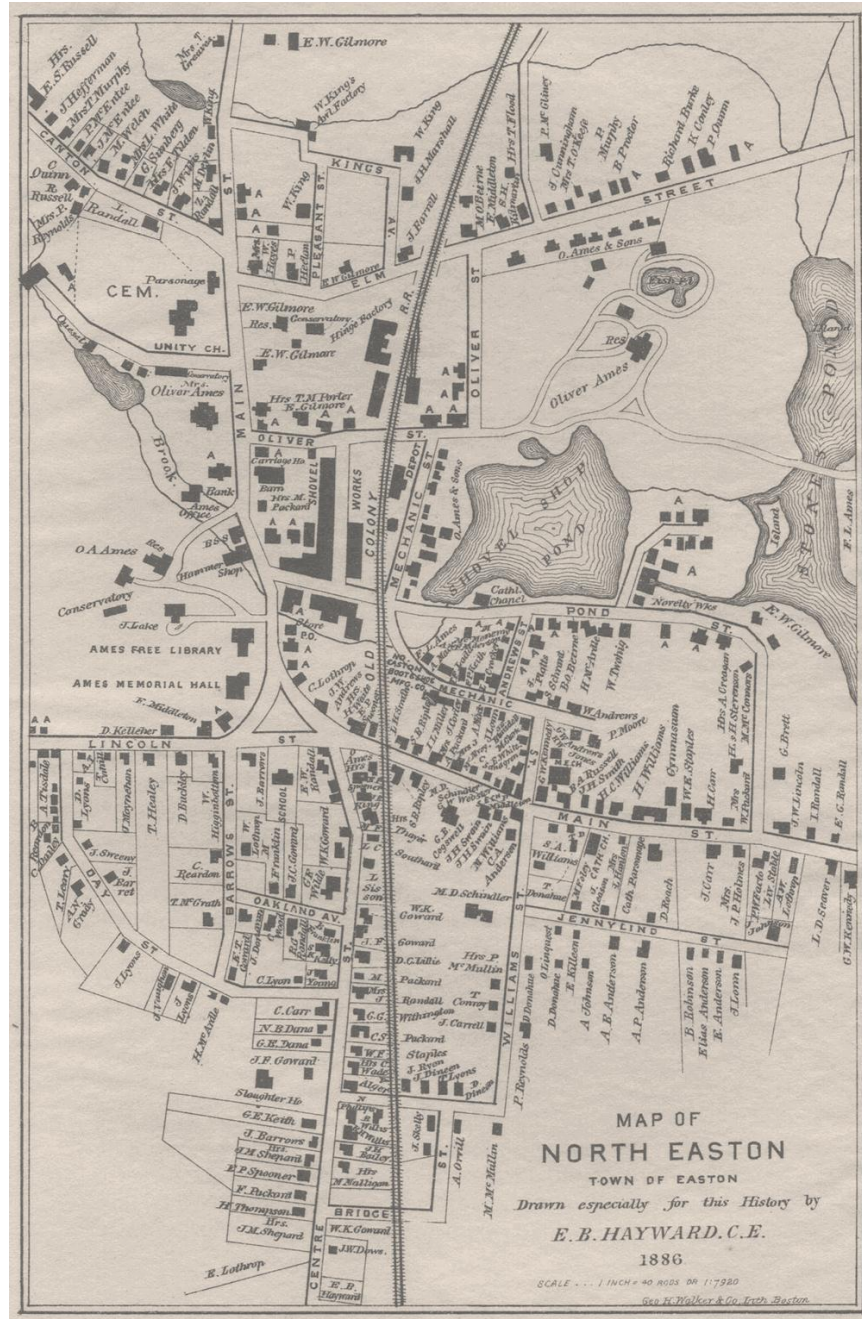


# Final Report

## Ames Historic District Expansion

May 22, 2013



Submitted by the Town of Easton Historical Commission  
To the  
Massachusetts Historical Commission

## **SUMMARY**

### **Easton Historical Commission**

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**Date of Public Hearing:** May 1, 2013

**Date of Town Meeting:** May 20, 2013

**Total Number of Properties in Proposed District Expansion:** 50

**Total Number of Resources in Proposed District:** 65

## **INTRODUCTION**

Many years ago the town established the North Easton Village as a National Register District. While this designation is an important tool for increasing public awareness of the historic significance of an area, it does not provide actual protection of the structures within a district. In 2010 the Ames Historic District, A Local Historic District, was passed at Town Meeting by the residents of Easton to provide protection from demolition and inappropriate remodeling of historic buildings.

Massachusetts General Law, Chapter 40C, authorizes towns to establish Local Historic Districts through Town Meeting. The Local Historic District provides a regulatory review process for all changes to exterior architectural features of a structure comprising the district when such features are visible from a public way. National Register Districts provide only limited protection and only when federal funds or assistance are being used. To date over 115 cities and towns in Massachusetts have adopted over 220 Local Historic Districts including our neighbors in Sharon, Brockton, Norton and Bridgewater.

The Commission is recommending the town expand the Ames Historic District to include additional public buildings, stores and residences associated with the a unique industrial village as it existed around the turn of the 20th century.

A Local Historic District is not intended to prevent all changes, demolition, new construction or development. The Local Historic District is intended to ensure changes and additions are harmonious with the historic characteristic of the district.

## **METHODOLOGY**

Easton has a long history of historic preservation. Formed in 1969, the Easton Historical Commission had compiled an inventory of over 700 historical resources that it expanded and updated through the 1980's and in 2009 funding for further updating and expansion of the list was approved by the town's CPC committee. The Commission was instrumental in the formation of the North Easton Historic District in 1972, at the time one of the largest contiguous districts on the National Register. The H.H. Richardson Historic District of North Easton, contained within the North Easton Historic District, was declared a National Historic Landmark in 1987. In 2004, the Easton Town Meeting approved a Demolition Review Bylaw. In 2009, the Easton Historical Commission completed a Historic Preservation Plan for Easton.

The residents of Easton voted at Town Meeting on May 17, 2010 to establish Local Historic Districts Bylaw, which included the establishment of the Ames Historic District. At Town Meeting on November 15, 2010 the Historic Commission and Historic Districts Commission were harmonized by passage of the amended Town Code that changed every reference to the "Historic Districts Commission" to official read "Historic Commission".

Based on feedback from residents both during and after the creation of the Ames Historic District the Historical Commission decided to investigate the possibilities of expanding the local historic district.

The Commission reviewed existing inventory documents along with a series of historical maps. Knowing that many changes are coming to the North Easton Village area in forms of redevelopment and renovation the Commission concentrated its effort on how best preserve what remained of the 19<sup>th</sup> and early 20<sup>th</sup> century industrial village given the rich history left by

the Ames family during its growth into a world-renowned manufacturing company that literally helped build America.

The Commission held several open public meetings. Invitations to a public outreach meeting to gather further public input was mailed to all property owners in the proposed district expansion area. Press releases in the Easton Journal and Brockton Enterprise will also be issued by the Commission in an attempt to initiate as much public involvement as possible.

Following completion of its work, the Committee held a public hearing on May 1, 2013 in anticipation of presenting the expanded district for approval at the Easton Town Meeting on May 20, 2013.

At the Easton Town Meeting on May 20, 2013 the expansion of the Ames Historic District passed with one amendment. The Immaculate Conception Church located at 193 Main Street was removed from the proposed district expansion after lengthy debate. The Immaculate Conception Rectory, located at the same address, was kept in the district expansion.

### **SIGNIFICANCE**

The expansion of this Ames Historic District includes ancillary structures that help interpret the industrial village of North Easton. The major industry in this village, included in the original district, was the Ames Shovel Company which produced shovels for digging of the Erie Canal, mining gold in California, and building the country's early rail system. In this location the company produced military entrenching shovels for all American wars from the Civil War through Korea. Money from the Ames Shovel Company allowed Oakes and Oliver Ames to finance the building of the Union Pacific Railroad.

Beginning in the 1850s the Ames family hired a number of prominent architects to erect buildings in town. Most prominent among them was H. H. Richardson who was commissioned to create five buildings in town. All five Richardson buildings and the main buildings of the shovel company were included in the original Ames Historic District. However, the Ames family also faced the problem of providing housing for their workers and at one time owned most of the residences in the proposed expansion of this district. While there was a company store, no longer standing, a number of privately

owned stores and meeting halls were built to serve the shovel workers.

Today, the downtown of North Easton is still dominated by a mix of 19th and early 20th century public buildings like Richardson's library, memorial Hall, and railroad station, Carl Fehmer's colonial revival style Oliver Ames High School, the 1916 North Easton Grammar School, and Olmsted's unique memorial cairn. The 1875 Unity Church designed by John Ames Mitchell with stained glass by William MacPherson, John LaFarge, and Charles Connick is also included in the expanded district. The most substantial private commercial building is the former national bank/ post office building at the foot of the Rockery, which was designed by Richardson's successor firm in 1904. Other commercial buildings (including repurposed residences) range in age from the 18th century to the early 20th century.

Residences in the expanded district range from two early Ames mansions, Queset (1854) and Unity Close(1862) to purpose built duplex tenements. Some homes in the district were moved from other areas to serve as tenements. Other residences, mostly in Victorian vernacular styles, were independently owned.

While the Ames Shovel Company was the financial heart of North Easton, the expanded district preserves a unique industrial village as it existed around the turn of the 20th century with its public buildings, stores, and residences.

### **JUSTIFICATION OF BOUNDARIES**

The Commission chose the boundaries of the district primarily based on significance of the properties. Most of the properties were part of the industrial village that sprung from the Ames Shovel Works.

The commission aimed to include buildings along Main, Oliver, Lincoln, Mechanic and Center Streets as well as Sullivan Avenue that were contiguous with the rest of the proposed expanded district and the existing Ames Historic District. Three exceptions to this are the Central Methodist Episcopal Church and the North Easton Lock-Up , both on Mechanic Street and the Langwater Farm House further east on Main Street chosen due to their significance. One further exception to this, the Immaculate Conception

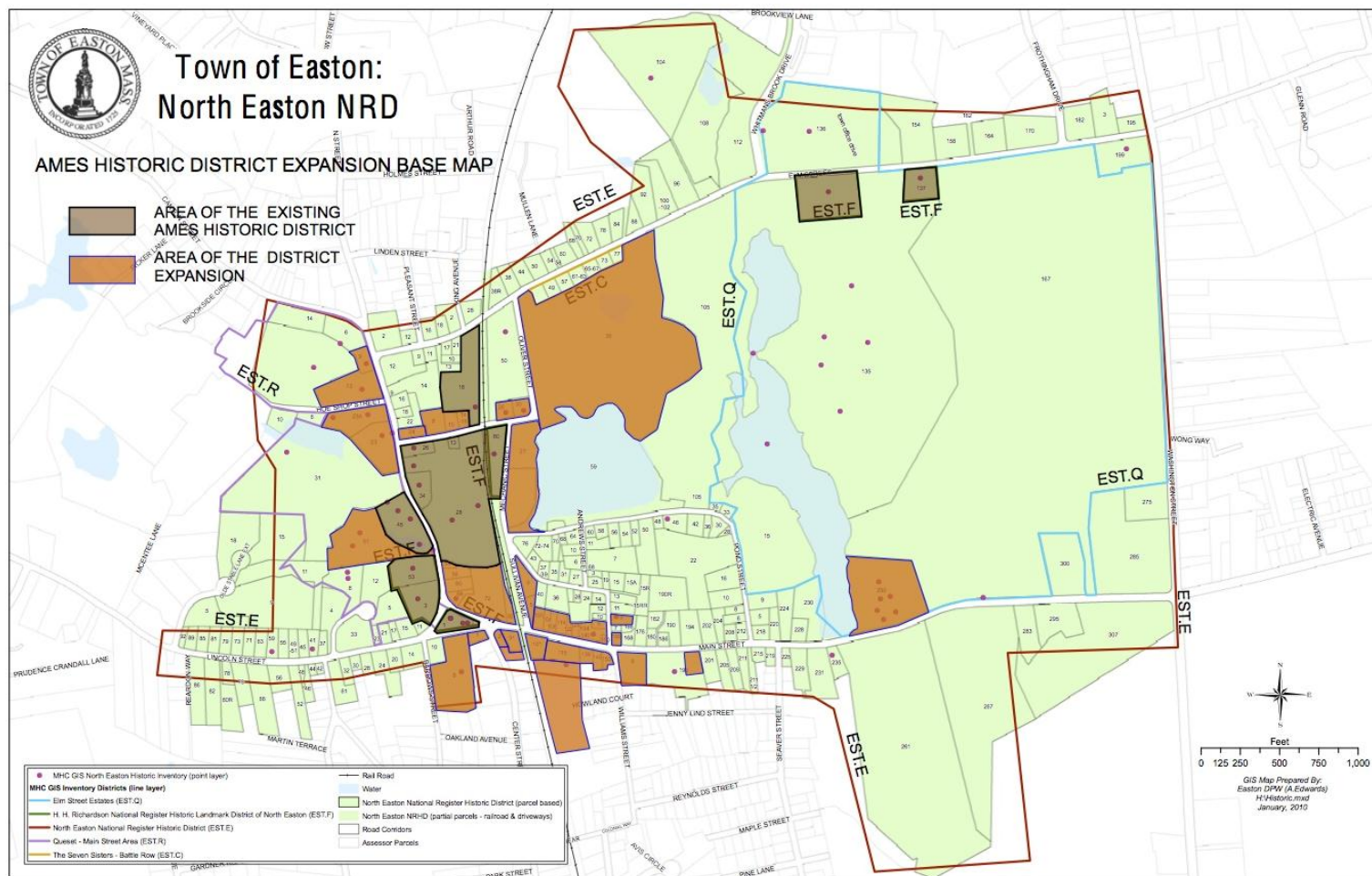
Rectory on Main Street resulted from the Immaculate Conception Church being removed from the expanded district at Easton Town Meeting.

Selection of these properties allows for significant preservation of structures visible from the main public ways throughout North Easton Village.

### **OPTIONS AND RECOMMENDATIONS FOR THE BYLAW**

The Commission chose to use the existing Bylaw for the Ames Historic District.

# MAP





## PROPERTY INDEX

<b>MHC</b>	<b>Map</b>	<b>Plot</b>	<b>Resource</b>	<b>Address</b>	<b>Form / Style</b>	<b>Date</b>
<b>11</b>	16 U	26A	Unity Church of North Easton	13 Main Street	Gothic Revival	1875
<b>12</b>	16 U	26B	Unity Church of North Easton Parsonage	9 Main Street	Stick Style	1878
<b>10</b>	16 U	156	Unity Close	23 Main Street	Italianate	1864
<b>960</b>	16 U	156	Unity Close Parterre Gardens	23 Main Street		1925
<b>961</b>	16 U	156	Unity Close Cast Iron Picket Fence	23-31 main Street		1951
<b>449</b>	16 U	128	Buck, Benjamin House	24 Main Street	Greek Revival	1830
<b>9</b>	16 U	4	Queset Lodge	51 Main Street	Gothic Revival	1856
<b>965</b>	16 U	4	Queset Lodge Walled garden	51 Main Street		1925
<b>966</b>	16 U	4	Queset Lodge Italian Garden	51 Main Street		1911
<b>967</b>	16 U	4	Queset Lodge Pergola and Stage	51 Main Street		1911
<b>450</b>	16 U	126	North Easton Post Office	54 Main St.	No Style	1860
<b>451</b>	16 U	125	John Randall-Harlow House	56 Main St	No Style	1750
<b>None</b>	16 U	124	New England Telephone Building	60 Main St	No Style	
<b>2</b>	16 U	123	North Easton Savings Bank & Post Office	68 Main St	Richardsonian Romanesque	1904
<b>452</b>	16 U	121	Jason Andrews House	72 Main Street	No Style	1850
<b>581</b>	16 U	121	Earnest Sundell Auto Repair Shop	72 Main Street	No Style	1943
<b>582</b>	16 U	121	Earnest Sundell Gas Station	72 Main Street	No Style	1980
<b>453</b>	16 U	117	John Torrey Multi Family House	91 Main Street	Greek Revival	1835
<b>454</b>	16 U	120	Nathaniel Howard Store	92 Main Street	Victorian Eclectic	1850
<b>455</b>	16 U	143	Samuel B. Ripley House	100 Main Street	Greek Revival	1850
<b>456</b>	16 U	118	Samuel B. Ripley Store- Ripley's Hall	101 Main Street	Greek Revival	1859
<b>None</b>	16 U	144	Multi-Use Building	104 Main Street	No Style	
<b>457</b>	16 U	145	Multi-Use Building	108 Main Street	not researched	1980
<b>458</b>	17U	71	Asa W. Packard house	114 Main Street	No Style	1850
<b>399</b>	17U	72	North Easton Grammar School	115 Main Street	Colonial Revival	1916

<b>460</b>	17U	70	James Murphy Block	122 Main Street	Victorian Eclectic	1895
<b>461</b>	17U	69	Frank J. McMenemy Meat Market Building	126 Main Street	No Style	1922
<b>580</b>	17U	66	Schindler Block	134 Main Street	not researched	1980
<b>32</b>	17U	66	Central Methodist Church	140 Main Street	Gothic Revival Greek Revival / Victorian Eclectic	1864
<b>462</b>	17U	73	Meader, Reuben House	139 Main Street		1860
<b>None</b>	17U	74	John H. & Anna Maria Swain House	149 Main Street	Classical Revival	
<b>464</b>	17U	65	Francis Jr. Middleton House and Store John F. & Winifred B. Long House	150 Main Street	Victorian Eclectic	1880
<b>465</b>	17U	75		153 Main Street	Queen Anne	1900
<b>466</b>	17U	41	William A. Austin House	156 Main Street	Unknown	1870
<b>517</b>	17U	92	Williams, Monroe Store	165 Main Street	No Style	1890
<b>518</b>	17U	92	Milo M. Williams House	167 (175) Main St	Italianate	1820
<b>520</b>	17 U	94	Immaculate Conception Rectory	193 Main Street	Italianate	1850
<b>28</b>	17U	17C	Langwater Farm House	250 Main Street	Federal	1827
<b>392</b>	17 U	17C	Langwater Farm House Hay and Dairy Barn	250 Main St	Unknown	1900
<b>393</b>	17 U	17C	Langwater Farm House - Horse Barn	250 Main St	Unknown	1925
<b>394</b>	17 U	17C	Langwater Farm House - Carpenter's Shop	250 Main St	Unknown	1850
<b>395</b>	17 U	17C	Langwater Farm House - Farm Office	250 Main St	Unknown	1850
<b>396</b>	17 U	17C	Langwater Farm House - Wagon Shed	250 Main St	Unknown Colonial Revival, Greek Revival	1880
<b>492</b>	11 U	45	Edwin W. Gilmore House	8 Oliver Street		1853
<b>17</b>	11 U	46	Ames Shovel and Tool Company Company Tenement #52	10 Oliver Street	Greek Revival	1852
<b>562</b>	11 U	47	Ames Shovel and Tool Company Company Tenement #10	14-16 Oliver Street	No Style	1866
<b>563</b>	11 U	157	Ames Shovel and Tool Company Company Tenement #12	26-28 Oliver Street	Greek Revival	1852
<b>20</b>	11 U	156	Ames Shovel and Tool Company Company Tenement #13	30-32 Oliver Street	Greek Revival	1852
<b>None</b>	12U	16	Governor Ames Estate- Main House	35 Oliver Street	Georgian	1952
<b>None</b>	12U	16	Governor Ames Estate-Stone Stable / Barn	35 Oliver Street	Second Empire	1860
<b>None</b>	12U	16	Governor Ames Estate-Studio	35 Oliver Street	No Style	
<b>None</b>	12U	16	Governor Ames Estate-Two-Family Home	35 Oliver Street	Gothic Revival	
<b>None</b>	16U	130	Governor Ames Estate	77 Mechanic Street		
<b>None</b>	16U	131	Governor Ames Estate	73 Mechanic Street		

<b>401</b>	16 U	116	New England telephone and Telegraph Co.	2 Center Street	Colonial Revival	1941
<b>400</b>	16 U	100	Randall E. William House and Market	1 Center Street	No Style	1865
<b>None</b>	16 U	114	Pires Hardware	14 Center Street	No Style	1850
<b>None</b>	16 U	115	Betty Jean Shop	10 Center Street	No Style	
<b>13</b>	16 U	98	Gov. Oliver Ames High School	8 Lincoln Street	Colonial Revival	1895
<b>516</b>	16 U	141	North Easton Fire Station	9 Sullivan Ave	Colonial Revival	1905
<b>515</b>	16 U	142	Lewis H. Smith House	5 Sullivan Ave	Greek Revival	1850
<b>526</b>	17U	64	North Easton Lock-Up	6 Mechanic Street	No Style	1898
<b>31</b>	17U	173	Easton Central Methodist Episcopal Church	9A Mechanic Street	Victorian Eclectic	1845
<b>31</b>	17U	174	Easton Central Methodist Episcopal Church	9B Mechanic Street	Victorian Eclectic	1845
<b>31</b>	17U	175	Easton Central Methodist Episcopal Church	9C Mechanic Street	Victorian Eclectic	1845

## **BYLAW**

### **Chapter 152 LOCAL HISTORIC DISTRICT**

#### **§ 152-1. Purpose.**

The Town of Easton hereby establishes a Local Historic District, to be administered by the Historical Commission as provided for under Massachusetts General Laws Chapter 40C, as amended.

The purpose of this chapter is to aid in the preservation and protection of the distinctive characteristics and architecture of buildings and places significant in the history of the Town of Easton, the maintenance and improvement of their settings and the encouragement of new building designs compatible with the existing architecture in the district.

#### **§ 152-2. Definitions.**

The terms defined in this section shall be capitalized throughout this chapter. Where a defined term has not been capitalized, it is intended that the meaning of the term be the same as the meaning ascribed to it in this section unless another meaning is clearly intended by its context. As used in this chapter the following terms shall have the following meaning:

**ALTERATION, TO ALTER** — The act or the fact of rebuilding, reconstruction, restoration, replication, removal, demolition, and other similar activities.

**BUILDING** — A combination of materials forming a shelter for persons, animals or property.

**CERTIFICATE** — A Certificate of Appropriateness, a Certificate of Non-Applicability, or a Certificate of Hardship as set forth in this chapter.

**COMMISSION** — The Historical Commission as established in this chapter.

CONSTRUCTION, TO CONSTRUCT — The act or the fact of building, erecting, installing, enlarging, moving and other similar activities.

DISPLAY AREA — The total surface area of a sign, including all lettering, wording, designs, symbols, background and frame, but not including any support structure or bracing incidental to the sign. The display area of an individual letter sign or irregular shaped sign shall be the area of the smallest rectangle into which the letters or shape will fit. Where sign faces are placed back to back and face in opposite directions, the display area shall be defined as the area of one face of the sign.

DISTRICT — The Local Historical District as established in this chapter consisting of one or more District areas.

EXTERIOR ARCHITECTURAL FEATURE — Such portion of the exterior of a building or structure as is open to view from a public way or ways, including but not limited to architectural style and general arrangement and setting thereof, the kind and texture of exterior building materials, and the type and style of windows, doors, lights, signs and other appurtenant exterior fixtures.

PERSON AGGRIEVED — The applicant; an owner of adjoining property; an owner of property within the same District area; an owner of property within 100 feet of said District area; and any charitable corporation in which one of its purposes is the preservation of historic places, structures, buildings or districts.

SIGNS — Any symbol, design or device used to identify or advertise any place of business, product, activity or person.

STRUCTURE — A combination of materials other than a building, including but not limited to a sign, fence, wall, terrace, walk or driveway.

TEMPORARY STRUCTURE or BUILDING — A building not to be in existence for a period of more than two years. A structure not to be in existence for a period of more than one year. The Commission may further limit the time periods set forth herein as it deems appropriate.

### **§ 152-3. District.**

The District shall consist of one or more District areas as listed in Section 13 (Appendices) of this chapter.

### **§ 152-4. Commission.**

- A. The District shall be overseen by a commission consisting of seven members, to be appointed by the Board of Selectmen, two members initially to be appointed for one year, two for two years, and two for three years, and each successive appointment to be made for three years.
- B. The Commission shall include, if possible, one member from two nominees solicited from the Historical Society, one member from two nominees solicited from the chapter of the American Institute of Architects covering Easton; one member from two nominees of the Board of Realtors covering Easton; and one property owner or resident from within each of the District areas. If within thirty days of written solicitation insufficient nominations have been received, the Board of Selectmen may proceed to make appointments as it desires.
- C. The Board of Selectmen shall appoint up to four alternate members to the Commission. Each alternate member shall have the right to act and vote in the place of one regular member should such regular member be absent from a meeting or be unwilling or unable to act or vote. Said alternate members shall initially be appointed for terms of two or three years, and for three-year terms thereafter.
- D. Each member and alternate member shall continue to serve in office after the expiration date of his or her term until a successor is duly appointed. Meetings of the Commission shall be held at the call of the Chairman, at the request of two members and in such other manner as the Commission shall determine in its Rules and Regulations.
- E. Four members of the Commission shall constitute a quorum.
- F. The Historical Commission established hereunder will also function as the local Historical Commission with all of the powers set forth in G.L. c.40, Section 8D.

**§ 152-5. Commission powers and duties.**

- A. The Commission shall exercise its powers in administering and regulating the construction and alteration of any structures or buildings within the District as set forth under the procedures and criteria established in this chapter. In exercising its powers and duties hereunder, the Commission shall pay due regard to the distinctive characteristics of each building, structure and District area.
- B. The Commission may adopt, and from time to time amend, reasonable Rules and Regulations not inconsistent with the provisions of this chapter or M.G.L. Chapter 40C, setting forth such forms and procedures as it deems desirable and necessary for the regulation of its affairs and the conduct of its business, including requirements for the contents and form of applications for Certificates, fees, hearing procedures and other matters. The Commission shall file a copy of any such Rules and Regulations with the office of the Town Clerk.

- C. The Commission after a public hearing duly posted and advertised at least 14 days in advance in a conspicuous place in Town Hall and in a newspaper of general circulation, may adopt and from time to time amend guidelines which set forth the designs for certain exterior architectural features which are, in general, suitable for the issuance of a Certificate. No such design guidelines shall limit the right of an applicant for a Certificate to present other designs to the Commission for approval.
- D. The Commission shall at the beginning of each fiscal year hold an organizational meeting and elect a Chairman, a Vice Chairman and Secretary, and file notice of such election with the office of the Town Clerk.
- E. The Commission shall keep a permanent record of its resolutions, transactions, decisions and determinations and of the vote of each member participating therein.
- F. The Commission shall undertake educational efforts to explain to the public and property owners the merits and functions of a District.

**§ 152-6. Alterations and construction prohibited without a Certificate.**

- A. Except as this chapter provides, no building or structure or part thereof within a District shall be constructed or altered in any way that affects the exterior architectural features as visible from a public way, unless the Commission shall first have issued a Certificate with respect to such construction or alteration.
- B. No building permit for construction of a building or structure or for alteration of an exterior architectural feature within a District and no demolition permit for demolition or removal of a building or structure within a District shall be issued by the Town or any department thereof until a Certificate as required under this chapter has been issued by the Commission.

**§ 152-7. Procedures for review of applications.**

- A. Any person who desires to obtain a Certificate from the Commission shall file with the Commission an application for a Certificate of Appropriateness, of Non-Applicability or of Hardship, as the case may be. The application shall be accompanied by such plans, elevations, specifications, material and other information, including in the case of demolition or removal a statement of the proposed condition and appearance of the property thereafter, as the Commission may reasonably deem necessary, to enable it to make a determination on the application.

- B. The Commission shall determine within fourteen (14) days of the filing of an application for a Certificate whether said application involves any exterior architectural features which are within the jurisdiction of the Commission.
- C. If the Commission determines that an application for a Certificate does not involve any exterior architectural features, or involves an exterior architectural feature which is not subject to review by the Commission under the provisions of this chapter, the Commission shall forthwith issue a Certificate of Non-Applicability.
- D. If the Commission determines that such application involves any exterior architectural feature subject to review under this chapter, it shall hold a public hearing on the application, except as may otherwise be provided in this chapter. The Commission shall hold such a public hearing within thirty (30) days from the date of the filing of the application. At least fourteen (14) days before said public hearing, public notice shall be given by posting in a conspicuous place in Town Hall and in a newspaper of general circulation in Easton. Such notice shall identify the time, place and purpose of the public hearing. Concurrently, a copy of said public notice shall be mailed to the applicant, to the owners of all adjoining properties and of other properties deemed by the Commission to be materially affected thereby, all as they appear on the most recent applicable tax list, to the Planning Board, to any person filing a written request for notice of hearings, such request to be renewed yearly in December, and to such other persons as the Commission shall deem entitled to notice.
  - 1. A public hearing on an application for a Certificate need not be held if such hearing is waived in writing by all persons entitled to notice thereof. A public hearing on an application for a Certificate may be waived by the Commission if the Commission determines that the exterior architectural feature involved, or its category, is so insubstantial in its effect on the District that it may be reviewed by the Commission without a public hearing. If the Commission dispenses with a public hearing on an application for a Certificate, notice of such application shall be given to the owners of all adjoining property and of other property deemed by the Commission to be materially affected thereby as above provided, and ten (10) days shall elapse after the mailing of such notice before the Commission may act upon such application.
- E. Within sixty (60) days after the filing of an application for a Certificate, or within such further time as the applicant may allow in writing, the Commission shall issue a Certificate or a disapproval. In the case of a disapproval of an application for a Certificate, the Commission shall set forth in its disapproval the reasons for such disapproval. The Commission may include in its disapproval specific recommendations for changes in the applicant's proposal with respect to the appropriateness of design, arrangement, texture, material and similar



features which, if made and filed with the Commission in a subsequent application, would make the application acceptable to the Commission.

- F. The concurring vote of a majority of the members shall be required to issue a Certificate.
- G. In issuing Certificates, the Commission may, as it deems appropriate, impose certain conditions and limitations, and may require architectural or plan modifications consistent with the intent and purpose of this chapter.
- H. If the Commission determines that the construction or alteration for which an application for a Certificate of Appropriateness has been filed will be appropriate for or compatible with the preservation or protection of the District, the Commission shall issue a Certificate of Appropriateness.
- I. If the construction or alteration for which an application for a Certificate of Appropriateness has been filed shall be determined to be inappropriate and therefore disapproved, or in the event of an application for a Certificate of Hardship, the Commission shall determine whether, owing to conditions especially affecting the building or structure involved, but not affecting the District generally, failure to approve an application will involve a substantial hardship, financial or otherwise, to the applicant and whether such application may be approved without substantial detriment to the public welfare and without substantial derogation from the intent and purposes of this chapter. If the Commission determines that owing to such conditions failure to approve an application will involve substantial hardship to the applicant and approval thereof may be made without such substantial detriment or derogation, the Commission shall issue a Certificate of Hardship.
- J. The Commission shall send a copy of its Certificates and disapprovals to the applicant and shall file a copy of its Certificates and disapprovals with the office of the Town Clerk and the Building Inspector. The date of issuance of a Certificate or disapproval shall be the date of the filing of a copy of such Certificate or disapproval with the office of the Town Clerk.
- K. If the Commission should fail to issue a Certificate or a disapproval within sixty (60) days of the filing of the application for a Certificate, or within such further time as the applicant may allow in writing, the Commission shall issue a Certificate of Hardship Due to Failure to Act.
- L. Each Certificate issued by the Commission shall be dated and signed by its chairman or such other person designated by the Commission to sign such Certificates on its behalf.
- M. A person aggrieved by a determination of the Commission may, within twenty (20) days of the issuance of a Certificate or a disapproval, file a written request

with the Commission for a review by a person or persons of competence and experience in such matters, acting as arbitrator and designated by the regional planning agency. The finding of the person or persons making such review shall be filed with the Town Clerk within forty-five (45) days after the request, and shall be binding on the applicant and the Commission, unless a further appeal is sought in the Superior Court as provided in Chapter 40C, Section 12A. The filing of such further appeal shall occur within twenty (20) days after the finding of the arbitrator has been filed with the office of the Town Clerk. Any costs associated with the arbitration shall be incurred by the individual(s) making the appeal.

- N. Alternatively, a person aggrieved by a determination of the Commission may, within twenty (20) days of the issuance of a Certificate or a disapproval, appeal such determination directly to the superior court in accordance with Chapter 40C, Section 12A.

**§ 152-8. Criteria for determinations.**

- A. In deliberating on applications for Certificates the Commission shall consider, among other things, the historic and architectural value and significance of the site, building or structure; the general design, proportions, detailing, mass, arrangement, texture, and material of the exterior architectural features involved; and the relation of such exterior architectural features to similar features of buildings and structures in the surrounding area.
- B. In the case of new construction or additions to existing buildings or structures, the Commission shall consider the appropriateness of the scale, shape and proportions of the building or structure both in relation to the land area upon which the building or structure is situated and in relation to buildings and structures in the vicinity. The Commission may in appropriate cases impose dimensional and setback requirements in addition to those required by applicable statute or bylaw.
- C. When ruling on applications for Certificates on solar energy systems as defined in Section 1A of Chapter 40A, the Commission shall consider the policy of the Commonwealth of Massachusetts to encourage the use of solar energy systems and to protect solar access.
- D. The Commission shall not consider interior arrangements or architectural features not subject to public view from a public way.

**§ 152-9. Exclusions.**

- A. The Commission shall exclude from its purview the following:

1. Temporary buildings, structures or signs subject, however, to conditions pertaining to the duration of existence and use, location, lighting, removal and similar matters as the Commission may reasonably specify.
  2. The color of exterior paint.
  3. Signs of not more than two (2) square feet in a display area in connection with use of a residence for a customary home occupation or for professional purposes, provided only one such sign is displayed in connection with each residence and if illuminated is illuminated only indirectly; and one sign in connection with the nonresidential use of each building or structure which is not more than six (6) square feet in a display area, consists of letters painted on wood without symbol or trademark and if illuminated is illuminated indirectly.
  4. The reconstruction, substantially similar in exterior design, of a building, structure or exterior architectural feature damaged or destroyed by fire, storm or other disaster, provided such reconstruction is begun within one year thereafter and carried forward with due diligence. The Commission may grant one extension of up to 12 months upon demonstration of good cause as to why the extension is needed.
- B. Upon request the Commission shall issue a Certificate of Non-Applicability with respect to construction or alteration in any category not subject to review by the Commission in accordance with the above provisions.
- C. Nothing in this chapter shall be construed to prevent the ordinary maintenance, repair or replacement of any exterior architectural feature within a District which does not involve a change in design, material or the outward appearance thereof, nor to prevent landscaping with plants, trees or shrubs, nor construed to prevent the meeting of requirements certified by a duly authorized public officer to be necessary for public safety because of an unsafe or dangerous condition, nor construed to prevent any construction or alteration under a permit duly issued prior to the effective date of this chapter.

**§ 152-10. Categorical Approval.**

The Commission may determine from time to time after a public hearing, duly advertised and posted at least fourteen (14) days in advance in a conspicuous place in Town Offices and in a newspaper of general circulation in Easton, that certain categories of Exterior Architectural Features, Structures or Buildings under certain conditions may be Constructed or Altered without review by the Commission without causing substantial derogation from the intent and purpose of this chapter.

**§ 152-11. Enforcement and penalties.**

- A. The Commission shall determine whether a particular activity is in violation of this bylaw and the Commission shall be charged with the non-criminal enforcement of this bylaw, and seeking civil enforcement under G.L. Chapter 40C, Section 13.
- B. The Commission may designate the Inspector of Buildings to pursue non-criminal disposition under G.L. Chapter 40, Section 21D and pursuant to Chapter 50 of the Code of the Town of Easton, under the direction of the Commission.
- C. The Commission, upon a written complaint of any resident of Easton, or owner of property within Easton, or upon its own initiative, shall institute any appropriate action or proceedings in the name of the Town of Easton to prevent, correct, restrain or abate violation of this chapter. In the case where the Commission is requested in writing to enforce this chapter against any person allegedly in violation of same and the Commission declines to act, the Commission shall notify, in writing, the party requesting such enforcement of any action or refusal to act and the reasons therefore, within twenty one (21) days of receipt of such request.
- D. Whoever violates any of the provisions of this chapter shall be punishable by a fine of up to \$300.00 for each offense. Each day during any portion of which such violation continues to exist shall constitute a separate offense.

**§ 152-12. Validity and separability.**

The provisions of this chapter shall be deemed to be separable. If any of its provisions, sections, subsections, sentences or clauses shall be held to be invalid or unconstitutional by any court of competent jurisdiction, the remainder of this chapter shall continue to be in full force and effect.

**§ 152-13. Appendices.**

Appendix 1:

**Ames Historic District**

The Ames Historic District shall be a District area under this chapter. The location and boundaries of the Ames Historic District are defined and shown on the Local Historic District Map of the Town of Easton, Sheet 1-2010 which is a part of this chapter. Sheet 1 is based on the Town of Easton's Geographic Information System (GIS) data layers (with supplemental data from the MHC and Mass GIS.) The delineation of the District area boundaries is based on the parcel boundaries then in existence and shown therein, except as otherwise apparent on Sheet 1.

**ARCHITECTURAL AND HISTORICAL DESCRIPTIONS AND  
PHOTOGRAPHS OF THE PROPERTIES**



**Unity Church of North Easton, 13 Main Street**

Built in 1875 at a cost of \$100,000, Unity Church was designed by Gothic Revivalist John Ames Mitchell (1845-1918), nephew of donor, Oliver Ames (1807-1877), and donated to the Unitarian Society of North Easton in 1875. Historian and first Unity Church Minister, William Chaffin wrote, "the stone, a native

seinite was quarried a few hundred feet south of the church, the rear walls, a hard dark trap rock taken from a dike near the quarry." Rarely mentioned in church descriptions is the extensive use of the quatrefoil which seems to be a prominent motif appearing in the steeple, the truss work, the doors and windows. It surmounts the steeple and is carved into the walls. It focuses a central window and adorns every pew.



