

Preliminary Study Report

Proposed Local Historic Districts:
Surplus Street Local Historic District
Washington Street Local Historic District
Stetson Place Local Historic District
King Caesar Local Historic District

By: The Duxbury
Local Historic District Commission

November, 2016

Table of Contents

Summary	5
Contact	5
Commission Members	5
Important Dates	5
Introduction	5
Methodology	7
Significance	7
26 Surplus St.....	8
47 Surplus St.....	8
88 Surplus St.....	9
112 Surplus St.....	9
184 Surplus St.....	9
204 Surplus St.....	9
218 Surplus St.....	9
259 Washington St.....	10
265 Washington St.....	10
291 Washington St.....	10
338 Washington St.....	10
120 King Caesar Rd.....	11
44 Stetson Place.....	11
Justification of the Boundaries.....	11
Options and Recommendations for the Bylaw	12
Bylaw	13
Maps	22
Local Historic Districts Map	22
Proposed Surplus Street Local Historic District	23
Property Index.....	24
Inventory Forms & Photos	25
Included Properties	25
26 Surplus Street.....	26
MACRIS Form.....	27
Form B.....	28
ICS - 1	29
ICS - 2.....	30
ICS - 3.....	31
Current Photos.....	32
47 Surplus Street.....	33
MACRIS Form.....	34
Form B.....	35
ICS - 1	36
ICS - 2.....	37
ICS - 3.....	38
Current Photos.....	39
88 Surplus Street.....	40
MACRIS Form.....	41
Form B.....	42
ICS - 1	43
ICS - 2.....	44
ICS - 3.....	45
Map.....	46
Current Photos.....	47

112 Surplus Street.....	48
MACRIS Form.....	49
Form B.....	50
ICS - 1.....	51
ICS - 2.....	52
Form 401.....	53
Form 401.....	54
Map.....	55
Current Photos.....	56
184 Surplus Street.....	57
MACRIS Form.....	58
Form B.....	59
ICS - 1.....	60
ICS - 2.....	61
Locational Continuation Sheet.....	62
Current Photos.....	63
204 Surplus Street.....	64
MACRIS Form.....	65
Form B.....	66
ICS - 1.....	67
ICS - 2.....	68
ICS - 3.....	69
Locational Continuation Sheet.....	70
ICS - 4.....	71
ICS - 5.....	72
Current Photos.....	73
218 Surplus Street.....	74
MACRIS Form.....	75
Form B.....	76
ICS - 1.....	77
ICS - 2.....	78
ICS - 3.....	79
Current Photos.....	80
259 Washington Street.....	81
MACRIS Form DUX369.....	82
Form B.....	83
ICS - 1.....	84
ICS - 2.....	85
ICS - 3.....	86
Current Photos.....	87
265 Washington Street.....	88
MACRIS Form DUX182.....	89
Form B.....	90
ICS - 1.....	91
ICS - 2.....	92
ICS - 3.....	93
Current Photos.....	94

291 Washington Street.....	95
MACRIS Form	96
Form B.....	97
ICS - 1	98
ICS - 2	99
ICS - 3	100
ICS - 4	101
ICS - 5	102
Current Photos.....	103
338 Washington Street.....	104
MACRIS Form	105
Form B.....	106
ICS - 1	107
Current Photos.....	108
120 King Caesar Road.....	109
MACRIS Form DUX28	110
Form B.....	111
ICS - 1	112
ICS - 2	113
Current Photos.....	114
44 Stetson Place	116
MACRIS Form DUX394.....	117
Form B.....	118
ICS - 1	119
ICS - 2	120
ICS - 3	121
Current Photos.....	122

SUMMARY

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Commission Members:

Pamela Campbell-Smith, AIA – Alternate
Peter T. Smith, AIA - Alternate
Michael McGee - Alternate
Audrey Macdonald – Board of Realtors
Janet Ritch – Duxbury Resident from Historic District
William (Bill) McArdle – Duxbury Rural & Historical Society
Robert C. (Terry) Vose, III - Duxbury Resident from Historic District
Renee Mierzejewski, AIA | LEED, AP

The expected date of the Public Hearing for Duxbury is: February, 2017

The expected date of the Town Meeting is March 11, 2017.

