Comb-making in the colonies emerged as a distinct trade by the early 1750s⁴ and was expanded by West Newbury combmaker Enoch Noyes beginning in 1759.⁵ Noyes' success prompted other residents to take up comb manufacturing. By 1835, more than 30 comb manufactories were located in West Newbury.⁶

As technology advanced and the scale of the operations increased, foot-powered, horse-powered, and later, steam-powered machinery came into use. Among West Newbury's strongest contributions to the comb-making industry were the innovations in comb-manufacturing machinery. By the 1840s, two firms dominated West Newbury comb manufacturing: S.C. Noyes & Co. and H.G.O. & T.M. Chase. In 1845, comb production in West Newbury exceeded \$70,000.⁷ After the peak years of the 1830s and

² Tracy, 422.

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

⁴ Ibid.

⁵ Coffin, *A Sketch of the History of Newbury, Newburyport, and West Newbury*, p. 225.

⁶ Ibid., 204 and Walton, *Comb Making in America*, 22.

⁷ Walton, *Comb Making in America*, 29.

1840s in West Newbury, some manufacturers set off to create larger concerns in Newburyport; Smaller shops were no longer able to compete and fell away. During the 1850s, it was reported that some comb shops were idle for parts of the year; these smaller operators often returned to shoemaking.⁸ By 1878, only S.C. Noyes & Co. and H.G.O. & T.M. Chase were still in business. However, these two, “with eighty hands and their new machines, produce[d] more goods in two months than could all the small shops...in the whole year.” In 1870, their invested capital was \$175,000 and their annual production was \$110,000 per year.⁹ In spite of these successes, larger operations in the new comb manufacturing centers of Leominster and Fitchburg were to be the next chapter in Massachusetts comb manufacturing. The H.G.O. & T.M. Chase factory closed in 1895, after the death of Thomas Meady Chase in that year.¹⁰ H.G.O. Chase died the following year. S.C. Noyes & Co. closed in 1904.¹¹

By 1905, the two largest manufacturing sectors, shoes and combs, were no longer in business in West Newbury. In 1915, no manufacturing of any kind was active in West Newbury.

Resources recommended under this context have local significance.

Individually eligible:

WNB.200	14	Harrison Ave.	Harrison Gray Otis Chase House
WNB.39	74	Main St.	Ephraim and Polly Noyes House
WNB.210	196	Main St.	Osgood and Ann Brown House
WNB.63	224	Main St.	Thomas Meady Chase House
WNB.66	248	Main St.	Charles H. and Betsey Emery House
WNB.217	248	Main St.	Charles H. Emery Comb Factory
WNB.79	323	Main St.	Somerby N. Noyes House
WNB.25	16	Pleasant St.	Samuel and Elizabeth Sylvester House
WNB.256	16	Pleasant St.	Sylvester Carriage House

And, as Manufacturers Row Historic District:

WNB.F			Manufacturers' Row Area
WNB.76	319	Main St.	Somerby C. Noyes House
WNB.79	323	Main St.	Somerby N. Noyes House
WNB.223	323	Main St.	Somerby N. Noyes Carriage House
WNB.81	331	Main St.	George and Sarah Hosum House
WNB.82	333	Main St.	Benjamin and Harriet Edwards House
WNB.83	335	Main St.	William Claflin House
WNB.224	335	Main St.	William Claflin Carriage House
WNB.225	337-339	Main St.	Stanford Chase Double House

⁸ Poore, 246.

⁹ Cyrus Tracy, *History of Essex County*, 422.

¹⁰ Walton, 27.

¹¹ Walton, 47.

WNB.226	345	Main St.	Samuel and Lydia Durgin House
WNB.84	347	Main St.	Bailey-Warren-Nason House
WNB.227	347	Main St.	Carriage House

Context: *Civic Development of West Newbury Center during the Federal, Early and Late Industrial Periods and Early Modern Period (1775-1939)*

In the 18th century, the Training Field Area emerged as one of three defined public areas in West Newbury, alongside the First Parish and Second Parish churches. In 1731, Joshua Bailey exchanged land with the Town of Newbury, giving the whole front of his farm for a training field of 150 square rods (0.94 acre) and a section two rods wide and 133 rods long (33' x 2,194') in exchange for a part of Bailey's Lane.

The Training Field, located near the geographical mid-point of Main Street, became the civic town commons. In 1841, the Town House (old Town Hall) was constructed at the southwest corner of the common. As early as the Revolutionary War, militia used the common for assembly; today, the Training Field contains memorials to West Newbury residents who served in conflicts through the 20th century. The G.A.R. Library was constructed in 1939 and forms the western boundary for the area. The remainder of the buildings are all residential. In the 19th and early 20th centuries, a carriage shop and a blacksmith shop were located at the north perimeter of the green.