**Unity Church of North Easton Parsonage, 9 Main Street**

The neighboring parsonage, now officially "The Holly House" in honor of retired minister Holly Bell was designed by William Robert Ware and Henry Van Brunt in 1878 in a Gothic Revival Style with gingerbread like jig saw patterns. This spacious and comfortable home is now the church office and our religious education center.



**Unity Close, 23 Main Street**

Unity Close was designed by George Snell in the Italianate style and built in 1862 for Oliver Ames, Jr. and his wife Sarah Lothrop. Mr. Ames died in 1877 and his wife in 1890. Cyrus Lothrop, brother of Sarah, continued to live in the house until his death. After her marriage in 1918 this was the home of Elyse Ames Parker and her husband William for many decades.

# Benjamin Buck House, 24 Main Street

## FORM B – BUILDING

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

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

16U 128	Mansfield	E	
---------	-----------	---	--

NRDIS 11/3/72

Town/City: Easton

Place: (neighborhood or village): North Easton

### Photograph



View from W

Address: 24 Main Street

Historic Name: Buck House  
Ames Shovel and Tool Co.

Uses: Present: single residence

Original: single residence

Date of Construction: ca. 1830; ca. 1860

Source: visual analysis, deeds

Style/Form: Classical Revival

Architect/Builder: unknown

### Exterior Material:

Foundation: stone

Wall/Trim: wood clapboard

Roof: asphalt shingle

Outbuildings/Secondary Structures:  
garage

### Major Alterations (with dates):

Original house enlarged & redesigned, ca. 1860

Dormers added to rear ell, early 20<sup>th</sup>

Condition: good

Moved: no  yes  Date:

Acreeage: 0.28 acre

Setting: This house is located at the northeast corner of the intersection of Main and Oliver Streets; its lot is bounded by a wood picket fence. This section of Elm Street is a mixed-use area.

### Locus Map



Recorded by: Kathryn Grover and Neil Larson

Organization: Easton Historical Commission

Date (month /year): May 2010



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

**ARCHITECTURAL DESCRIPTION:**

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

The Buck House (Ames Shovel and Tool Co. Tenement #9) is a story-and-a-half wood frame single dwelling with a cross-gable roof. It is situated on a quarter-acre lot on the southeast corner of Main and Oliver streets. The house is surrounded by lawn with ornamental trees and plantings. A wood picket fence borders the lot on its Main and Oliver street frontages. A garage opens on Oliver Street.

The house probably originated as a story-and-a-half, gable roof dwelling either three or five bays wide across the front. In this way similar to the Bisbee House at 16 Main Street, which also was depicted on the 1855 map of the village. Once the property came under the ownership of the Ames company, and because of its prominent location opposite Oliver Ames's new Italian villa (23 Main St.), the scale and design of the modest house evidently was upgraded to its current configuration and appearance. The 1881 bird's-eye view of the village pictures the house essentially as it presently exists.

The exterior of the house is finished with wood clapboard siding. The four-bay front façade contains a center entrance with sidelights and transom within a Grecian architrave distinguished by large keyed corner blocks. (This is an antiquarian feature added later, rather than an original Greek Revival-period component.) There are two windows on the left side of the door and one on the right, although there is an equal amount of wall on either side of the doorway. This could suggest either a three-bay façade was widened or a five-bay façade was altered. Since few, if any, three-bay façade houses from this period exist in North Easton and five-bay fronts are more the norm, the latter alternative—and earlier five-bay façade was altered—is more likely the case. A wide gable dormer with two windows was added to the roof during the ca. 1860 renovation to provide the modest older dwelling with a more modern, picturesque appearance. Any porches on the front of the house were removed and replaced with a terrace bordered by a balustrade.

The original profile of the south gable end was maintained in the renovation, although the rear wall on the north side was raised to two stories elevating the rear roof pitch on that side. This dual condition was possible because the sections were separated by a story-and-a-half ell added to the center of the rear wall. At some later point, shed dormers were constructed on both sides of the ell

roof. Granite slabs face the foundation of the house; historic wood sash are intact. A detached wood frame two-car garage has been added at the rear of the property with its single overhead door opening on the sidewalk along Oliver Street.

The Buck House (Ames Shovel and Tool Co. Tenement #9) is an significant example of the way the Ames family shaped the architecture of core areas of the village.

### **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.*

According to local historian William Ladd Chaffin, Main Street was laid out in 1744 and had at that time at least seven dwellings on it. Its east end was straightened in 1812 and extended to what is now Washington Street, and in 1850 it was extended again to the Brockton (then North Bridgewater) town line.<sup>1</sup> The road curves north at Lincoln Street and becomes North Main Street north of Elm Street. From the start it has been a mixed-use area of homes, businesses, and some factories. Much of the land north of Lincoln Street was owned by members of the Ames family, which built its world-renowned shovel factory complex on the east side of Main Street and several of the family's earliest estates on the west side. The Oliver Ames and Sons company store and several tenements were located on the east side of Main Street south of Pond Street, and on family land on the east side the Ames Free Library and Oakes Ames Memorial Hall, designed for Frederick Lothrop Ames by his Harvard classmate Henry Hobson Richardson, were built in the early 1880s.

According to town records, the house at 24 Main Street was built about 1825, but by the 1860s it was one of eight tenements that Oliver Ames and Sons owned and operated on the street. The Ames family and the shovelworks had been in the business of housing workers since 1836, when Oakes Ames, a son of Oliver Ames, opened a boardinghouse which he later sold to the company; in 1838 the company opened its own boardinghouse. It then began both to acquire private homes and to build new dwellings; they also converted former factory buildings into worker housing. By 1861 the shovel manufacturing company owned sixty-two houses in North Easton valued at \$52,500. By 1900 the company owned seventy-eight houses, the most it would ever own, valued at roughly \$79,500.

The company's tenement ledger identifies 24 Main Street as "Buck House" and tenement number nine. It may originally have been the home of Benjamin Buck, who was born in Easton in the 1760s and is shown in the town's first tax records

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<sup>1</sup> William L. Chaffin, *History of the Town of Easton, Massachusetts* (Cambridge, MA: J. Wilson and Son, 1886), 463-64.

of 1851 as owning a house valued at \$900. Buck died in 1852 at the age of ninety-one, and the Ames company may have bought the house shortly afterward. Only seven tenants are shown in the ledger for the property, and the first two are listed without dates of moving in and out; thus it is not possible to determine when the house became a tenement. The first date is April 1866, when an "E. Hills" left the property. The same day, the tenement ledger transcription has it, a P. H. Gifford moved in. This was almost certainly Pardon A. Gifford, who in 1870 worked as a boot maker and is listed in the census after known residents of the block of Main Street between Elm and Oliver Streets. Born in Westport Point, Massachusetts, in 1837, Gifford married Phebe W. Booth in New Bedford in 1858. In 1864 he was named cashier of the First National Bank of Easton, organized in March 1864, and he was among the petitioners urging the creation of North Easton Savings Bank in February of the same year. The directors and officers of both banks were predominantly members of the Ames family, which probably explains Gifford's placement at 24 Main Street; from 1864 to 1866 he had lived in a company tenement at 54 Main Street. Gifford was among the first directors of the North Easton Library Association, founded in 1869, and in 1886 was elected first treasurer of the North Easton Boot and Shoe Manufacturing Company.<sup>2</sup> He died in 1888, and his widow moved to New Bedford, where she died in 1895. The 1870 census lists him as owning \$4000 in real property, which contradicts the tenement ledger, but Gifford was there long enough that the property is identified as the Gifford house in later deeds and tax records.

By 1908 24 Main Street was occupied by Daniel Whyte, a gardener whose rent was paid by Winthrop Ames; thus he was almost certainly working at the family's Queset estate on the west side of Main Street. Born in Scotland about 1871, Whyte came to the United States in 1889, and in 1895 in South Natick he married Nellie Howe Brown. By 1910 the couple had two children, Arthur and Prescott, but by 1911 Whyte left 24 Main Street.

The house was next occupied by Mary McKnuley Tulley, who cannot be located in the census. In 1928 the property was owned by Easton Land Company, an Ames family corporation, and in that year was sold to Winthrop Ames, brother of land company president Hobart Ames.<sup>3</sup> Tax records for 1930 show Winthrop Ames as owner of a house parenthetically identified as "Gifford" and valued at \$2000. In that year Ames rented 24 Main Street to James Frederick Coles. Coles, born in Nahant in 1887, worked as a gardener in Natick, where he married the stitcher Angie Hayes in 1908, and then as a farm garden superintendent in Andover in the late 1910s and 1920. By 1930 he is shown as "superintendent private estate" in North Easton. His household included his wife and twenty-year-old daughter Dorothy, who was a beauty parlor hairdresser. By 1942 Coles had moved to Marion to work on the F. C. Hood estate.

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<sup>2</sup> Chaffin, *Easton*, 377, 605.

<sup>3</sup> Easton Land Company to Winthrop Ames, 3 January 1928, NBD 781:527.

In August 1941, after the death of Winthrop Ames, his executors deeded 24 Main Street to a cousin, David Ames, the son of John Stanley Ames, grandson of Frederick Lothrop Ames, and great-grandson of Oliver Ames Jr.; Winthrop and Hobart Ames were the grandsons of Oakes Ames, the brother of Oliver Jr. David Ames owned the property until 1952, and by 1957 it became the property of George C. and E. Elizabeth Barrows. Barrows was probably the son of George Barrows, who had grown up in his father Joseph's home at 10 Lincoln Street. George Barrows died in 2005 and his wife in 2009.<sup>4</sup>

## **BIBLIOGRAPHY and/or REFERENCES**

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- Cutter, William Richard, comp. *New England Families: Genealogical and Memorial*. 3d series. New York: Lewis Historical Publishing Co., 1915.
- Easton Directory. 1917. Ancestry.com website, <http://www.ancestry.com> [title page missing].
- Galer, Gregory J. "Forging Ahead: The Ames Family of Easton, Massachusetts, and Two Centuries of Industrial Enterprise, 1635-1861." Ph.D. diss., Massachusetts Institute of Technology, 2002.
- Hands, Edmund C. *Easton's Neighborhoods*. North Easton: Easton Historical Society, 1995.
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- Representative Men and Old Families of Southeastern Massachusetts*. Chicago: J. H. Beers, 1912.
- Resident and Business Directory for Easton, Mass. for 1889*. Needham, MA: Local Directory Publishing Co., 1889.
- Town of Easton Poll and Real Estate Tax Books, 1853-1960. Easton Historical Society.

## **MAPS**

- Walling, H. F. "Map of the Town of Easton, Bristol County, Massachusetts, Surveyed by Order of the Town." New York: Ferd. Mayer and Co., 1855.

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<sup>4</sup> Hobart Ames et al., executors, to David Ames, 1 August 1941, NBD 877:346-47; David Ames to Rosemary B. Morse, 16 July 1952, NBD 1070:204; Morse to George C. and E. Elizabeth Barrows, North Easton, 19 November 1957, NBD 1266:494.

"North Easton." In *Atlas of Bristol Co., Massachusetts, from Actual Surveys by and under the Direction of F. W. Beers*. New York: F. W. Beers and Co., 1871.

"View of North Easton, Massachusetts." Boston: O. H. Bailey and Co., 1881.

"Map of North Easton, Town of Easton . . . 1886." In *History of the Town of Easton* by William L. Chaffin. 689.

"Village of North Easton, Part of the Town of Easton." In *New Topographical Atlas of Surveys, Bristol County, Massachusetts*. Philadelphia: Everts and Richards, 1895.

Sanborn Fire Insurance Maps. 1903, 1911, 1925, 1925-43.



View from SW



View from NW



View from SE



**Queset Lodge, 51 Main Street**

Queset House was built in 1854 in the cottage style of Andrew Jackson Downing for Oakes Angier Ames, the son of Congressman Oakes Ames and the brother of future Governor Oliver Ames. Oakes Angier Ames served as President of the Ames Shovel Company. It was one of the most valuable homes in Easton in 1861 with a valuation of \$3,000. An addition to the rear and the current chimneys were added in 1875 by Ames cousin John Ames Mitchell while he was working on Unity Church.

When Oakes Angier Ames died in 1899, Queset House became the home of Winthrop Ames, a producer of many Broadway plays. Winthrop Ames added the walled garden to the south of the house. In 1911 he added the extensive garden complex behind the library. Ruins in that area are the foundations of a small green house and a large carriage house that Ames shared with his brother Hobart who had an estate to the west of Queset.

When Winthrop Ames died in 1937, Queset House fell into neglect and was saved from demolition by the intercession of the Ames family who restored it. The property passed out of family ownership to Mr. Douglas King, and then to Forest Systems who sold it to its current owner, the Ames Free Library

**North Easton Post Office, 54 Main St.  
FORM B – BUILDING**

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

16U 126	Mansfield	E	
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NRDIS 11/3/72

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

**Town/City:** Easton

**Place:** (*neighborhood or village*): North Easton

**Photograph**



View from NW

**Address:** 54 Main Street

**Historic Name:** Post Office  
Ames Shovel and Tool Co.

**Uses:** Present: single residence

Original: post office / storehouse

**Date of Construction:** ca. 1860

**Source:** Ames Company tenement ledger, historic maps

**Style/Form:** Classical Revival

**Architect/Builder:** unknown

**Exterior Material:**

Foundation: stone

Wall/Trim: composition clapboard

Roof: asphalt shingle

**Outbuildings/Secondary Structures:**  
Garage

**Major Alterations** (*with dates*):  
Wings & dormers added, late 20<sup>th</sup> century

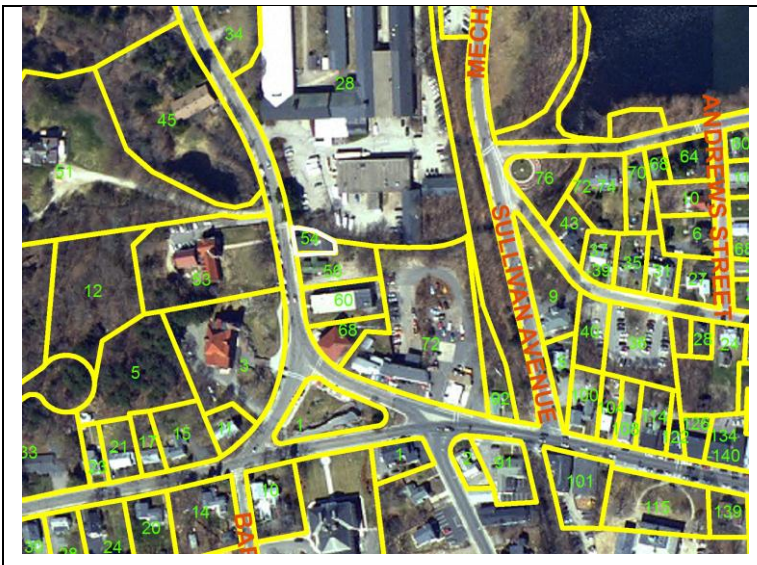
**Condition:** good

**Moved:** no  yes  **Date:**

**Acreage:** 0.08 acre

**Setting:** This house is set close to the east side of Main Street. The Queset River connecting Hoe Shop and Shovel Shop Ponds runs along the southern edge of the lot. This section of Main Street is a mixed-use district.

**Locus Map**



**Recorded by:** Kathryn Grover and Neil Larson

**Organization:** Easton Historical Commission

**Date** (*month / year*): May 2010



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

**ARCHITECTURAL DESCRIPTION:**

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

The Ames Shovel and Tool Co. Building #90 (Post Office) is a two-story wood frame factory-related building with a gable roof. It is situated on a 0.08-acre lot on the east side of Main Street north of Barrow Street and the Rockery. The building's tiny parcel provides little space beyond a parking area and garage site. A paved driveway enters the lot at the southwest corner of the lot and terminates behind the house at the garage.

Following extensive recent renovations, the exterior of the building has been sided with composition clapboards. The building probably had entrances on both the street (west) and south façades, the former for the post office and the latter for the warehouse functions. The 1881 bird's-eye view depicts a four-bay façade on the south side with an entrance on the ground floor. A historic view of the street façade is not available; it currently contains four bays, including an entrance, on the ground floor and three bays in the upper story, although one bay on each story is within a wing on the north side of the building added at an undetermined later date (post 1891). The shed dormers on both sides of the roof are recent additions. Windows have been added; the sash in historic openings have been replaced. A one-story wood frame garage with a gable roof is located in the southeast corner of the lot. It contains two vehicle bays with overhead doors.

In spite of its recent alterations, the Ames Shovel and Tool Co. Building #90 (Post Office) is an important landmark in the Ames company factory complex, notably for its long use as the North Easton post office.

**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.*

According to local historian William Ladd Chaffin, Main Street was laid out in 1744 and had at that time at least seven dwellings on it. Its east end was straightened in 1812 and extended to what is now Washington Street, and in

1850 it was extended again to the Brockton (then North Bridgewater) town line.<sup>5</sup> The road curves north at Lincoln Street and becomes North Main Street north of Elm Street. From the start it has been a mixed-use area of homes, businesses, and some factories. Much of the land north of Lincoln Street was owned by members of the Ames family, which built its world-renowned shovel factory complex on the east side of Main Street and several of the family's earliest estates on the west side. The Oliver Ames and Sons company store and several tenements were located on the east side of Main Street south of Pond Street, and on family land on the east side the Ames Free Library and Oakes Ames Memorial Hall, designed for Frederick Lothrop Ames by his Harvard classmate Henry Hobson Richardson, were built in the early 1880s.

The 1871 and 1895 village maps show this building as the North Easton Post Office, which had moved from another location on Main Street to 54 Main with the appointment of George B. Cogswell as postmaster in 1861. It relocated to the newly built 66-68 Main Street in 1904.<sup>6</sup>

This building is identified in the June 1930 brochure advertising the auction of forty-one properties owned by Ames Shovel and Tool Company as parcel 41, a two-story basement and frame store house. "This building could readily be converted to a dwelling," the brochure noted, and added that it sat on a lot of 3670 square feet (0.08 acre).<sup>7</sup> A handwritten note next to the listing appears to identify the building as the "old post office." The North Easton post office, which shared space with the North Easton Library Association, but it is not clear from Chaffin's history when the structure became the post office.

In 1930 the company appears to have sold the property to Anna Johnson of Brockton, who in 1940 sold it to Walter C. and Isabelle G. Hay of Easton. Tax records for 1960 showed a \$2300 value for the house, \$400 for the garage, and \$200 for the lot. The Hays owned the property until 1971.<sup>8</sup>

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<sup>5</sup> William L. Chaffin, *History of the Town of Easton, Massachusetts* (Cambridge, MA: J. Wilson and Son, 1886), 463-64.

<sup>6</sup> Margaret McEntee et al., *History of Easton, Massachusetts*, vol. 2., 1886-1974 (North Easton: Easton Historical Society, n.d.), 198.

<sup>7</sup> "41 Desirable Properties in a Very Attractive Village" (auction brochure, Ames Shovel and Tool Co., 19 June 1930), Easton Historical Society.

<sup>8</sup> Anna E. Johnson to Walter C. and Isabelle G. Hay, 18 December 1940, NBD 863:357; Hays to Samuel S. and Irene Barsky, 19 Miller Road, Easton, 31 August 1971, NBD 1585:376.

## BIBLIOGRAPHY and/or REFERENCES

- Chaffin, William L. *History of the Town of Easton, Massachusetts*. Cambridge, MA: J. Wilson and Son, 1886.
- Cutter, William Richard, comp. *New England Families: Genealogical and Memorial*. 3d series. New York: Lewis Historical Publishing Co., 1915.
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- Town of Easton Poll and Real Estate Tax Books, 1853-1960. Easton Historical Society.

## MAPS

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- "North Easton." In *Atlas of Bristol Co., Massachusetts, from Actual Surveys by and under the Direction of F. W. Beers*. New York: F. W. Beers and Co., 1871.
- "View of North Easton, Massachusetts." Boston: O. H. Bailey and Co., 1881.
- "Map of North Easton, Town of Easton . . . 1886." In *History of the Town of Easton* by William L. Chaffin. 689.
- "Village of North Easton, Part of the Town of Easton." In *New Topographical Atlas of Surveys, Bristol County, Massachusetts*. Philadelphia: Everts and Richards, 1895.
- Sanborn Fire Insurance Maps. 1903, 1911, 1925, 1925-43.



View from SW

**John Randall-Harlow House, 56 Main St**  
**FORM B – BUILDING**

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

16U 125      Mansfield      E     

NRDIS 11/3/72

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

**Town/City:** Easton

**Place:** (*neighborhood or village*): North Easton

**Photograph**



View from NW

**Address:** 56 Pond Street

**Historic Name:** John Randall House  
Obed Harlow House  
Ames Shovel and Tool Co.

**Uses:** Present: single residence

Original: single residence

**Date of Construction:** ca. 1750

**Source:** town histories

**Style/Form:** Colonial

**Architect/Builder:** unknown

**Exterior Material:**

Foundation: stone

Wall/Trim: wood clapboard

Roof: asphalt shingle

**Outbuildings/Secondary Structures:**  
none

**Major Alterations** (*with dates*):  
Rear ell added

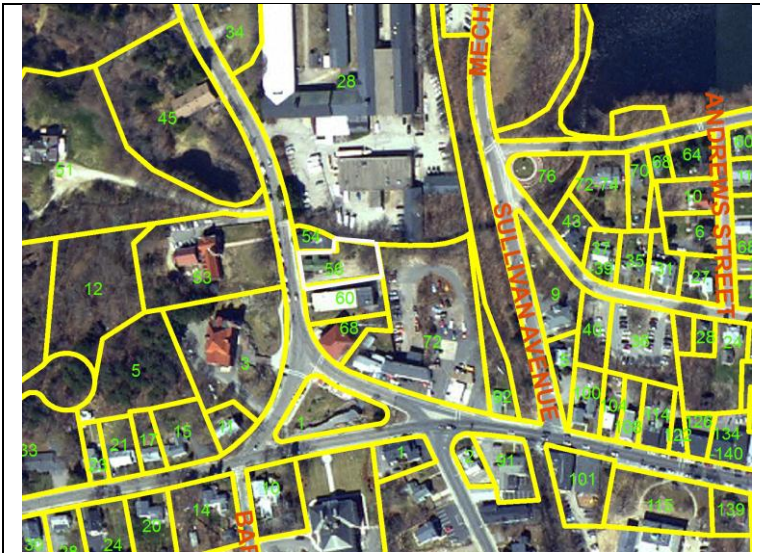
**Condition:** good

**Moved:** no  yes  **Date:**

**Acreage:** 0.29 acre

**Setting:** This house is set close to the northeast side of Main Street in a mixed-use district; it is across Main Street from Ames Free Public Library.

**Locus Map**



**Recorded by:** Kathryn Grover and Neil Larson

**Organization:** Easton Historical Commission

**Date** (*month / year*): May 2010

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

**ARCHITECTURAL DESCRIPTION:**

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

The so-called John Randall House is believed to have been built by 1750, although further physical investigation is necessary to verify this attribution. It was also the home of Obed Harlow in the early 19<sup>th</sup> century and afterwards functioned as Tenement #37 of the Ames Shovel & Tool Company.

The one-story wood frame dwelling has a gable roof with a large central brick chimney, which conforms to the form of 18<sup>th</sup> houses in the region. Wood clapboard siding and large 12-over-12 windows represent features added later in its history. The south façade contains an entrance in front of the chimney with two windows on either side consistent with late 18<sup>th</sup>-century design; an additional window bay at the east end of the house represents an addition, as does a short rear ell, both may have been added to accommodate two or more households once the building became an Ames company tenement.

The house is currently situated on a quarter-acre lot on the east side of Main Street just north of the Rockery. The house has a front lawn and a large paved parking area in the rear, which is connected to the street by a paved driveway running along the south lot line. These conditions, as well as a recent ramp leading from the Main Street sidewalk to the entrance, indicate a commercial use.

The John Randall / Obed Harlow House (Ames Shovel & Tool Company Tenement #37) is a rare 18<sup>th</sup>-century landmark in the village. It is additionally significant for its associations with North Easton's industrial history.

**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.*

According to local historian William Ladd Chaffin, Main Street was laid out in 1744 and had at that time at least seven dwellings on it. Its east end was straightened in 1812 and extended to what is now Washington Street, and in

1850 it was extended again to the Brockton (then North Bridgewater) town line.<sup>9</sup> The road curves north at Lincoln Street and becomes North Main Street north of Elm Street. From the start it has been a mixed-use area of homes, businesses, and some factories. Much of the land north of Lincoln Street was owned by members of the Ames family, which built its world-renowned shovel factory complex on the east side of Main Street and several of the family's earliest estates on the west side. The Oliver Ames and Sons company store and several tenements were located on the east side of Main Street south of Pond Street, and on family land on the east side the Ames Free Library and Oakes Ames Memorial Hall, designed for Frederick Lothrop Ames by his Harvard classmate Henry Hobson Richardson, were built in the early 1880s.

According to local historian Edmund Hands, the house at 56 Main Street may be the oldest in North Easton village; it may date as early as 1730 and may have been the house owned by John Randall that is shown on the 1744 map of North Easton village.<sup>10</sup> The town dates the house to 1750. The tenement ledger for Oliver Ames and Sons identifies the property as the Obed Harlow house. Harlow, born about 1785 in Sharon, lived in Easton from as early as 1820 to at least 1840 and for a time made either hoes or shovels in the shop built at Hoe Shop Dam by the blacksmith Nathan Pratt in 1804.<sup>11</sup> By 1850 Harlow and his wife Eunice Packard Harlow moved to Middleborough, which had a number of shovel factories at midcentury; he is shown as a shovel maker in the 1850 census and as a seventy-five-year-old farm laborer in the 1860 census there. He died in 1870 in Taunton.

Probably in the mid-1860s 56 Main Street was acquired by Oliver Ames and Sons as one of many properties in which it housed shovelworkers and sometimes others. The Ames family and the shovelworks had been in the business of housing workers since 1836, when Oakes Ames, a son of Oliver Ames, opened a boardinghouse which he later sold to the company; in 1838 the company opened its own boardinghouse. It then began both to acquire private homes and to convert former factory buildings into worker housing. By 1861 the shovel manufacturing company owned sixty-two houses in North Easton valued at \$52,500. By 1900 the company owned seventy-eight houses, the most it would ever own, valued at roughly \$79,500.

The company's tenement ledger lists only eight tenants for 56 Main from the first undated entry through 1910. The first tenant, Massachusetts-born shovelmaker Alfred Pratt, had lived in Easton since at least 1830 but cannot be definitely located on Main Street in any census. However, the order of census enumeration

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<sup>9</sup> William L. Chaffin, *History of the Town of Easton, Massachusetts* (Cambridge, MA: J. Wilson and Son, 1886), 463-64.

<sup>10</sup> Edmund C. Hands, *Easton's Neighborhoods* (North Easton, MA: Easton Historical Society, 1995), 150; see Benjamin Cobb, surveyor, "A Plan of ye Town of Easton," about 1750, redrawn and published in Chaffin, *Easton*, 451.

<sup>11</sup> Chaffin, *Easton*, 592.

suggests that the second tenant, Maine-born shovelmaker Joel Sampson, occupied the house in 1870. Sampson had lived in Easton since the 1840s—he was warden of the almshouse from 1844 to 1849—and was a shovelmaker by 1850. By 1860 censuses began to list him as a farm laborer, and by 1880 he is shown as “superintendent of farming,” perhaps on one of the Ames family estates. Most of the other tenants the ledger lists for 56 Main cannot be pinned to that location from censuses, however.

The tenement ledger lists the last tenant at 56 Main as “Samuel Welsch,” who moved into the house in 1910; no departure date is shown. No Samuel Welsch by any surname spelling seems to have lived in Easton, which suggests a recording or transcription error. “Samuel Welsch” was almost certainly Daniel Welch, who with his wife Mary bought the property in 1930. Born in Ireland about in 1860, Welch emigrated in 1880, and by 1882 he was living in North Easton. In that year he married Mary Cahill, born to Irish immigrant couple James and Mary Cahill in Easton in 1860. By 1900 the Welches lived on Elm Street and had seven daughters; Daniel’s brother Redmond Welch, who came to the United States in 1888, lived with them. Both Daniel and Redmond Welch worked at the shovel shops, Daniel as a teamster and Redmond as a helper. By 1910 the census shows the family renting on King Avenue; by then daughters Julia, nineteen years old, Kate, sixteen, and Nellie, fifteen, all worked as repairers in a shoe factory, and the couple had had a son, Daniel. By 1920 Daniel and Mary Welch, Redmond Welch, and Mary’s brother John Cahill were living at 56 Main Street. Daniel Welch and Cahill were both coal company teamsters.

In June 1930 Ames Shovel and Tool Company put up for auction this house and forty others of the fifty-nine tenements it then owned. A circular prepared to publicize the auction identified the house as parcel 40, a one-story, seven-room frame cottage with an attic and basement, a composition shingle roof, city water, and electric light.<sup>12</sup> Poll tax records and the 1930 census show Daniel and Mary Welch living there at the time; Daniel Welch had returned to the shovel shops as a laborer by then. In July the shovel company sold 56 Main to the Welches.<sup>13</sup> Daniel Welch died in April 1932, and in 1941 his widow Mary deeded the property to her son Daniel. Mary Welch died in 1944, and the next year Daniel sold the property to Clement and Winifred Gill of Bridgewater in 1945. The Gill family sold 56 Main Street in 1986.<sup>14</sup>

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<sup>12</sup> “41 Desirable Properties in a Very Attractive Village” (auction brochure, Ames Shovel and Tool Co., 19 June 1930), Easton Historical Society.

<sup>13</sup> Ames Shovel and Tool Company to Daniel and Mary Welch, 13 July 1930, NBD 801:39-40 .

<sup>14</sup> Mary Welch to Daniel J. Welch, 18 October 1941, NBD 868:535-36; Welch to Clement J. and Winifred Gill, 8 March 1945, NBD 891:165-66; David R. Gill et al. to Roderick B. and Marta C. MacKay, 6 June 1986, NBD 3031:78.





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## **MAPS**

- Walling, H. F. "Map of the Town of Easton, Bristol County, Massachusetts, Surveyed by Order of the Town." New York: Ferd. Mayer and Co., 1855.
- "North Easton." In *Atlas of Bristol Co., Massachusetts, from Actual Surveys by and under the Direction of F. W. Beers*. New York: F. W. Beers and Co., 1871.
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- Sanborn Fire Insurance Maps. 1903, 1911, 1925, 1925-43.



View from W



View from NW



### **60 Main St**

The telephone building was built in 1956 to accommodate a new generation of telephone switching equipment. This has never been a building open to the public simply serving as the hub of the town's phone system.

**North Easton Savings Bank & Post Office**  
**68 Main St**

**FORM B – BUILDING**

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

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

16U 123	Mansfield	E	EST.2
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NRDIS 11/3/72

**Town/City:** Easton

**Place:** (*neighborhood or village*): North Easton

**Photograph**



View from SE

**Address:** 68 Main Street

**Historic Name:** North Easton Savings Bank & Post Office

**Uses:** Present: offices

Original: commercial

**Date of Construction:** 1904

**Source:** deeds, local histories

**Style/Form:** Richardsonian Romanesque

**Architect/Builder:** Shepley, Rutan, and Coolidge

**Exterior Material:**

Foundation: stone

Wall/Trim: stone

Roof: slate

**Outbuildings/Secondary Structures:**

none

**Major Alterations** (*with dates*):

none

**Condition:** good

**Moved:** no  yes  **Date:**

**Acreage:** 0.27 acre

**Setting:** This building is sited close to the northeast side of Main Street opposite the Rockery and Oakes Ames Memorial Hall. This section of Main Street is primarily commercial and institutional.

**Locus Map**



**Recorded by:** Kathryn Grover and Neil Larson

**Organization:** Easton Historical Commission

**Date** (*month / year*): May 2010

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

**ARCHITECTURAL DESCRIPTION:**

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

The North Easton Savings Bank and Post Office Building is a two-story stone commercial building with a red slate hipped roof. It is situated on a quarter-acre lot on the east side of Main Street opposite the Rockery where Main Street changes direction heading north. What portion of the lot the large boxy building does not occupy is paved for a driveway, which runs along the north side of the property, and a parking area at the rear of the building.

The building was constructed in 1904 in a Richardsonian Romanesque design with rough-faced granite ashlar walls with brownstone trim. The three-bay front façade contains centered entrances recessed behind a wide brownstone arch in the signature Richardsonian manner. The arch springs from a battered brownstone basement and has molded trim along its inner and outer edges. One entrance was for the bank located on the south side of the first story and the other was and one was for the post office on the north side. The flanking window pairs have massive brownstone lintels and sills, as well as relieving arches above them. The openings are divided into two narrow sections by chamfered posts with stylized Ionic capitals. The second story, which is half as tall as the first giving the building a heavy, squat appearance, is separated by a brownstone belt course with a cornice serving as the sills for the upper level of windows. The center group over the arch contains three sash units separated by brownstone Corinthian columns. The flanking windows are wide and framed by similar columns. In effect, these columns support the frieze of the roof-level entablature, which is also made of brownstone.

The side walls are virtually identical (the south side has an additional doorway) with the central feature of three large arched windows in the center of the first floor. The granite walls are divided by the horizontal bands at the basement, between the stories and along the top. The lot slopes sharply to the north east exposing that corner of the basement at grade. This section of wall is made of granite. The hipped roof is covered with red slate, which is either original or restored. The wood sash also appear intact except for on the rear where replacement has occurred. Lower sash are one-over-one; the upper sash in the second story windows have five rows of small panes.

The North Easton Savings Bank and Post Office Building is an important landmark in the group of public buildings the Ames family erected around the village square. Designed by the Boston architectural firm Shepley, Rutan and Coolidge, who perpetuated the H.H. Richardson's unique interpretation of the Romanesque style after his death, the building is also architecturally significant in a broader context.

### **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.*

According to local historian William Ladd Chaffin, Main Street was laid out in 1744 and had at that time at least seven dwellings on it. Its east end was straightened in 1812 and extended to what is now Washington Street, and in 1850 it was extended again to the Brockton (then North Bridgewater) town line.<sup>15</sup> The road curves north at Lincoln Street and becomes North Main Street north of Elm Street. From the start it has been a mixed-use area of homes, businesses, and some factories. Much of the land north of Lincoln Street was owned by members of the Ames family, which built its world-renowned shovel factory complex on the east side of Main Street and several of the family's earliest estates on the west side. The Oliver Ames and Sons company store and several tenements were located on the east side of Main Street south of Pond Street, and on family land on the east side the Ames Free Library and Oakes Ames Memorial Hall, designed for Frederick Lothrop Ames by his Harvard classmate Henry Hobson Richardson, were built in the early 1880s.

The building at 68 Main Street was designed by the Boston architectural firm Shepley, Rutan, and Coolidge and completed in 1904. It stood on property owned by Cyrus Lothrop, an iron importer and merchant born in Easton in 1822. Lothrop's sister Sarah married Oliver Ames Jr. (1807-77), and for most of his life Lothrop lived in his sister's household. In her will Sarah Lothrop Ames, who died in 1895, left her homestead—moved from Main to the east side of Oliver Street, north of Shovel Shop Pond, in 1864—to her brother Cyrus for his lifetime.<sup>16</sup>

Lothrop had owned the 68 Main Street lot since at least 1851, when A. A. Gilmore and Company, organized in Easton that year, began to make fine calfskin boots in a building Lothrop owned there. The company remained at that site through 1879, when they ceased production.<sup>17</sup> By 1895 Lothrop owned two buildings on the lot, one of them marked "store."

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<sup>15</sup> William L. Chaffin, *History of the Town of Easton, Massachusetts* (Cambridge, MA: J. Wilson and Son, 1886), 463-64.

<sup>16</sup> "Mrs. Sarah L. Ames's Will," *New York Times*, 4 January 1894.

<sup>17</sup> Chaffin, *Easton*, 597.

In January 1903 Lothrop sold the lot and its buildings to North Easton Savings Bank, which shared the building with the North Easton Post Office.<sup>18</sup> The bank surely hired Shepley, Rutan and Coolidge because it wished to create a building sympathetic to the H. H. Richardson Oakes Ames Memorial Hall and Ames Free Library, across Main Street from the site, and the Boston firm was known for its Richardsonian-style designs. With the firm of Frederick Law Olmsted, the firm designed Stanford University, and on its own it designed, among many other structures, South Station in Boston (1892), Union Station in Albany (1899), and the Art Institute of Chicago (1893), and the Ames family had hired Shepley, Rutan and Coolidge to design the fourteen-story Ames Building in Boston, completed in 1893.

North Easton Savings Bank left the building for its current site at 295 Main Street in 1968 and sold the building to Robert W. Hatchfield.<sup>19</sup>

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<sup>18</sup> Cyrus Lothrop to North Easton Savings Bank, 23 January 1903, NBD 583:36-37.

<sup>19</sup> North Easton Savings Bank to Robert W. Hatchfield, 28 Center Street, 22 March 1968, NBD 1517:280.



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Sanborn Fire Insurance Maps. 1903, 1911, 1925, 1925-43.