There are currently 7 properties included in the proposed Surplus Street Local Historic District

There are currently 4 properties included in the proposed Washington Street Local Historic District

There is currently 1 property included in the proposed Stetson Place Local Historic District

There is currently 1 property included in the proposed King Caesar Local Historic District

INTRODUCTION

What is a Local Historic District? Simply stated, a Local Historic District is the strongest method of protecting our Historic Resources and is created via a local ordinance or by-law. In the case of Duxbury, MA, it is via a by-law.

The way a Local Historic District works to protect these treasures, is this: before an alteration to the building is to be made, if visible from a public way, the proposed alteration must be reviewed by the Local Historic District. This review process permanently prevents unnecessary demolitions and alterations.

Local Historic Districts are important because preserving these “Jewels of History” within Duxbury, provide so many benefits to the community by:

- Saving the character of Duxbury
- Providing a sense of Duxbury’s rich history
- Creating pride in our community
- Providing educational opportunities for our children now and for generations to come
- Encouraging new designs which are compatible with existing buildings in the district
- Providing a visual sense of the past

There are many other benefits to the community as well, but these are a few of the pertinent benefits.

The Duxbury Local Historic District Commission would like to establish a “new” Local Historic District. The District is comprised of eight homes on Surplus Street. Surplus Street has been a vital part of this town since the 1600s, the era of the Pilgrims. It is one of the oldest streets in Duxbury; and it was not always called Surplus Street. According to documentation we’ve been able to find, it has had many names, but the one consistent attribute of Surplus Street throughout time, is that it has been one of the most important streets in town. It has been a “hub” for centuries. Its evolution has spanned centuries as well as industries and the people

who have come and gone with them. Some people were true “characters” who have been the subjects of and have generated many stories. For this document, however, we’d like to tell the story of some of the homes that have defined Surplus Street and have evolved over time to make it what it is today. Each home which will be a part of this District has its own story to tell and by default the story of each building is also very much the story of the people and the characters who have occupied, resided in, earned a living in, visited, used and developed each property. Please continue reading to see a glimpse of the History of Surplus St. and eight of its many fine, historic homes.

METHODOLOGY

In addition to its significant history and bucolic charm Surplus Street was chosen to be a Local Historic District by the Duxbury Local Historic District Commission because the Commission decided we would begin our mission of preserving the character of Duxbury by selecting historically significant intersections, which typically “bookend” historically significant neighborhoods. Once the Commission decided to pursue this area as an LHD, **we set about contacting residents by sending them each a letter inviting them for coffee at the Nathaniel Winsor House.** When the Commission arrived for the coffee, we found that quite a few residents of Surplus Street were there and interested in discussing how becoming an LHD would impact them. They had many questions and one resident in particular named David Corey became a strong advocate in the community. After responding to the many questions that were asked of us, we passed around a piece of paper with the names and addresses of all who had been invited and we asked each person who was interested in becoming a part of the proposed district to put a check mark next to their name. When the list came back we were happy to see that seven residents were definitely interested in becoming a part of the District. Because the properties are not adjacent to one another, we will need to create seven different districts within the District we’re calling the Surplus Street District. Each District will be designated by its property number and boundaries. While the turnout of residents from Surplus Street was remarkable, we also found that residents from Washington Street who had heard from neighbors about this meeting decided to join us as well. As a result, we have five interested property owners from Washington Street as well. The Commission also decided it would make sense to ask the Duxbury Rural and Historical Society if they would be interested in establishing a King Caesar Local Historic District with the King Caesar House. They said yes.

So, the method of establishing this district was to seek volunteers who might help us by encouraging others to participate as well. In the Surplus Street District, the Washington Street District and the Stetson Place District, our primary advocate was David Corey. He has been an instrumental liaison to the Surplus Street Neighborhood and in fact, has obtained a list of the historic houses on neighboring streets and has sent letters to them as well. As a result, we now have four very significant Local Historic Districts that we would like the State to consider. In addition to the Surplus Street District, we also have the Washington Street District, which would be comprised of five homes at this time; and again, the properties are not adjacent to one another, so each would be its own District within the Washington Street District. The properties in the Washington Street District are also a part of a National Historic District called the Shipbuilder’s District. We have one property on Stetson Place, and we have the King Caesar House.