Resources recommended under this context have local significance.

As the Training Field Historic District:

WNB.A			Training Field Area
WNB.186	490	Main St.	G.A.R. Library
WNB.185	491	Main St.	West Newbury Town House
WNB.176	495	Main St.	John and Elizabeth Carr House
WNB.181	503	Main St.	David and Sarah Chase House
WNB.183	505	Main St.	John Chase House
WNB.184	510	Main St.	Enoch Bailey House
WNB. 97	511	Main St.	Joseph Z. and Vienna Gordon House
WNB.177	2	Training Field Rd.	Moses Bailey House
WNB.178	4	Training Field Rd.	John Nelson and Mary Bailey House
WNB.179	6	Training Field Rd.	Daniel Bailey, Jr. Blacksmith Shop
WNB.257	6	Training Field Rd.	Daniel Bailey, Jr. Barn
WNB.180	8	Training Field Rd.	Daniel Bailey, Jr. House
WNB.182	10	Training Field Rd.	Sally and Alfred Pilsbury House
WNB.258	10	Training Field Rd.	Pilsbury Barn
WNB.920		Training Field	World War I Memorial
WNB.921		Training Field	World War II and Korean War Memorial
WNB.922		Training Field	Town Pump

Context: *Architectural Development during the Early Industrial Period (1830-1870)*

Two traditional floor plans remained popular during this period. One and one-half story, side-gabled houses in the vernacular Greek Revival style were popular during this time; 608 Main Street is a good example of this type. Greek Revival forms also appeared in front-gabled forms and were typically of frame construction. One Greek Revival dwelling in West Newbury is constructed in stone: 411 Main Street. Houses in West Newbury were typically conservative in terms of form, i.e. frame construction, gable roof, two stories, yet builders were cognizant of design trends such as the addition of Greek Revival recessed entrances or Italianate brackets. In West Newbury, these design trends took the form of features applied to conservative forms; in other localities, temple forms or mansard roofs, for example, would have been more commonly used.

Resources recommended under this context have local significance.

WNB.90	411	Main St.	John and Mary Moody House
WNB.103	608	Main St.	Moses and Hannah Carr House

Context: *Agriculture in West Newbury during the Late Industrial and Early Modern Periods (1850-2014)*

During the mid-19th century, West Newbury's economy was dominated by manufacturing; however, by the start end of the 19th century, its economy once again reverted to its past economic focus: agriculture. At the same time, West Newbury's population decreased from 2,102 in 1875 to 1,405 in 1905. The number of farms increased steadily from the 1870s through 1915. Many of these were dairy farms, with attendant milk production increasing by 700% from 1865 to 1875 and by another 66% between 1875 and 1905. Several orchards operated in town, including Long Hill Orchard on Main Street. Truck gardens and nurseries also flourished, including Claudius Gardener's flower farm at 866 Main Street. Cherry Hill Nursery became known for its flowers and trees. During the 1930s and 1940s, the effects of the Great Depression were significant in West Newbury. Many farms were lost to foreclosure and the population dropped to approximately 1,000 people in the mid-20th century. Many houses were vacant or identified as rental properties at the time of the 1940 census.

The Walter and Sarah Poor Farm, also known as Brown Spring Farm, is a representative example of the numerous farms that once characterized West Newbury. The farm's longevity, operating into the second decade of the 21st century, is rare in West Newbury.

Resources recommended under this context have local significance.

WNB.249	866	Main St.	Walter and Sarah Poor House
WNB.250	866	Main St.	Emerson Gardner Shop
WNB.251	866	Main St.	Cooney Farm Stand

B. Properties Recommended for Listing on the National Register of Historic Places

Three (3) historic districts and twenty-three (23) individual properties are recommended as eligible for listing on the National Register of Historic Places. Block and Lot numbers included here represent recommended district boundaries.

Training Field Historic District

WNB.186	490	Main St.	G.A.R. Library	R13-640
WNB.185	491	Main St.	West Newbury Town House	R14-400
WNB.176	495	Main St.	John and Elizabeth Carr House	R14-390
WNB.181	503	Main St.	David and Sarah Chase House	R14-380
WNB.183	505	Main St.	John Chase House	R14-370
WNB.184	510	Main St.	Samuel and Sarah Sawyer House	R14-810
WNB. 97	511	Main St.	Joseph Z. and Vienna Gordon House	R14-36A
WNB.177	2	Training Field Rd.	Moses Bailey House	R13-750
WNB.178	4	Training Field Rd.	John N. and Mary Bailey House	R13-760
WNB.179	6	Training Field Rd.	Daniel Bailey, Jr. Blacksmith Shop	R13-770
WNB.257			Daniel Bailey, Jr. Barn	
WNB.180	8	Training Field Rd.	Daniel Bailey Jr. House	R13-780
WNB.182	10	Training Field Rd.	Sally and Alfred Pillsbury House	R13-790
WNB.258			Barn	
WNB.920		Training Field	World War I Memorial	R13-800
WNB.921		Training Field	World War II and Korean War Memorial	R13-800
WNB.922		Training Field	Town Pump	R13-800