View from W



View from NE

**Jason Andrews House, 72 Main Street  
Earnest Sundell Auto Repair Shop, 72 Main Street  
Earnest Sundell Gas Station, 72 Main Street**

16U 121      Mansfield      E     

NRDIS 11/3/72

**Town/City:** Easton

**Place:** (*neighborhood or village*): North Easton

**Address:** 72 Main Street

**Historic Name:** Jason W. & Hannah Andrews House

**Uses:** Present: commercial

Original: single residence

**Date of Construction:** ca. 1850; ca. 1945 (house); 1943 auto repair shop (west section); ca. 1950 auto repair shop (east section); ca. 1970

**Source:** visual analysis, historic maps

**Style/Form:** Classical Revival (house)  
Modern (garage & gas station)

**Architect/Builder:** unknown

**Exterior Material:**

Foundation: stone (house)

Wall/Trim: vinyl clapboard (house)

Roof: asphalt shingle (house)

**Outbuildings/Secondary Structures:**

Domestic garage, auto repair shop, gas station

**Major Alterations** (*with dates*):

House raised to two stories, ca. 1945

Vinyl siding added

Window sash replaced

**Condition:** good

**Moved:** no  yes  **Date:**

**Acreage:** 1.62 acre

**Setting:** This property is set on the north side of Main Street across from the Rockery. This section of Main Street is commercial and institutional.

**FORM B – BUILDING**

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

**Photograph**



View from SE

**Locus Map**



**Recorded by:** Kathryn Grover and Neil Larson

**Organization:** Easton Historical Commission

**Date** (*month / year*): May 2010

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

**ARCHITECTURAL DESCRIPTION:**

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

The Jason W. and Hannah Andrews House and Sundell Auto Repair Shop and Gas Station is a complex of buildings situated on a 1.62-acre lot on the north side of Main Street opposite the Rockery and Center Street where Main Street changes direction heading north. The property contains four components: house, domestic garage, automobile repair shop (attached to the house) and gas station. There is a large paved area between these buildings and the street and a much larger mostly-paved section in the rear for parking/stockpiling automobiles. The buildings are described as follows:

Jason W. and Hannah Andrews House. As built in ca. 1850 and depicted in late 19<sup>th</sup>-century views, the house was a story-and-a-half wood frame building with a gable roof. It had a five-bay front façade with a center entrance and thin Classical entablatures along the roof edge. A story-and-a-half, gable roof service wing was attached to the east end with a work house and barn connected in series to it. After the property was sold to the Harry John David Sundell in 1943, the house and wing were enlarged to two stories preserving the gable ends of the house as pents on the ends. The fenestration was altered with paired window units and a pedimented entrance porch added to the front façade in the Colonial Revival fashion. Around this time, a one-story wood frame detached garage was built off the northwest corner of the house. It has a front gable roof and two vehicle bays now containing a single overhead door. What was likely wood clapboard siding added to both buildings in the renovation was later covered with vinyl clapboards.

Sundell Automobile Repair Shop. During the 1943 renovations of the house, Harry Sundell demolished the work house and barn connected to the east end of the house and replaced it with a tall one-story flat-roof masonry building for a commercial automobile repair shop. This trapezoidal building remains connected to the house with a brick front façade containing one large vehicle doorway opening into a repair bay on the west side and a pedestrian door and window for an office on the east. Cast stone quoins distinguish the east corner of the building and each of the three openings in the front façade is spanned by a flat brick arch with a cast stone key block in the center. These features were intended to carry the Colonial Revival style of the renovated house over to the commercial section. An undetermined number of years later, the repair shop

was more than doubled in size by a masonry addition containing five more service bays. The cast stone features of the addition's brick front façade matched the earlier section.

Sundell Gas Station. The Sundells probably sold gasoline from pumps originally in front of the repair shop. At some later time, possibly as late as the 1970's, a separate gas station was built east of the shops on the site of another Andrews house, which had survived as late as 1943. When the house was lost, or if it was demolished to construct the gas station, is not known. The design of the gas station includes a small one-story masonry building with a shed roof intended to house a sales room and storage space and a large, flat canopy cantilevered from two steel posts centered on pump islands aligned parallel with the building.

The Jason W. and Hannah Andrews House and Sundell Auto Repair Shop and Gas Station complex contains an important 19<sup>th</sup>-century landmark along with mid-20<sup>th</sup>-century commercial buildings now historic in the context of the evolving conditions along North Easton's main street.

## **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.*

According to local historian William Ladd Chaffin, Main Street was laid out in 1744 and had at that time at least seven dwellings on it. Its east end was straightened in 1812 and extended to what is now Washington Street, and in 1850 it was extended again to the Brockton (then North Bridgewater) town line.<sup>20</sup> The road curves north at Lincoln Street and becomes North Main Street north of Elm Street. From the start it has been a mixed-use area of homes, businesses, and some factories. Much of the land north of Lincoln Street was owned by members of the Ames family, which built its world-renowned shovel factory complex on the east side of Main Street and several of the family's earliest estates on the west side. The Oliver Ames and Sons company store and several tenements were located on the east side of Main Street south of Pond Street, and on family land on the east side the Ames Free Library and Oakes Ames Memorial Hall, designed for Frederick Lothrop Ames by his Harvard classmate Henry Hobson Richardson, were built in the early 1880s. Between the Rockery on the west (where Lincoln, Barrows, Centre, and Main Streets meet) and where Williams and Mechanic Streets intersect it on the east, Main Street is a commercial district.

The house, automobile repair shop, and gas station at 72 Main Street stand on land owned in 1850 by William G. and Rhoda Willis Andrews and later by their son Jason W. Andrews. William G. Andrews was an early manufacturer in North Easton at the so-called "Red Factory privilege," which stood at the outlet of Stone's (now Langwater) Pond near 250 Main Street. From 1814 until he died in 1828, Andrews manufactured cotton yarn and then cotton sheeting at a factory at this dam. By 1853 Andrews's widow owned two buildings and 3.5 acres of land, while her son Jason, then twenty-five years old, owned a building and 1.5 acres. The last building and lot were probably 72 Main Street, for Andrews, his mother, and his brother Elisha T. Andrews are enumerated in what seems to be this neighborhood in the 1850 census. Both Jason and Elisha Andrews worked at Oliver Ames and Sons, and all three members of the household are shown as owning real estate. The 1855 map of the village identifies "J.W. Andrews" with the property.

In 1850 Jason Andrews married Hannah Pettee in Boston, and their first child, George Henry, was born in Easton in 1851. In 1860 Andrews and his wife and son are shown sharing their house with the family of bootmaker Frederick S. Russell. The 1871 village map also attaches the name "J. W. Andrews" to the building at 72 Main Street, and "E. T. Andrews" to a building next west of it. Tax records for 1870 show Jason Andrews owning a house worth \$1200, a barn

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<sup>20</sup> William L. Chaffin, *History of the Town of Easton, Massachusetts* (Cambridge, MA: J. Wilson and Son, 1886), 463-64.

worth \$125, a quarter-acre lot, and another acre of woodland and Elisha T. Andrews as owning a house and an acre of woodland. In 1873, however, Jason Andrews died at Massachusetts General Hospital in Boston of exhaustion after having apparently dislocated his ankle five months earlier; whether it was an industrial accident, more specifically a shovelworks accident, is not known. Rhoda Andrews died in 1874. By 1880 the Main Street household included Jason Andrews's widow, his son George, his son Charles H., born about 1868, and two boarders.

Jason Andrews's widow Hannah and her two sons remained in the Main Street house. George worked for the shoe manufacturer Rice and Hutchins, while Charles is shown in the village directory as an unemployed clerk. In 1900 Hannah Andrews lived at 72 Main with her sons and her son Charles's wife Laura D. Hartwell of Bridgewater, whom he married in 1889. Hannah Andrews died by 1917, for the directory of that year shows only Charles, then a traveling salesman, living at the Main Street property.

By 1930 Charles H. Andrews had become a contractor of oil and mill supplies, and the property included the house, a garage, and a shop. Based on the 1925 Sanborn map, these buildings were connected; the garage was domestic not commercial. In 1943 Andrews sold the 72 Main street property to Harry John David Sundell, the son of Swedish immigrant shovelworker Ernest Sundell; he had grown up at 46 Pond Street, the birthplace of Oakes Ames in 1804 and one of the oldest houses in the village. In that year, Sundell had demolished the dependencies attached to the house and replaced them with a two-story masonry car repair shop. The multi-bay masonry extension came later. A gas station was later built on an adjoining house lot. Tax records for 1960 assessed Sundell for 1.58 acres, valued at \$3500, the house (\$3000), the garage (\$4500), and "g.t.," possibly garage tools, at \$450. The property is currently owned in trust by the Sundell family.<sup>21</sup>

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<sup>21</sup> Charles H. Andrews to Harry J. D. and E. Florence W. Sundell, 1 July 1943, NBD 880:121; Sundells to Sundell Realty Trust, 28 February 1978, NBD 1784:13.

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Sanborn Fire Insurance Maps. 1903, 1911, 1925, 1925-43.





View from SW



View from SE



View of house from SE



View auto repair shop from SE



View of gas station from SW



View of facility from N

**John Torrey House**  
**91 Main Street**

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

16U 117      Mansfield      E     

NRDIS 11/3/72

**FORM B – BUILDING**

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

**Town/City:** Easton

**Place:** (*neighborhood or village*): North Easton

**Photograph**



View from NE

**Address:** 91 Main Street

**Historic Name:** John Torrey House

**Uses:** Present: mixed use

Original: multiple residence

**Date of Construction:** ca. 1835

**Source:** visual analysis, historic maps, local histories

**Style/Form:** Greek Revival

**Architect/Builder:** unknown

**Exterior Material:**

Foundation: stone

Wall/Trim: wood clapboard

Roof: asphalt shingle

**Outbuildings/Secondary Structures:**  
none

**Major Alterations** (*with dates*):  
none

**Condition:** good

**Moved:** no  yes  **Date:**

**Acreage:** 0.22 acre

**Setting:** This house is sited on the south side of Main Street near its intersection with Center Street. Its lot has mature trees and is bounded on the east by a rail corridor.

**Locus Map**



**Recorded by:** Kathryn Grover and Neil Larson

**Organization:** Easton Historical Commission

**Date** (*month / year*): May 2010

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

**ARCHITECTURAL DESCRIPTION:**

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

The John Torrey House is a large two-story wood frame dwelling with a gable roof. Its size suggests it had a public use as well; it later functioned as a boarding house. The building occupies a quarter-acre lot on the south side of Main Street east of Center Street, to which the parcel probably once extended. A small lawn is maintained in front of the house; the balance of the lot, primarily on the west side of the building, is paved for parking. The railroad right-of-way forms the eastern boundary, the land for it taken from the Torrey parcel in 1867.

The house retains historic wood clapboards and window sash. It has a six bay front façade with two entrances indicating that the building contained more than one function or living unit. The façade is framed by wide corner pilasters that support a heavy entablature with pronounced frieze. The entrance into the western section is distinguished by a Grecian porch that has been altered and enclosed. The eastern entrance is contained within a trabeated architrave. The wide gable ends contain five window bays on each story and two in the attic. The raking gable entablatures make short returns across the wall at their base. A two-story gable roof service bay is attached to the southwest corner of the house, suggesting that it was the west side of the building that was in public and/or multi-housing use.

The John Torrey House is a rare early-19<sup>th</sup> century building in the village, and it is an important landmark of Main Street's commercial development.

**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.*

According to local historian William Ladd Chaffin, Main Street was laid out in 1744 and had at that time at least seven dwellings on it. Its east end was straightened in 1812 and extended to what is now Washington Street, and in 1850 it was extended again to the Brockton (then North Bridgewater) town line.<sup>22</sup> The road curves north at Lincoln Street and becomes North Main Street north of

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<sup>22</sup> William L. Chaffin, *History of the Town of Easton, Massachusetts* (Cambridge, MA: J. Wilson and Son, 1886), 463-64.

Elm Street. From the start it has been a mixed-use area of homes, businesses, and some factories. Much of the land north of Lincoln Street was owned by members of the Ames family, which built its world-renowned shovel factory complex on the east side of Main Street and several of the family's earliest estates on the west side. The Oliver Ames and Sons company store and several tenements were located on the east side of Main Street south of Pond Street, and on family land on the east side the Ames Free Library and Oakes Ames Memorial Hall, designed for Frederick Lothrop Ames by his Harvard classmate Henry Hobson Richardson, were built in the early 1880s. Between the Rockery on the west (where Lincoln, Barrows, Centre, and Main Streets meet) and where Williams and Mechanic Streets intersect it on the east, Main Street is a commercial district.

The large building at 91 Main Street was built about 1835, probably by John Torrey, who had lived in Easton at least as early as 1830. Born in East Bridgewater about 1794, Torrey is described as a "gentleman" in the 1850 census; at that time he owned \$5000 in real property and lived with his wife Abigail, who was listed as twenty years old, and their nine-year-old daughter Mary. The census shows three other families boarding in the house, two being the families of Maine natives who worked at Oliver Ames and Sons and the other two single and probably unrelated women. Tax records for 1853 show Torrey as owner of three buildings and an acre of land.

Abigail Torrey died sometime before 1864, and in that year Torrey died of "insanity and dry gangrene." The Old Colony and Newport Railroad Company acquired the property soon afterward, and in 1867 the railroad sold 91 Main, described as a tract "on which is standing a dwelling house and store house and woodshed, now and lately called the Torrey place," to Oliver Ames Jr., who with his brother Oakes owned and managed Oliver Ames and Sons.<sup>23</sup>

The Ames tenement ledger shows the Torrey house, also identified as Tenement #72, in use as three and sometimes four units of company housing as early as 1866, when the shovelworker Caleb Carr lived there with his wife Chloe Parker Carr. Born in 1798, Carr and his wife were in fact living in the Torrey household in 1860 and remained there probably until their deaths, in 1887 and 1882 respectively. The couple's sons John and Henry were both foremen at Oliver Ames and Sons by 1880 and lived across Main Street from each other at that time, at 209 and 202 Main Street respectively.

The 1870 the Carrs shared the Torrey House with the families of Charles S. Packard and Augustus W. Lothrop. Both Packard and Lothrop were shovelmakers, had a wife and a child, and had moved to other homes in North Easton by 1880. In that year the Carrs shared the house with shovelworker Silas M. Hunt and his wife Annie and bootmaker Frederick S. Russell and his wife Betsey. And, though their entries are undated in the tenement ledger, the families

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<sup>23</sup> Old Colony and Newport Railroad Company to Oliver Ames, 9 December 1867, NBD 291:105.

of Russell and Peter Wennstrom, a cobbler who had emigrated from Sweden by 1880, probably with his wife Anna, shared the house. Wennstrom, Russell, or both may have used the shop in the building's cellar.<sup>24</sup> Living with Russells was a grandson, a boarder, and Harriet Dean, who is shown in the tenement ledger and may have been related to Russell, whose mother was Abigail Dean of Raynham. Russell died on Center Street in Easton in 1907.

After Oliver Ames died in 1877 the building passed to his son Frederick Lothrop Ames, after Frederick's death in 1893 to his widow Rebecca Caroline Blair Ames, and after death to her children. In 1930 the shovelworker Emil Jacobson and truck driver G. Clinton Gibbs lived at 91 Main, according to poll tax records, though neither can be located in the 1930 census. In 1941 the Ames family sold the property to Alphon N. J. Carlson, born in North Easton in 1910 and then an attorney with a practice in Brockton. In 1942 North Easton Cooperative Bank moved its operations to the building and remained there for twenty years, when it moved to the former New England Telephone and Telegraph building at Main and Center Streets.<sup>25</sup>

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<sup>24</sup> Margaret M. McEntee, et al., *History of Easton, Massachusetts*. Vol. 2. 1886-1974 (North Easton: Easton Historical Society, 1974), 43.

<sup>25</sup> McEntee et al., *Easton*, 43-44.

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#### MAPS

Walling, H. F. "Map of the Town of Easton, Bristol County, Massachusetts, Surveyed by Order of the Town." New York: Ferd. Mayer and Co., 1855.  
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View from W



View from SE

**Nathaniel Howard Store**  
**92 Main Street**

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

16U 120      Mansfield      E     

NRDIS 11/3/72

**FORM B – BUILDING**

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

**Town/City:** Easton

**Place:** (*neighborhood or village*): North Easton

**Photograph**



View from SE

**Address:** 92 Main Street

**Historic Name:** Nathaniel Howard Store  
Alfred B. & Mary Sladen House

**Uses:** Present: single residence

Original: commercial

**Date of Construction:** ca. 1850; ca. 1890

**Source:** visual analysis, historic maps, deeds

**Style/Form:** Classical Revival

**Architect/Builder:** unknown

**Exterior Material:**

Foundation: stone

Wall/Trim: wood clapboard

Roof: asphalt shingle

**Outbuildings/Secondary Structures:**  
none

**Major Alterations** (*with dates*):

Entrance removed from front, portico added, ca. 1890

**Condition:** good

**Moved:** no  yes  **Date:**

**Acreage:** 0.3 acre

**Setting:** This building is sited close to the north side of Main Street on a lot with mature trees. The property abuts a rail corridor on the east. This section of Main Street is largely commercial.

**Locus Map**



**Recorded by:** Kathryn Grover and Neil Larson

**Organization:** Easton Historical Commission

**Date** (*month / year*): May 2010

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

**ARCHITECTURAL DESCRIPTION:**

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

The Nathaniel Howard Store (Alfred B. & Mary Sladen House) is one-story wood frame commercial building with a front gable roof; it was later altered for use as a single-family dwelling, perhaps initially with a store space in front. The third acre lot is located on the north side of Main Street and bounded on the east by the railroad right-of-way, which claimed much of the property when it was built in 1867. The front of the lot is maintained as a lawn; a paved parking area occupies the east side of the lot with a driveway connecting to Main Street. The rear of the property, a narrow tongue of land running along the railroad, is wooded.

The building is sided with wood clapboards. The street (north) façade contains three windows in a flush board wall recessed under a shallow portico. A tripartite window occupies the pediment above the porch. The existence of the porch indicates that a door occupied one of the window openings; the absence of any seams beneath the windows leads to the conclusion that the action was part of a more extensive renovation. The 1881 view, although not necessarily accurate, shows the façade containing a door and a window without the portico. Thus there was an intermediate stage between 1881 and now when the portico was added and an entrance existed there. The lithograph also depicts the building with a large cupola in the center of the roof, now gone, and the wing currently attached to the rear of the building. The front façade probably was altered when the Sladens made their residence in the building. The entrance was moved to the center of the three-bay east façade. A bay was bumped out on the west side of the building to create more interior space. The predominant two-over-two wood sash date to the ca. 1890 renovation.

The Nathaniel Howard Store (Alfred B. & Mary Sladen House) is a rare example of a mid-19<sup>th</sup>-century store building in the village, and it is an important landmark of Main Street's commercial development. Its conversion into a dwelling over a century ago preserved the building's original form and appearance.

**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.*

According to local historian William Ladd Chaffin, Main Street was laid out in 1744 and had at that time at least seven dwellings on it. Its east end was straightened in 1812 and extended to what is now Washington Street, and in 1850 it was extended again to the Brockton (then North Bridgewater) town line.<sup>26</sup> The road curves north at Lincoln Street and becomes North Main Street north of Elm Street. From the start it has been a mixed-use area of homes, businesses, and some factories. Much of the land north of Lincoln Street was owned by members of the Ames family, which built its world-renowned shovel factory complex on the east side of Main Street and several of the family's earliest estates on the west side. The Oliver Ames and Sons company store and several tenements were located on the east side of Main Street south of Pond Street, and on family land on the east side the Ames Free Library and Oakes Ames Memorial Hall, designed for Frederick Lothrop Ames by his Harvard classmate Henry Hobson Richardson, were built in the early 1880s. Between the Rockery on the west (where Lincoln, Barrows, Centre, and Main Streets meet) and where Williams and Mechanic Streets intersect it on the east, Main Street is a commercial district.

According to town records, the house at 92 Main Street was built in 1835, but local historian Edmund C. Hands has stated that the house "may have been the first company store" for Oliver Ames's shovel works; the store was open from the mid-1810s.<sup>27</sup> However, this assertion is not substantiated in company or public records. By 1851 the property was owned by Nathaniel Howard,<sup>28</sup> who is shown in the 1850 census as a sixty-three-year-old trader owning \$800 in real estate and living with the family of shovelworker Melvin Randall. Born in Easton in 1786, Howard's specific line of work is not yet known, but the property was evidently in a commercial use. With his wife, Anna Tinkham of Middleboro, he had four children—Jane, born in 1814; Antoinette, born 1815; Nathaniel, born 1817; and Augustus Orville, born 1821. Nathaniel Howard Jr. was a clerk in North Easton and then went into shoe manufacture in 1838 in partnership with Abiel Howard; the firm later became Howard, French and Company and at some point moved to Randolph.<sup>29</sup>

Nathaniel Howard Sr. died in Easton in 1857, and in 1864 his sons Nathaniel and Augustus sold the property, then a tract of one and five-eighths acre with buildings "on the road leading from Larnerd Williams to Oliver Ames and opposite the estate of the late John Torrey" at 91 Main Street, to Oliver Ames Jr., co-owner with his brother Oakes of shovel company Oliver Ames and Sons.<sup>30</sup> Much

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<sup>26</sup> William L. Chaffin, *History of the Town of Easton, Massachusetts* (Cambridge, MA: J. Wilson and Son, 1886), 463-64.

<sup>27</sup> Edmund C. Hands, *Easton's Neighborhoods* (North Easton: Easton Historical Society, 1994), 155.

<sup>28</sup> An 1873 deed for 72 Main Street states that the lot was "near the house formerly owned by Nathaniel Howard"; see Rhoda Andrews to Elisha T. Andrews, 9 September 1873, NBD 335:175.

<sup>29</sup> William Richard Cutter, ed., *Genealogical and Personal Memoirs Relating to the Families of the State of Massachusetts* (New York: Lewis Publishing Co., 1910), 1:401-2.

<sup>30</sup> Nathaniel and Augustus Orville Howard, Randolph, to Oliver Ames, 28 September 1864, NBD 273:136.

of land was probably taken by the Old Colony and Newport Railroad Company spur constructed east of the building at that time. (This may be the origin of the notion that the building was the Ames company store.) In 1872 Ames sold about a third of an acre of the property with its buildings to Hannah A. Spooner.<sup>31</sup> Spooner was the wife of Elijah P. Spooner, a native of New Bedford who was working as a tinsmith in Taunton at the time of their marriage in 1863. By 1870 the Spooners were living in North Easton, but likely above their store on Center Street, where they were certainly living by the late 1880s. The 1871 village map shows Spooner's name attached to both buildings though his deed from Ames for the Main Street property had not yet been executed (the deed may have been retroactive), but it identifies Spooner's store on Center Street. Thus the exact use of the Main Street building is not known. Ten years later, the first bird's-eye view of the village depicts it as a commercial building.

In 1890 Hannah Spooner sold 92 Main Street to Alfred B. Sladen, who had moved to North Easton from Billerica. Born in England about 1845, Sladen emigrated with his parents and siblings to the United States in 1857. By 1860 they were living in Lowell, and in 1876 Alfred Sladen married Mary J. Perry, also born in England, in Billerica. The couple lived in that town in 1880; Sladen then worked in a woolen mill.<sup>32</sup> By 1889, according to the village directory, Sladen had opened a general store at the corner of Day and Barrows Streets, though it is not shown on the 1895 map of the village, and was living at 92 Main. A lithograph image of the house and the store was published as an inset on the margin of the 1891 bird's-eye view of the village. By 1900 he owned the 92 Main Street house and lot, a barn, two horses, and store stock worth \$2000.

The Sladens owned 92 Main Street until their deaths, and the house passed to their daughter Lula, born in Billerica in 1881; in 1902 she married shoe factory superintendent Martin E. Reynolds of Brockton. By 1920 the family lived on Center Street in North Easton. Lula Sladen Reynolds died in North Easton in 1974, and 92 Main Street then became the property of the Reynolds' daughter Ellene M. Reynolds, born in Brockton in 1909. In 2006, after Ellene M. Reynolds's death, the Reynolds family placed the property in trust.<sup>33</sup>

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<sup>31</sup> Oliver Ames to Hannah A. Spooner, 16 April 1872, NBD 324:225-26.

<sup>32</sup> Hannah A. Spooner to Alfred B. Sladen, 19 August 1890, NBD 487:340.

<sup>33</sup> Robert S. Reynolds, executor of estate of Ellene M. Reynolds, to Robert S. Reynolds and Diane C. Wright, trustees Ellene M. Reynolds 1996 Revocable Trust, 15 June 2006, NBD 16118:334.

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- "Village of North Easton, Part of the Town of Easton." In *New Topographical Atlas of Surveys, Bristol County, Massachusetts*. Philadelphia: Everts and Richards, 1895.
- Sanborn Fire Insurance Maps. 1903, 1911, 1925, 1925-43.



Image of house at 92 Main (right) and Sladen's store



View from SW



View from E



**Samuel B. Ripley House**  
**100 Main Street**

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

16U 143      Mansfield      E     

NRDIS 11/3/72

**FORM B – BUILDING**

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

**Town/City:** Easton

**Place:** (*neighborhood or village*): North Easton

**Photograph**



View from SE

**Address:** 100 Main Street

**Historic Name:** Samuel B. and Rebecca Ripley House

**Uses:** Present: commercial

Original: single residence

**Date of Construction:** ca. 1850

**Source:** visual analysis, historic maps, censuses

**Style/Form:** Greek Revival

**Architect/Builder:** unknown

**Exterior Material:**

Foundation: stone

Wall/Trim: wood clapboard

Roof: asphalt shingle

**Outbuildings/Secondary Structures:**  
none

**Major Alterations** (*with dates*):

One-story addition on rear of east wing added

One-story wing added west side, late 19<sup>th</sup>

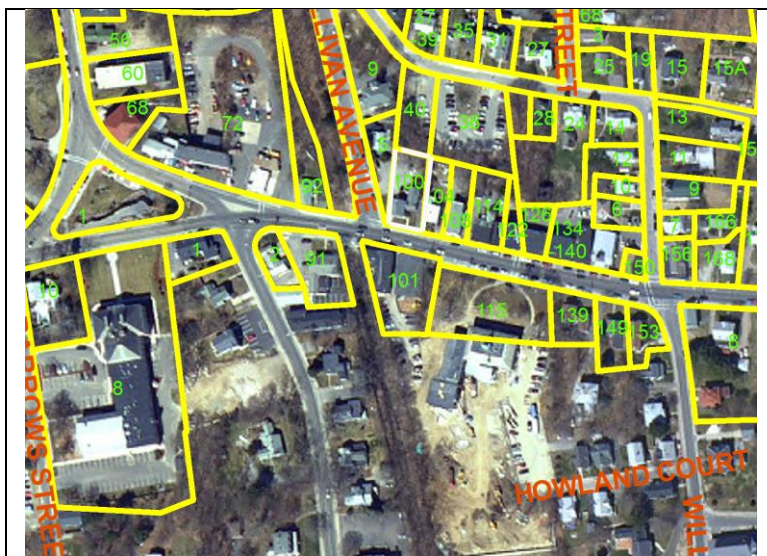
**Condition:** good

**Moved:** no  yes  **Date:**

**Acreage:** 0.21 acre

**Setting:** This building is sited on the north side of Main Street just east of its intersection with Sullivan Avenue. This section of Main Street is largely commercial.

**Locus Map**



**Recorded by:** Kathryn Grover and Neil Larson

**Organization:** Easton Historical Commission

**Date** (*month / year*): May 2010

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

**ARCHITECTURAL DESCRIPTION:**

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

The Samuel B. and Rebecca Ripley House is story-and-a-half wood frame single dwelling with a front gable roof. The quarter-acre lot is located on the north side of Main Street and bounded on the west by Sullivan Avenue. The front of the lot is maintained as a lawn; a paved parking area connected to Sullivan Avenue occupies what remains of the lot in the rear of the house.

The building is sided with wood clapboards. The front façade contains an entrance and two windows on the ground floor covered by a one-story porch with fluted Doric columns. The doorway is flanked by side lights; the windows, which extend close to the porch floor appear to be recent alterations of smaller windows there. It also is likely that the porch was supported by four columns rather than the existing three. Wide corner pilasters terminate at a tall frieze band at the eave line along the side walls; the raking edge of the gable is similarly decorated. Two windows occupy the attic level of the façade.

A one-story wing is attached to the rear of the east wall. Its front façade contains a door flanked by windows. It was probably built with the house. The one-story gable roof ell extending back from the rear of the wing was added at a later time in the 19<sup>th</sup> century. Both are pictured in the 1881 view. A one-story, flat roof wing was added to the west side of the house still later, after Sullivan Avenue was opened. A mix of sash types fill the windows, most of them are recent replacements.

The Samuel B. and Rebecca Ripley House is a distinctive example of a Greek Revival-style domestic architecture in the village.

**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.*

According to local historian William Ladd Chaffin, Main Street was laid out in 1744 and had at that time at least seven dwellings on it. Its east end was straightened in 1812 and extended to what is now Washington Street, and in

1850 it was extended again to the Brockton (then North Bridgewater) town line.<sup>34</sup> The road curves north at Lincoln Street and becomes North Main Street north of Elm Street. From the start it has been a mixed-use area of homes, businesses, and some factories. Much of the land north of Lincoln Street was owned by members of the Ames family, which built its world-renowned shovel factory complex on the east side of Main Street and several of the family's earliest estates on the west side. The Oliver Ames and Sons company store and several tenements were located on the east side of Main Street south of Pond Street, and on family land on the east side the Ames Free Library and Oakes Ames Memorial Hall, designed for Frederick Lothrop Ames by his Harvard classmate Henry Hobson Richardson, were built in the early 1880s. Between the Rockery on the west (where Lincoln, Barrows, Centre, and Main Streets meet) and where Williams and Mechanic Streets intersect it on the east, Main Street is a commercial district.

The house at 100 Main Street was probably built about 1850. The 1855 map seems to show a building on the site, though it cannot be definitely attributed. By 1860 it became the home of Samuel B. Ripley, born about 1825 in Easton and the son of Samuel Ripley Jr. and Sarah Tuckerman Ripley; the family had been in Easton from the mid- to late 1700s. In 1848 Ripley, then working as a shoemaker, married Rebecca Bisbee, who had grown up in her father John's household at 16 Main Street. Bisbee was a shovelworker, and in 1850 Ripley and his new wife lived in the Bisbee home; they had a son, John, in 1849.

By 1860 the Ripleys had moved, and Ripley was employed as a merchant; he owned \$1000 in real property and an equal amount of personal property, and it seems likely that 100 Main was built by this time. By 1880 the Ripley household included the couple, their son John, a baggage master for the railroad, daughters Caroline and Grace, son Frederick, and daughter Addie and her husband Everett E. Pool, an office clerk for an unnamed manufacturer. Samuel B. Ripley died in 1907, and in 1910 the household included his widow Rebecca, Addie Ripley Poole, by then widowed, and Grace E. Ripley Wood, who had married the pharmacist Frank R. Wood of Taunton in 1893 and was widowed by 1899. Grace Wood's son George, then fourteen, was also living at 100 Main.

Tax records for 1930 show Grace Wood as owner of the house at 100 Main, valued at \$1500, and the quarter-acre lot, valued at \$1000. Her son George, then a steamship company clerk, lived with her as did his wife Marjory and their son George R. Wood Jr., then two years old. The Woods owned the house until Marjory Wood died, and in 1965 her son sold the house to Paul P. Mitrano.<sup>35</sup>

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<sup>34</sup> William L. Chaffin, *History of the Town of Easton, Massachusetts* (Cambridge, MA: J. Wilson and Son, 1886), 463-64.

<sup>35</sup> George R. Wood, Glen Ridge, NJ, executor under the will of Marjory P. Wood, Easton, to Paul P. Mitrano, 2 September 1965, NBD 1469:650.

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- Sanborn Fire Insurance Maps. 1903, 1911, 1925, 1925-43.



View from NW



View from N

**Samuel B. Ripley Store- Ripley's Hall,  
101 Main Street**

**FORM B – BUILDING**

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

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

16U 118      Mansfield      E     

NRDIS 11/3/72

**Town/City:** Easton

**Place:** (*neighborhood or village*): North Easton

**Photograph**



View from NE

**Address:** 101 Main Street

**Historic Name:** Samuel B. Ripley Store & Ripley's Hall

**Uses:** Present: commercial

Original: commercial

**Date of Construction:** ca. 1859

**Source:** visual analysis, historic maps, local history

**Style/Form:** Greek Revival

**Architect/Builder:** unknown

**Exterior Material:**

Foundation: stone

Wall/Trim: wood clapboard

Roof: asphalt shingle

**Outbuildings/Secondary Structures:**  
none

**Major Alterations** (*with dates*):

Exterior renovated & window sash replaced, late 1900s

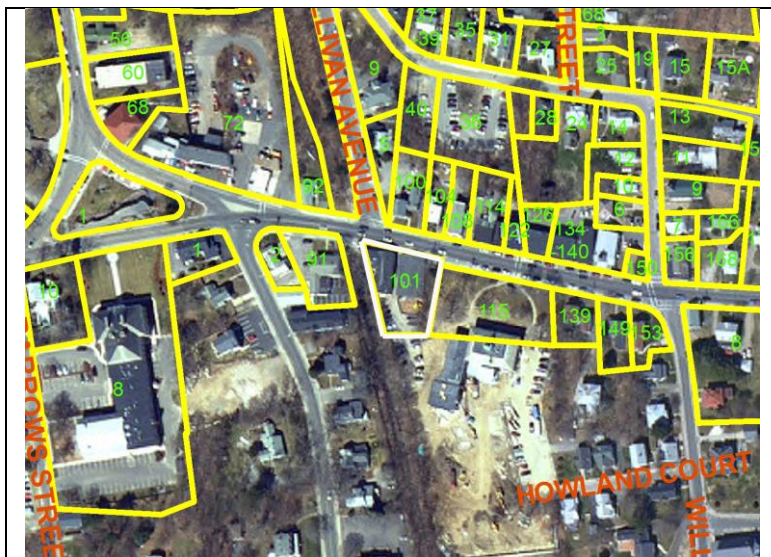
**Condition:** good

**Moved:** no  yes  **Date:**

**Acreage:** 0.35 acres

**Setting:** This building is sited on the south side of Main Street east of its intersection with Center Street. This section of Main Street is largely commercial.

**Locus Map**



**Recorded by:** Kathryn Grover and Neil Larson

**Organization:** Easton Historical Commission

**Date** (*month / year*): May 2010

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

**ARCHITECTURAL DESCRIPTION:**

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

The Samuel B. Ripley Store & Ripley Hall is a large L-shaped two-story wood frame commercial building with a front gable roof and cross wing. Its third-acre lot is located on the south side of Main Street and bounded on the west by the railroad right-of-way. The only open area on the lot, east of the building is paved for a parking lot.

The building is sided with wood clapboards, most of them recently replaced along with the window sash. The front façade contains two storefronts at street level, one within the front-gable section and the other in a two-story cross wing on the west side. Both storefronts have been rehabilitated. Five window bays span the second story, three in the front gable section and two in the cross wing. A single arched window is centered in the gable attic space; the raking edges of the roof have deep overhangs and a distinct frieze band that continues horizontally across the eaves. The original one-story porch covering the storefronts has been reduced to a pent carried by large brackets; a section of porch that wrapped around on the west side has been enclosed and incorporated into the interior space.

Windows have been removed from the first story of the long east wall to provide more display space inside; seven windows are spaced across the second story replacing the eight that are pictured in the 1891 view. What was long known as Ripley's Hall was contained in the second story. A livery stable that once connected to the rear of the building has been removed. A one-story masonry automobile garage built in the 1920s—later the location of a car dealership—was recently demolished creating the existing parking lot.

The Samuel B. Ripley Store Building is a distinctive example of mid-19<sup>th</sup>-century commercial architecture in the village.

**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.*

According to local historian William Ladd Chaffin, Main Street was laid out in 1744 and had at that time at least seven dwellings on it. Its east end was straightened in 1812 and extended to what is now Washington Street, and in 1850 it was extended again to the Brockton (then North Bridgewater) town line.<sup>36</sup> The road curves north at Lincoln Street and becomes North Main Street north of Elm Street. From the start it has been a mixed-use area of homes, businesses, and some factories. Much of the land north of Lincoln Street was owned by members of the Ames family, which built its world-renowned shovel factory complex on the east side of Main Street and several of the family's earliest estates on the west side. The Oliver Ames and Sons company store and several tenements were located on the east side of Main Street south of Pond Street, and on family land on the east side the Ames Free Library and Oakes Ames Memorial Hall, designed for Frederick Lothrop Ames by his Harvard classmate Henry Hobson Richardson, were built in the early 1880s. Between the Rockery on the west (where Lincoln, Barrows, Centre, and Main Streets meet) and where Williams and Mechanic Streets intersect it on the east, Main Street is a commercial district.

The commercial building at 101 Main Street first appears on the 1871 village map with the annotations "store" and "Ripley Hall." Based on its precarious location on the east side of the railroad right-of-way, the building was built before the railroad was constructed in 1864. Ripley Hall, according to historian William Chaffin, had been on the site since at least 1859, when its second floor was used for spiritualist meetings; later both village Methodists and Adventists used the space temporarily in the 1860s and 1871 respectively. Its first owner was North Easton merchant Samuel B. Ripley (1825-1907), the son of Samuel Ripley Jr. and Sarah Tuckerman Ripley. The family had been in Easton from the mid- to late 1700s. In 1848 Ripley, then working as a shoemaker, married Rebecca Bisbee, who had grown up in her father John's household at 16 Main Street. The Ripleys lived with Bisbee in 1850, and by 1860 they seem to have moved to 100 Main Street. He was by then employed as a merchant, and the census that year listed him with \$1000 in real property and an equal amount of personal property. Neither local histories nor censuses reveal the nature of Ripley's business, but it seems likely that he sold general merchandise at 101 Main.<sup>37</sup>

The 1889 directory shows Ripley as unemployed, and in that year he probably sold 101 Main Street to John J. McCarthy. McCarthy's mother, Julia Crowley, had emigrated in 1857 from Ireland and married Timothy McCarthy (or McCarty) in the United States; a marriage record has not been located for them. John J. McCarthy was born in North Bridgewater in 1862, and by the time the family moved to Easton five years later Timothy McCarthy had died. By 1871 the family was living at 21 Lincoln, which Julia McCarty ran as a boardinghouse. In 1873 she remarried, to the Irish-born shovelmaker Daniel Kelleher, who died in 1886.