With all of these areas established as LHDs, a significant portion of the town will be protected against future development which might result in egregious alterations to some of Duxbury’s most treasured historic properties. Our goal, over time is that the idea of preserving Duxbury’s History will “catch on” with all of the owners of Historic Houses on Surplus Street and Washington Street, Stetson Place and King Caesar Road, so we will have an opportunity to protect and preserve more of Duxbury’s rich character and history.

SIGNIFICANCE

Proposed Surplus Street Local Historic District

Surplus St. was among the first roadways or “paths” to be established in Duxbury. It was established in 1637 by a jury appointed by the Colony Court. Surplus St. led to the nook and into the marshes; from Henry Howland’s property to the upper part of Tremont Street. Some Historians argue that it existed even before 1637, as it follows “an old Native American Pathway used to reach the shoreline from Pembroke”.

Peter Brown was a Mayflower passenger and one of the first settlers of what is now Surplus St.; he is believed to be buried in the Chestnut Street cemetery. When Brown died, his land holdings were divided among his heirs and sold to Henry Samson, a pilgrim. Samson was admitted as a freeman in 1667. Samson purchased some land from Ephraim Tinkham’s widow, who was the daughter of Peter Brown. He also received a court grant of three lots south of Henry Howland’s property.

Surplus St. has changed over time; one example given in an article in the Duxbury Clipper on the History of

Surplus Street by Debora Babin Katz, is that Surplus St. used to continue across Depot Street through Lapham Woods and bent to connect with Tremont St. (Today Surplus St. ends at Depot Street.) This continuation of Surplus St. is seen on maps as early as 1879 and was used to reach Duxbury's Third Meeting House, according to the Clipper Article. Speculation regarding why this portion of Surplus St. is not currently still a part of the street today is that when the center of Town moved from the Tremont St. location to what is now Hall's Corner, people didn't need to travel in that direction as much anymore. While Surplus Street remained, in one form or another, there is no real "trace" of the homesteads of Peter Brown, Henry Howland and Henry Samson. While today, Surplus St. intersects with Washington St., that wasn't always the case, as Washington St. was not created until 1798 and was called Main St. Katz goes on to explain, in her article for the Duxbury Clipper, that the intersection of Surplus St. and Washington St. was at one time known as "Hell's Corner" and called "Sodom" by Duxbury Residents. They called it the place where "the Wicked People lived" due to the various activities that occurred there; respectable women of Duxbury often requested an escort when walking through this area.

While the History of Surplus Street can continue to be told as a fairly cohesive story of intertwining relationships, the history told here will be specific to the homes of those who have volunteered to become a part of the Surplus Street Local Historic District at this point in time:

26 Surplus Street (Inventory Form No.: DUX 138)

Asa Brewster and his wife Lydia acquired land from Jonathan Y. Gross and built this house in 1853. Asa Brewster was a fisherman and the eighth child of Sara and Joseph Brewster. Lydia Brewster was widowed in 1874 and remained on the property until her death in 1887. The property was then sold to William J. Alden, Jr. in 1888 and his family remained there until 1934. Alden, like his father was a shoemaker and had grown up across the street at 33 Surplus St. Willy, as he was known, married Maria Jones, from Waltham in 1893. They had a son, Frederick Jones Alden, who sold the house in 1934. Martha F. Leonard and Margaret F. Leonard owned the property from 1938 to 1943. S. Eliot Hinter and Mildred J. Hunter purchased the property in 1943 and owned it until the 1980s. Hunter lived on Pinckney St. in Beacon Hill and was a Trust Officer of the Rockland-Atlas National Bank of Boston and later State Street Bank.