Way to the River Historic District

WNB.10	1	Chase St.	Samuel Rogers House – First Parish Parsonage	R26-140
WNB.109	750	Main St.	Rev. John Tufts House	R25-30
WNB.110	760	Main St.	Nathaniel Hale House	R25-40
WNB.111	772	Main St.	Wingate and Mary Lane House	R25-50
WNB.112	774	Main St.	Dean Robinson House	R25-60
WNB.113	796	Main St.	Capt. John Greenleaf House	R25-80
WNB.114	800	Main St.	Tristram Greenleaf House	R25-100
WNB.115	801	Main St.	Caleb Moody Shop	R26-60
WNB.116	803	Main St.	Caleb Moody House	R26-50

WNB.117	806	Main St.	First Parish Meeting House	R25-110
WNB.118	810	Main St.	Thomas Huse House	R25-210
WNB.119	820	Main St.	Abraham and Harriet Dow House	R25-220
WNB.120	832	Main St.	Charles and Julia Ordway House	R28-10
WNB.121	836	Main St.	Rufus and Susan Ordway House	R28-20

Manufacturers' Row Historic District

WNB.76	319	Main St.	Somerby C. Noyes House	U1-370
WNB.79	323	Main St.	Somerby N. Noyes House	U1-360
WNB.223	323	Main St.	Somerby N. Noyes Carriage House	U1-360
WNB.81	331	Main St.	George and Sarah Hosum House	R10-420
WNB.82	333	Main St.	Benjamin and Harriet Edwards House	R10-410
WNB.83	335	Main St.	William Claflin House	R10-400
WNB.224	335	Main St.	William Claflin Carriage House	R10-400
WNB.225	337-339	Main St.	Stanford Chase Double House	R10-390
WNB.226	345	Main St.	Samuel and Lydia Durgin House	R10-380
WNB.84	347	Main St.	Bailey-Warren-Nason House	R10-370
WNB.227	347	Main St.	Carriage House	R10-370

Individually-Eligible Properties

WNB.5	26	Brickett St.	James and Susannah Brickett House	R6-80
WNB.19	21	Emery Lane	Stephen and Hannah Emery House	R28-210
WNB.200	14	Harrison Ave.	Harrison Gray Otis Chase House	R1-490
WNB.39	74	Main St.	Ephraim and Mary Noyes House	R1-310
WNB.41	84	Main St.	Sarah Richardson Ames House	R1-330
WNB.46	124	Main St.	Ephraim Noyes House	R1-37A
WNB.52	171	Main St.	Chase House	R2-430
WNB.209	196	Main St.	Osgood and Ann Brown House	R11-420
WNB.63	224	Main St.	Thomas Meady Chase House	R11-340
WNB.66	248	Main St.	Charles H. and Betsey Emery House	U1-60
WNB.217	248	Main St.	Charles H. Emery Comb Factory	U1-60
WNB.79	323	Main St.	Somerby N. Noyes House	U1-360
WNB.223	323	Main St.	Somerby N. Noyes Carriage House	U1-360
WNB.85	356	Main St.	Ezra and Hannah Pilsbury House	R13-20
WNB.229	360	Main St.	Moses Chase House	R13-30
WNB.89	407	Main St.	William Hills House	R14-20
WNB.90	411	Main St.	John and Mary Moody House	R14-90
WNB.92	433	Main St.	Moses, Jr. and Abigail Pilsbury House	R14-24B
WNB.96	476	Main St.	Sawyer-Carr House	R13-910
WNB.103	608	Main St.	Moses and Hannah Carr House	R23-190
WNB.116	803	Main St.	Caleb Moody House	R26-50
WNB.249	866	Main St.	Walter and Sarah Poor House	R28-150
WNB.128	914	Main St.	Joseph Lowell House	R28-170
WNB.255	16	Pleasant St.	Samuel and Elizabeth Sylvester House	R1-50A

4. Recommendations for Further Study

Recommendations for further study include several types of properties that did not meet initial selection criteria or came to light as a result of research undertaken during Phase III.

Approximately 105 properties surveyed in 1973 were not surveyed as part of this project. It is recommended that all of the 105 remaining properties be resurveyed to meet current MHC standards.

The following properties that were not included in the 1973 survey are recommended for further study:

- 4 Crane Neck St.
- 208 Main St.
- 252 Main St.
- 260 Main St.
- 270 Main St.
- 370 Main St.
- 374 Main St.
- 382 Main St.
- 396 Main St.
- 3 Pleasant St.

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