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<sup>36</sup> William L. Chaffin, *History of the Town of Easton, Massachusetts* (Cambridge, MA: J. Wilson and Son, 1886), 463-64.

<sup>37</sup> Chaffin, *Easton*, 371, 408, 415.



By 1880 John was working in an express business, and by 1881 he opened his own livery, teaming, and coaching business. A decade later he founded a similar business in Brockton and, according to a recent local history, “by 1895 his business was the most successful horse-drawn transportation firm in both towns,” even after the advent of street railways.<sup>38</sup> McCarthy originally had a single coach which he used to carry students from the Unionville section of Easton to the high school in North Easton. The 1889 directory shows McCarthy as a grocer in business with his brother-in-law, Daniel J. Dineen, as Dineen and Company, presumably at 101 Main Street address. McCarthy was still listed as a stable keeper as well. By 1890, tax records document, McCarthy owned twenty-one horses, eighteen carriages, a hack, a coach, a furniture wagon, and a “stable and hall” valued at \$1500. Dineen is recorded that year as owner of a store, house, a third-acre lot, a carriage, and the store’s stock in trade.

The 1895 map of North Easton village shows 101 Main Street as a store with a livery stable in the rear; a small dwelling was also located on the property as depicted in an inset lithograph image of the building on the margin of an 1891 bird’s-eye view of the village. In 1900 McCarthy is shown as living on Main Street, possibly in that dwelling, with his wife and four children—Alice, born in 1894, Mary, born 1896, John, born 1897, and Charles, born 1899. Tax records for that year show that he owned eighteen horses, a house, store, “stable and hall,” and a third of an acre of land; Daniel J. Dineen no longer owned a store by that year. By the time John J. McCarthy died in 1913 he owned one hundred horses and employed fifty people.

The 1911 Sanborn map shows a fruit store occupying the west half of the first floor of 101 Main and a grocery in the east half of the building. At the death of his father John J. McCarthy Jr., then fifteen years old, took over the business even as he remained in high school. In 1916 the company bought its first truck, which it used to take North Easton workers to the Ross Heel Company factory in South Easton and to return with students from outlying areas bound for North Easton’s high school. At some point between 1911 and 1925, McCarthy Sr. or Jr. razed the dwelling and built a twenty-car garage in its place; the one-story addition next to the rail corridor was also added to 101 Main between those years. From 1923 until it was taken down in 1979 the garage was home to Mitrano Chevrolet.

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<sup>38</sup> Margaret McEntee et al., *History of Easton, Massachusetts*, vol. 2, 1886-1974 (North Easton: Easton Historical Society, 1974), 45-47.

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## MAPS

- Walling, H. F. "Map of the Town of Easton, Bristol County, Massachusetts, Surveyed by Order of the Town." New York: Ferd. Mayer and Co., 1855.
- "North Easton." In *Atlas of Bristol Co., Massachusetts, from Actual Surveys by and under the Direction of F. W. Beers*. New York: F. W. Beers and Co., 1871.
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- Sanborn Fire Insurance Maps. 1903, 1911, 1925, 1925-43.

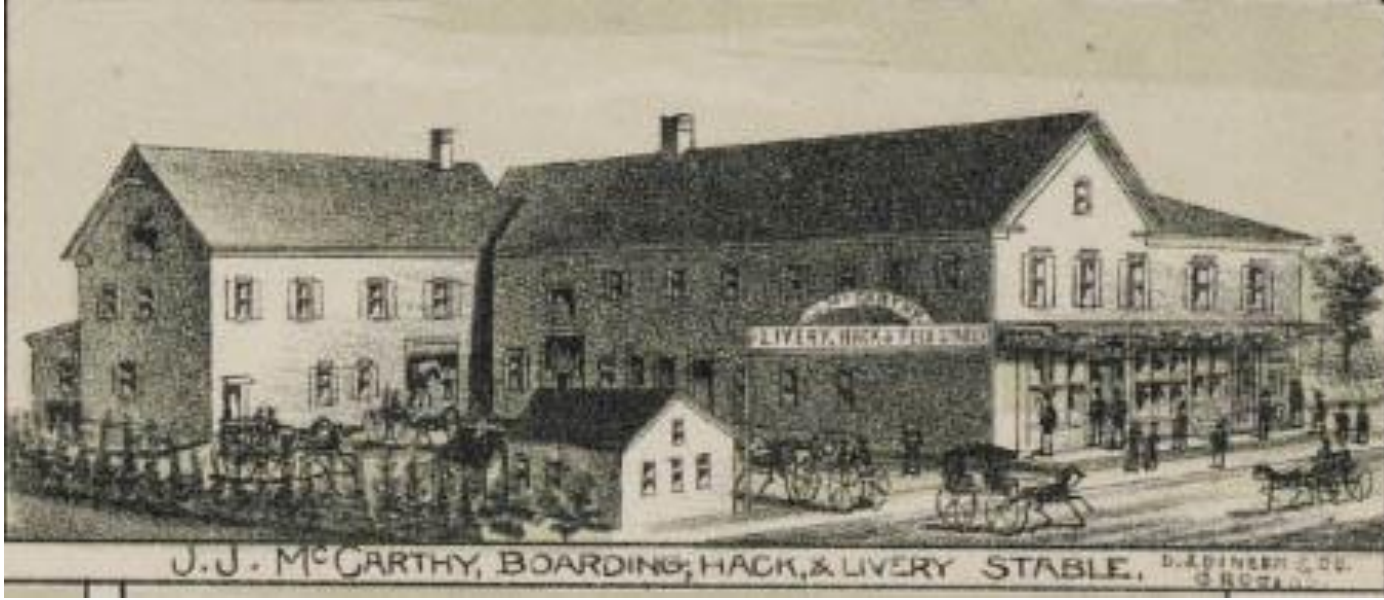


Image from 1891 bird's-eye view of North Easton.



View from NW



View from SE



### **104 Main Street**

Built around 1900 this building was extensively remodeled by artist Jane Freitas-Kaufmann in a modern design probably of her own creation. She used it for a time as an art gallery called Gallery 104 and later maintained it as her residence. The current owner has stripped the building to the frame and is redesigning it in a more late Victorian style although it is not being restored to its original condition.

# 108 Main Street

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

## FORM B – BUILDING

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

16U 145	Mansfield	E	
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NRDIS 11/3/72

Town/City: Easton

Place: (neighborhood or village): North Easton

### Photograph



Address: 108 Main Street

Historic Name: James P. Bradley Store & Tenement

Uses: Present: mixed use

Original: mixed use

Date of Construction: 1903-11

Source: Sanborn fire insurance maps

Style/Form: Classical Revival

Architect/Builder: unknown

#### Exterior Material:

Foundation: concrete (added)

Wall/Trim: wood clapboard (added)

Roof: asphalt shingle

Outbuildings/Secondary Structures: none

Major Alterations (with dates):

Exterior renovated late 1900s

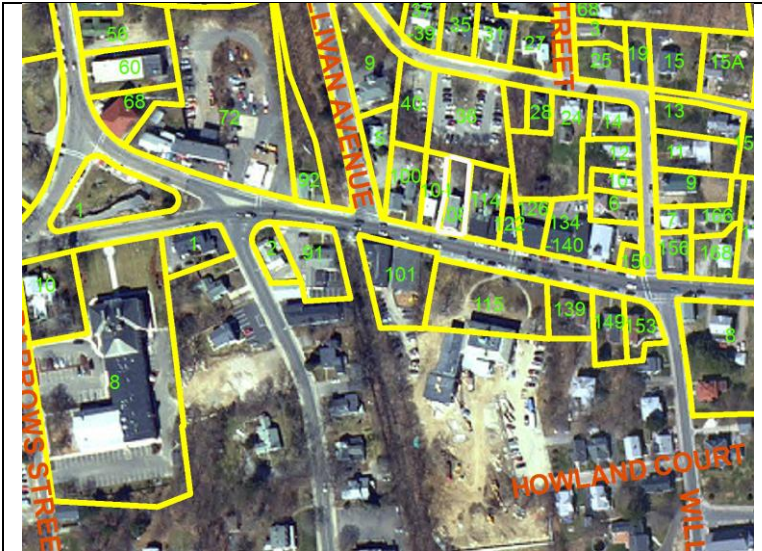
Condition: good

Moved: no  yes  Date:

Acreage: 0.13 acre

Setting: This building is sited on the north side of Main Street across from the west end of the lot of North Easton Grammar School. This section of Main Street is largely commercial.

### Locus Map



Recorded by: Kathryn Grover and Neil Larson

Organization: Easton Historical Commission

Date (month /year): May 2010

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

**ARCHITECTURAL DESCRIPTION:**

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

The James P. Bradley Store & Tenement is a two-story wood frame mixed use building with commercial space(s) on the ground floor and residential units on the second. It has a front gable roof concealed on both ends by a flat-top parapet. Situated at the front of a 0.13-acre lot, an unpaved driveway runs along the west lot line terminating at a parking area in the rear.

The building is sided with wood clapboards, most of them recently replaced along with the window sash. The front façade contains a rehabilitated storefront with a center entrance recessed between plate-glass display windows set within paneled architraves. A paneled awning overhangs the storefront and supports two bevel-sided oriels in second story. The side walls have been reconfigured with new windows and doors and resided. The first story of the rear façade contains a center doorway flanked by paired windows, part of the recent renovation; two oriels in the parapeted second story are original to the building.

The James P. Bradley Store & Tenement is an example of early-20th commercial architecture in the village.

**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.*

According to local historian William Ladd Chaffin, Main Street was laid out in 1744 and had at that time at least seven dwellings on it. Its east end was straightened in 1812 and extended to what is now Washington Street, and in 1850 it was extended again to the Brockton (then North Bridgewater) town line.<sup>39</sup> The road curves north at Lincoln Street and becomes North Main Street north of Elm Street. From the start it has been a mixed-use area of homes, businesses, and some factories. Much of the land north of Lincoln Street was owned by members of the Ames family, which built its world-renowned shovel factory complex on the east side of Main Street and several of the family's earliest estates on the west side. The Oliver Ames and Sons company store and several

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<sup>39</sup> William L. Chaffin, *History of the Town of Easton, Massachusetts* (Cambridge, MA: J. Wilson and Son, 1886), 463-64.

tenements were located on the east side of Main Street south of Pond Street, and on family land on the east side the Ames Free Library and Oakes Ames Memorial Hall, designed for Frederick Lothrop Ames by his Harvard classmate Henry Hobson Richardson, were built in the early 1880s. Between the Rockery on the west (where Lincoln, Barrows, Centre, and Main Streets meet) and where Williams and Mechanic Streets intersect it on the east, Main Street is a commercial district.

Sanborn fire insurance maps and deeds document that the commercial building at 108 Main Street was probably built between 1906 and 1913. It stood on land owned from at least 1880 by the carpenter Isaac L. Miller, born in Middleboro in 1836. In 1864 Miller married Esther J. Buck, who had been born in Maine but whose parents, Seneca and Jane Buck, had lived in Easton since at least 1850. In 1879 Miller bought the 104 Main Street property from Marshall D. J. Buck, his wife's brother.<sup>40</sup> The 104 Main house had been occupied in 1870 by Dr. George B. Cogswell, who must have sold the property to Buck when he moved across the street to the former J. W. Beattley house on the site of 115 Main Street. Tax records for 1880 show Miller owned his house, valued at \$1000, a barn assessed at \$150, and a three-quarter-acre lot worth \$400. By 1900 the house was assessed at \$900, the barn at \$200, and the lot, by then only a quarter of an acre, at \$790, indicating that increasing commercial viability of this section of Main Street had made its lots relatively more valuable than its buildings.

In 1904 Isaac Miller died, and in 1905 his widow sold the property to Neil Bradley, a welder at Oliver Ames and Sons who had emigrated from Ireland in 1860.<sup>41</sup> In 1870 Bradley, his wife Bridget, and their children James P. and Mary lived in West Bridgewater, where Bradley worked in a forge, and by 1880 they had moved to North Easton and had had another child, Thomas. In 1900 James P. Bradley was employed in a rubber shoe factory, but the 1910 census shows him as a store keeper. In 1906 Neil Bradley had transferred title to the 104-8 Main Street property to his son James, probably for a grocery store;<sup>42</sup> by 1920 James P. Bradley is shown as a grocer and his brother Thomas as a grocery salesman. To make way for the new commercial block the house at 104 Main Street was either moved west and turned ninety degrees so that its gable end faced Main Street or demolished and a new house erected. (This house has been so renovated that its origins are impossible to discern.) Tax records for Bradley in 1930 value the "store and tenement" at \$3500 and a shed at the rear at \$300. In that year the second-floor tenement was occupied by the families of Edward J. Sullivan, who worked as a treer in a shoe factory, and barber Ennis F. Kelly, who came to the United States from Ireland in 1887. The 108 Main Street property remained in the Bradley family until 1972.<sup>43</sup>

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<sup>40</sup> Marshall D. J. Buck to Isaac L. Miller, 24 December 1879, NBD 383:187-88.

<sup>41</sup> Esther J. Miller to Neil Bradley, 1 July 1905, NBD 605:34-35.

<sup>42</sup> Neil Bradley to James P. Bradley, 22 August 1906, NBD 607:398-99.

<sup>43</sup> Julia M. Bradley et al. to James J. Lucier, trustee, 15 November 1972, NBD 1620:91.



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## **MAPS**

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- Sanborn Fire Insurance Maps. 1903, 1911, 1925, 1925-43.



View from SE



View from N

**Asa W. Packard House**  
**114 Main Street**

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

17U 71      Mansfield      E     

NRDIS 11/3/72

**FORM B – BUILDING**

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

**Town/City:** Easton

**Place:** (*neighborhood or village*): North Easton

**Photograph**



View from SW

**Address:** 114 Main Street

**Historic Name:** Asa W. and Elizabeth F. Packard House

**Uses:** Present: mixed use

Original: single residence

**Date of Construction:** ca. 1850; 1917

**Source:** historic assessor's records, maps, censuses

**Style/Form:** Classical Revival

**Architect/Builder:** unknown

**Exterior Material:**

Foundation: stone

Wall/Trim: wood clapboard

Roof: asphalt shingle

**Outbuildings/Secondary Structures:**  
garage

**Major Alterations** (*with dates*):

2 story addition to front, 1917

1 story addition to east side, 1917

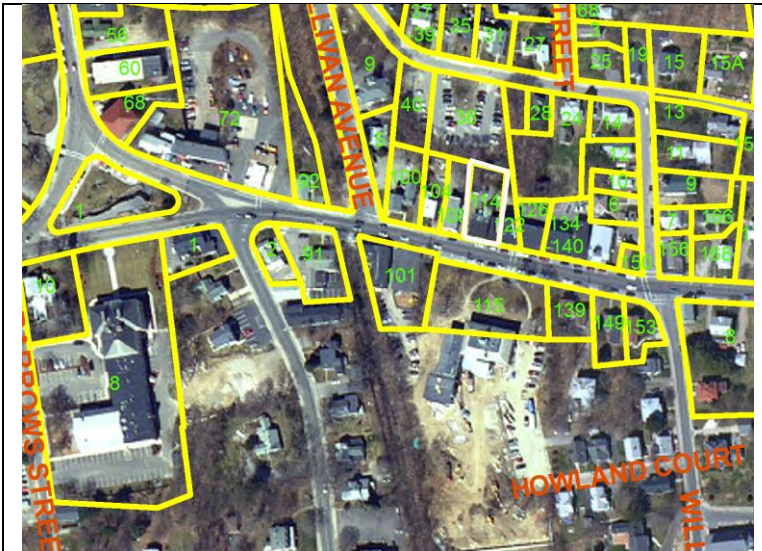
**Condition:** good

**Moved:** no  yes  **Date:**

**Acreage:** 0.22 acre

**Setting:** This building is sited on the north side of Main Street in a largely commercial area.

**Locus Map**



**Recorded by:** Kathryn Grover and Neil Larson

**Organization:** Easton Historical Commission

**Date** (*month / year*): May 2010

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

**ARCHITECTURAL DESCRIPTION:**

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

The Howard Block originated as the Asa W. and Elizabeth F. Packard House, a story-and-a-half wood frame single dwelling with a gable roof. In 1917 the building was enlarged with a two-story addition on the front, bringing the front façade in line with other commercial buildings fronting on the north side of Main Street. The building is situated on a quarter-acre lot; a paved driveway runs along the west lot line terminating at a garage in the rear.

The building is sided with wood clapboards. The front façade contains two storefronts divided by a recessed porch containing three doorways, one each for the storefronts and a center entrance for dwelling units on the second story. A signboard over the east storefront continues to read “William N. Howard & Son,” even though the business closed in 1974. The second story contains three windows. A third storefront is contained in the one-story flat roof wing on the east side of the building. This was constructed by 1895, before the addition was made to the front of the house. The exposed west façade shows the manner in which the front addition resulted in the elevation and extension of the front of the original house’s gable roof. The added wall is largely featureless; windows in the first and upper stories of the story-and-a-half house are still extant. A one-story rear ell remains from the ca. 1850 dwelling. A wood frame flat roof garage is located in the northwest corner of the lot; it is sided with its original asphalt sheet siding.

Howard Block (Asa W. and Elizabeth F. Packard House ) is a distinctive example commercial architecture with a unique local history. The evidence of its earlier history as a dwelling is dramatically discernable making it an important landmark of Main Street’s changing character.

**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.*

According to local historian William Ladd Chaffin, Main Street was laid out in 1744 and had at that time at least seven dwellings on it. Its east end was straightened in 1812 and extended to what is now Washington Street, and in

1850 it was extended again to the Brockton (then North Bridgewater) town line.<sup>44</sup> The road curves north at Lincoln Street and becomes North Main Street north of Elm Street. From the start it has been a mixed-use area of homes, businesses, and some factories. Much of the land north of Lincoln Street was owned by members of the Ames family, which built its world-renowned shovel factory complex on the east side of Main Street and several of the family's earliest estates on the west side. The Oliver Ames and Sons company store and several tenements were located on the east side of Main Street south of Pond Street, and on family land on the east side the Ames Free Library and Oakes Ames Memorial Hall, designed for Frederick Lothrop Ames by his Harvard classmate Henry Hobson Richardson, were built in the early 1880s. Between the Rockery on the west (where Lincoln, Barrows, Centre, and Main Streets meet) and where Williams and Mechanic Streets intersect it on the east, Main Street is a commercial district.

Originally a house and set back relatively far from the north side of Main Street, 114 Main was built about 1850 for shovel worker Asa W. Packard and his family..He was the son of Jedidiah and Sally Packard of Easton. In 1848 Packard married Elizabeth F. Manley of Easton, and 1851 tax records credit him with a house valued at \$750 (though 1853 tax records credit him with only half a house). Though the 1850 census does not indicate that he owned real estate, the 1860 census credits Packard with \$2000 in real property, and the couple were clearly living at 114 Main Street by that time. In 1869 Asa Packard died, and by 1870 tax records show his widow owning two houses—one valued at \$1200, probably 114 Main, and the other at \$350—as well as an acre lot. In 1870 she lived in the house with her daughters Charlotte, then eighteen, and Emeline, then six, and eight boarders; two were a couple and the rest were single men employed as bootmakers, carpenters, and a grocery clerk. In the 1880 census Packard is listed as keeping a boardinghouse, though only one boarder is shown in her household at that time. Tax records for 1880 credit her with a single house and three-quarters of an acre, while in 1890 the town assessed her taxes on the basis of a house valued at \$1000, a barn at \$50, and a quarter-acre lot.

Elizabeth Packard died in 1896; what became of her daughters is not yet known. The 1900 and 1910 censuses suggest that the 114 Main property might then have been bought by George Brett, who listed himself in the 1900 census as a “magnetic healer”; he lived on Main Street in that year with his wife Eveline F. and a boarder. Born in Boston in 1829, Brett's mother was from Easton and after the death of his father in 1834 she and her son returned to the village, where she married Jason G. Howard. Brett was first a shoe manufacturer, but in 1854 he turned to curing people's headaches and neuralgia by “manipulation,” as Chaffin put it. Brett's successful treatment of a rheumatic patient in Stoughton in 1875 gained his renown, and he opened offices in Brockton, East Stoughton, and Boston. Chaffin wrote of him:

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<sup>44</sup> William L. Chaffin, *History of the Town of Easton, Massachusetts* (Cambridge, MA: J. Wilson and Son, 1886), 463-64.

Dr. Brett claims to possess the “gift of healing, without medicine or liniment” but makes no pretension to clairvoyance or “spirit influence” or “Faith-cure.” He says he can diagnose accurately seventy-five per cent of the cases presented to him, and does it merely by taking the patient by the hand. Twenty-five per cent do not respond, and he tells them he cannot help them. He also claims that he can do as well in one disease as in another, and that he can treat forty patients in a day, and suffer no exhaustion therefrom. The Doctor has a very extensive and lucrative practice.<sup>45</sup>

Brett died of nephritis in 1903, and his widow Eveline and her companion were shown in the 1910 census probably at 114 Main. By 1917 the insurance and real estate agent William Newell Howard had acquired the building, and between that year and 1925 he constructed a two-story addition to the front of the house doubling its size and moving the front façade closer to Main Street. A one-story storefront also was added to the building’s east side. Howard opened a store and insurance office in the front section in what has become known as the Howard Block.

Born in Easton in 1872, William Newell Howard was the son of carpenter Lucius Howard Jr. and his wife Maria L. Reed Howard, who was from Raynham. At the time of his first marriage in 1894 he was working as a farmer. His first wife, Grace Stearns Marshall, died of anemia in 1897 and by 1900 Howard was living in his father’s household and had become an insurance agent. He married Lynda B. Prentice of Westford, Connecticut in 1901. The Howards had one son, Rudolph Prentice Howard, born in 1903, who was in business with his father by 1930. In 1974, after the death of William N. and Lynda P. Howard, Rudolph Howard sold 114 Main Street.<sup>46</sup>

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<sup>45</sup> Chaiin, *Easton*, 737.

<sup>46</sup> Rudolph P. Howard to George W. Tedeman, 1 August 1974, NBD 1664:516.

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## MAPS

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- Sanborn Fire Insurance Maps. 1903, 1911, 1925, 1925-43.



View from SW



View from NW



# North Easton Grammar School

115 Main Street

FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION

MASSACHUSETTS ARCHIVES BUILDING

220 MORRISSEY BOULEVARD

BOSTON, MASSACHUSETTS 02125

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

17U 72	Mansfield	E	EST.399
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NRDIS 11/3/72

Town/City: Easton

Place: (neighborhood or village): North Easton

## Photograph



View from NW

Address: 115 Main Street

Historic Name: North Easton Grammar School

Uses: Present: commercial

Original: school

Date of Construction: 1916

Source: deeds, historic maps, local histories

Style/Form: Colonial Revival

Architect/Builder: Charles M. Baker and Stanley R. Parker

Exterior Material:

Foundation: stone

Wall/Trim: brick / stone

Roof: slate

Outbuildings/Secondary Structures: none

Major Alterations (with dates):

Rear addition, late 20<sup>th</sup> century

Window sash replaced

Condition: good

Moved: no  yes  Date:

Acreage: 3.91 acres

Setting: This building is set back on a rise above the south side of Main Street in a largely commercial district. Its lot is bordered on the north, east, and west sides by a stone wall.

## Locus Map



Recorded by: Kathryn Grover and Neil Larson

Organization: Easton Historical Commission

Date (month /year): May 2010

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

**ARCHITECTURAL DESCRIPTION:**

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

The North Easton Grammar School is a large two-story masonry building with a hipped roof situated on a knoll above the south side of Main Street. The four-acre property has a lawn in front of the building and paved parking lots on the sides and rear. A stone retaining wall runs along the Main Street sidewalk; a break in the center contains a WWI memorial and stairs to walkways leading to the front of the building.

The school was designed by the partnership of Charles M. Baker (1873-1942) and Stanley Brampton Parker (born 1881), active in the mid-1910s. Baker, born in Framingham, opened a Boston office in 1908; Parker, born in North Conway, New Hampshire, had worked with the architect Guy Lowell before joining Baker. The team designed a dormitory for the State Normal School at Framingham (now Framingham State College) in 1917 and the tennis court building at Frederick Lothrop Ames's Langwater estate in North Easton in 1918.

The brickwork of the Colonial Revival building is laid in a Dutch cross bond above a limestone basement. Windows are spanned by flat brick arches with keystones; frames are wood, sashes have been replaced. Entrances on the front and ends are set within stone architraves. The front façade contains nine bays with a central entrance in a classical architrave surmounted by a segmental arch pediment. The edge of the hipped roof is detailed with a bracketed wood cornice in a Georgian style. The top of the roof is ringed with a balustrade has a short brick tower supporting a Classical cupola in the center. The east end wall contains five bays with a central entrance with a stone hood supported by consoles. A tall arched window above the entrance illuminates a staircase within. The rear two-thirds of the west end is concealed by a two-story flat-roof classroom wing added in the 1930s with matching brick walls, stone trim, triple window groups with flat brick arches and key stones. Stone cornices ornament the top of the walls beneath a low brick parapet.

In a recent conversion from school to commercial use, a large three-story brick and glass addition was constructed against the rear end of the 1930s classroom wing. A new entrance was created in the center of the rear façade of the original school to provide access to the building from the parking lot. The addition was designed to be compatible in scale and design with the historic school.

The North Easton Grammar School is a distinctive example of early-20th school architecture in the Colonial Revival style promoted by national government and education building programs. The classroom wing was likely funded by Federal funds during the Depression. The building is a significant architectural landmark on Main Street and is one of a group of notable buildings built by the Ames family for the benefit of North Easton.

### **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.*

According to local historian William Ladd Chaffin, Main Street was laid out in 1744 and had at that time at least seven dwellings on it. Its east end was straightened in 1812 and extended to what is now Washington Street, and in 1850 it was extended again to the Brockton (then North Bridgewater) town line.<sup>47</sup> The road curves north at Lincoln Street and becomes North Main Street north of Elm Street. From the start it has been a mixed-use area of homes, businesses, and some factories. Much of the land north of Lincoln Street was owned by members of the Ames family, which built its world-renowned shovel factory complex on the east side of Main Street and several of the family's earliest estates on the west side. The Oliver Ames and Sons company store and several tenements were located on the east side of Main Street south of Pond Street, and on family land on the east side the Ames Free Library and Oakes Ames Memorial Hall, designed for Frederick Lothrop Ames by his Harvard classmate Henry Hobson Richardson, were built in the early 1880s. Between the Rockery on the west (where Lincoln, Barrows, Centre, and Main Streets meet) and where Williams and Mechanic Streets intersect it on the east, Main Street is a commercial district.

Built in 1916, the North Easton Grammar School was a gift to the inhabitants of the town of Easton by Mary Ames Frothingham, F. Lothrop Ames, and John S. Ames, three of the five children of Frederick Lothrop Ames (1835-1893) and Rebecca Caroline Blair Ames (died 1903), in memory of their parents. The gift was made to alleviate overcrowding in the village's existing schools.<sup>48</sup> Until 1911, the site had been occupied by an elaborate dwelling owned in 1870 by Joseph W. Beattley, born about 1830 in Massachusetts; the 1870 census shows Beattley as an agent selling fire bricks and lists his real property with a value of \$8000. Tax records for that year assessed the house at \$4000 and the 2.75-acre lot at \$1000. By 1880 the physician George Badger Cogswell owned the property,

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<sup>47</sup> William L. Chaffin, *History of the Town of Easton, Massachusetts* (Cambridge, MA: J. Wilson and Son, 1886), 463-64.

<sup>48</sup> Margaret McEntee et al., *History of Easton, Massachusetts*, vol. 2, 1886-1974 (North Easton: Easton Historical Society, 1974), 67.

which had grown to 3.5 acres, and he probably lived there until nearly the time he died, in 1896 in Stoughton.

Born in Bradford in 1834 and the son of a physician, George B. Cogswell attended Dartmouth College but left to become a mariner in 1853; upon his return from sea in 1855 he took medical courses at Harvard and then graduated from Dartmouth Medical College in 1857. Cogswell then became resident physician at the state almshouse at Bridgewater and during that time married, in 1858, Catherine Brown of West Newbury. He came to North Easton in 1860 and was appointed postmaster in 1861, but he enlisted as assistant surgeon in the Twenty-ninth Regiment of Massachusetts Volunteers in December that year. He was promoted to surgeon in August 1862, and during his Civil War service he also served in the Ninth Army Corps. During that time, according to Chaffin, Cogswell “gave himself up” as a prisoner of war in order to tend to the medical needs of Union prisoners at Libby Prison in Richmond; at one point he was able by subterfuge to have an Easton soldier in urgent need of medical attention exchanged and freed. Cogswell was discharged with disability in March 1864 and returned to Easton, where he practiced medicine and served as village postmaster until 1885.<sup>49</sup>

Frederick Lothrop Ames, a grandson of shovel company founder Oliver Ames Sr. (1779-1863) and the only son of Oliver Ames Jr. (1807-77), graduated Harvard in 1854 and was the longtime treasurer of Oliver Ames and Sons. Like his father and uncle Oakes, he was heavily involved in the rail industry and, according to an 1893 obituary in the *Harvard Crimson*, was “connected officially with more than forty” railroads when he died.<sup>50</sup> In 1859, the year before he married, Ames built the estate Langwater between Elm and Main Streets east of Stone’s (now Langwater) Pond.

The three Ames children conveyed the school to the town in April 1917.<sup>51</sup>

## **BIBLIOGRAPHY and/or REFERENCES**

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<sup>49</sup> Chaffin, *Easton*, 719-21.

<sup>50</sup> “Frederick Lothrop Ames,” *Harvard Crimson*, 28 September 189, Harvard Crimson website, <http://www.thecrimson.com/article/1893/9/28/frederick-lothrop-ames-frederick-l-ames/>.

<sup>51</sup> Mary A. Frothingham, F. Lothrop Ames, and John S. Ames to Inhabitants of the Town of Easton, 16 April 1917, NBD 701:371 .

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Sanborn Fire Insurance Maps. 1903, 1911, 1925, 1925-43.



View from NW



View from SE



from E

View





World War I Memorial



**James Murphy Block**  
**122 Main Street**

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

17U 70      Mansfield      E     

NRDIS 11/3/72

**FORM B – BUILDING**

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

**Town/City:** Easton

**Place:** (*neighborhood or village*): North Easton

**Photograph**



View from SW

**Address:** 122 Main Street

**Historic Name:** Murphy Building

**Uses:** Present: mixed use

Original: mixed use

**Date of Construction:** ca. 1895

**Source:** historic maps, deeds

**Style/Form:**

**Architect/Builder:**

**Exterior Material:**

Foundation: stone

Wall/Trim: wood clapboard

Roof: asphalt shingle

**Outbuildings/Secondary Structures:**

**Major Alterations** (*with dates*):

none

**Condition:** good

**Moved:** no  yes  **Date:**

**Acreage:** 0.08 acre

**Setting:** This building is sited on the north side of Main Street opposite North Easton Grammar School within the village's primary commercial district.

**Locus Map**



**Recorded by:** Kathryn Grover and Neil Larson

**Organization:** Easton Historical Commission

**Date** (*month / year*): May 2010

## **ARCHITECTURAL DESCRIPTION:**

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

The Murphy Building is a three-story wood frame mixed use building with commercial space(s) on the ground floor and residential units on the second and third. It has a flat roof and a trapezoidal plan conforming to the oddly-shaped 0.08-acre lot, which the building fills from street to the sides leaving a rear unpaved portion for parking, accessible by an alley connecting to Mechanic Street.

The building is sided with wood clapboards with horizontal bands of boards and wood shingles of varying shapes between the stories. The front façade contains a rehabilitated storefront with a center entrance recessed between plate-glass display windows. A second entrance is located at the east corner for access to upper level living units. A wood frame box cornice projects over the storefront and supports two bevel-sided oriels in second story. Both have paneled bases with cross-bracing and paneled friezes beneath cornices. A lone window is positioned above the second entrance. The third story contains three windows. Above them is a tall shingled band surmounted by an entablature composed of a paneled frieze divided by brackets supporting an overhanging cornice; each panel has a lozenge in the center.

Side walls have the same siding materials and are topped by the same frieze band except without cornices. A regular of windows on the west side has been interrupted by doorways added for an external metal fire escape. The east side of the building has a wide blank wall area in the front where stairs are located within the building. The rear wall also has an external fire escape.

The Murphy Building is an intact and distinctive example of early-20th century mixed-use architecture in the village.

## **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.*

According to local historian William Ladd Chaffin, Main Street was laid out in 1744 and had at that time at least seven dwellings on it. Its east end was straightened in 1812 and extended to what is now Washington Street, and in

1850 it was extended again to the Brockton (then North Bridgewater) town line.<sup>52</sup> The road curves north at Lincoln Street and becomes North Main Street north of Elm Street. From the start it has been a mixed-use area of homes, businesses, and some factories. Much of the land north of Lincoln Street was owned by members of the Ames family, which built its world-renowned shovel factory complex on the east side of Main Street and several of the family's earliest estates on the west side. The Oliver Ames and Sons company store and several tenements were located on the east side of Main Street south of Pond Street, and on family land on the east side the Ames Free Library and Oakes Ames Memorial Hall, designed for Frederick Lothrop Ames by his Harvard classmate Henry Hobson Richardson, were built in the early 1880s. Between the Rockery on the west (where Lincoln, Barrows, Centre, and Main Streets meet) and where Williams and Mechanic Streets intersect it on the east, Main Street is a commercial district.

The commercial building and tenement at 122 Main Street was built by 1895 on land earlier owned by the widow Elizabeth F. Packard, whose home was 114 Main Street (then without its two-story storefront and set back from the street) probably from about 1850 to her death in 1896. In March 1893 she sold "the Easterly part of my homestead lot" to Bridget Murphy of Easton for \$1100.<sup>53</sup> Bridget McMullen Murphy was the second wife of James Murphy, who had come to Easton from Ireland in 1852 as a small boy with his parents Timothy and Hannah Murphy. In 1870 he was, like his father, a shovelworker at Oliver Ames and Sons, but he seems to have gone West sometime after 1870; the 1887 record of his marriage to Bridget McMullen lists his residence as Indiana. In 1889 James Murphy was working as a trackman for the Old Colony Railroad and living at Julia Kelleher's boardinghouse at 21 Lincoln, but by 1900 he was living at 122 Main Street with his wife and Mary E. Murphy, his daughter from his first marriage. The 122 Main Street building, mortgaged with Frederick Lothrop Ames, was clearly an income property for the Murphys, who must have lived in one of the second-floor tenements. In 1907 Bridget Murphy died of pneumonia at the age of fifty-eight, and James Murphy married again in 1909, to Annie Soden of Taunton. By that time he was working as an upholsterer and might have had a shop at 122 Main, though the 1903 and 1911 Sanborn fire insurance maps show a newsstand and confectionary store in the west half of the commercial space and a boot and shoe store in the east half.

In 1912 James and Annie Murphy sold 122 Main to Lemuel K. Wilbur, an ice, coal, and wood dealer in South Easton who had substantial property holdings.<sup>54</sup> Because no business directories exist for Easton in the 1900s, and because Sanborn maps do not indicate property owners, it is not possible to determine who occupied the commercial space at 122 Main Street. The property remained

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<sup>52</sup> William L. Chaffin, *History of the Town of Easton, Massachusetts* (Cambridge, MA: J. Wilson and Son, 1886), 463-64.

<sup>53</sup> Elizabeth F. Packard to Bridget Murphy, 28 March 1893, NBD 510:362-63.

<sup>54</sup> James and Annie M. Murphy to Lemuel K. Wilbur, 5 April 1912, 673:134.

in the Wilbur family for decades, though the family continued to live in South Easton. Tax records for 1930 show Wilbur's daughters, Mabel F. Wilbur and Marion E. Sisson, as owners of the building and its lot. In 1951, after the death of Sisson's son Durward, the property was sold by his estate to Sigfried T. and Elsie G. Haglund.<sup>55</sup> Born in Easton in 1894, Sigfried Theodore Haglund was the son of Andrew and Anna B. Larson Haglund, who had come to the United States from Sweden in 1890 with three children. Andrew Haglund worked as a polisher at Ames Shovel and Tool Company. Five more children, including Sigfried, were born between 1892 and 1898, when Andrew Haglund died of pneumonia at the age of thirty-eight. In 1900 Anna Haglund's two eldest children, Edward and Charlotte, supported the household, Edward working as a shoe stitcher and Charlotte as a domestic servant. By 1910 three of the children were shoe factory workers, while Sigfried, then fifteen, and his younger brother Reynard were newsboys. By 1920 Sigfried Haglund was the proprietor of a paper store, and he may well have had his business at 122 Main Street. He died in August 1962, and the next year his widow sold the property to Robert A. Samuelson.<sup>56</sup>

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#### **MAPS**

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<sup>55</sup> Harvard Trust Company, administrator, to Sigfried T. and Elsie G. Haglund, 13 December 1951, NBD 1052:33-34.

<sup>56</sup> Elsie G. Haglund to Robert A. Samuelson, 30 April 1963, NBD 1422:529.

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Sanborn Fire Insurance Maps. 1903, 1911, 1925, 1925-43.