47 Surplus Street (Inventory Form No.: DUX 142)

History taken from MACRIS Form B Continuation Sheet:

The Joseph Brewster, Jr. house is representative of Federal Style cottages in Duxbury. It was constructed in 1828 for a fisherman, who grew up at 23 Surplus St. The house is set close to the street. Brewster married Almira R. Baker in 1828. After his father died in 1847, Joseph Brewster, Jr. was granted sole title to the property in 1848 from his siblings. He and his siblings also sold a small plot next door for the District No. 1 Schoolhouse, which served the community until 1884. A large ell addition was added to the back of the house due to the expansion (3 sons) of the Brewster family. After Almira Brewster's death in 1867, Joseph sold the

house to George Curtis, who, in 1868 sold it to the Wesleyan Methodist Church (Pilgrim Church, 404 Washington St.). The house was used as the church Parsonage from 1870 to 1885. In 1885, abutters Seth and Etta Bartlett bought the Brewster house, reconfigured the parcel line to add 12 sq. rods to their own property and then sold the house on its smaller lot to Clara Smith of Charlestown. Smit was a summer resident until 1900. She was followed by Helen Hollis, a military widow from Providence, RI, who lived here year-round until 1919 and Lizzie Shepard, also from Providence, a summer residence from 1919 to 1930. Shepard's niece Bessie Lothrop inherited the house and maintained it mainly as a rental until about 1945.

The Richards family owned the house from 1943 – 1998. The Richards family is associated with the Clapp Laboratory and both Al and his wife Beatrice were biologists in the laboratory. They came to Duxbury in the late 1930s from Amherst, MA. They were among the professionals who lived on the property of the Clapp Laboratories founder William F. Clapp and his wife Nellie in 1940. Al (Pete) Richards eventually became the director of the Clapp Labs, now known as Battelle.

88 Surplus Street (Inventory Form No.: DUX 399)

Raised wood – shingled Cape originally built in the Federal Era. Gershom Weston (1832) owned and then sold to Hannah and Stephen Bradford in 1847. The foundation is made of uncut stone and exposed brick where the land slopes to the East. A fireplace and log joists are in the small basement. There is a second story wall (shed?) dormer on the façade (probably added in 1820). There is a 2 story ell that extends to the rear (north side), which is the kitchen. There are Greek- Revival woodwork details inside the home. The house sits on 2.87 acres and is currently owned by Jeanne Clark.

112 Surplus Street (Inventory Form No.: DUX 401)

Zenas Winsor House:

Built in 1806, a Cape Cod Style house build in the Federal Period. (Zenas Winsor was a mariner and seacaptain who married Lucinda Wadsworth.) It is a full Cape with two windows on either side of the front door, and a large brick central chimney which dictates the location of all the rooms as well as the pitch and placement of the wrapping staircase. The Borning Room still exists. The foundation is uncut stone and brick, and the walls are formed of clapboard and wood shingle. A two-story ell extends to the rear and a one-story summer room stands at a right angle to the ell, connecting the house to the garage. It sits on 1.27 acres.

112 Surplus Street is among three Cape Cod Style houses in a row (at 98 and 104 Surplus Street). Built by the children of Wait Wadsworth on his land.

The home is currently owned by Robert and Suzanne McMahon. It has been documented by the Mass. Historical Commission in April, 2001. Form No.: Dux. 401.

184 Surplus Street (Inventory Form No.: DUX 697)

In 1701, Jonathan Delano came to Surplus Street and established the Delano Farm. Over the next 2 ½ centuries, this large tract of land on both the North and South sides of Surplus Street has passed through many Delano family members with numerous divisions of land and house lots occurring. Through the marriage of Cora Delano and Harvey Reynolds in 1890, the property eventually came to be known as the Delano/Reynolds Farm. In 1950, after Cora and Harvey Reynolds passed away, their son, Harvey Jr. became the owner of the homestead and farm after buying out his siblings' shares in the property. The homestead is now owned by James and Elizabeth Hartford, while large tracts of the original farm have been developed into two newer streets known as Reynolds Way and Christmas Tree Way.

204 Surplus Street (Inventory Form No.: DUX 32)

John Weston:

Built in 1729 (date boarded), it was originally a half Cape, but is now a full Cape built in the Georgian Period. (John C. Weston, Jr. was a shipwright and a weaver) It has a stone foundation, 35 feet long by 23 feet wide, with wood construction and wood shingles and is set back from the street on top of a low rise. It sits on 2.24 acres. The home currently belongs to Phyllis Traver.