View from SE



from NW

View

**Frank J. McMenemy Meat Market Building**

**126 Main Street**

**FORM B – BUILDING**

MASSACHUSETTS HISTORICAL COMMISSION

MASSACHUSETTS ARCHIVES BUILDING

220 MORRISSEY BOULEVARD

BOSTON, MASSACHUSETTS 02125

**Photograph**



View from SW

**Locus Map**



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

17U 69 Mansfield E

NRDIS 11/3/72

**Town/City:** Easton

**Place:** (neighborhood or village): North Easton

**Address:** 126 Main Street

**Historic Name:** McMenemy Meat Market Building  
Louis F. Fretias Insurance Agency

**Uses:** Present: commercial

Original: commercial

**Date of Construction:** ca. 1922; ca. 1963

**Source:** maps, deeds

**Style/Form:** Commercial

**Architect/Builder:** unknown

**Exterior Material:**

Foundation: stone

Wall/Trim: wood clapboard

Roof: asphalt shingle

**Outbuildings/Secondary Structures:**  
none

**Major Alterations (with dates):**  
Storefront renovated, late 20<sup>th</sup> century

**Condition:** good

**Moved:** no  yes  **Date:**

**Acreage:** 0.12

**Setting:** This property is sited on the north side of Main Street in the village commercial district and extends down a slope to become a three-story structure at the rear.

**Recorded by:** Kathryn Grover and Neil Larson

**Organization:** Easton Historical Commission

**Date (month /year):** May 2010

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

**ARCHITECTURAL DESCRIPTION:**

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

The McMenemy Meat Market Building (Louis F. Fretias Insurance Agency Building) is a wood frame commercial building with a one-story storefront on its Main Street façade and a two-story façade on the rear. It has a single pitch roof and a trapezoidal plan conforming to the oddly-shaped 0.12-acre lot, which the building fills from street to the sides leaving a rear unpaved portion for parking, accessible by an alley connecting to Mechanic Street.

Historic Sanborn maps indicate that the building originally contained three stores. The front façade was altered and modernized in appearance after the building was sold in 1963, and the meat market replaced by an insurance agent's office as the principal occupant. Two metal-framed doors are recessed at the west side of the façade; the rest of the wall is filled with metal-framed display windows mounted on a stone kneewall. A third entrance at the east side of the front was removed. Wood clapboard fills the space between the storefront and the roofline. The one exposed side wall on the east side also is sided with wood clapboards; it is windowless. Wood shingles cover the two-story rear façade, which contains window pairs (some altered) and a single doorway.

The McMenemy Meat Market Building (Louis F. Fretias Insurance Agency Building ) is an example of early-20th century commercial architecture in the village.

**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.*

According to local historian William Ladd Chaffin, Main Street was laid out in 1744 and had at that time at least seven dwellings on it. Its east end was straightened in 1812 and extended to what is now Washington Street, and in 1850 it was extended again to the Brockton (then North Bridgewater) town line.<sup>57</sup> The road curves north at Lincoln Street and becomes North Main Street north of Elm Street. From the start it has been a mixed-use area of homes, businesses,

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<sup>57</sup> William L. Chaffin, *History of the Town of Easton, Massachusetts* (Cambridge, MA: J. Wilson and Son, 1886), 463-64.



and some factories. Much of the land north of Lincoln Street was owned by members of the Ames family, which built its world-renowned shovel factory complex on the east side of Main Street and several of the family's earliest estates on the west side. The Oliver Ames and Sons company store and several tenements were located on the east side of Main Street south of Pond Street, and on family land on the east side the Ames Free Library and Oakes Ames Memorial Hall, designed for Frederick Lothrop Ames by his Harvard classmate Henry Hobson Richardson, were built in the early 1880s. Between the Rockery on the west (where Lincoln, Barrows, Centre, and Main Streets meet) and where Williams and Mechanic Streets intersect it on the east, Main Street is a commercial district. However, because no business directories appear to exist for Easton in the twentieth century and because Sanborn fire insurance maps do not show building owners, it is often not possible to determine who tenanted these commercial buildings.

The building at 126 Main Street was probably constructed after the lot was sold to Frank J. McMenemy in 1922.<sup>58</sup> The property had belonged to the family of James McEvoy since 1869. McEvoy had come to North Easton from Eastport, Maine, by 1860 and worked initially as a shovelmaker; by 1870 he was a confectionary dealer owning \$1000 in real property, and a building with his name attached is shown at the site of 126 Main Street on the 1871 map of North Easton Village. McEvoy acquired his parcel, which had a building on it at the time, from the German immigrant merchant tailor Morris D. Schindler, who owned a building next door on the site of what is now 134 Main Street. McEvoy died of consumption at the age of forty-five in 1875, and his widow Mary and various of her children remained in the house until 1920. In that year she was eighty-eight years old and lived there with her widowed daughter Catherine Berry, who was sixty-two years old and worked in a shoe factory.

Born in Easton in 1875, Francis Timothy McMenemy (for some reason always elsewhere cited as Frank J.) was the son of Irish immigrant shovelworker Michael McMenemy and his wife Mary Murphy. McMenemy immigrated in 1873, and his wife in 1854, but no marriage record can be found for them in Easton. By 1900 Frank McMenemy was living in his parents' household on Mechanic Street and working as a marketman. Four years later he married Mary J. Schindler, the granddaughter of Morris Schindler, who was then working in a shoe factory. By 1917 McMenemy was running a meat market on Main Street, probably in the commercial building the Schindlers had built at 134 Main. In 1922 he acquired the 126 Main property from Mary McEvoy and built his own commercial block.

The 1930 census shows McMenemy as the proprietor of a provisions market living on Williams Street with his wife and ten children, three of whom—Charles, then twenty-two; Lewis, twenty-one, and Fred, nineteen—worked for him as

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<sup>58</sup> Thomas H. McEvoy, administrator of estate of Mary A. McEvoy, to Frank J. McMenemy, 29 June 1922, NBD 735:86.

clerks; his oldest son Francis J. McMenemy was an accountant and probably worked in the business as well; in 1952 Francis founded McMenemy's Hamburgers in his Washington Street butcher shop. Tax records for 1930 show McMenemy's market valued at \$1000 and a "block" at \$3000, no doubt this building.

In 1963 the McMenemy family sold 126 Main to the insurance agent Louis F. Freitas and his wife Gloria J. Freitas. Born in Easton in 1930, Freitas was the son of rubber worker John Freitas, who had emigrated from Portugal in 1901, and he founded his insurance and real estate business in 1949.<sup>59</sup>

## **BIBLIOGRAPHY and/or REFERENCES**

- Chaffin, William L. *History of the Town of Easton, Massachusetts*. Cambridge, MA: J. Wilson and Son, 1886.
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## **MAPS**

- Walling, H. F. "Map of the Town of Easton, Bristol County, Massachusetts, Surveyed by Order of the Town." New York: Ferd. Mayer and Co., 1855.
- "North Easton." In *Atlas of Bristol Co., Massachusetts, from Actual Surveys by and under the Direction of F. W. Beers*. New York: F. W. Beers and Co., 1871.
- "View of North Easton, Massachusetts." Boston: O. H. Bailey and Co., 1881.

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<sup>59</sup> James F. and Dorothy McMenemy to Louis F. and Gloria J. Freitas, 28 October 1963, NBD 1432:384.

"Map of North Easton, Town of Easton . . . 1886." In *History of the Town of Easton* by William L. Chaffin. 689.

"Village of North Easton, Part of the Town of Easton." In *New Topographical Atlas of Surveys, Bristol County, Massachusetts*. Philadelphia: Everts and Richards, 1895.

Sanborn Fire Insurance Maps. 1903, 1911, 1925, 1925-43.



View from SE



View from

# Schindler Block 134 Main Street

## FORM B – BUILDING

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

### Photograph



View from SE

### Locus Map



**Recorded by:** Kathryn Grover and Neil Larson

**Organization:** Easton Historical Commission

**Date (month / year):** May 2010

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

17U 66 Mansfield E EST.32

NRDIS 11/3/72

**Town/City:** Easton

**Place:** (*neighborhood or village*): North Easton

**Address:** 134 Main Street

**Historic Name:** Schindler Block

**Uses:** Present: commercial

Original: mixed use

**Date of Construction:** ca. 1903-1911

**Source:** maps, local histories

**Style/Form:** Contemporary

**Architect/Builder:** unknown

**Exterior Material:**

Foundation: concrete

Wall/Trim: wood clapboard, wood shingle

Roof: membrane

**Outbuildings/Secondary Structures:**  
none

**Major Alterations (with dates):**

Extensive renovation, late 20<sup>th</sup> century

**Condition:** good

**Moved:** no  yes  **Date:**

**Acreage:** 0.34 acre

**Setting:** This commercial building are sited on the north side of Main Street within the village's primary commercial and just west of the intersection of Mechanic and Main Streets.

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

**ARCHITECTURAL DESCRIPTION:**

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

The Schindler Block is a two-story wood frame commercial building with a flat roof. It abuts the front and side lot lines of the third-acre lot a rear unpaved portion for parking, accessible by an alley connecting to Mechanic Street.

The building is sided with wood clapboards with a horizontal band of wood shingles at the tops of all four walls. The first story of the front façade contains two storefronts with their entrances recessed in the center under an oriel supported by columns; a third central doorway opens on stairs leading to the second story. Triple window units flank the entries; windows in the second story have transoms. Other than the shingled band, the roof line is unembellished. Side walls are windowless. Because of a change in grade, a basement-level garage is exposed at grade on the rear façade, which is finished in similar manner to the front with three tiers of windows above the basement. A two-story exterior wood stair connects to entrances at both levels above the garage..

The Schindler Block is a historic landmark that has been extensively renovated.

**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.*

According to local historian William Ladd Chaffin, Main Street was laid out in 1744 and had at that time at least seven dwellings on it. Its east end was straightened in 1812 and extended to what is now Washington Street, and in 1850 it was extended again to the Brockton (then North Bridgewater) town line.<sup>60</sup> The road curves north at Lincoln Street and becomes North Main Street north of Elm Street. From the start it has been a mixed-use area of homes, businesses, and some factories. Much of the land north of Lincoln Street was owned by members of the Ames family, which built its world-renowned shovel factory complex on the east side of Main Street and several of the family's earliest estates on the west side. The Oliver Ames and Sons company store and several tenements were located on the east side of Main Street south of Pond Street,

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<sup>60</sup> William L. Chaffin, *History of the Town of Easton, Massachusetts* (Cambridge, MA: J. Wilson and Son, 1886), 463-64.

and on family land on the east side the Ames Free Library and Oakes Ames Memorial Hall, designed for Frederick Lothrop Ames by his Harvard classmate Henry Hobson Richardson, were built in the early 1880s. Between the Rockery on the west (where Lincoln, Barrows, Centre, and Main Streets meet) and where Williams and Mechanic Streets intersect it on the east, Main Street is a commercial district. However, because no business directories appear to exist for Easton in the twentieth century and because Sanborn fire insurance maps do not show building owners, it is often not possible to determine who tenanted these commercial buildings.

The lot now known as 134 Main Street was part of a larger lot owned by 1870 by the merchant tailor Morris D. Schindler, who was born in Bavaria about 1829 and had come to the United States by 1858 with his wife Barbara, born in Wurtemberg, and son Aloysius (also shown as Ellis) C., born about 1852. In 1858 the family was in Medfield, where daughter Emma was born, and by 1859 they had moved to Easton, where son Lewis was born. By 1870 Schindler owned two houses, a barn, 1.25 acres, a cow, and his stock in trade. These two houses apparently were on Main Street, although at the time the family resided in a home on the west side of Williams Street. Schindler is not listed as having a shop in assessor's records until 1890, but he probably operated his tailor shop from one of the Main Street buildings. The 1881 birds-eye view of the village depicts a story-and-a-half front gable building with a shop on the first floor, which was located on the east half of his Main Street lot and later became #134.

In 1890 Morris Schindler died, and in 1892 his widow and children sold the east part of his Main Street property to Hugh Harlow; their eastern neighbor George Webster sold his property (140 Main St.) to Harlow, probably in the same year.<sup>61</sup> The 134 Main Street property, however, remained in the family until 1957. In 1899 Schindler's widow Barbara transferred title to 134 Main Street to Susan Schindler, the wife of her son Aloysius. A week before she died in 1918, Susan Schindler deeded the property to her husband, and in May 1930, after he died, 134 Main Street passed to the couple's three daughters, Susan Barbara Bosworth, Theresa A. Hennessey, and Mary J. McMenemy, the wife of butcher and grocer Frank J. McMenemy, who owned 126 Main Street. In 1957 Mary McMenemy sold the property to Thomas H. Barnhill. The block was assessed at \$3000 in 1960. Barnhill sold the property to George and Gladys Manning of East Bridgewater in 1972, and six years later they deeded it to Covenant Congregational Church of 140 Main Street.<sup>62</sup>

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<sup>61</sup> Barbara Schindler et al. to Hugh Harlow, 27 December 1892, NBD 508:417. The deed from Webster to Harlow is cited in Hugh Harlow to Hyman B. Swig, 3 July 1928, NBD 785:552-53, but with no date and an incorrect book and page number.

<sup>62</sup> Barbara Schindler to Susan Schindler, 14 August 1899, NBD 555:127; Mary J. McMenemy to Thomas H. Barnhill, 19 July 1957, NBD 1256:55; Barnhill to George M. and Gladys C. Manning, 20 June 1972, NBD 1607:45 Mannings to Covenant Congregational Church, 13 September 1978, NBD 1891:123.

By 1903 the Schindler family had their father's Main Street building removed and replaced it with a two-story building with two first-floor stores, one marked office and the other furnishings on the Sanborn map issued in that year. By 1911 a third store was added to the east side, which brought the building to its current size.

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- Easton Directory. 1917. Ancestry.com website, <http://www.ancestry.com> [title page missing].
- Galer, Gregory J. "Forging Ahead: The Ames Family of Easton, Massachusetts, and Two Centuries of Industrial Enterprise, 1635-1861." Ph.D. diss., Massachusetts Institute of Technology, 2002.
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- Representative Men and Old Families of Southeastern Massachusetts*. Chicago: J. H. Beers, 1912.
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- Town of Easton Poll and Real Estate Tax Books, 1853-1960. Easton Historical Society.

## **MAPS**

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- "North Easton." In *Atlas of Bristol Co., Massachusetts, from Actual Surveys by and under the Direction of F. W. Beers*. New York: F. W. Beers and Co., 1871.
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- "Map of North Easton, Town of Easton . . . 1886." In *History of the Town of Easton* by William L. Chaffin. 689.
- "Village of North Easton, Part of the Town of Easton." In *New Topographical Atlas of Surveys, Bristol County, Massachusetts*. Philadelphia: Everts and Richards, 1895.



Sanborn Fire Insurance Maps. 1903, 1911, 1925, 1925-43.



134 Main (center) from SW



**Central Methodist Church  
140 Main Street**

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

17U 66 Mansfield E EST.32

NRDIS 11/3/72

**FORM B – BUILDING**

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

**Town/City:** Easton

**Place:** (*neighborhood or village*): North Easton

**Photograph**



View from SE

**Address:** 140 Main Street

**Historic Name:** Central Methodist Church  
Swedish Christian Evangelical Ebed Melech  
**Uses:** Present: church

Original: church

**Date of Construction:** 1864

**Source:** maps, local histories

**Style/Form:** Gothic Revival

**Architect/Builder:** unknown

**Exterior Material:**

Foundation: stone

Wall/Trim: wood shingle

Roof: asphalt shingle

**Outbuildings/Secondary Structures:**

Parish hall

**Major Alterations** (*with dates*):

Bell tower and flanking vestibules added,  
ca. 1900

Parish hall renovated, late 20<sup>th</sup> century

**Condition:** good

**Moved:** no  yes  **Date:**

**Acreage:** 0.34 acre

**Setting:** This church, parish hall, and commercial building are sited on the north side of Main Street within the village's primary commercial and just west of the intersection of Mechanic and Main Streets.

**Locus Map**



**Recorded by:** Kathryn Grover and Neil Larson

**Organization:** Easton Historical Commission

**Date** (*month /year*): May 2010

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

**ARCHITECTURAL DESCRIPTION:**

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

The Central Methodist Church (Swedish Christian Evangelical Ebed Melech Church) is a wood frame religious building with a front gable roof. A three-story tower with steeple was later attached to the front façade; it contains an entrance fronted by a porch and flanking one-story wings. There are pointed windows in the wings and tall lancets in the second story of the tower. The third story belfry is enclosed by three lancets on a side. A pent roof forms the base of the belfry and a bracketed cornice separates it from the steeple. The body of the church reflects the more restrained design of the earlier construction date, Three pointed windows on each side with Classical cornices with tall friezes. The rear end wall has the same pronounced entablatures along the raking roof edge with short returns across the façade. The building is sided with painted wood shingles. Discolored Plexiglas shields cover the windows.

A one-story parish hall is attached to the west side of the church. It was a commercial building adapted to this church function in recent years. The front façade has been altered to show its association with the church. It is divided into three panels by wide pilasters; each section contains paired lancet windows. An entrance is located in a side wall that is partially exposed because of the setback of the church. The pilasters support a Classical entablature spanning the top of the façade. Like the church, the façade of the parish hall is covered with painted wood shingles. The building has been enlarged with a brick rear extension.

The Central Methodist Church (Swedish Christian Evangelical Ebed Melech Church) is one of Main Street’s important historic landmarks.

**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.*

According to local historian William Ladd Chaffin, Main Street was laid out in 1744 and had at that time at least seven dwellings on it. Its east end was straightened in 1812 and extended to what is now Washington Street, and in

1850 it was extended again to the Brockton (then North Bridgewater) town line.<sup>63</sup> The road curves north at Lincoln Street and becomes North Main Street north of Elm Street. From the start it has been a mixed-use area of homes, businesses, and some factories. Much of the land north of Lincoln Street was owned by members of the Ames family, which built its world-renowned shovel factory complex on the east side of Main Street and several of the family's earliest estates on the west side. The Oliver Ames and Sons company store and several tenements were located on the east side of Main Street south of Pond Street, and on family land on the east side the Ames Free Library and Oakes Ames Memorial Hall, designed for Frederick Lothrop Ames by his Harvard classmate Henry Hobson Richardson, were built in the early 1880s. Between the Rockery on the west (where Lincoln, Barrows, Centre, and Main Streets meet) and where Williams and Mechanic Streets intersect it on the east, Main Street is a commercial district. However, because no business directories appear to exist for Easton in the twentieth century and because Sanborn fire insurance maps do not show building owners, it is often not possible to determine who tenanted these commercial buildings.

After organizing formally in 1861, Methodists of North Easton village built their Central Methodist Church in 1864. The building housed the Methodist congregation until 1876, when Oliver Ames Jr., then co-owner of Oliver Ames and Sons with his brother Oakes, presented the Methodists with the former Unitarian meetinghouse, which had stood on the site of the Rockery, on the condition that the congregation. Thus the Methodists relocated the former Unitarian church to Mechanic Street. The vacated Main Street church became the joint property of John H. Swain and Reuben Meader, who lived opposite the church on the south side of Main Street and were probably church trustees. In 1884 Swain's wife Ann sold the church and its lot to the Swedish Christian Evangelical Ebed Melech Church for \$1450.<sup>64</sup> According to one local history, Oakes Angier Ames, a son of Oakes Ames, paid half of the purchase price.<sup>65</sup>

This Swedish church was the first of two to be organized in North Easton for a growing population of Swedish immigrants. According to local historian Edmund Hand, Oliver Ames and Sons began recruiting Swedish labor after having begun importing "first class Swedish iron" for use at the shovel works. In 1870 twelve Swedish workers began work at the Ames shop, and by 1885 164 Swedish immigrants were living in Easton, many have come from the Vestergotland and

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<sup>63</sup> William L. Chaffin, *History of the Town of Easton, Massachusetts* (Cambridge, MA: J. Wilson and Son, 1886), 463-64.

<sup>64</sup> Ann M. Swain to Swedish Christian Evangelical Ebed Melech Church, Easton, 12 January 1884, NBD 419:114.

<sup>65</sup> Margaret McEntee et al., *History of Easton, Massachusetts*, vol. 2, 1886-1974 (North Easton: Easton Historical Society, 1974), 8.

Bohuslan districts on Sweden's west coast.<sup>66</sup> By 1910 more than 500 people living in North Easton had been born in Sweden. Swedish immigrants had been conducting baptisms and services in houses from the early 1870s, and in 1883 the Swedish Christian Evangelical Ebed Melech Church was organized. Congregants organized a Helping Hand Society in 1905 and Men's Brotherhood in 1946. In 1948 the church changes its name to Covenant Congregational Church. An addition was made to the building in 1958.<sup>67</sup> In 1983 Covenant Congregational Church sold the church building and three adjacent parcels at 134 Main to International Church of the Foursquare Gospel, which in turn sold it to local developer Douglas A. King in 2002.<sup>68</sup>

It is not yet known who owned the land on which the church was built, but the 1871 identifies the owner of the lot west of it only as "A.W.T.," who has not yet been identified. By 1886 George W. Webster, of whom nothing is yet known, owned this lot and its building. Webster appears to have sold the property to the barber Hugh Harlow probably in 1892, when the widow and children of the merchant tailor Morris D. Schindler sold the eastern part of the family's Main Street property to Harlow.<sup>69</sup> Born in Taunton in 1857, Hugh Harlow was the son of Irish immigrant shovelworker Patrick Harlow and his wife Margaret. At the time of his marriage—to Mary McEvoy, daughter of James McEvoy of 122 Main Street—Hugh Harlow was working as a barber in Easton. The 1903 Sanborn fire insurance map shows the former Webster building as a drug and barber shop, probably Harlow's. In 1897 Harlow bought 139 and 149 Main across the street from John H. and Ann M. Swain, and in 1900 the Harlow family is shown owning mortgaged property on Main. The Harlows had five children—Leo, born 1887, Marie, born 1888, John, born 1891, and the twins Grace and Catherine, born 1896. Mary Harlow's widowed mother Mary McEvoy and her widowed sister Catherine then lived across the street at 122 Main.

At some point between 1911 and 1925 Harlow replaced the Webster building with a double store and tenement; in 1925 a restaurant occupied the west half and a drug store the east. In 1928 he appears to have leased part of the new building to the Great Atlantic and Pacific Tea Company.<sup>70</sup> He appears to have sold the building the same year to Bergrace Realty Company, which defaulted on the mortgage it held on the property in 1938. The property was auctioned in

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<sup>66</sup> Edmund C. Hands, *Easton's Neighborhoods* (Easton, MA: Easton Historical Society, 1995), 166. Winthrop Ames, *The Ames Family of Easton, Massachusetts* (privately printed, 1938), dates the beginning of Swedish shovel works labor to about 1865.

<sup>67</sup> McEntee, *Easton*, 9.

<sup>68</sup> Covenant Congregational Church of North Easton to International Church of the Foursquare Gospel, 24 August 1983, NBD 2366:337; International Church of the Foursquare Gospel (LA, CA) to Douglas A. King, 1 March 2002, NBD 10340:66.

<sup>69</sup> Barbara Schindler et al. to Hugh Harlow, 27 December 1892, NBD 508:417. The deed from Webster to Harlow is cited in Hugh Harlow to Hyman B. Swig, 3 July 1928, NBD 785:552-53, but with no date and an incorrect book and page number.

<sup>70</sup> Harlow to Swig.

October that year to Frank H. Purington of Boston, who sold it to the Bianji Trust of Newton in 1949. That trust sold the property to Covenant Congregational Church in 1950.<sup>71</sup>

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## MAPS

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- Sanborn Fire Insurance Maps. 1903, 1911, 1925, 1925-43.

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<sup>71</sup> Frank H. Purington to John H. Bogle and Lootfi M. Gayzagian, trustees Bianji Trust, 8 December 1949, NBD 990:69; Bianji Trust to Covenant Congregational Church, 27 June 1950, NBD 1286:5.



Detail from 1881 birds-eye view showing church before the existing tower was



built.

1891 No neighbor?



View of 140 Main from SW



View of 140 Main from NW





View of 140 Main from NE

**Reuben Meader House**  
**139 Main Street**

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

17U 73      Mansfield      E     

NRDIS 11/3/72

**FORM B – BUILDING**

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

**Town/City:** Easton

**Place:** (*neighborhood or village*): North Easton

**Photograph**



View from NW

**Address:** 139 Main Street

**Historic Name:** Reuben and Sarah Meader House

**Uses:** Present: single residence

Original: single residence

**Date of Construction:** ca. 1860

**Source:** Historic maps, local histories

**Style/Form:** Classical Revival

**Architect/Builder:** unknown

**Exterior Material:**

Foundation: stone

Wall/Trim: vinyl clapboard

Roof: asphalt shingle

**Outbuildings/Secondary Structures:**  
garage

**Major Alterations** (*with dates*):

Vinyl siding added

Window sash replaced

**Condition:** good

**Moved:** no  yes  **Date:**

**Acreage:** 0.19 acre

**Setting:** This house is sited on a rise above the south side of Main Street just east of North Easton Grammar School. This section of Main Street is largely commercial.

**Locus Map**



**Recorded by:** Kathryn Grover and Neil Larson

**Organization:** Easton Historical Commission

**Date** (*month / year*): May 2010

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

**ARCHITECTURAL DESCRIPTION:**

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

The Reuben and Sarah Meader House is a two-story wood frame cross-wing single dwelling with a cross-gable roof. The house is situated on a 0.19-acre lot on the south side of Main Street west of Williams Street. The old North Easton elementary school is located on an adjacent lot west and later houses sited south and east of the house occupy lots subdivided from a larger parcel originally associated with the 139 Main house. The current square lot has a stone retaining wall across its Main Street frontage, evidently the result of road widening. The house is elevated on a terrace. A paved driveway runs along the east lot line, entering the property through a break in the retaining wall and terminating at a parking area behind the house where a one-car garage is located. The driveway also serves as a right-of-way to a large house built later on a land-locked parcel. The balance of the property is maintained in lawn with mature ornamental trees and foundation plantings.

The house is sided with vinyl clapboards. The first story of the three-bay front gable façade contains an entrance with side lights and transom within an altered porch and two closely-spaced windows. Three windows in the second floor are aligned with the openings below. A single window is centered in the attic. Roofline and corner details are obscured by added siding; cornice returns on the front have been preserved. The front façade of the cross wing contains a door and two windows on the first floor and two windows on the second. A full porch with turned posts is a historic feature. A two-story ell is attached to the rear of the wing. .

The side and rear facades are characterized by regular fenestration; a one-story beveled-corner bay window is located on the west wall. Window sash has been replaced. The one-story garage was constructed of concrete blocks; it has a front gable roof. The single vehicle door contains an overhead door.

The Reuben and Sarah Meader House is a large cross-wing dwelling with restrained Classical decoration typical of its period . Its larger scale reflects its prominent position on Main Street and the civic importance of Reuben Meader, who also has well-documented historical associations with the commercial development of Main Street.

## **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.*

According to local historian William Ladd Chaffin, Main Street was laid out in 1744 and had at that time at least seven dwellings on it. Its east end was straightened in 1812 and extended to what is now Washington Street, and in 1850 it was extended again to the Brockton (then North Bridgewater) town line.<sup>72</sup> The road curves north at Lincoln Street and becomes North Main Street north of Elm Street. From the start it has been a mixed-use area of homes, businesses, and some factories. Much of the land north of Lincoln Street was owned by members of the Ames family, which built its world-renowned shovel factory complex on the east side of Main Street and several of the family's earliest estates on the west side. The Oliver Ames and Sons company store and several tenements were located on the east side of Main Street south of Pond Street, and on family land on the east side the Ames Free Library and Oakes Ames Memorial Hall, designed for Frederick Lothrop Ames by his Harvard classmate Henry Hobson Richardson, were built in the early 1880s. Between the Rockery on the west (where Lincoln, Barrows, Centre, and Main Streets meet) and where Williams and Mechanic Streets intersect it on the east, Main Street is a commercial district.

The house at 139 Main Street was built about 1860 for Reuben Meader, a merchant born in Nantucket who moved to North Easton probably about 1855 and probably with the family of his daughter Ann Maria, who had married John Howland Swain on Nantucket in 1847. Swain was born in Roxbury and was also a merchant, but the nature of his business, and his father-in-law's, is not yet known. Meader, born about 1794 in Nantucket, owned \$5000 in real property and \$40,000 in personal property by 1860 and was thus an affluent man. His household included his wife Sarah Thain Meader, born in Halifax, Nova Scotia about 1796, his son Joseph, then sixteen years old, and his cousin Phebe Allen, who came from Nantucket with the family.

By 1870 Meader owned 139 Main Street and another house in town—perhaps the building ascribed to him on Williams Street on the 1871 village map—and tax records assessed the houses at \$1700 and \$450 respectively. He also owned a barn, two other buildings (one of them a shop on Williams Street), a lot of 1.25 acres, personal property, and bank stock. He was a trustee of both the North Easton Savings Bank and the First National Bank of Easton, both founded in 1864. And Swain, who with Oliver Ames Jr. and A. A. Gilmore had petitioned the state to charter North Easton Savings Bank, was the first vice president of that bank and president of the First National Bank of Easton. Local historian William Chaffin credited Swain with proposing to Oliver Ames in 1855 that the town invite

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<sup>72</sup> William L. Chaffin, *History of the Town of Easton, Massachusetts* (Cambridge, MA: J. Wilson and Son, 1886), 463-64.

Unitarian ministers to North Easton, which resulted in the formation of the North Easton Unitarian Society and ultimately in Unity Church. Meader, by contrast, was a Methodist and was among the leaders of a splinter group of Methodists who, dissatisfied with the preaching at Washington Street Methodist Church, created the Center Methodist Church on Main Street, across from Meader's house, in 1864.<sup>73</sup>

Sarah Meader died in 1879. Tax records for 1880 show Reuben Meader as the owner of three houses, which suggests that 149 Main Street had been built by then. Meader died in 1881, at which point 139 and 149 Main Street passed to his daughter Ann Maria Swain; by 1886 his Williams Street properties had been sold and razed (the 1881 bird's-eye view indicates it was occupied by John Baldwin, a painter and paperhanger). The two Main Street houses were valued together at \$2800 in 1890, and the property also had a carriage house. In 1897 the Swains sold the property to Hugh Harlow, a barber who had a shop on the north side of Main Street just west of the former Methodist meetinghouse, by then the Swedish church.<sup>74</sup> Born in Taunton in 1857, Hugh Harlow was the son of Irish immigrant shovelworker Patrick Harlow and his wife Margaret. At the time of his marriage—to Mary McEvoy, daughter of James McEvoy of 122 Main Street—Hugh Harlow was working as a barber. Harlow's 139 Main Street household included himself, his wife, and the couple's five children—Leo, born 1887, Marie, born 1888, John, born 1891, and the twins Grace and Catherine, born 1896. Harlow lived by 1930 at 143 Main, a house set far back on the lot between 139 and 149 Main Street, and rented 139 Main Street until 1940;<sup>75</sup> it afterward changed hands frequently.

## **BIBLIOGRAPHY and/or REFERENCES**

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- Galer, Gregory J. "Forging Ahead: The Ames Family of Easton, Massachusetts, and Two Centuries of Industrial Enterprise, 1635-1861." Ph.D. diss., Massachusetts Institute of Technology, 2002.
- Hands, Edmund C. *Easton's Neighborhoods*. North Easton: Easton Historical Society, 1995.

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<sup>73</sup> See Chaffin, *Easton*, 408, 409, 606-7.

<sup>74</sup> Ann M. and John H. Swain to Harlow, 13 January 1897, NBD 535::192

<sup>75</sup> Hugh Harlow to Catherine H. Healey, 24 June 1940, NBD 859:586

Hurd, D. Hamilton. *History of Bristol County, Massachusetts, with Biographical Sketches of Many of the Pioneers and Prominent Men*. Philadelphia: J. W. Lewis and Co., 1883.

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#### MAPS

Walling, H. F. "Map of the Town of Easton, Bristol County, Massachusetts, Surveyed by Order of the Town." New York: Ferd. Mayer and Co., 1855.

"North Easton." In *Atlas of Bristol Co., Massachusetts, from Actual Surveys by and under the Direction of F. W. Beers*. New York: F. W. Beers and Co., 1871.

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Sanborn Fire Insurance Maps. 1903, 1911, 1925, 1925-43.



View from N (143 Main at left in rear)

**John H. & Anna Maria Swain House**  
**149 Main Street**

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

17U 74      Mansfield      E     

NRDIS 11/3/72

**FORM B – BUILDING**

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

**Town/City:** Easton

**Place:** (*neighborhood or village*): North Easton

**Photograph**



**Address:** 149 Main Street

**Historic Name:** John H. & Anna Maria Swain House

**Uses:** Present: single residence

Original: single residence

**Date of Construction:** ca. 1880

**Source:** historic maps, deeds, censuses

**Style/Form:** Classical Revival

**Architect/Builder:** unknown

**Exterior Material:**

Foundation: stone

Wall/Trim: wood clapboard

Roof: asphalt shingle

**Outbuildings/Secondary Structures:**  
none

**Major Alterations** (*with dates*):  
Window sash replaced

**Condition:** good

**Moved:** no  yes  **Date:**

**Acreage:** 0.17 acre

**Setting:** This house is set on a rise above the south side of Main Street within a commercial district and is one house west of the intersection of Main and Williams Streets. The lot has mature trees and shrubs and is bounded on the north and

**Locus Map**



**Recorded by:** Kathryn Grover and Neil Larson

**Organization:** Easton Historical Commission

**Date** (*month /year*): May 2010



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

**ARCHITECTURAL DESCRIPTION:**

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

The John H. & Anna Maria Swain House is a story-and-a-half wood frame single dwelling with a front gable roof. The house is situated on a 0.17-acre lot on the south side of Main Street west of Williams Street. The current property has been subdivided from the adjoining lot to the west, which it shared with the house at 139 Main Street during its initial years. It has a stone retaining wall across its Main Street frontage, evidently the result of road widening. The house is elevated on a terrace. A paved driveway runs along the west lot line, entering the property through a break in the retaining wall and terminating at a parking area behind the house where. The driveway also serves the house at 139 Main and as a right-of-way to a large house built later on a land-locked parcel farther south. The balance of the property is maintained in lawn with mature ornamental trees and foundation plantings.

The house is sided with wood clapboards. The front gable façade contains an entrance and a bay window on the first story and a paired window unit in the second. A porch originates at the entrance and wraps around the west side of the house, terminating at another bay window. The porch has turned posts and wood balustrade; brick steps have been added to the front. The front gable, as well as gable wall dormers, are decorated with pairs of scroll-sawn brackets. The bay windows also have brackets at the cornice line; their friezes and bases are paneled. A one-story ell is attached to the rear. Window sash has been replaced.

The John H. & Anna Maria Swain House is a distinctive example of a small ornamented front-gable dwelling in the village. Its design reflects its prominent position on Main Street and the civic importance of John H. Swain, who also has well-documented historical associations with the commercial development of Main Street and the Community Methodist Church across the street.

**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.*

According to local historian William Ladd Chaffin, Main Street was laid out in 1744 and had at that time at least seven dwellings on it. Its east end was straightened in 1812 and extended to what is now Washington Street, and in 1850 it was extended again to the Brockton (then North Bridgewater) town line.<sup>76</sup> The road curves north at Lincoln Street and becomes North Main Street north of Elm Street. From the start it has been a mixed-use area of homes, businesses, and some factories. Much of the land north of Lincoln Street was owned by members of the Ames family, which built its world-renowned shovel factory complex on the east side of Main Street and several of the family's earliest estates on the west side. The Oliver Ames and Sons company store and several tenements were located on the east side of Main Street south of Pond Street, and on family land on the east side the Ames Free Library and Oakes Ames Memorial Hall, designed for Frederick Lothrop Ames by his Harvard classmate Henry Hobson Richardson, were built in the early 1880s. Between the Rockery on the west (where Lincoln, Barrows, Centre, and Main Streets meet) and where Williams and Mechanic Streets intersect it on the east, Main Street is a commercial district.

The house at 149 Main Street was built about 1880 by Reuben Meader, a merchant born in Nantucket who moved to North Easton probably about 1855 and probably with the family of his daughter Ann Maria, who had married John Howland Swain on Nantucket in 1847. Swain was born in Roxbury and was also a merchant, but the nature of his business, and his father-in-law's, is not yet known. Meader, born about 1794 in Nantucket, owned \$5000 in real property and \$40,000 in personal property by 1860 and was thus an affluent man. His household included his wife Sarah Thain Meader, born in Halifax, Nova Scotia about 1796, his son Joseph, then sixteen years old, and his cousin Phebe Allen, who came from Nantucket with the family.

By 1870 Meader owned 139 Main Street and another house in town—perhaps the building ascribed to him on Williams Street on the 1871 village map—and tax records assessed the houses at \$1700 and \$450 respectively. He also owned a barn, two other buildings (one of them a shop on Williams Street), a lot of 1.25 acres, personal property, and bank stock. He was a trustee of both the North Easton Savings Bank and the First National Bank of Easton, both founded in 1864. And Swain, who with Oliver Ames Jr. and A. A. Gilmore had petitioned the state to charter North Easton Savings Bank, was the first vice president of that bank and president of the First National Bank of Easton. Local historian William Chaffin credited Swain with proposing to Oliver Ames in 1855 that the town invite Unitarian ministers to North Easton, which resulted in the formation of the North Easton Unitarian Society and ultimately in Unity Church. Meader, by contrast, was a Methodist and was among the leaders of a splinter group of Methodists who, dissatisfied with the preaching at Washington Street Methodist Church,

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<sup>76</sup> William L. Chaffin, *History of the Town of Easton, Massachusetts* (Cambridge, MA: J. Wilson and Son, 1886), 463-64.

created the Center Methodist Church on Main Street, across from Meader's house, in 1864.<sup>77</sup>

Sarah Meader died in 1879. Tax records for 1880 show Reuben Meader as the owner of three houses, which suggests that 149 Main Street had been built by then. Meader died in 1881, at which point 139 and 149 Main Street passed to his daughter Ann Maria Swain; by 1886 his Williams Street properties had been sold and razed. The two Main Street houses were valued together at \$2800 in 1890, and the property also had a carriage house. In 1897 the Swains sold the property to Hugh Harlow, a barber who had a shop on the north side of Main Street just west of the former Methodist meetinghouse, by then the Swedish church.<sup>78</sup> Born in Taunton in 1857, Hugh Harlow was the son of Irish immigrant shovelworker Patrick Harlow and his wife Margaret. At the time of his marriage—to Mary McEvoy, daughter of James McEvoy of 122 Main Street—Hugh Harlow was working as a barber. Harlow's 139 Main Street household included himself, his wife, and the couple's five children—Leo, born 1887, Marie, born 1888, John, born 1891, and the twins Grace and Catherine, born 1896. Harlow lived by 1930 at 143 Main, a house set far back on the lot between 139 and 149 Main Street.

In 1898 Harlow sold 149 Main to Anne M. McMullen, the daughter of Irish-born shovelworker John Keyes and his wife Margaret Blake Keyes.<sup>79</sup> Born about 1870, Anne Keyes married Charles McMullen, born in Easton in 1870 and the son of Irish immigrants Michael and Elizabeth Fullan McMullen. Charles McMullen was a meat cutter in a market and later a clerk. In 1920 the 149 Main Street household included the couple's daughters Anna, sixteen, and Grace, twelve. In 1930 the couple occupied the house, then valued at \$1500 and its .17-acre lot at \$600. The house appears to have remained in the family, when Grace Mone, probably the McMullen's daughter Grace, sold the house to John and Marcia O'Brien.<sup>80</sup>

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<sup>77</sup> See Chaffin, *Easton*, 408, 409, 606-7.

<sup>78</sup> Ann M. and John H. Swain to Harlow, 13 January 1897, NBD 535:192.

<sup>79</sup> Hugh Harlow to Anne M. McMullen, 5 May 1898, NBD 543:266.

<sup>80</sup> Grace M. Mone to John G. and Marcia J. O'Brien, 22 October 1962, NBD 1413:244.

Galer, Gregory J. "Forging Ahead: The Ames Family of Easton, Massachusetts, and Two Centuries of Industrial Enterprise, 1635-1861." Ph.D. diss., Massachusetts Institute of Technology, 2002.

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#### MAPS

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Sanborn Fire Insurance Maps. 1903, 1911, 1925, 1925-43.



View from N



View from NW



View from NE

**Francis Middleton Jr. House and Store**  
**150 Main Street**

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

17U 65 Mansfield E

NRDIS 11/3/72

**FORM B – BUILDING**

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

**Town/City:** Easton

**Place:** (*neighborhood or village*): North Easton

**Photograph**



View from SE

**Address:** 150 Main Street

**Historic Name:**  
Francis Jr. & Josephine Middleton House &

**Uses:** Present: multi-use

Original: multi-use

**Date of Construction:** ca. 1880

**Source:** maps, census

**Style/Form:** Classical Revival

**Architect/Builder:** unknown

**Exterior Material:**

Foundation: brick

Wall/Trim: vinyl clapboard

Roof: asphalt shingle

**Outbuildings/Secondary Structures:**  
none

**Major Alterations** (*with dates*):

Vinyl siding added

Windows replaced

Storefronts rehabilitated

**Condition:** good

**Moved:** no  yes  **Date:**

**Acreage:** 0.04 acre

**Setting:** This building is sited at the northwest corner of Main and Mechanic Streets in the village's primary commercial district.

**Locus Map**



**Recorded by:** Kathryn Grover and Neil Larson

**Organization:** Easton Historical Commission

**Date** (*month /year*): May 2010

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

**ARCHITECTURAL DESCRIPTION:**

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

The Francis Jr. & Josephine Middleton House & Store is a two-story wood frame multi-use building. It is situated on a 0.04-acre lot on northeast corner of Main and Mechanic streets. The building all but fills the small lot; the rear side is paved as part of an alley servicing the rears of commercial buildings on the north side of Main Street.

Vinyl siding covers the building's original wood clapboards. The building is comprised of two sections: a two-story section with a front gable roof with a two-story flat-roof section added to the east side. Each contains a storefront at street level. The storefront in the front-gable section has a center entrance recessed between display windows. That in the later, flat-roof section has an entrance and single display window. The entrance is recessed and paired with a third doorway for access to second-story living units. The entire street façade is surmounted by a pent roof under which the entrances are located; a large bracket supports the pent as it spans the area containing the two entrances. The storefronts have been rehabilitated recently and are based on brick kneewalls; brick steps have been built in front of the entrances.

The second story contains five windows, two of which are paired, indicating altered locations. Side facades have irregular fenestration, and the southeast corner of the building, at the street corner, has been beveled. There is another entrance on the rear. Some windows and all window sash have been replaced.

The Francis Jr. & Josephine Middleton House & Store is a distinctive example of a small late-19<sup>th</sup>-century multi-use building with stores and dwellings on Main Street.

**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.*

According to local historian William Ladd Chaffin, Main Street was laid out in 1744 and had at that time at least seven dwellings on it. Its east end was straightened in 1812 and extended to what is now Washington Street, and in



1850 it was extended again to the Brockton (then North Bridgewater) town line.<sup>81</sup> The road curves north at Lincoln Street and becomes North Main Street north of Elm Street. From the start it has been a mixed-use area of homes, businesses, and some factories. Much of the land north of Lincoln Street was owned by members of the Ames family, which built its world-renowned shovel factory complex on the east side of Main Street and several of the family's earliest estates on the west side. The Oliver Ames and Sons company store and several tenements were located on the east side of Main Street south of Pond Street, and on family land on the east side the Ames Free Library and Oakes Ames Memorial Hall, designed for Frederick Lothrop Ames by his Harvard classmate Henry Hobson Richardson, were built in the early 1880s. Between the Rockery on the west (where Lincoln, Barrows, Centre, and Main Streets meet) and where Williams and Mechanic Streets intersect it on the east, Main Street is a commercial district. However, because no business directories appear to exist for Easton in the twentieth century and because Sanborn fire insurance maps do not show building owners, it is often not possible to determine who tenanted these commercial buildings.

A shoe shop is depicted at 150 Main Street on the 1871 map of North Easton, which probably means that a small-scale shoe factory was operating on the site before the existing building was constructed. Whose shop it was is not, however, known. By 1886 the building belonged to Francis Middleton Jr., who according to the 1889 directory had an express business and a grocery on Main Street.

Born in 1849 in Easton, Francis Middleton was the son of Irish immigrant shovelworker Francis Middleton Sr., who was born about 1804 and had come from Vienna, Maine, to North Easton by the year his son was born. By 1870 Francis Middleton Sr. had left the shovel company and was a farm laborer; he shared the house at 44 Elm with his wife and his son Frank, by then working as an expressman. In 1878 Frank Middleton Jr. married Josephine Kennedy of Boston, and the couple lived with his father on Elm Street in 1880. By 1886, when Middleton was operating his business at 150 Main, he and his wife and children may still have lived on Elm Street. In 1894 Francis Middleton Jr. died of heart disease, and by 1900 his widow Josephine and the couple's six children were living on Main Street. Josephine Middleton died in 1908, and by 1917 her son David, a jewelry repairman, and daughters Mary and Jane were living on Main Street, probably at this address.

The 1881 bird's-eye view of the village depicts the building without the current east wing and storefront; the addition had been made by 1891 when the next view was published. The 1903 Sanborn fire insurance map of North Easton Village shows that the main (west) part of the 150 Main building contained a general store on the first floor while the street level of the added east side was vacant; by 1911 the east side was occupied by a barber shop. If they still owned

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<sup>81</sup> William L. Chaffin, *History of the Town of Easton, Massachusetts* (Cambridge, MA: J. Wilson and Son, 1886), 463-64.

150 Main in 1920, the Middleton siblings must have sold it by 1930, for all are living in other parts of North Easton by that latter year. In 1931 North Easton Cooperative Bank, which had foreclosed on the property in early May, sold it later in the month to Elizabeth Daly, of whom nothing has yet been discovered. In 1960 the property was owned by Elizabeth A. Coots of Brockton, who sold it in 1962.<sup>82</sup>

## **BIBLIOGRAPHY and/or REFERENCES**

- Chaffin, William L. *History of the Town of Easton, Massachusetts*. Cambridge, MA: J. Wilson and Son, 1886.
- Cutter, William Richard, comp. *New England Families: Genealogical and Memorial*. 3d series. New York: Lewis Historical Publishing Co., 1915.
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- Galer, Gregory J. "Forging Ahead: The Ames Family of Easton, Massachusetts, and Two Centuries of Industrial Enterprise, 1635-1861." Ph.D. diss., Massachusetts Institute of Technology, 2002.
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## **MAPS**

- Walling, H. F. "Map of the Town of Easton, Bristol County, Massachusetts, Surveyed by Order of the Town." New York: Ferd. Mayer and Co., 1855.
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- "View of North Easton, Massachusetts." Boston: O. H. Bailey and Co., 1881.

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<sup>82</sup> North Easton Cooperative Bank to Elizabeth Daly, 22 May 1931, NBD 806:206; Harold G. and Elizabeth A. Coots, Brockton, to Trainor Construction Company, Holbrook, 24 January 1962, NBD 1398:393.

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Sanborn Fire Insurance Maps. 1903, 1911, 1925, 1925-43.



View from SW



View from N

**John F. & Winifred B. Long House**  
**153 Main Street**

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

17U 75	Mansfield	E	
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NRDIS 11/3/72

**FORM B – BUILDING**

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

**Town/City:** Easton

**Place:** (*neighborhood or village*): North Easton

**Photograph**



View from NE

**Address:** 153 Main Street

**Historic Name:** John F. and Winifred B. Long House

**Uses:** Present: single residence

Original: single residence

**Date of Construction:** ca. 1900

**Source:** historic maps

**Style/Form:** Queen Anne

**Architect/Builder:** unknown

**Exterior Material:**

Foundation: stone

Wall/Trim: wood shingle

Roof: asphalt shingle

**Outbuildings/Secondary Structures:**  
none

**Major Alterations** (*with dates*):

Shed dormers added

Some windows replaced

Window sash replaced

**Condition:** good

**Moved:** no  yes  **Date:**

**Acreage:** 0.14 acre

**Setting:** This property is located at the southwest corner of Main and Williams Streets on a lot bordered by a stone wall on the east and north. This section of Main Street is primarily commercial.

**Locus Map**



**Recorded by:** Kathryn Grover and Neil Larson

**Organization:** Easton Historical Commission

**Date** (*month / year*): May 2010

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

**ARCHITECTURAL DESCRIPTION:**

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

The John F. and Winifred B. Long House is a two-story wood frame single dwelling with a flared front gable roof. The house is situated on a 0.14-acre lot on the southwest corner of Main and Williams street. The current property has been subdivided from the adjoining lot to the west, which it shared with the houses at 139, 143 and 149 Main Street during its initial years. It has a stone retaining wall across its Main and Williams street frontages, evidently the result of road and intersection widening. The house is elevated on a terrace. A paved parking area is located in the southeast corner of the lot where there is a break in the retaining wall. The balance of the property is maintained in lawn with mature ornamental trees and foundation plantings.

The house is sided with wood shingles; the front gable is decorated with a narrow paneled verge board. The front gable façade contains an entrance and a beveled-corner bay window on the first story, which is spanned by a porch with column posts and turned balustrade. A beveled-corner oriel is positioned above the entrance on the second story; it is surmounted by a flared gable roof, which is in line with the main roof and decorated with verge boards and elongated brackets. A single window occupies the second-story space over the lower bay window, another single window is located in the attic tucked under a bulge in the siding. On the side walls, a belt separates the stories with the upper wall flared slightly over the first. A two-story gabled pavilion is positioned at the rear of the east (Williams Street) side of the house where it abuts a two-story rear ell. and a paired window unit in the second. Shed dormers have added to the east and west sides of the roof; window sash has been replaced; some windows have been resized as indicated by patching in the shingle siding.

The John F. and Winifred B. Long House is a distinctive example of a Queen Anne-style front-gable dwelling in the village. Its design reflects its prominent position on Main Street.

**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.*

According to local historian William Ladd Chaffin, Main Street was laid out in 1744 and had at that time at least seven dwellings on it. Its east end was straightened in 1812 and extended to what is now Washington Street, and in 1850 it was extended again to the Brockton (then North Bridgewater) town line.<sup>83</sup> The road curves north at Lincoln Street and becomes North Main Street north of Elm Street. From the start it has been a mixed-use area of homes, businesses, and some factories. Much of the land north of Lincoln Street was owned by members of the Ames family, which built its world-renowned shovel factory complex on the east side of Main Street and several of the family's earliest estates on the west side. The Oliver Ames and Sons company store and several tenements were located on the east side of Main Street south of Pond Street, and on family land on the east side the Ames Free Library and Oakes Ames Memorial Hall, designed for Frederick Lothrop Ames by his Harvard classmate Henry Hobson Richardson, were built in the early 1880s. Between the Rockery on the west (where Lincoln, Barrows, Centre, and Main Streets meet) and where Williams and Mechanic Streets intersect it on the east, Main Street, particularly its north side, is a commercial district.

The house at 153 Main Street was built about 1900 by Hugh Harlow, who had acquired the property from John H. and Anna Maria Swain in 1892 along with 139, 143, and 149 Main Street, which all shared the same lot at the time. The house was built at the eastern edge of the parcel very close to a building containing a store and dwelling on a small lot at the corner of Main and Williams streets. This building is identified with photographer and bootmaker Munroe F. Williams (1829-1901) on the 1871 map of the village, and it also may be pictured on the 1855 map.

Munroe F. Williams was the son of the shoemaker Milo M. Williams (about 1798-1859) and Sally Ann Russell Williams (about 1807-91), and his extended family owned a great deal of land in this neighborhood. In 1856 Munroe Williams joined the Company B of the Massachusetts State Militia and served until 1861, when he was commissioned a second lieutenant in Company G of the Seventh Regiment of Massachusetts Volunteers. His occupation is shown as "artist" in military records. The regiment was involved in many key Civil War battles, including the 3 May 1863 engagement at Marye's Heights at Fredericksburg; there Williams, who had been promoted to first lieutenant of Company E the November before, was severely wounded in the left shoulder. He was discharged in mid-August 1863. A regimental history states that Williams "was a good officer, and a friend to all soldiers under his command. Since his return from the Army he had resided in North Easton, and is a photographer."<sup>84</sup> Tax records for 1870 assessed Williams for a "house and shop," valued at \$100, and a "photograph

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<sup>83</sup> William L. Chaffin, *History of the Town of Easton, Massachusetts* (Cambridge, MA: J. Wilson and Son, 1886), 463-64.

<sup>84</sup> "History of the Seventh Massachusetts Volunteer Infantry," *Massachusetts Soldiers, Sailors and Marines in the Civil War*, 314, online at Ancestry.com.

building” at \$150, which is probably the building sited at the intersection of Main and Williams Streets and marked “M.W.” on the 1871 village map.

In 1870 Williams seems to have lived with his widowed mother Sally, perhaps at 175 Main on a large lot on the southeast corner of Main and Williams streets. By 1880 he was probably living at 153 Main Street in a household that included his wife, Harriet Whitten Williams, and his two sons Munroe, born in 1871, and Milo, born in 1878; his mother Sally Williams is enumerated in the next Main street household (175 Main). In 1880 Munroe Williams is shown as a bootmaker, and 1880 tax records assessed him on the house and shop at \$1000, a sixteenth-acre lot at \$60, and a “saloon” at \$50. Tax records for 1890 list Williams as owning a “house and saloon” at \$1200 and another building at \$150.

Sally Williams died in 1891, and by 1895 Monroe Williams sold the corner property to John H. and Mary A. Swain, who owned the neighboring lot containing 139, 143, and 149 Main Street. He continued to own his mother’s property at the southeast corner of Main and Williams, but in 1900 he and his family lived on Mechanic Street. In 1897 the Swains sold the entire 139-153 Main property to Hugh Harlow, a barber whose shop was across Main Street from these properties.<sup>85</sup> Harlow must have built 153 Main and rented the corner property at 153 Main Street, identified as a store on the 1895 village map. The 1903 map shows the building with two stores: a Chinese laundry and a boot and shoe store. By 1911, the Williams building had been demolished, probably due to the widening of Main Street and the Williams Street intersection.

In 1909 Harlow sold 153 Main Street to John F. Long, who was born in Ireland about 1856 and came with his parents Thomas and Mary and grandmother Julia Long to the United States in 1860.<sup>86</sup> They were living in Easton by 1861, and the 1870 census shows Thomas Long employed as a shovelworker. John F. Long worked first as a shovelmaker and by 1900 as a house painter. By 1887 he had married Winifred B. Connoughton of Vermont. The couple had three children—Mary Veronica, born in 1887; Monica, born in 1889, and Thomas Patrick, born in 1892. By 1920 they were all in the workforce, Veronica as a grammar school teacher, Monica as a newspaper office bookkeeper, and Thomas as a Massachusetts State House clerk. Thomas Long and his sister Veronica were shown as owning the house in 1960, and four years later they sold the property to Robert M. Hawley of Milton.<sup>87</sup>

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<sup>85</sup> Ann M. and John H. Swain to Hugh Harlow, 13 January 1897, NBD 535::192.

<sup>86</sup> Hugh Harlow to John F. Long, 26 August 1909, NBD 640:492-93.

<sup>87</sup> Thomas P. Long to Robert M. Hawley, Milton, 22 December 1964, NBD 1455:196.



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## MAPS

- Walling, H. F. "Map of the Town of Easton, Bristol County, Massachusetts, Surveyed by Order of the Town." New York: Ferd. Mayer and Co., 1855.
- "North Easton." In *Atlas of Bristol Co., Massachusetts, from Actual Surveys by and under the Direction of F. W. Beers*. New York: F. W. Beers and Co., 1871.
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- Sanborn Fire Insurance Maps. 1903, 1911, 1925, 1925-43.



View from NW



View from SE

**William A. Austin House**  
**156 Main Street**

**FORM B – BUILDING**

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

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

17U 41	Mansfield	E	
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NRDIS 11/3/72

**Town/City:** Easton

**Place:** (*neighborhood or village*): North Easton

**Address:** 156 Main Street

**Historic Name:** William A. Austin House  
John & Sophie Anderson House &

**Uses:** Present: store and tenement

Original: single residence

**Date of Construction:** ca. 1870; storefront  
1011-25

**Source:** historic maps, census records

**Style/Form:** undetermined

**Architect/Builder:** unknown

**Exterior Material:**

Foundation: stone

Wall/Trim: vinyl clapboard

Roof: asphalt shingle

**Outbuildings/Secondary Structures:**

none

**Major Alterations** (*with dates*):

Storefronts added, 1911-1925

Shed dormer added

Vinyl siding added

Storefront altered

**Condition:** good

**Moved:** no  yes  **Date:**

**Acreage:** 0.12 acre

**Setting:** This property is located on the northeast corner of Main and Mechanic Streets at the eastern edge of the village's primary commercial district.

**Photograph**



View from SW

**Locus Map**



**Recorded by:** Kathryn Grover and Neil Larson

**Organization:** Easton Historical Commission

**Date** (*month / year*): May 2010

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

**ARCHITECTURAL DESCRIPTION:**

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

The William A. Austin House (John & Sophie Anderson House & Store) is a story-and-a-half wood frame multiple dwelling with a one-story store front addition attached to the Main (south) and Mechanic (west) street sides. It is situated on a 0.12-acre lot on northeast corner of Main and Mechanic streets. The building all but fills the small lot; the east side contains narrow paved parking area.

Vinyl siding covers the building's original wood clapboards. The building originated as a story-and-a-half double house with a gable roof fronting on Mechanic Street. (This building possibly either replaced or was an enlargement of an existing single-family dwelling.) The small amount of exterior wall left exposed after the later store additions has been otherwise altered. There are two small gable dormers in the east side of the roof, which may be early in date, and a large shed dormer on the west side that was added much later. The one-story low-pitch-roof store addition covers the entire Main Street (south) façade leaving two attic windows and a Classical Revival-style cornice exposed above it. The addition wraps around the south half of the Mechanic Street (west) side terminating at two low pavilions with entrances in the rear. The storefront has been recently renovated having a mansard pent across the top and two recessed entrances—one on a beveled corner—flanked by large plate-glass windows based on a brick kneewall. In addition to the two entrances positioned at the rear of the Mechanic Street façade, presumably for domestic spaces within the rear and upper-story portions of the house, a third is located on the east side at the end of the driveway/parking area along the lot line. The storefronts have been rehabilitated recently, but the six-over-one wood sash windows appear to survive from the early 20<sup>th</sup>-century period.

The William A. Austin House (John & Sophie Anderson House & Store) is an example of a multi-use Main Street building that originated as domestic form and was later expanded and modernized with the addition of store sections on the front and side.

**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.*

According to local historian William Ladd Chaffin, Main Street was laid out in 1744 and had at that time at least seven dwellings on it. Its east end was straightened in 1812 and extended to what is now Washington Street, and in 1850 it was extended again to the Brockton (then North Bridgewater) town line.<sup>88</sup> The road curves north at Lincoln Street and becomes North Main Street north of Elm Street. From the start it has been a mixed-use area of homes, businesses, and some factories. Much of the land north of Lincoln Street was owned by members of the Ames family, which built its world-renowned shovel factory complex on the east side of Main Street and several of the family's earliest estates on the west side. The Oliver Ames and Sons company store and several tenements were located on the east side of Main Street south of Pond Street, and on family land on the east side the Ames Free Library and Oakes Ames Memorial Hall, designed for Frederick Lothrop Ames by his Harvard classmate Henry Hobson Richardson, were built in the early 1880s. Between the Rockery on the west (where Lincoln, Barrows, Centre, and Main Streets meet) and where Williams and Mechanic Streets intersect it on the east, Main Street, particularly its north side, is a commercial district.

A building was located on the 156 Main Street parcel by 1871 and marked "W. Austin heirs" on the map published that year. It may represent the south half of the dwelling now fronted by a store on the northeast corner of Main and Mechanic streets. William Austin had lived in Easton from the mid- to late 1700s and died before 1840; his son William T. Austin was a house painter and died in 1881 at the age of seventy-nine. The house is shown on late-19<sup>th</sup>-century views and 20th-century Sanborn maps as a long, end-to-end double house and was probably always rented. A second two-story tenement was erected on the north end of the lot sometime after 1881; this building is now in separate ownership on 7 Mechanic Street. By 1886 George W. Kennedy, a bookkeeper for Oliver Ames and Sons, owned the property, but he lived at 231 Main, which he had earlier occupied as a tenant of the shovel company. Kennedy had purchased the Main Street property at some point between 1871 and 1880. Born about 1820 in Bath, Maine, Kennedy was married to Caroline Hall of Providence, Rhode Island, and had three sons and an adopted daughter. In 1889 his sons Charles and Henry also worked at Oliver Ames and Sons, as clerks, while his son Edward was a cashier at North Easton's First National Bank.

By 1895 Kennedy evidently had sold 156 Main Street, as it was associated with an unidentified McCarthy family ("Hrs. H. McCarthy") on the map published in that year. By 1919 Kenneth W. Keith sold the property to John Anderson and his

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<sup>88</sup> William L. Chaffin, *History of the Town of Easton, Massachusetts* (Cambridge, MA: J. Wilson and Son, 1886), 463-64.

son Clarence,<sup>89</sup> and it was either Keith or the Andersons who added the one-story storefronts on the west and south sides of the building; Sanborn maps document that they were built between 1911 and 1925. By 1920 the Andersons were operating a grocery store at this address.

Born in Sweden in 1861, John Anderson had immigrated to the United States in 1882 and was in Easton by 1885, when Clarence was born. By 1900 was working as an “electric road conductor” in Easton and living on Mechanic Street. His household included his wife Sophie, who appears to have immigrated with him, and nine children. In July 1929 the Andersons sold the 156 Main property to Philip and Sadie Liftman. Philip Liftman was born in Ribnitsa, Russia, in 1894 and was living in Boston by the time he registered for the draft in 1917. In 1930 tax records assessed him for the store and tenement at \$3500, the 0.17-acre lot at \$1000, and “machinery” at \$500. The Liftmans had moved to Stoughton by 1942, and in 1955 they sold the property to Manuel D. and Mary V. Silva, who owned the property until 1978.<sup>90</sup>

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- Hurd, D. Hamilton. *History of Bristol County, Massachusetts, with Biographical Sketches of Many of the Pioneers and Prominent Men*. Philadelphia: J. W. Lewis and Co., 1883.
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- Representative Men and Old Families of Southeastern Massachusetts*. Chicago: J. H. Beers, 1912.
- Resident and Business Directory for Easton, Mass. for 1889*. Needham, MA: Local Directory Publishing Co., 1889.

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<sup>89</sup> Kenneth W. Keith to John A. and Clarence E. Anderson, 8 November 1919, NBD 716:340-41.

<sup>90</sup> John E. and Clarence E. Anderson to Philip and Sadie Liftman, 9 July 1929, NBD 793:498; Liftmans to Manuel D. and Mary V. Silva, 27 June 1955, NBD 1176:51.

Town of Easton Poll and Real Estate Tax Books, 1853-1960. Easton Historical Society.

## MAPS

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"Village of North Easton, Part of the Town of Easton." In *New Topographical Atlas of Surveys, Bristol County, Massachusetts*. Philadelphia: Everts and Richards, 1895.

Sanborn Fire Insurance Maps. 1903, 1911, 1925, 1925-43.



View from S



View from SE



View from NW (Mechanic Street)



**Milo M. and Sally A. Williams House**  
**167 (175 )Main Street AND**  
**Monroe Williams Store, 165 Main Street**

17U 92      Mansfield      E     

NRDIS 11/3/72

**FORM B – BUILDING**

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

**Town/City:** Easton

**Place:** (*neighborhood or village*): North Easton

**Photograph**



View from NW

**Address:** 175 Main Street

**Historic Name:** Milo M. and Sally A. Williams House

**Uses:** Present: single residence

Original: single residence

**Date of Construction:** ca. 1870

**Source:**

**Style/Form:**

**Architect/Builder:**

**Exterior Material:**

Foundation: stone

Wall/Trim: wood clapboard

Roof: asphalt shingle

**Outbuildings/Secondary Structures:**

**Major Alterations** (*with dates*):

none

**Condition:** good

**Moved:** no  yes  **Date:**

**Acreage:** 0.81 acre

**Setting:** These properties are located on the southeast corner of Main and Williams Street on a lot with mature trees. The village's primary commercial district is just to the west of this lot.

**Locus Map**



**Recorded by:** Kathryn Grover and Neil Larson

**Organization:** Easton Historical Commission

**Date** (*month /year*): May 2010

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.*

**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.*

According to local historian William Ladd Chaffin, Main Street was laid out in 1744 and had at that time at least seven dwellings on it. Its east end was straightened in 1812 and extended to what is now Washington Street, and in 1850 it was extended again to the Brockton (then North Bridgewater) town line.<sup>91</sup> The road curves north at Lincoln Street and becomes North Main Street north of Elm Street. From the start it has been a mixed-use area of homes, businesses, and some factories. Much of the land north of Lincoln Street was owned by members of the Ames family, which built its world-renowned shovel factory complex on the east side of Main Street and several of the family's earliest estates on the west side. The Oliver Ames and Sons company store and several tenements were located on the east side of Main Street south of Pond Street, and on family land on the east side the Ames Free Library and Oakes Ames Memorial Hall, designed for Frederick Lothrop Ames by his Harvard classmate Henry Hobson Richardson, were built in the early 1880s. Between the Rockery on the west (where Lincoln, Barrows, Centre, and Main Streets meet) and where Williams and Mechanic Streets intersect it on the east, Main Street, particularly its north side, is a commercial district.

The house at 175 Main Street was built for Milo M. Williams (about 1798-1859) and his wife Sally Ann Russell Williams (about 1807-91), although exactly when is difficult to determine. Milo and his brother, Larned (about 1796-1871), sons of Thomas and Rebecca Williams, settled on Main Street early in their adult lives, that is ca. 1820. Both were shoemakers, and they came to own a great deal of land in this neighborhood, Milo on the south side of Main Street and Larned on the north. In 1853 Milo Williams owned two buildings and more than sixty-one acres in Easton, while his brother Larned owned two buildings and more than seventy-six acres. The 1850 census lists the households of Milo and Larned

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<sup>91</sup> William L. Chaffin, *History of the Town of Easton, Massachusetts* (Cambridge, MA: J. Wilson and Son, 1886), 463-64.

Williams consecutively, and there is little doubt they were living on Main Street at that time. Milo M. Williams's original house may have been similar to his brother's one-story, center-chimney house at 190 Main Street, and it may be at the core of the existing building 175 Main.

In 1859 Milo Williams died, leaving his widow Sally living at 175 Main Street on a parcel bounded on the east by the Catholic church lot, on the west by Williams Street and the south by Jenny Lind Street. Tax records for 1870 indicate that she owned a house, a barn and 2.25 acres. The barn was probably the livery stable depicted east of the house on the 1871 map of the village. Her son Munroe F. Williams (1829-1901) then lived with her, though 1870 tax records indicate that he then owned a "house and shop" as well as a photography studio, on the opposite corner of Main and Williams Streets. (These buildings no longer exist having been removed when Main Street and the Williams Street intersection were widened around 1905.) By this time, the original Williams house was either expanded or replaced with the existing two-story wood frame dwelling at 175 Main.

In the 1880 census Monroe Williams is listed as working in a boot shop, and it is possible that he was working for Swedish immigrant Peter Wenstrom, who is shown as operating a boot and shoe manufactory at the address, probably in a building depicted between the livery stable and the house on the 1881 bird's-eye view and the 1886 map of North Easton but no longer extant. The 1880 census enumerates Wenstrom one door down from Sally Williams. Munroe Williams is enumerated next to his mother at his house across Williams Street. Sally Williams died in 1891, and Munroe Williams is recorded as owner of the corner lot in 1895. By this time a two-story commercial building had been built on the east corner of Main and Williams (165 Main) to complement the store Munroe already owned on the west corner. The original function of the building is not known. The livery stable had been operating under the proprietorship of Thomas Donahue since at least 1886 when "T.D." was appended to it on the village map. Donahue apparently acquired this building and the small building Wenstrom had occupied, as well as a parcel at the back of the lot on Jenny Lind Street by this time. In addition two small dwellings were pictured behind the new store, both facing Williams Street, on the 1895 map. None of these buildings survive.

In 1900 Munroe F. Williams was living with his family on Mechanic Street, and he probably rented his mother's house the widow Bridget M. Burns. He died the following year, and the Burns family owned and occupied the property from that point at least through 1930. Bridget Burns, born in 1842, emigrated from Ireland in 1847 or 1848 and was probably the widow of Irish immigrant shovelworker James D. Burns, who died in 1898 in Easton at age fifty-eight. Living on Main Street in 1900, Burns had eight children, seven of them female and the five eldest of whom were working in the shoe industry. By 1920 six of the eight children were still living in their mother's household, and all but one worked, either in shoe factories or as stenographers. By that time the family's address

had changed to Williams Street, and they were living in the house at 8 Williams Street, which was built between 1911 and 1925. By 1930 Bridget Burns had died, and the four youngest of the Burns children—Alice, Jane, Josephine, and Susan were living at 8 Williams Street. All but Alice, then forty-eight years old, were working as stenographers.

Sanborn maps published in 1903 and 1911 Sanborn maps indicate that a pool room functioned in the store building at 165 Main during that period. (See illustrations below.) A small one-story building containing a paint and wallpaper store appeared between the store (165) and the house (175) in 1903, perhaps a business venture launched by the Burns family. A second building behind the corner store on Williams street contained a paint shop evidently associated with the store. Also, a hose house . In 1903 there show it as a separate building occupied in 1903 by a paint and wallpaper store and later by a Chinese laundry. The 1895 map and later Sanborn maps establish that by 1895 the stable had been torn down. Two buildings are shown on Williams Street in the southwest corner of the lot on the 1895 map, but by 1903 the Sanborn fire insurance map shows only one building, labeled “hose house,” on that part of the lot. By 1911 this hose house is not depicted, and the 1925 shows a dwelling, probably 8 Williams Street, on its site. According to Sanborn maps, 165 Main Street was a pool room in 1903 and 1911 and is simply indicated as a store in 1925.

## **BIBLIOGRAPHY and/or REFERENCES**

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## MAPS

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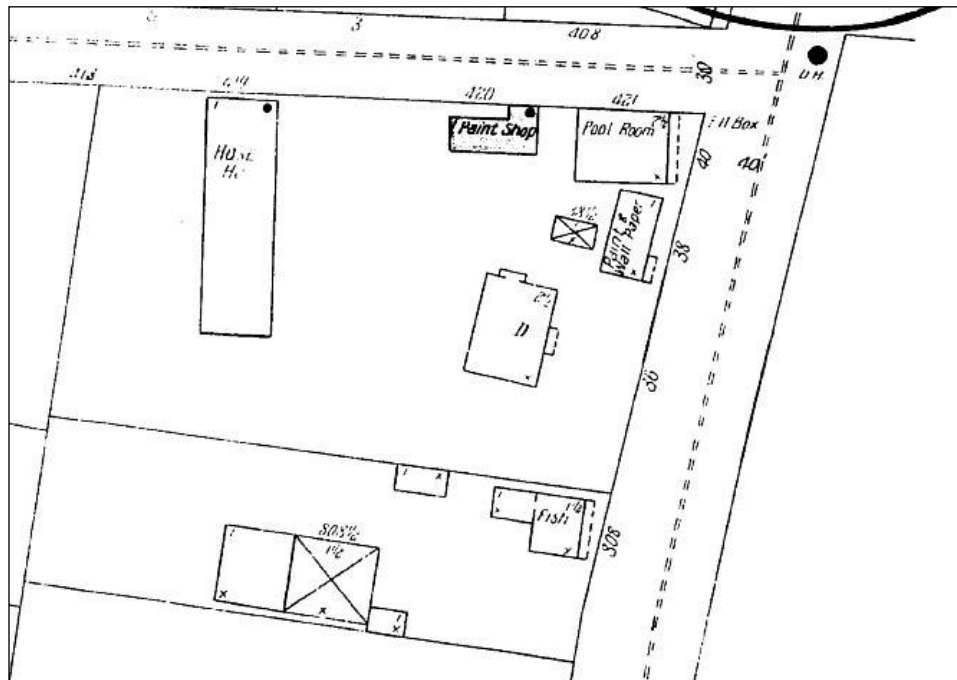
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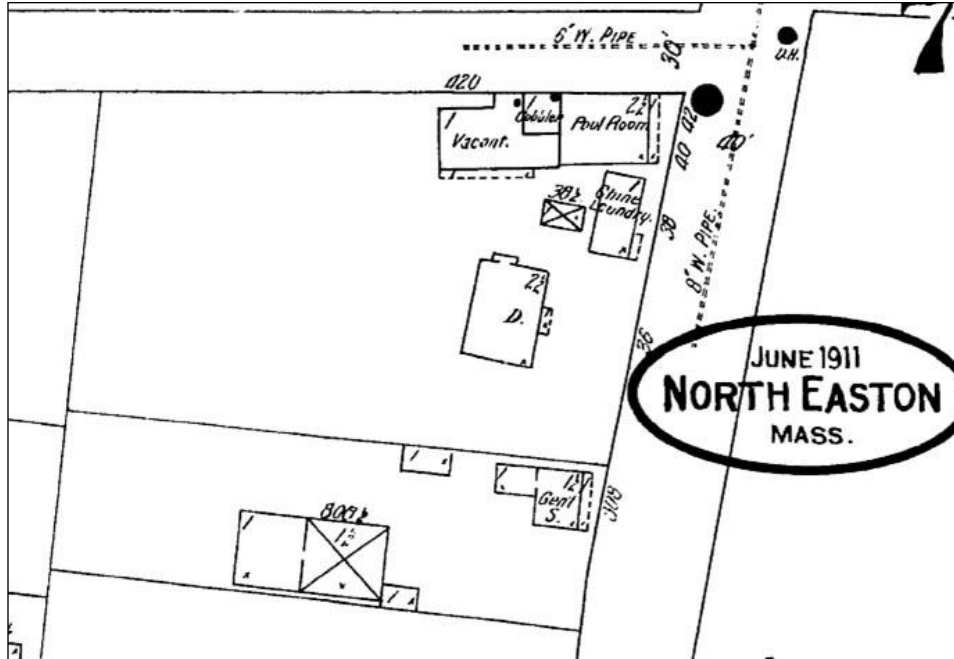
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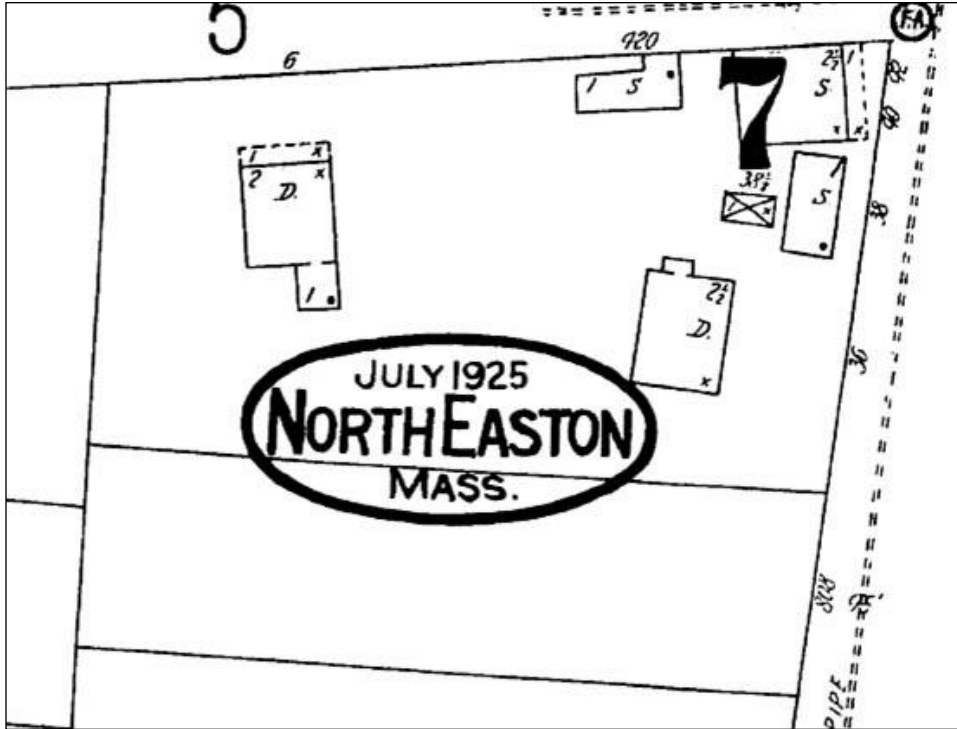
Sanborn Fire Insurance Maps. 1903, 1911, 1925, 1925-43.