It has been documented by the Massachusetts Historical Commission in March 2010. Form No.: Dux. 712

218 Surplus Street (Inventory Form No.: DUX 736)

John C. Weston, Jr.: Built in 1821 (Date boarded). It is set back off Surplus Street on what was originally a cart path, Duxborough Trail (1637), connecting some of the earliest Pilgrim land grants. The land was originally part of the 1696 land grant to an earlier John Weston. The full Cape Cod house with traditional two windows on either side of the central front door, however the windows do not touch the eaves, which allowed for higher ceilings. There was an older building added to the rear of the house which already had a large fireplace, so John

Jr. built his newer fireplaces on either end of the house, a more heat efficient feature. Acreage unknown. This home currently belongs to Allen and Joanne Lahey.

Proposed Washington Street Local Historic District

Washington Street in Duxbury was and is the town's most important street. It along with some of its short side streets to the Bay and 6 houses on Powder Point Avenue constitute Duxbury's National Shipbuilder's District. In it there are 212 houses on 287 acres. We are proposing to include four buildings as local historic districts on this street with that other home owners will join them. Most of the homes in this district date from (1780 – 1890). When one drives down Washington Street, one immediately gets an amazing architectural glimpse of Duxbury's past and its shipbuilding era (1780-1840).

259 Washington Street (Inventory Form No.: DUX 369) (identified by Assessor's Office as part of 265 Washington Street)

This elegant Carriage barn of Henry Wadsworth II's was built (C- 1870). It was built next door to his slightly earlier and rather large home. The structure faces west and is a fairly rare Second Empire style construction for Duxbury. It has been converted from a barn to a garage with a two bays and a two floor apartment above in recent years. Wadsworth was a carpenter, trader and master mariner. The carriage barn became a garage by (1915).

265 Washington Street (Inventory Form No.: DUX 182)

This west facing house known as "Aracia Villa" was built (C-1853) by Henry Wadsworth II. The foundation is of stone and style listed as Greek Revival/Italianate. It has clapboard with wide corner boards and rises 2 ½ stories to a front gabled roof. The large wing to the back are additions north (1879) and south is (C-1914). Two chimneys are apparent. The side placed front full paneled door has full sidelights leading up to a classical elliptical fan light. A second entrance is on the south side. Windows are 6/6. There are two houses in Duxbury of similar style combinations.

291 Washington Street (Inventory Form No.: DUX 46)

This Georgian style home was built (C-1805). It is five bays wide and two deep and is west facing with a center chimney. Unique features are a projecting portico and a crafted cornice and corner quoins. There are two similar houses on Washington Street. The clapboards cover the front and shingles on the sides. Tuscan columns frame the front door which has lights in the two upper panels on the portico. The main block of the house seems to be well-preserved. The north facing gabled barn is now attached to the house. It maintains a cupola, scalloped rake boards, a hayloft door and in the gabled end a triangular window with diamond panes. The building for many years in the 1950s and 60s was Duxbury's finest gift shop called the Studio.

338 Washington Street

An elegant home of Ahira Wadsworth a shipbuilder built (C-1800) with clapboard and shingle siding. Having a center chimney with a five bay front facing east and two bays on the sides. There is exceptionally elegant interior detail for that period in Duxbury, with a carved mantelpiece of McIntyre influence. Captain Martin Waterman, ship's captain, owned the house and his heirs sold it in (1962). It had been a store at one point.

Proposed King Caesar Road Local Historic District

The historical significance of the King Caesar Road Local Historic District is essentially the history of the Weston Family, especially Ezra Weston II, who took over his father's (Ezra Weston I) ship-building and shipping business. This business thrived during the 1820's and 1830's, when Ezra Weston II was the sole owner.

Although the firm built ships of all sizes and configurations, most of the ships traded around the world. “Ezra Weston II presided over the largest mercantile enterprise on the South Shore of Massachusetts in its day. Weston operated a large fleet of merchant vessels, a ten-acre shipyard, a farm, a ropewalk, a sailcloth mill, and a large workforce of sailors, carpenters and laborers.” (taken from: <http://duxburyhistory.org/historic-houses/king-caesar-house/>)

120 King Caesar Road (History taken from <http://duxburyhistory.org/historic-houses/king-caesar-house/>)

This Federal mansion was built in 1809 for Ezra Weston II, known as “King Caesar” for his worldwide preeminence as a shipbuilder and merchant. Weston’s enterprise dominated Duxbury in the early 19th century with a large portion of the population employed in the Weston shipyards, farms, wharves, mill, ropewalk, or aboard Weston’s fishing schooners and merchant fleet. Ezra Weston’s ship *Hope*, built in 1841 was then New England’s largest vessel. Purchased by the Society in 1965, the house is presented for tours as it appeared in the 1820s. The house is noted for its rare French scenic wallpapers, portraits of sea captains, and 19th century furnishings.