Detail of Sanborn Map, plate 6, 1903. Main Street on right, Williams Street at top. Williams-Burns House ("D") in center; store with pool room at corner (top), new shops and "hose ho." added. Livery stable and Wenstrom's shop on adjacent lot (bottom)



Detail of Sanborn Map, plate 7, 1911. Same as 1903 except shop functions changed and "hose ho." removed.



Detail of Sanborn Map, plate 7, 1925. New house added on Williams Street. Livery stable and Wenstrom's shop removed.



Detail of Sanborn Map, plate 7, 1925, updated to 1943. Small shops removed.



165 Main Street, from NW



165 Main, from SW





165 Main Street, from NE



175 Main Street, from SW



175 Main Street, from NE



**Immaculate Conception Church Rectory, 193 Main Street**

The building in which the rectory is located is depicted on the 1855 map of the village as the home of carpenter Elbridge G. Morse. The two-story cross-wing dwelling has wood clapboard siding and a cross-gable roof. It is composed of a three-bay front-gable section containing a side-hall entry on the first story. The cross wing also has a three-bay front façade. The paired brackets spaced along the Classical entablature decorating the roofline probably are original. Large windows with cornices distinguish the walls on all sides. Alterations have occurred since the church acquired the house in 1871, the most distinguished of which are the three-story chateau-roof tower added to the northwest corner of the house and the wrap-around veranda enveloping the front. Originally, a porch spanned the front of the wing, but this was later changed. The tower resonates with the three-story tower on the stone church and links the front facades of neighboring buildings in scale and design. The rectory's tower has pent roofs at lower stories that reiterate the bracketed cornice at the base of the tall hipped roof.

The rectory was further enlarged and aggrandized with a large three-story tower, probably sometime after 1891 since the house is pictured without it in the bird's-eye view published in that year.



Rectory from NE



Rectory from SW



**Langwater Farm House, 250 Main Street**

Known for generations as the Martin Wild House for the owner who built the federal colonial house in 1827. Later purchased by John S. Ames, Sr. it became known the world over as the home to the Langewater Strain of Guernsey Cattle and Langwater Cattle.



Farm Office



Horse Barn and Carpenter's Shop



Wagon Shed foundation of Hay and Dairy Barn

**Gilmore, Edwin W. House**  
**8 Oliver Street**

**FORM B – BUILDING**

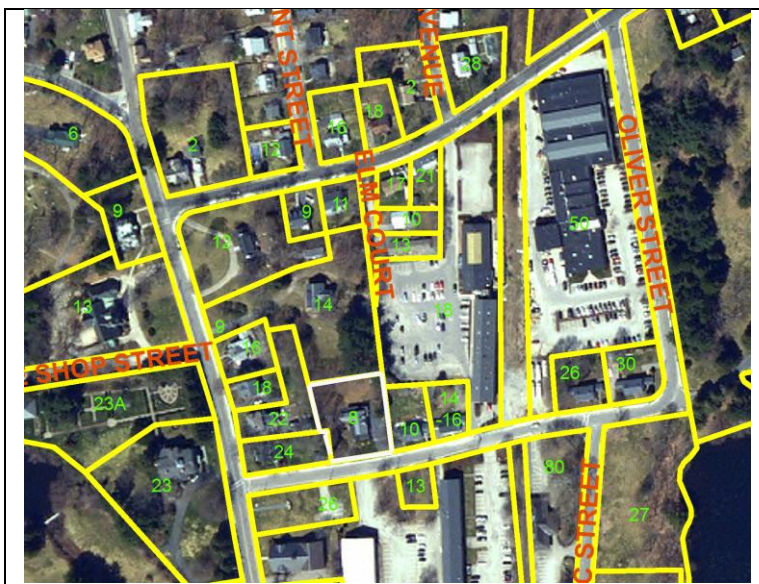
MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

**Photograph**



View from SE

**Locus Map**



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

11U 45      Mansfield      E     

NRDIS 11/3/72

**Town/City:** Easton

**Place:** (*neighborhood or village*): North Easton

**Address:** 8 Oliver Street

**Historic Name:** Edwin W. and Augusta Gilmore House

**Uses:** Present: single residence

Original: single residence

**Date of Construction:** ca. 1853

**Source:** historic tax records, maps

**Style/Form:** Classical Revival

**Architect/Builder:** unknown

**Exterior Material:**

Foundation: stone

Wall/Trim: wood shingle

Roof: asphalt shingle

**Outbuildings/Secondary Structures:**  
none

**Major Alterations** (*with dates*):

Wood shingles added

Porch enclosed, west side

Window sash replaced

**Condition:** good

**Moved:** no  yes  **Date:**

**Acreage:** 0.49 acre

**Setting:** This house is located on the north side of Oliver Street east of its intersection with Main Street on a lot with mature trees. Its lot abuts the former Ames Shovel and Tool Company complex on the northeast.

**Recorded by:** Kathryn Grover and Neil Larson

**Organization:** Easton Historical Commission

**Date** (*month /year*): May 2010



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

**ARCHITECTURAL DESCRIPTION:**

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

The Edwin W. & Augusta Gilmore House is a story-and-a-half wood frame single-family dwelling with a front gable roof. The house is situated on a half-acre lot on the north side of Oliver Street east of Main Street. A paved driveway follows the east lot line and terminates at a parking area east of the house. The balance of the property is maintained in lawn with ornamental plantings in the front.

The house is sided with wood shingles. The front gable façade contains an entrance and two windows within a porch that spans the entire front and wraps around the west side. The porch was reconstructed at the turn of the 20<sup>th</sup> century with column posts and probably the west-side section; that section has more recently been enclosed and incorporated into the interior. Two windows are located upper story with a single window, now a vent, in the attic. A Classical entablature decorates the raking roof edge. A cross-gable wing is recessed on the west side of the house. Its original fenestration has been altered and a hipped roof broken-eave dormer has been added to the center of the roof. A gable wall dormer is centered on the east side; additional dormers have been added to the roof on both sides of the house. Window sash have been replaced.

The Edwin W. & Augusta Gilmore House is an example of a mid-19<sup>th</sup>-century dwelling in the village. It is noteworthy for its historical association with Edwin W. Gilmore and his family, as well as the development of the hinge factory on the property.

**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.*

Oliver Street runs east from Main Street in North Easton to about the northwest corner of Shovel Shop Pond and then turns sharply north to intersect with Elm Street. According to local historian William Ladd Chaffin, the east section of Oliver Street, running from Elm Street south, was accepted as an official street in 1857 and was extended to Main Street in 1863, but the east-west section of the

street is shown on the 1855 map of the village; this section was called Depot Street on the 1871 map.

Tax records for 1853 show for hinge manufacturer Edwin W. Gilmore (1829-1904) owning a house and a quarter-acre lot at what is now 8 Oliver Street valued together at \$850. The son of Easton farmer Alson Gilmore, Edwin Gilmore was working as a machinist and living in his father's household in 1850. Two years later he married Augusta Pool of Easton, and two years after that he and the brothers Oliver Ames Jr. and Oakes Ames, by then co-owners of Oliver Ames and Sons, founded E. W. Gilmore Company to make hinges, ship scrapers, and a variety of other hardware. The factory's initial site was a building recently vacated by the shovel works on "the Island," the land between Shovel Shop and Stone's (now Langwater) Ponds north of Pond Street. By 1865 Gilmore's hinge factory employed thirty-five people and by 1885 seventy-five "men and boys." In 1886 Chaffin called E. W. Gilmore and Company "the industry of next importance in town to the shovel business."<sup>92</sup>

In 1871 Gilmore bought out the Ames brothers and then built a new factory on a five-acre parcel between Oliver and Elm Streets on the west side of the Old Colony Railroad tracks.<sup>93</sup> He would build a new large mansion, as well, siting it prominently on the southeast corner of Main and Elm streets (no longer extant). The family's first house, which abutted the new facility, remained in his possession. Tax records for 1870 show him as owner of four houses, two barns, the five-acre lot, some livestock, two carriages, bank stock, and other personal property. These four houses are listed with values of \$1400, \$850, \$700, and \$300, none of them amounting to the value of the house he would soon inhabit.

By 1860 Gilmore and his first wife, Augusta Pool of Easton, had two children, Edwin (born in 1853) and Mary E. (born in 1859), and by 1880 two more children, William and Howard, had been added to his household. Edwin Gilmore worked in the hinge business with his father; by 1880 the census shows him as chief clerk at the factory. In February that year Edwin W. Gilmore transferred title to 8 Oliver—being the lot and dwelling house "which I lived in before I moved to my present dwelling house"—to his son Edwin, who is shown living on Oliver Street in the 1889 directory.<sup>94</sup> In November 1881 Edwin Gilmore married Isabella (or Belle) Schouler of Cambridge, and by 1900 the household on Oliver Street (still called Depot Street in the census) included the couple, their daughters Ruth (born in 1884) and Caroline (born in 1890) and a Swedish-born domestic servant; their son Wallace Schouler Gilmore, born in 1887, was deaf and attended Clarke School for the Deaf for Northhampton at that time. The 1900 census shows Edwin Gilmore's occupation as picture cord maker, the last product E. W.

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<sup>92</sup> Chaffin, *Easton*, 598, 679-80.

<sup>93</sup> William L. Chaffin, *History of the Town of Easton, Massachusetts* (Cambridge, MA: J. Wilson and Son, 1886), 597.

<sup>94</sup> Edwin W. Gilmore to Edwin Gilmore, 5 February 1880, NBD 384:230.

Gilmore and Company produced; in 1910 he is shown as the proprietor of a brick factory.

By 1922 Edwin Gilmore had died, and his son Wallace conveyed his inherited interest in the 8 Oliver property to his mother Belle, who was living there in 1920 with him and her daughter Ruth as well as a grandson, Edwin.<sup>95</sup> In 1929 Belle Gilmore and her three children sold the property to Ruth Daggett, the wife of shovel company treasurer Albert H. Daggett.<sup>96</sup> Born in 1898 in Milo, Maine, Daggett was the son of farmer Clinton Daggett; his wife Ruth was born in Melrose in 1899. Two years later the Daggetts had moved to St. Paul, Minnesota, and sold the property to Maybelle C. Brenner, wife of the Easton physician Jacob Brenner. Brenner, born in Russia about 1899, immigrated to the United States in 1905; his wife was born in New York of Eastern European parents. The Brenners owned and occupied 8 Oliver Street until 1971.<sup>97</sup>

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#### **MAPS**

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<sup>95</sup> Wallace S. Gilmore to Belle M. Gilmore, 13 February 1922, NBD 732:53.

<sup>96</sup> Belle M. Gilmore et al. to Ruth Daggett, 30 September 1929, NBD 796:8.

<sup>97</sup> Ruth H. Daggett to Maybelle C. Brenner, 31 March 1931, NBD 805:288-89; Mabel C. Brenner to Lawrence F. and Susan R. Krohn, 16 August 1971, NBD 1584:405.

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View from SW

**Ames Shovel & Tool Company Tenement  
#52 ( 10 Oliver Street)  
# 10 (14-16 Oliver Street)  
#12 ( 26-28 Oliver Street)  
# 13 (30-32 Oliver Street)**

**FORM A AREA**

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

**Photograph**



View from west

Assessor's Sheets USGS Quad Area Letter Form Numbers in Area

11U	Mansfield	E, Y	EST.17, 20, 561-564
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NRDIS 11/3/72

**Town/City:** Easton

**Place** (*neighborhood or village*): North Easton

**Name of Area:** Oliver Street Tenement Row

**Present Use:** residential

**Construction Dates or Period:** ca. 1853

**Overall Condition:** good

**Major Intrusions and Alterations:**  
none

**Acreage:** 0.96 acre

**Recorded by:** Kathryn Grover and Neil Larson

**Organization:** Easton Historical Commission

**Date** (*month/year*): June 2010

**Locus Map**



see continuation sheet

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

## **ARCHITECTURAL DESCRIPTION**

*Describe architectural, structural and landscape features and evaluate in terms of other areas within the community.*

The North Easton map in the 1855 map of the village depicts four dwellings owned by “O. Ames & Sons” on the north side of Oliver Street. These represent the buildings moved to this location from The Island factory site around 1853. These four nearly identical multi-family houses are pictured more accurately on the 1871 atlas of Bristol County amid factory buildings and a spidery railroad network. The Oliver Street group was one of a series of planned developments undertaken by the Ames Company to meet the increasing demand for housing in North Easton as employment at the shovel works grew and attracted workers from outside the town, particularly Irish immigrants. (See area forms for Elm Street Tenement Row, Lincoln Street Tenement Row, and individual forms for houses on Pond and Lincoln streets.) The cultural landscape of the Ames Shovel Company’s facility developed in a rather organic manner, and the placement of these tenements shows the loose hierarchy of factory-village land use, that is, the grouping of work-related classes within an integrated geographic network.

As one would expect, initial industrial development focused on improved ponds that provided motive power to the factory buildings. Eliphalet Leonard’s nail manufactory on “The Island” east side of Shovel Shop Pond and Asa Waters’s hoe factory on the south end of Hoe Shop Pond predated Oliver Ames’s arrival in town in 1803 and became the original sites for the shovel works. Many years later, Ames purchased the Red Factory water privilege at the south end of Langwater Pond and expanded. By 1815 Ames and Waters opened a cotton mill on the present site of the shovel works powered by canals dug from Hoe Shop Pond. A devastating fire on The Island in 1852 prompted the construction of the stone shops on the west side of the pond.

The earliest employee dwellings or tenements were built close to the factories. Housing was provided on The Island and along Pond and Mechanic streets, and it expanded south on Andrews Street and north to Oliver Street. What survives indicates that there was a mixture of single- and multiple-family dwellings, as well as boarding houses for unmarried workers. (A boarding house, later, a hotel was located around the corner on the northern leg of Oliver Street.) Single dwellings generally were inhabited by supervisory and skilled workers, which reflected their elevated status in the social and economic factory hierarchy. The families of unskilled laborers resided in smaller dwellings in buildings designed to accommodate two or more households. Of course, boarding houses had the fewest domestic amenities, most of them shared with others.

The Ames family owned large tracts of land north, east and west of the factories. However, they built their residences in the midst of the work area on the west side of Main Street where two of those houses, Spring Hill and Queset House (23 and 51 Main St., respectively), are extant. This was typical of factory village development in the period. Owners and workers rubbed shoulders in work and daily life in a shared space where private zones were limited. The social hierarchy was clearly expressed in the scale and design of residential architecture, but they were intermingled, or at least adjacent and part of the scene. The elegant iron fence still distinguishing the west side of Main Street was the only physical barrier between the owner and his employees. Only later did the Ameses spread out and create isolated residential estates ornamented with mansions, accessory buildings, gardens, farms and pleasure grounds. Yet, when needed, they would carve out sections on peripheral roads to increase worker housing.

The four two-story houses on the north side of Oliver Street (10, 14-16, 26 & 30 Oliver St.) appear to be the initial attempt to build uniform rows, perhaps because of their proximity to the railroad depot. One historian recalled that they were adapted from factory buildings moved from The

Island, but their uniform size and orderly design suggest otherwise. It is more likely that these buildings served the same residential function before they were moved to Oliver Street in 1853. Their overall appearance suggests that they each were designed to accommodate up to four families with entrances into first-floor units in small one-story wings on the ends and entrances to second-story units in the center of the front façade. In only one case, 30-32 Oliver, does the company tenement ledger record rents for four units; the other three appear to have housed only two families each during that time period. The Classical entablatures and door trim reflect the period in which they were moved, rather than any earlier Federal or Greek Revival style conforming to an earlier construction date. This leads to the conclusion that any pre-existing building was thoroughly refashioned following its being moved.

The front facades of all the buildings are the same with a pair of entrances in the center surmounted by blank wall in the center of the second story, an indication of divided stair halls within. Two windows occupy the spaces on both stories flanking the entrances. This pattern is repeated on the rear without the entrances conforming to front and back rooms on either side of the center stair hall. Three of the houses have similar spacing between the windows, but the windows at 10 Oliver are spaced more closely together suggesting that it originated as a building of a smaller size. All the entrances have transoms and are framed by simplified Classical architraves, with the exception of the entrances at 14-16 Oliver, which have been altered. The entrance architrave at 10 Oliver has a cornice that appears to be an original mid-19<sup>th</sup>-century feature that the others may have had. The entrances probably were not protected by porches, although the 1881 bird's-eye view of the village shows such porches on 26 and 30 Oliver.

A gable roof covers the house with brick chimneys centered on each side. (Only one chimney remains at 14-16 Oliver.) Small one-story gable roof wings are set back from the fronts of the houses on the end walls and in-line with the rear facades. They presently contain a variety of altered and added fenestration. Originally there probably was no more than a door and window on their front facades and no porches, as depicted in the 1881 view. The porches presently on the wings of 10 Oliver have been more recently added. The wings are of different lengths; whether this is a variation in the original construction or the result of later alteration is not known for sure. None of the wings have chimneys, which would comport with a kitchen function. It is likely they contained small kitchens, perhaps shared with second-story tenants. The 1881 view shows chimneys on the wings at 26 and 30 Oliver.

The wood clapboard exteriors of 26 and 30 Oliver are intact, while 10 and 14-16 Oliver have been covered with vinyl siding. Original six-over-six window sash are intact in all but 14-16 Oliver, where windows contain one-over-one replacement sash. All but 14-16 Oliver have been converted to single-family occupancy. The Oliver Street Tenement Row is a distinctive collection of mid-19<sup>th</sup>-century multi-family housing specifically designed for factory workers in North Easton. The history of the building having been moved from The Island during the reformulation and modernization of the shovel works contributes to their significance.

## **HISTORICAL NARRATIVE**

*Explain historical development of the area. Discuss how this relates to the historical development of the community.*

Oliver Street runs south from Elm Street in North Easton to about the northwest corner of Shovel Shop Pond and then turns sharply west to intersect ultimately with Main Street. According to local historian William Ladd Chaffin, the east section of Oliver Street, running from Elm Street south, was accepted as an official street in 1857 and was extended to Main Street in 1863, but the east-west section of the street is shown on the 1855 map of North Easton village; this section was called Depot Street on the 1871 village map. In 1871 the Ames company carriage house, the main industrial complex of shovel manufacturer Oliver Ames and Sons, and the railroad depot, built in 1855 by the Ameses to connect its factory to the Boston and Providence Railroad at



Stoughton, ranged along the south side of the street between Main Street and the street's sharp turn northward. On the north side were the first home of hinge manufacturer Edwin W. Gilmore (8 Oliver), a shovel shop building, a railroad building, and five tenements owned and operated by shovel manufacturer Oliver Ames and Sons. One of them, 24 Main Street, was a house built about 1830 that the company acquired and rented from at least the mid-1960s to 1911; the other four—10, 14-16, 26-28, and 30-32 Oliver—reputedly were former factory and residential buildings moved to the street after 1852.

In his history of the Ames company from its founding to 1861, Gregory J. Galer has stated that by the late 1820s the company's need for labor had begun to exceed what the immediate region could supply,<sup>98</sup> and there is little doubt that by the late 1840s Irish immigrant men began to satisfy that demand. This nonlocal labor needed housing, and from the at in the early 1830s the company paid private boardinghouse keepers to house and feed workers. In 1836 Oakes Ames (1804-73), who with his brother Oliver Ames Jr. (1807-77) actively managed the shovel shop operation with their father, built a boardinghouse near the original factory, which occupied the so-called "island" between Shovel Shop and Stone's (now Langwater) Pond. This boardinghouse may have been the same one the company began to operate in 1838, or that 1838 venture may have been a second multifamily housing unit.

Over next several decades the shovel company began to acquire and build workers' housing as well as to convert former factory buildings for that use. By 1861 Oliver Ames and Sons owned sixty-two houses; by 1884 it owned more than ninety, the most it would ever own.<sup>99</sup> From that point the company began to divest itself of its rental housing: by 1930 it owned fifty-nine houses and in June of that year put thirty-four of those up for auction.<sup>100</sup> The rest were sold directly to individuals, to investors who sold them off over a period of years, and to Stedfast Rubber Company, which in 1930 bought up the former General Electric plant at Elm and Oliver Streets as well as the former E. W. Gilmore and Company hinge factory.

According to local historian William Ladd Chaffin, the buildings numbered 26-28 and 30-32 Oliver Street once stood on the "Island," the land separating Shovel Shop and Stone's (now Langwater) Pond where the original shops of Oliver Ames and Sons stood since 1803. In March 1852 a fire destroyed these buildings, and as it began to build more durable facilities on other (west) side of Shovel Shop Pond the company pursued a stopgap measure on the island site, as Chaffin wrote:

Immediately the firm sent into neighboring towns and collected a large number of carpenters, and in three weeks had temporary shops erected and work begun. These temporary shops were constructed with reference to being divided and made into dwelling-houses. Several of the tenement houses on the "Island" were made from these works, and in the following winter of 1852-53 the two houses now standing on the north side of Oliver Street, east of the railroad, were moved across the pond on the ice from the Shovel-Shop Pond dam.<sup>101</sup>

The 1855 village map shows these two structures on their current site. Galer's account of the action differs somewhat from Chaffin's. According to him, nine sections of these temporary shops were moved beginning in April 1853, some of them being slid over the pond ice, and four more

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<sup>98</sup> Gregory J. Galer, "Forging Ahead: The Ames Family of Easton, Massachusetts, and Two Centuries of Industrial Enterprise, 1635-1861" (Ph.D. diss., Massachusetts Institute of Technology, 2002), 254.

<sup>99</sup> Galer, "Forging Ahead," 254-56. Numbers of company-owned tenements are derived for the most part from Easton tax valuation books.

<sup>100</sup> "41 Desirable Properties in a Very Attractive Village" (auction brochure, Ames Shovel and Tool Co., 19 June 1930), Easton Historical Society.

<sup>101</sup> William L. Chaffin, *History of the Town of Easton, Massachusetts* (Cambridge, MA: J. Wilson and Son, 1886), 595.

were relocated on Oliver Street in November 1854.<sup>102</sup> Whatever the case, it seems likely that all four of these tenements were in place on Oliver Street by late 1854.

Though many of the earliest entries in the tenement ledger for these houses are not dated, it does appear that 26-28 Oliver and 30-32 Oliver began to be rented slightly earlier than 10 and 14-16 Oliver. The tenement record for 26-28 Oliver, identified in the ledger as tenement 12, lists four tenants without dates or moving in or out before Oliver A. Day is shown with a move-out date of November 1860. Born in Wrentham about 1826, Day was living in Easton by 1846, when he and his wife Anna had a daughter, Henrietta Marie. The 1860 census shows him owning \$1100 in real property and a personal estate of \$3200, and by 1870, when he was an overseer at Oliver Ames and Sons and living at the 14 Oliver Street tenement, his real property value is listed at ten thousand dollars. Tax records for 1870, however, show him in possession only of cash, and censuses corroborate his presence in these Oliver Street tenements. In 1879 he moved from 14 Oliver to the home of his married daughter Henrietta Bailey, and the 1889 village directory shows him working as a shovel shop foreman and living on Washington Street. He died in Easton in 1895.

Between at least as early as 1860 and 1928, the company rented three units in 26-28 Oliver to seventeen tenants, most them of staying only a few years. Some, however, remained for decades. George Gray moved into one of the units at 26-28 Oliver in December 1878 and remained, according to the tenement ledger, until 1927. Born about 1845 in Ireland, Gray emigrated in 1869; his wife Ellen wood Gray and daughter Elizabeth, born in 1867, came to North Easton in 1870. The 1900 census shows him on Oliver Street working as a hammersman and living with his wife, married daughter Elizabeth Eldridge and her husband Frank, and sons John and William; all three children worked as shoe factory edge setters. George Gray died in 1904, which contradicts the tenement ledger's tenancy dates; in 1920 his widow, married daughter Mary, and son John all lived elsewhere in North Easton.

Owen Doherty lived at 26-28 Oliver Street from 1891 to 1928. Born in Ireland in 1847, Doherty emigrated in 1868; his wife Margaret emigrated from Canada in 1870 or 1871. They were married about 1873 and were living in a company tenement on Pond Street in 1880. By 1900 the couple boarded three immigrants at 26-30 Oliver Street and by 1910 occupied their unit there alone.

The last two tenants at 26-28 Oliver were Silas Hunt, who moved into the Doherty unit in 1928, and Earl Hale, who began living there a year earlier. The 1930 census shows Hunt as eighty-one-years old, unemployed, and living with his wife Laura Ann Wood; born in Randolph about 1849, he had been a hammersman at the shovel shop in the early 1870s and a shearer there in 1920. Hale worked in the heat treating area of Ames Shovel and Tool Company and lived in the house with his wife Edna and two young daughters.

The 26-28 Oliver property was labeled parcel 14 on the June 1930 plan of lots prepared by Ames Shovel and Tool Company in advance of its auction. However, it and its neighbor to the east, 30-32 Oliver, were not among the forty-one properties auctioned that June. Instead, the two properties were part of the company's transfer of a large but unspecified number of parcels to Malden attorney John F. Neal in December 1933. Neal sold both of these Oliver Street properties to John Stanley Ames (1878-1959), son of Frederick Lothrop Ames (1835-1893) and one of the grandsons of Oliver Ames Jr. (1807-77). In 1960, after the death of John S. Ames, his executors sold 30-32 Oliver to John's son David Ames, and nine years later, after the death of John S. Ames's widow Nancy Filley Ames, their sons John S. Jr., Oliver F., and David transferred 26-28 Oliver to David Ames, who placed it in trust.<sup>103</sup>

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<sup>102</sup> Galer, "Forging Ahead," 265.

<sup>103</sup> Ames Shovel and Tool Co. to John F. Neal, 29 December 1933, NBD 821:198; Neal to John S. Ames, 1 September 1943, NBD 882:113; John S. Ames Jr. and William A. Parker, executors of the will of John S. Ames, to David Ames, 29 July 1960, NBD 1365:384; John S. Ames Jr. et al. to David Ames, 7 November 1969, NBD 1549:1049.

The Ames company tenement ledger identifies 30-32 Oliver Street as tenement 13, and between at least 1861 and 1909 twenty-eight tenants occupied four units in the house. No dates of moving in or out are shown for the first nine tenants at this address; the first listed with a date of any kind is shovelworker William Rice, who moved out in 1861 but returned to rent space in the tenement three times more, moving out for good in 1886. Born about 1834, Rice and his wife Virginia Ladd Rice were both born in Maine and had five children by 1880. Between 1865 and 1872 Thomas F. Ladd, born in Maine about 1845 and probably related to Virginia Ladd Rice, shared the house with Rice's family. By the mid-1880s Ladd had bought property and had a house on Mechanic Street. Similarly John N. Lufkin, who lived at 30-32 Oliver from 1886 to 1893, had bought land and built a house at 8 Pond Street by 1895.

The last two tenants at 30-32 Oliver were the Swedish-born shovelworkers Edward Anderson and David Sandgren. Sandgren is shown at 30 Oliver in 1930 poll tax records, and judging by his place in the census he was probably living in the house as early as 1910, but the tenement ledger does not record his presence here. Born about 1864, Sandgren came to the United States in 1885 and was a machinist at Ames Shovel and Tool Company by 1910. The tenement ledger shows Anderson having moved in in 1909. Born about 1828, he emigrated in 1885 and worked as a handler at the shovel shop; in 1910 he and his wife Nettie took in one boarder, a Swedish immigrant who had come to the United States that year and worked as a laborer at Ames Shovel and Tool Company. Poll tax records for 1930 show a John E. Anderson, not a son of Edward, living at 32 Oliver and also working as a handler; in 1909 in Boston he married Natalia Larsson, a Swedish-born domestic, and in 1930 the couple lived at 32 Oliver with their two children Elmer and Ethel.

The double house at 10 Oliver Street, tenement 52 in the company ledger, was rented as two units to ten families between roughly 1862 and 1907. The first tenant listed, Theron M. Porter, was probably living there in 1860 when the census shows him as the railroad depot agent; given that the Ameses had created the private rail line and built the depot, Porter was effectively employed by the company and thus a logical tenant. Born in Stoughton about 1829, in 1857 Theron Porter married Betsie M. Bisbee, the daughter of John Bisbee of 16 Main Street, and by 1865 Porter had built a house next door, at 22 Main, on his father-in-law's land. He worked as a flour dealer in 1870.

Most other tenants were short-term occupants of 10 Oliver, but Mary J. Elliott lived there from 1895 to 1907. Her husband Andrew, born in New Hampshire about 1823, was a shovel shop overseer in 1870 and had died in 1893. In 1900 Mary Elliot, also born in New Hampshire, lived at this address with three boarders, all of them railroad workers. After Eliot Joseph W. Bump, who had lived at 14 Oliver from 1879 to 1883, lived at 30-32 Oliver from 1907 to 1917. The son of shovel shop machinist William E. Bump, Joseph Bump was born in Easton in 1846 and was working at Oliver Ames and Sons as a hammersman at the time of his parents to Carrie Kilcup in 1874. The last tenant listed in the ledger for this address was August B. Anderson, who emigrated from Sweden in 1891 and was a polisher at Ames Shovel and Tool. The ledger lists no dates of occupancy for him, but the census indicates that he was living here by 1910 with Joseph Bump. He emigrated with his wife Justine and by 1930 was retired and still living at 10 Oliver Street.

In 1944 Ames Shovel and Tool sold 10 Oliver Street to Jeanne E. Moses of Medford, who sold it seven months later to George W. Stone of Easton, whose family continues to own the property.<sup>104</sup>

The double house at 14-16 Oliver Street was identified as tenement 10 in the company ledger and housed seventeen families in two units between about 1865 and 1921. The first tenant was shovelworker Augustus W. Lothrop, who left in March 1865 and between 1871 and 1880 built a

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<sup>104</sup> Ames Shovel and Tool Co. to Jeanne E. Moses, 22 December 1944, NBD 890:234; Moses to George W. Stone, 24 July 1945, NBD 895:210.

house for himself and his family at 219 Main Street. Born about 1820 in Leeds, Maine, Lothrop was the son of laborer Daniel Lothrop of Bridgewater. By 1853 he had settled in Easton and that year married Mary J. Keene, who was born in Portland, Maine, in Easton. Lothrop was a first lieutenant in Company G of the Seventh Regiment, Massachusetts Volunteer Infantry in 1861-62.<sup>105</sup> He died in Easton in 1891. The first tenant in the second unit at 14-16 Oliver Street was David B. Standish, though no dates of occupancy are shown. In 1860 Standish, born about 1818, was working as a railroad engineer and, judging by the census and the ledger list of tenements in nearby properties, likely living in this house. By 1870 Standish moved to Stoughton, where he died in 1880.

In 1870 the property was rented by W. H. Woodman, a railroad agent, and his wife Abbie, and the family of Oliver Anson Day, an overseer at the shovelworks who lived later at 26-28 Oliver Street. In 1880 railroad station agent William H. Clement lived in one of the units; by 1910 he had moved to Center Street and had become a coal dealer, and in 1920 he was treasurer of North Easton Cooperative Bank. By 1910 shovelworks foreman Lowry Willis, who moved to the house with his family in 1883, shared it with the family of Michael J. Scriven, who moved in in 1894. Born in 1870 in Ireland, Scriven emigrated in 1889 and by 1900 was working as a helper at the shovelworks. His wife Margaret, born in 1867, emigrated in 1884, and the couple by then had two sons—James, born in 1896, and Henry, born in 1899—and a boarder. By 1920 he and his family owned 52 Lincoln Street, and Scriven worked as a teamster for Ames Shovel and Tool Company. The last tenants at this address were Frank Correia at 14 Oliver and James H. Crocker at number 16. Correia, a laborer at Ames Shovel and Tool, emigrated from the Portuguese island of Madeira in 1911; his wife Leolinda came from the same island in 1914. Crocker, a shovel shop carpenter, was born in Massachusetts about 1861 and lived at 16 Oliver with his wife Grace and sons James and Charles.

The disposition of this property is not yet known. The parcel was not shown on either section of the June 1930 Ames company lot plans, and deeds cannot be traced online before 1979, when the property was acquired by Ellen A. G. Leonard from the estate of Hugh Joseph Riordan. Born in Easton in 1885, Riordan was the son of shovelworker Jeremiah Riordan and his wife Catherine Downey, born in Ireland in 1862. In 1930 he lived on Day Street with his mother and sister Gertrude, born in 1899, and by 1942 he was living at 82 Lincoln Street. Tax records for 1960 show him as owning 14 Oliver Street, but when he acquired the property and from whom is not yet known. The property remained in the Leonard family until 2001.<sup>106</sup>

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<sup>105</sup> Hiram Williams to Augustus W. Lothrop, 14 October 1871, cited in Lothrop to Williams, 2 May 1884, NBD 424:142.

<sup>106</sup> Richard J. Hatchfield, executor under the will of Hugh J. Riordan, to Ellen A. G. Leonard, trustee, 25 May 1971, NBD 1577:1146 (cites no prior title); Ellen A. G. Bousquet (aka Leonard) and Geraldine E. Wallace to F. Timothy Morrissey, 3 July 2001, NBD 9578:218.

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#### MAPS

Walling, H. F. "Map of the Town of Easton, Bristol County, Massachusetts, Surveyed by Order of the Town." New York: Ferd. Mayer and Co., 1855.

"North Easton." In *Atlas of Bristol Co., Massachusetts, from Actual Surveys by and under the Direction of F. W. Beers*. New York: F. W. Beers and Co., 1871.

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Sanborn Fire Insurance Maps. 1903, 1911, 1925, 1925-43.



10 Oliver Street from SE



10 Oliver Street from SW



10 Oliver Street from NE



10 Oliver Street from SW (14-16 Oliver Street at right)



14-16 Oliver Street from SW



14-16 Oliver Street from SE





14-16 Oliver Street from NE



26-28 Oliver Street from SE



26-28 Oliver Street from SW



30-32 Oliver from SE



30-32 Oliver Street from SW



30-32 Oliver from NE



### **The Governor Ames Estate, 35 Oliver Street**

Once home to the State's 35<sup>th</sup> Governor there are currently 5 structures on the Governor Ames Estate. The Georgian main house (built in 1952 on the footprint of the original mansion), an 1860's Second Empire stone stable/barn built at the same time as the former Governor Oliver Ames' mansion (razed in the early 1950s), a 1920's wooden studio, a wooden shed and a 2-family Victorian wood frame house. The estate is has several interesting and significant architectural and landscape features, including a brook, fields, woodlands and a designed landscape with sweeping lawns and meadows, two ponds, large specimen landscape trees, and gardens



Rear of Main House



Stone Stable / Barn



Studio



Two Family House

**New England Telephone & Telegraph Co.,  
2 Center Street**

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

16U 116      Mansfield      E     

NRDIS 11/3/72

**FORM B – BUILDING**

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

**Town/City:** Easton

**Place:** (*neighborhood or village*): North Easton

**Photograph**



View from NW

**Address:** 2 Center Street

**Historic Name:** New England Telephone and  
Telegraph Company Building

**Uses:** Present: commercial

Original: commercial

**Date of Construction:** 1928

**Source:** local history

**Style/Form:** Colonial Revival

**Architect/Builder:** unknown

**Exterior Material:**

Foundation: concrete

Wall/Trim: brick/wood

Roof: slate

**Outbuildings/Secondary Structures:**  
none

**Major Alterations** (*with dates*):  
none

**Condition:** good

**Moved:** no  yes  **Date:**

**Acreage:** 0.15 acre

**Setting:** This building is sited at the southeast corner of Main and Center Streets in a largely commercial area

**Locus Map**



**Recorded by:** Kathryn Grover and Neil Larson

**Organization:** Easton Historical Commission

**Date** (*month /year*): May 2010

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

**ARCHITECTURAL DESCRIPTION:**

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

The New England Telephone and Telegraph Company Building is a one-story masonry commercial building with a cross-gable roof. It is situated on a 0.15-acre lot on the southeast corner of Main and Center streets. The current property was subdivided from a larger parcel including the adjoining lot to the east (91 Main St.). The street frontages on the north and west sides of the building are maintained in lawn and foundation plantings. Open areas on the east and south sides are paved for parking.

The building has a barbell plan with two gable roof sections connected by a central cross-gable hyphen. The brick walls are laid in a common bond with flat brick spanning the windows. The principal (north) façade faces Main Street and contains an entrance with sidelights and a window. The west gable end contains one window and the east end contains two. The hyphen contains two windows on each of its two sides, while the rear section, which is longer than the front section is three bays wide across the rear. A flat roof entrance vestibule is attached to the east end. Nearly all the windows contain original 8-over-12 wood sash and retain their wood panel shutters with bell-shaped cut-outs.

The New England Telephone and Telegraph Company Building is a distinctive example of an early-20<sup>th</sup>-century commercial building at a prominent intersection in the village. Its intact Colonial Revival design with a corporate identity, including bell-shaped cut-outs in the shutters, is particularly noteworthy.

**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.*

According to local historian William Ladd Chaffin, Main Street was laid out in 1744 and had at that time at least seven dwellings on it. Its east end was straightened in 1812 and extended to what is now Washington Street, and in 1850 it was extended again to the Brockton (then North Bridgewater) town



line.<sup>107</sup> The road curves north at Lincoln Street and becomes North Main Street north of Elm Street. From the start it has been a mixed-use area of homes, businesses, and some factories. Much of the land north of Lincoln Street was owned by members of the Ames family, which built its world-renowned shovel factory complex on the east side of Main Street and several of the family's earliest estates on the west side. The Oliver Ames and Sons company store and several tenements were located on the east side of Main Street south of Pond Street, and on family land on the east side the Ames Free Library and Oakes Ames Memorial Hall, designed for Frederick Lothrop Ames by his Harvard classmate Henry Hobson Richardson, were built in the early 1880s. Between the Rockery on the west (where Lincoln, Barrows, Center, and Main Streets meet) and where Williams and Mechanic Streets intersect it on the east, Main Street is a commercial district.

The southeast corner of the intersection of Center and Main Streets in North Easton was vacant until this building was constructed for New England Telephone and Telegraph Company in 1928. For decades the site was part of the 91 Main Street lot and was owned by shovel manufacturers Oliver Ames and Sons. No building appears on the site on the 1925 Sanborn fire insurance map of the village, but the amended 1925 map, issued in 1943, shows a building labeled "telephone exchange" there. New England Telephone and Telegraph was a subsidiary and operating company of American Bell Telephone.

The phone company occupied 2 Center Street until 1958, when it sold the property to Franklin Realty. It then changed hands several times until it was acquired by North Easton Co-operative Bank, which had been founded in 1889 and which then occupied 91 Main Street and needed additional space. The bank adapted the 2 Center Street building to serve as a bank and opened it in 1962.<sup>108</sup> In 1995 it sold the property, and in 1996 it was acquired by Richard P. Connolly. The building now houses Connolly Insurance Company.<sup>109</sup>

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<sup>107</sup> William L. Chaffin, *History of the Town of Easton, Massachusetts* (Cambridge, MA: J. Wilson and Son, 1886), 463-64.

<sup>108</sup> Margaret M. McEntee et al., *History of Easton, Massachusetts*, vol. 2, 1886-1974 (North Easton: Easton Historical Society, n.d.), 43-44.

<sup>109</sup> New England Telephone and Telegraph Co. to Franklin Realty, 29 September 1958, deed cited in Franklin Realty Inc. to Avis E. Carlson, 7 November 1958, NBD 1411:511; Easton Cooperative Bank to George M. Turner et al., trustees Renrut Realty Trust, 16 June 1995, NBD 6386:195; Renrut Realty Trust to Richard P. Connolly, trustee Garrett Realty Trust, 19 June 1996, NBD 6784:139. The lot lines are shown in on "Plan of Land in (North) Easton Surveyed for Mary A. Frothingham and others," 8 June 1937, NBP 29:49.

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- Sanborn Fire Insurance Maps. 1903, 1911, 1925, 1925-43.



View from SW



View from SE

**Randall E. William House and Market**  
**1 Center Street**

**FORM B – BUILDING**

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

**Photograph**



View from NE

**Locus Map**



**Recorded by:** Kathryn Grover and Neil Larson  
**Organization:** Easton Historical Commission  
**Date (month /year):** May 2010

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

16U 100 Mansfield E

NRDIS 11/3/72

**Town/City:** Easton

**Place:** (neighborhood or village): North Easton

**Address:** 1 Center Street

**Historic Name:** E. William and Ellen M. Randall House & Market

**Uses:** Present: commercial

Original: commercial & residence

**Date of Construction:** ca. 1865

**Source:** tax records, deeds, historic maps

**Style/Form:** Gothic Revival

**Architect/Builder:** unknown

**Exterior Material:**

Foundation: stone

Wall/Trim: wood clapboard

Roof: asphalt shingle

**Outbuildings/Secondary Structures:**  
none

**Major Alterations (with dates):**  
Residential section boarded up  
Storefronts updated

**Condition:** good

**Moved:** no  yes  **Date:**

**Acreage:** 0.19 acre

**Setting:** This property is located at the southwest corner of Center and Lincoln Streets amid a largely commercial district.

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

**ARCHITECTURAL DESCRIPTION:**

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

The E. William and Ellen M. Randall House & Market is a story-and-a-half wood frame mixed use building (now only commercial) with a gable roof. It is situated on a 0.19-acre lot on the southwest corner of Main and Center streets. The sloping site exposes the basement of the Center Street (east) frontage at grade where commercial functions were concentrated. The current property has been subdivided from a larger parcel including the two adjoining lots to the south, which were also developed with buildings with store functions. An 1891 depiction of building shows the existing store projections on the Center Street frontage with flat roofs acting as balconies for the commercial and/or residential spaces on the upper floor of the building. The only open area on the west side of the lot is paved for a parking lot.

The Center Street (east) side is the principal façade with a one-story wood frame storefront projection with pitched roof spanning the width of the building. A one-story wood frame annex with a gable roof is appended to the southeast corner of the building. Both of these components are 19<sup>th</sup>-century features, although they have been largely rebuilt. Two windows are evenly spaced in the east gable end, which is ornamented with a Classical cornice. The historic view depicts four tall windows or doors on the main story, which have been obliterated by the pitched roof recently added.

The sloping terrain exposes a portion of the basement on the east end of the north or Main Street façade, which was originally concealed by a roofless porch or balcony that spanned the façade across the first story. Some of the window and door openings pictured in the 1891 view are visible, although boarded in. Only the widows in the two gable wall dormers distinguishing the façade are extant; they also are decorated with Classical entablatures. The west gable end of the building has similar blocked windows, four on the ground floor and two on the upper level. A functioning door is located at the north corner and a concrete block chimney bisects the wall. The principal residential entrance may be on the south facade of the building, although that side has been compromised by additions.

The E. William and Ellen M. Randall House & Market is a distinctive example of a mid-19<sup>th</sup>-century commercial building at a prominent intersection in the village. Although altered, it is a remarkably intact survivor of North Easton's late-19<sup>th</sup>-century development.

## **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.*

According to local historian William Ladd Chaffin, Main Street was laid out in 1744 and had at that time at least seven dwellings on it. Its east end was straightened in 1812 and extended to what is now Washington Street, and in 1850 it was extended again to the Brockton (then North Bridgewater) town line.<sup>110</sup> The road curves north at Lincoln Street and becomes North Main Street north of Elm Street. From the start it has been a mixed-use area of homes, businesses, and some factories. Much of the land north of Lincoln Street was owned by members of the Ames family, which built its world-renowned shovel factory complex on the east side of Main Street and several of the family's earliest estates on the west side. The Oliver Ames and Sons company store and several tenements were located on the east side of Main Street south of Pond Street, and on family land on the east side the Ames Free Library and Oakes Ames Memorial Hall, designed for Frederick Lothrop Ames by his Harvard classmate Henry Hobson Richardson, were built in the early 1880s. Between the Rockery on the west (where Lincoln, Barrows, Center, and Main Streets meet) and where Williams and Mechanic Streets intersect it on the east, Main Street is a commercial district.

The frame building at 1 Center Street was probably built about 1865 for E. William and Ellen M. Talbot Randall on land owned by her father, the farmer Nathaniel Talbot. Born in Boston in 1832, Randall's father Ebenezer (about 1778-1862) was a farmer who was born and lived most of his life in Easton. E. William Randall was a painter and in June 1859 married Ellen Talbot; in November that year his new father-in-law sold him the vacant parcel at the corner of Center and what is now Lincoln Street.<sup>111</sup> Ellen Talbot lived in her father's household in 1860. Where her husband then was is unclear. By 1870 the couple was living on Center Street, and he is shown as a shovel worker; they had two children—Adelia F., born in 1864, and Myra E., born about 1868. Tax records for 1870 show him as the owner of a house valued at \$2200 and 30 rods of land. The 1871 village map shows Randall as owner of the house and a "market" occupying an ell facing Center Street on the east side. Tax records for 1880 show him as the owner of two houses, a barn, and "drug store and house," seven-eighths of an acre, a horse, a pig, and a carriage. The "drug store and house" is probably 1 Center Street. It is probably the "store and tenement" listed before five-eighths of an acre of Center Street land in the 1900 census.

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<sup>110</sup> William L. Chaffin, *History of the Town of Easton, Massachusetts* (Cambridge, MA: J. Wilson and Son, 1886), 463-64.

<sup>111</sup> Nathaniel Talbot to E. William Randall, 11 November 1859, NBD 250:44.

In 1870 the Talbots and Randalls are listed next to each other in the census, and by 1880, when E. William Randall was working as a painter, his father-in-law Nathaniel, then eighty-seven years old, lived with them. In 1881 Nathaniel Talbot died, and his property appears to have passed to his daughter; the 1886 village map shows this building and two complexes of buildings just south of it and also on the west side of Center Street as owned by E. William Randall. The 1881 bird's-eye view shows the ell facing Center Street as occupied by "J. H. Marshall, market and provisions"; this was probably J. Howard Marshall, who in the 1880 census is shown as working in a meat market but is not listed in the 1889 directory. In 1881 two of the buildings on the Randall lot were occupied as businesses, but by 1895 all three were. Randall's wife Ellen worked as a milliner for Sarah A. Plumer, whose shop occupied one of them. From at least 1903 to 1925 the section of the building facing Center Street was occupied as an express office; the larger part was variously a market and a store over these years. In the 1900 census E. William Randall identified his occupation as landlord. When he died in 1903, his address is shown as Center Street.

In 1910 Randall's widow Ellen lived on Center Street, probably in this building, with her single daughter Myra and Sarah A. Plumer. In 1920 Ellen and Myra Randall were still at this address, and by 1930 Ellen Talbot Randall had died and Myra lived in the house with her widowed sister Adelia F. King. Tax records for 1930 show the sisters taxed on a residence, a barn, a small building, a market (at \$2200), a block, a brick building, a store, and an acre of land.

In 1950 Adelia F. King sold 1 Center Street to Vernon C. King and Doris K. Seaver but reserved a life estate for herself. King died in March 1953, and King sold the property to Crane Drugs in November 1954. Crane Drugs owned the 1 Center Street property until 1959, when the company sold it to Robert D. and Ruth M. Abbott of Brockton. Tax records for 1960 identify the building as a "residence and store" valued at \$6000. The Abbotts sold 1 Center Street in 1968.<sup>112</sup>

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<sup>112</sup> Adella F. King to Vernon C. King and Doris K. Seaver, 19 January 1950, NBD 1002:463; Vernon C. and Reba King to Crane Drugs, 30 November 1954, NBD 1152:428; Crane Drugs to Robert D. and Ruth M. Abbott, 9 June 1959, NBD 1320:11; Abbotts to Allan R. and Paula J. Issner, 19 January 1968, NBD 1514:553. See also "Plan of Land in North Easton Estate of Myra Randall et al.," 26 September 1945, NBP 49:69, sheet 2.

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- Sanborn Fire Insurance Maps. 1903, 1911, 1925, 1925-43.





Detail of 1891 bird's-eye view showing 1 Center St. on right and other commercial buildings associated with Randalls on left



View from SE



View from NW (Lincoln Street)



**Pires Hardware, 14 Center Street**

Built around 1850 Kelley's Hall probably was designed for a business downstairs and the hall upstairs. This is where dances and many social functions took place. From silent film days through the 1950s the upstairs hall was Easton's movie theater. Anna McMullen was the pianist for the silent films. It was in this Hall each spring, for many years, that Mrs. Molly McNamara's students performed in piano recitals. At some point musicals came to Kelly's Hall as well. The property was owned in 1930 by Edgar E. Kelley.



**Betty Jean Shop, 10 Center Street**

At 10 Center Street was Swanson's Restaurant and ice cream parlor. Mr. Swanson was a veteran of the first World War who opened the restaurant around 1920. For later generations of Eastoners this was the Betty Jean Shop, a clothing store. The then required OAHS class ties and Easton license plates were on sale here.

**Gov. Oliver Ames High School**  
**8 Lincoln Street**

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

16U 98      Mansfield      E      EST.13

NRDIS 11/3/72

**FORM B – BUILDING**

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

**Town/City:** Easton

**Place:** (*neighborhood or village*): North Easton

**Photograph**



View from NE

**Address:** 8 Lincoln Street

**Historic Name:** Oliver Ames High School

**Uses:** Present: condominium apartments

Original: school

**Date of Construction:** 1895; ca. 1935

**Source:** local histories

**Style/Form:** Georgian Revival

**Architect/Builder:** Carl Fehmer (1895)

**Exterior Material:**

Foundation: stone

Wall/Trim: brick/stone

Roof: slate shingle

**Outbuildings/Secondary Structures:**  
none

**Major Alterations** (*with dates*):

Classroom wing & auditorium added ca. 1935

Converted to apartment dwellings, ca.

**Condition:** good

**Moved:** no  yes  **Date:**

**Acreage:** 2.5 acres

**Setting:** This school is set on a slight rise on the south side of Lincoln Street opposite the Rockery and south of Oakes Ames Memorial Hall. This section of Lincoln Street is a mixed-use area.

**Locus Map**



**Recorded by:** Kathryn Grover and Neil Larson

**Organization:** Easton Historical Commission

**Date** (*month / year*): May 2010

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

**ARCHITECTURAL DESCRIPTION:**

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

The Oliver Ames High School is a two-story brick masonry school building (now condominium apartments) with a slate hipped roof. It is situated on an elevated site on the south side of Lincoln Street east of Barrows Street and overlooking The Rockery and the village's civic center. The building occupies a 2.5-acre lot, most of which is paved for parking with the exception of lawn areas on its south and east sides. A low stone retaining wall runs along the southern edge of the lot and carries a wrought iron picket fence.

The building is comprised of two sections; the front built in 1895 and a classroom wing and auditorium added on the rear in ca. 1935. Both have yellow brick exteriors with stone trim. The front (south) façade is elevated slightly on a brick basement and has a central pavilion with an entrance set within an ornate stone architrave with a Classical entablature with central pediment. Tripartite divisions are framed by engaged Roman columns in the center, which support the pediment, and pilasters on the ends. The center space contains a doorway surmounted by a large arched transom; the side bays contain arched windows. The second story of the pavilion has a large window in the center set within a shouldered stone frame with a cornice; flanking windows are narrow with flat stone arches with pronounced keys. The sills rest on a stone belt course that extends across the front and ends separating the first and second stories. A pediment caps the pavilion with an elaborate entablature ornamented by modillions and a dentil band. This entablature is repeated across the roof line of the front and sides. The pediment's tympanum contains a large cast wreath and ribbon motif with an oculus in the center. Recessed sections of the front wall flanking the central pavilion are each divided into three window bays divided horizontally by the stone belt course. Windows have brick flat arches, The entablature spans these sections of the facade and returns across the end walls.

The east end wall has two columns of windows at the front and a large Venetian window in the rear that is divided by the belt course suggesting it is lighting a stair well within. The west end is divided into four bays with one on the ground floor containing an entrance with a arched transom to match that on the front and a pronounced flat stone cornice. A rear wing is recessed in form the corners of the front section. It has a hipped roof with the same ornate entablature as the front east and west sides are both four window bays deep with the lower ranges of windows set within blind arches in a Neoclassical manner.

Sometime after 1925 and probably during the Depression, a large two-story addition more than doubled the size of the school. The old school, which had been moved to the rear of the lot and used variably as an elementary school and, when the North Easton Grammar School was built on Main Street in 1916, a junior high school, was demolished when the addition was made. Although It was constructed of the same yellow brick, it not designed with the same fastidiousness as the earlier school. The addition has a flat roof without any entablature, there is no belt course or other stone trim, and windows lack flat arches. The window dimensions on the west side, facing Barrows Street, are similar to those in the older section; on the east side, hidden from public view, more contemporary triple window units were used. At the extreme south end of the classroom addition, a two-story auditorium with a gable roof is attached perpendicularly to the axis. Its façade is designed in a Neoclassical mode with pilasters dividing three bays containing doors set within blind arches on the ground floor; a wide pediment with a central lunette fills the gable end.

The Oliver Ames High School is a distinctive example of public school architecture in North Easton. It also has historical associations with the Ames family, notably Massachusetts governor Oliver Ames.

## **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.*

Since at least 1870, the intersection of Lincoln, Main, and Barrows Streets in North Easton has served as the center of the village. In the 1850s both Methodists and Unitarians held meetings in a frame church on the triangular green created by the intersection of these streets. By 1869 a three-story, twelve-room school had been added to a promontory on the south side of the green (8 Lincoln St.). In 1877 a new stone library designed by architect Henry Hobson Richardson was built just north of the intersection, and in 1881 the imposing Oakes Ames Memorial Hall, also designed by Richardson, was constructed next door. The church was moved from this site (to 9 Center St.) and the triangle transformed when the Rockery, designed by Frederick Law Olmsted, was constructed in 1882 as a memorial to Easton men who had died in the Civil War. This remarkable civic center, all of it sponsored by the Ames family, made the North Easton center an imposing and monumental place, which few towns could rival.

In 1895 the outdated school was replaced with an educational edifice worthy of the neighboring architectural landmarks. Dedicated in December 1896, the Oliver Ames High School was jointly financed by the town and former Massachusetts Governor Oliver Ames (1831-95). This first school housed all grades of North Easton students as well as a kindergarten and a teacher training or normal school; the high school occupied only two of the building's twelve classrooms and its chemistry laboratory. Fewer than ten students graduated from the high school through the 1870s and mid-1880s. Two events in the latter decade spurred high school attendance, the first being Massachusetts's passage of a law mandating free textbooks in 1884 and the second being the provision of free transportation from other parts of Easton. By 1889 ninety students were enrolled at the high school, and three years later the building housed a total of five hundred students.<sup>113</sup>

In 1893 Oliver Ames, a grandson of shovel company founder Oliver Ames (1779-1863) and son of Oakes Ames (1804-73), offered to fund the construction of a new high school building if the town would pay the cost of building its foundation and grading the site. While governor of Massachusetts (1887-90), Ames had hired Boston architect Carl Fehmer as consulting architect to the commonwealth for the extension to the Massachusetts State House (not actually constructed until 1898), and it was Fehmer who secured the design contract for the new school. The old school building was moved to the southwest corner of the lot.

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<sup>113</sup> The history of the North Easton school and its high school is taken from Margaret McEntee et al., *History of Easton, Massachusetts*, vol. 2, 1886-1974 (North Easton: Easton Historical Society, n.d.), 63-65.



Born in Mecklenburg, Germany, in 1838, Carl Fehmer came to Boston with his widowed mother and ten siblings in 1852. When he was sixteen he began to study architecture under Boston architect George Snell and remained there until 1860, and after the Civil War he established his own practice. In the 1870s and 1880s he was in partnership with William Ralph Emerson (1833-1917) as Emerson and Fehmer, but on his own Fehmer designed at least twenty townhouses in the newly created Back Bay section of Boston—including 355 Commonwealth Avenue for Oliver Ames in 1882—and was architect for Massachusetts General Hospital for twenty-five years. He also designed many of the buildings at McLean Hospital in Belmont.<sup>114</sup> Fehmer died in Boston in 1917.

At a special town meeting in June 1892, Easton voters appropriated \$25,000 for the foundation and grading work, while Ames offered \$60,000 to build the structure. Oliver Ames died in October 1895, and the building was dedicated in December 1896. In addition to its day classes, the high school offered classes three evenings a week in such subjects as English grammar, business arithmetic, and bookkeeping, and it also for the first time offered day students a commercial course.

In July 2000 the town of Easton sold Oliver Ames High School to Easton developer Douglas A. King subject both to a historic preservation restriction and the right of first refusal to lease the property after its renovation. It is now the Schoolhouse Apartments.<sup>115</sup>

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<sup>114</sup> Massachusetts Biographies Website, <http://genealogytrails.com/mass/biohistoryofmass1.html>.

<sup>115</sup> Town of Easton to Douglas A. King, 31 July 2000, NBD 8915: 307.

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Sanborn Fire Insurance Maps. 1903, 1911, 1925, 1925-43.



View from NW



View from NW



View from SW



View from SW



View of rear of school from W



Gymnasium annex, view from W



View from NW

**North Easton Fire Station**  
**9 Sullivan Ave**

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

16U 141    Mansfield    E   

NRDIS 11/3/72

**FORM B – BUILDING**

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

**Town/City:** Easton

**Place:** (*neighborhood or village*): North Easton

**Photograph**



View from SW

**Address:** 9 Sullivan Avenue

**Historic Name:** North Easton Fire Station

**Uses:** Present: children's museum

Original: firehouse

**Date of Construction:** 1903-11

**Source:** Sanborn fire insurance maps

**Style/Form:** Shingle Style

**Architect/Builder:** unknown

**Exterior Material:**

Foundation: stone

Wall/Trim: wood clapboard & wood shingle

Roof: asphalt shingle

**Outbuildings/Secondary Structures:**

none

**Major Alterations** (*with dates*):

none

**Condition:** good

**Moved:** no  yes  **Date:**

**Acreage:** 0.44 acre

**Setting:** This building is located on the east side of Sullivan Street on a lot with mature trees. This area is a mixed-use district.

**Locus Map**



**Recorded by:** Kathryn Grover and Neil Larson

**Organization:** Easton Historical Commission

**Date** (*month / year*): May 2010

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

**ARCHITECTURAL DESCRIPTION:**

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

The North Easton Fire Station is a two-story wood frame fire house (now children's museum) with a hipped roof. It is situated on a 0.44-acre lot on the east side of Sullivan Avenue north of Main Street; Mechanic Street forms its east boundary. The building is sited at the south end of the lot, and through recent conveyances from the Town of Easton, wooded open space north of the building has been put into use as a playground. A metal picket fence now runs along the street edge. The area in front of the building has remained paved, although parking is discouraged.

The building is sided with wood clapboards on the first story, and with wood shingles on the second story, which flares out over the first. The front façade contains two large vehicle openings with overhead doors (replaced); four windows are spaced across the second story. The roof flares and sweeps out creating deep eaves ornamented with long modillions above a tall frieze. A large pedimented dormer breaks the entablature in the center of the front façade with its own projecting cornice supported by scrolled shingled braces at the corners. Panels above the center two windows fill the abandoned frieze space and a lunette is positioned in the center of the pediment. Side walls contain a variety of windows and doors. A pavilion surmounted by a pediment similar to that on the front is centered on the west wall. It serves as the base for a hose-drying tower distinguished by open truss-work sides and a flared hipped roof. The stone basement is exposed at grade on the east side. The ornate entablature spans all four sides of the building. Original wood sash windows are intact.

The North Easton Fire Station is an intact, distinctive example of turn-of-the-20<sup>th</sup>-century firehouse design.

**HISTORICAL NARRATIVE**

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

Sullivan Avenue in North Easton ranges along the west side of the New York, New Haven, and Hartford Railroad corridor; it is bounded by Main Street on the south and merges with Mechanic Street on the north. The street does not appear



on village maps until 1903, when it is shown as “New” street; by the time the 1911 Sanborn fire insurance map was published, this new street was called Sullivan Avenue.

The site of the building at 9 Sullivan Avenue had long been vacant and in 1895 may have been part of the holdings of North Easton Boot and Shoe Company, which had been organized in the fall of 1886 to provide a building for the shoe manufacturing firm of D. B. Closson and Company.<sup>116</sup> The 1903 Sanborn map shows the shoe factory as vacant, though it is not yet known when and whether the shoe factory closed or moved; by the late 1890s D. B. Closson was manufacturing in Braintree. In any event, the town must have acquired part of the shoe factory property and by 1911 had built a two-story frame fire station at 9 Sullivan Street. The building housed a hook-and-ladder truck, a hose wagon, a hand reel, and two thousand feet of hose; the Sanborn map for that year indicates that thirty-three “call men” were connected with the station.

The fire station remained active at least through 1943. [checking with fire dept] In 1991 it became the home of the Easton Children’s Museum (now Children’s Museum in Easton), which had been founded in 1986 by four Easton mothers, among them current executive director Paula Peterson. In June 1997 the town sold two adjacent lots on Sullivan and Mechanic Streets to the children’s museum on the conditions that the property be used as a museum for children of Easton and its vicinity and that the exterior of the building not be modified from its “present historical state” without prior approval of the town.<sup>117</sup>

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<sup>116</sup> William L. Chaffin, *History of the Town of Easton, Massachusetts* (Cambridge, MA: J. Wilson and Son, 1886), 605.

<sup>117</sup> Town of Easton to The Easton Children’s Museum, 3 June 1997, NBD 5096:36.

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Sanborn Fire Insurance Maps. 1903, 1911, 1925, 1925-43.



View from NW



View from N (intersection of Mechanic Street, left, and Sullivan Avenue, right)



View from E



View from NE



View from SE

**Smith, Lewis H. House**  
**5 Sullivan Ave**

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

16U 142      Mansfield      E     

NRDIS 11/3/72

**FORM B – BUILDING**

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

**Town/City:** Easton

**Place:** (*neighborhood or village*): North Easton

**Photograph**



View from SW

**Address:** 5 Sullivan Avenue

**Historic Name:** Lewis H. and Mary H. Smith House

**Uses:** Present: single residence

Original: single residence

**Date of Construction:** ca. 1850

**Source:** historic maps, censuses

**Style/Form:** Greek Revival

**Architect/Builder:** unknown

**Exterior Material:**

Foundation: stone

Wall/Trim: wood clapboard

Roof: asphalt shingle

**Outbuildings/Secondary Structures:**  
none

**Major Alterations** (*with dates*):  
Window sash replaced

**Condition:** good

**Moved:** no  yes  **Date:** ca. 1903

**Acreage:** 0.18 acre

**Setting:** This house is sited at the northeast corner of the intersection of Main Street and Sullivan Avenue on a triangular lot. This intersection is in a largely commercial district.

**Locus Map**



**Recorded by:** Kathryn Grover and Neil Larson

**Organization:** Easton Historical Commission

**Date** (*month / year*): May 2010

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

**ARCHITECTURAL DESCRIPTION:**

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

The Lewis H. and Mary H. Smith House is story-and-a-half wood frame single dwelling with a front gable roof. The triangular 0.18-acre lot is located on the east side of Sullivan Avenue north of Main Street. The property once fronted on Main Street, but when Sullivan Avenue was created in the early 20<sup>th</sup> century, it took the Main Street frontage and the west side of the lot and the house was moved to its present location. The house is sited at the top edge of a steep embankment on the east side of the lot in the midst of mature trees and plantings. The front of the lot is paved for parking.

The building is sided with wood clapboards. The front façade contains two windows on the ground floor and two in the upper story. Two entrances are contained in the corner of a notch in the southwest corner of the house, one with a sidelight entering the front of the house and one entering the rear. This odd arrangement was probably the result of alterations made when the house was moved and the entrance moved from the Main Street façade to be more accessible from Sullivan Avenue. The front façade and side notch are covered by a one-story porch with fluted Doric columns; the notch section looks like it was added when the entrance was shifted to the side façade utilizing the existing frieze of the side entablature as a lintel. The raking edge of the gable is similarly decorated.

A one-story wing is attached to the rear of the house and extends beyond the west wall towards Sullivan Avenue. It appears as if it functioned as a shop or office. Its front façade contains a door flanked and two windows; another doorway has been added in the corner where the house and wing intersect. A one-story shed roof wing also was added to the east side of the house at the edge of the precipice. There is a shed dormer on the west side of the house and numerous skylights on the east side to illuminate attic rooms. Most of the window sash are recent replacements.

The Lewis H. and Mary H. Smith House is a distinctive example of a Greek Revival-style domestic architecture in the village.

**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.*

Sullivan Avenue ranges northwest from Main Street along the corridor of the former Old Colony Railroad, now New York, New Haven, and Hartford Railroad. The road did not exist before about 1903, when it is shown on the first Sanborn fire insurance map of the village as “New Street.”

The house at 5 Sullivan Avenue, which faces Main Street, was built about 1850, probably for the boot manufacturer Augustus Orville Howard. Born about 1821, Howard and his brother Nathaniel were bootmakers in Easton but by 1870 had moved to Randolph, where they were enumerated next to each other in the census and shown as retired, and affluent, boot manufacturers. By 1870 the 5 Sullivan property was sold to Lewis H. Smith. Born in 1840 in Massachusetts, Smith worked in 1870 at the hinge factory of Edwin W. Gilmore (1828-1904). E. W. Gilmore and Company was founded in 1854 by Gilmore and Oakes (1804-73) and Oliver Ames Jr. (1807-77), the sons of Ames company founder Oliver Ames (1779-1863). By 1865 Gilmore’s hinge factory employed thirty-five people and by 1885 seventy-five “men and boys.” In 1886 Chaffin called E. W. Gilmore and Company “the industry of next importance in town to the shovel business.”<sup>118</sup> The factory originally occupied the former shovel shop buildings on Island Street, between Shovel Shop and Stone’s (now Langwater) Ponds, but in 1871 Gilmore built a new factory on the west side of Oliver Street south of Elm Street. By 1889 Smith was a foreman at the Gilmore factory, but by 1900 he had retired from industry and became a janitor at North Easton High School.

Smith’s name is attached to this house when it originally fronted on Main Street. No buildings are depicted where the house is now located. Tax records for 1870 show Lewis H. Smith as owner of a house valued at \$1200 and a quarter-acre valued at \$125. The 100 Main Street house was actually assessed for less, \$1000, in 1890 and 1900, while the value of the land had climbed to \$590, reflecting the heightened commercial viability of the street by that time.

Smith was still living in 1917, and he is shown as living on Sullivan Avenue in that year’s village directory. The town evidently took a major portion of the lot, and virtually all of the Main Street frontage, for the “new” road, with the house being moved back, or north, to what remained. Smith must have sold the house shortly afterward, for by 1918 the house painter Edgar William Baldwin was living in the house. Baldwin was born in Easton in 1881 and at that time worked for his father John Baldwin. By 1920 he had married Bertha May Bourbeau and lived at 5 Sullivan with his wife, his mother-in-law, and a twenty-one-year-old Dorothy MacDonald, identified in the census as a daughter. Baldwin was still living at 5 Sullivan Avenue and working as a painter in 1942 when he registered for the

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<sup>118</sup> Chaffin, *Easton*, 598, 679-80.



draft. Occupancy of the house in later years is not known. The house is now owned by Main and Sullivan LLC, which also owns 100 and 101 Main Street.

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- Sanborn Fire Insurance Maps. 1903, 1911, 1925, 1925-43.



View from S



View from NW (Sullivan Avenue)



View from W (Sullivan Avenue)



View from NE



#### **North Easton Lock-Up, 6 Mechanic Street**

The old police station located at 8 Mechanic Street is a significant contributing building within the North Easton Historic District. Its age and relative rarity make it eligible for inclusion on the National Register of Historic Places.

Construction of this building was ordered at a Special Town Meeting held on May 15, 1897 which set aside \$2,000 for the purchase of land and construction. The building was constructed of brick with a large slate hipped roof. It was a fairly impressive police building for its time and place being about the size of a small house. The basement was used as a storage area and the ground floor had one cell and three other small rooms. Later two additional cells were added, and this remained the norm throughout most of the building's use as a station. However, at one point, perhaps in the 1920s the station had five cells. Also during the 1920's the basement shooting range located to the north of the original foundation was added. The cells were very small. There were no toilets in the building for many years with the needs of the prisoners being served by chamber pots. One room was the chief's office. The other two served as an area for files and a public reception area as well as an office for the town constables and the village district police officers.

The original site was landscaped with trees, but by the mid-20's they had grown to a point where they were damaging the building and were removed in 1928. In that year the roof was also repaired. In 1929 the floor was raised and columns added in the basement after it was found that the weight of the iron cells had caused the floor to settle three inches. A new cesspool was dug at the time indicating that toilet services had been added sometime before. The station

was also painted in 1929. A new heating system was installed in 1936. A new police station was completed in late 1968, and the old station ceased to be used. A few years later the station was used in the movie "Sacco and Vanzetti." The filmmakers claimed that while a number of large city police stations existed from the turn of the 20th century, very few small rural/suburban stations survived.

# Easton Central Methodist Episcopal Church

9A, 9B, 9C Mechanic Street

## FORM B – BUILDING

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

## Photograph



View from NW

## Locus Map



**Recorded by:** Kathryn Grover and Neil Larson

**Organization:** Easton Historical Commission

**Date (month / year):** May 2010

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

17U 44 Mansfield E EST.31

NRDIS 11/3/72

**Town/City:** Easton

**Place:** (*neighborhood or village*): North Easton

**Address:** 9 Mechanic Street

**Historic Name:** Central Methodist Episcopal Church

**Uses:** Present: apartments

Original: church

**Date of Construction:** 1845; 1889

**Source:** local history

**Style/Form:** Gothic Revival

**Architect/Builder:** unknown

### Exterior Material:

Foundation: stone

Wall/Trim: vinyl clapboard

Roof: asphalt shingle

### Outbuildings/Secondary Structures:

None

### Major Alterations (*with dates*):

Church moved to present site, 1876

Church raised on basement, 1889

Converted to multiple residential use, ca.

2000

Vinyl siding added

**Condition:** good

**Moved:** no  yes  **Date:** 1876

**Acreage:** 0.22 acre

**Setting:** This building is sited on the east side of Mechanic Street just north of the intersection of Mechanic and Main Streets. The area is a mixed-use district.

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

**ARCHITECTURAL DESCRIPTION:**

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

The Central Methodist Episcopal Church is a wood frame religious building (now apartment dwelling) with a front gable roof. It is situated on a quarter-acre lot on the east side of Mechanic Street north of Main Street. The church was moved to this site in 1876 following 31 years at its previous location within the triangular green since developed as The Rockery at the intersection of Main, Lincoln and Barrows streets. A small patch of lawn occupies the space between the building and the sidewalk, and foundation plantings have been added across the front and along the sides to give the building a more domestic setting. Paved driveways follow the north and south lot lines and terminates at a parking area in the rear.

The building was elevated on a tall basement in 1889 with it exposed at grade on the front (west) facade. The front is divided into three bays by wide pilasters that extend across the full height of the wall and become the front corners of the base of a two-stage bell tower. There are doorways at ground level in the outside bays and tall lancet windows in each bay of the main level. The second stage of the bell tower has narrower corner pilasters with pointed openings filled with louvers on each of the four sides. A short octagonal steeple has been added to the top. The raking edge of the front gable, as well as the divisions between the tower stages and steeple are decorated with friezes pierced with Gothic motifs. Side facades have been altered with the insertion of a second story in the sanctuary interior. The existing two tiers of paired windows are contained in the original four bays.

The Central Methodist Episcopal Church is a distinctive example of a mid-19<sup>th</sup>-century church building in the village. Its long history with multiple congregations and locations adds to its significance.

**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 church at 9 Mechanic Street has been used by five congregations in two locations. According to local historian and Unitarian cleric William Ladd Chaffin,

the church was built in 1845 for a small congregation of “Protestant Methodists” who had separated from the Washington Street Methodist Society, which had been organized in 1795 and worshipped in a building at Washington and Elm Streets. Seeking more power for the laity in the selection of ministers in the church governance, these dissenting Methodists began their own services in 1843 in various locations in North Easton village, and in the spring of 1845 construction began on a church at the intersection of Lincoln and Main Streets, now the site of the Frederick Law Olmsted-designed Rockery. By 1850, however, the congregation had dwindled considerably, and the society ceased holding services in the building. The building was used very little over the next several years. A new group of Methodists who wished not to have to travel to the Washington Street church then sought to use the building, but the effort failed to attract sufficient interest.<sup>119</sup>

Then in 1855 several North Easton residents subscribed to bring Unitarian ministers to the village, an effort supported by a \$300 donation from shovelworks founder Oliver Ames Sr. These Unitarians occupied the former Methodist Protestant church, and it was here that Chaffin began his ministry in 1868. In 1874 Oliver Ames Jr. donated the land and funds necessary to build Unity Church, north of his own house on Main Street, completed in 1875. The next year, on the condition that the building be moved and fitted up without creating debt, Ames gave the former Unitarian church to the Methodist group who had earlier tried to organize a congregation and use the building in the early 1850s. Since 1864 that group had worshipped at its building on 140 Main Street, but in 1876 it sold that church to the Swedish Christian Evangelical Ebed Melech Church, now Covenant Congregational Church, and in November acquired a lot on Mechanic Street from Benjamin A. Russell, who lived in a house on the site of 168 Main Street.<sup>120</sup> The congregation, by then the North Easton Central Methodist Episcopal Church, moved the building and reopened it on 28 December 1876. In 1889, according to a later local history, the Mechanic Street church was raised from its foundations to create a vestry, parlor, and kitchen underneath it.<sup>121</sup>

Central Methodist Episcopal Church apparently used the building until 1971, when the congregation merged with Pearl Street United Methodist Church of Brockton. The Easton Baptist Church began to use the building, and in 1979

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<sup>119</sup> See William L. Chaffin, *History of the Town of Easton, Massachusetts* (Cambridge, MA: J. Wilson and Son, 1886), 403-11, for the history of these congregations.

<sup>120</sup> Benjamin A. Russell to trustees, North Easton Central Methodist Episcopal Church, 1 November 1876, NBD 360:112.

<sup>121</sup> Margaret M. McEntee et al., *History of Easton, Massachusetts*, vol. 2, 1886-1974 (North Easton: Easton Historical Society, n.d.), 23.



Pearl Street United Methodist Church sold the property to Temple Chayai Shalom of South Easton, which owned it until 1996.<sup>122</sup>

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<sup>122</sup> Pearl Street United Methodist Church, Brockton, to Temple Chayai Shalom, South Easton, 26 January 1979, NBD 1888:255; Temple Chayai Shalom to Gloria M. Malo, 19 December 1996, NBD 7002:254.

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Image of church from inset on 1891 bird's-eye view of North Easton.



View from SW