Proposed Stetson Place Local Historic District

In 1801, a Duxbury shipwright named James Woodward built a house on what is now known as Stetson Place, in Duxbury, MA. In 1821 Andrew Stetson, a shoemaker bought the house – after it had changed owners at least one time. This home remained in the Stetson family until 1967. The Stetsons, Andrew, his son and his grandson were the owners during these years. Andrew Stetson’s Cobble shop was nearby on Washington St. and it served as a gathering place for those in Duxbury who were “politically -minded”. One hundred years later, Duxbury Established this road as Stetson Place.

44 Stetson Place (Inventory Form No. DUX 394)

44 Stetson Place was built (C- 1890) and is the last on the right of four in a row (north side) of the Place. They were all owned and probably built by Charles F. Stetson.

The style is particular to residential areas that were associated with industries and mill towns with many workers. Stetson had a shop on the corner at 346 Washington Street, now gone. The house faces south is slightly Italianate in style, front-gabled and with a main entrance trim of unique type. The two over two window sash and hood over the door are unusual. The foundation is of field stone with the main block 1 ½ stories tall with three bays (26 feet) wide and a depth of (26 feet) with two bays. The roofline has been extended to the west slightly with a side-gabled wing (20 x 16) attached. The main block chimney is centered, but slightly east of the ridge and another at the end of the west wing. There is a modern east facing sun room and screened in porch toward the rear.

A 1 ½ story barn with a front-gable is sited to the west and faces east. It has a left side bay entrance with a lean-to addition to the north. The main part seems to be original to the house.

JUSTIFICATION OF THE BOUNDARIES

As described earlier in this document the Duxbury Local Historic District Commission chose to focus on “nodes” or intersections of historic significance in town. The logic was that if we could begin to establish Historic Districts at these important intersections, we would be “book-ending” historically significant neighborhoods and as people began to understand more about why Local Historic Districts are needed, and how they benefit the town in a myriad of ways, including by maintaining its characteristic integrity, the residents in the neighborhoods that are adjacent to these LHDs, might see their value and become interested in being a part of the Local Historic District as well. Because the preservation of these historic homes is so valuable and important for all the reasons we’ve already discussed, one of our primary goals is that inclusion in the Districts be voluntary. Although we have had some success in creating Local Historic Districts at these intersections, and some of the residents of each neighborhood have come to see the importance of preserving the character of their neighborhoods, others are not yet ready to be included in the District.

What happens when some residents volunteer to be included and others do not is that we have a somewhat disconnected district or what amounts to multiple districts within one neighborhood. For this reason, the boundaries of our districts tend to follow the boundaries of the properties which are included.

OPTIONS AND RECOMMENDATIONS FOR THEBYLAW

At this time, we do not have any options or recommendations for the Bylaw. We believe it is adequate in its current form.

GENERAL BY-LAWS OF THE TOWN OF DUXBURY

(Completed Through Annual Town Meeting 3/10/12 ~ 09-18-12 Printing)

**CHAPTER 12:
LOCAL HISTORIC DISTRICT BYLAW**

The Town of Duxbury hereby creates a Local Historic District, to be administered by an Historic District Commission as provided for under Massachusetts General Laws, Chapter 40C, as amended.

12.1. Purpose

The purpose of this bylaw 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 Duxbury, the maintenance and improvement of their settings and the encouragement of new building designs compatible with the historically significant architecture existing in the Local Historic District(s) when this Bylaw was first adopted in 2011. This Bylaw does not seek to establish an architectural museum, but instead to inform concerning the historical process of architectural growth and adaptation to heighten a sense of educated pride in our heritage.

12.2. Definitions

The terms defined in this section shall be capitalized throughout this Bylaw. 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 Bylaw the following terms shall have the following meaning:

“Alteration” or

“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.

“Commission” The Historic District Commission as established by this Bylaw.

“Construct” or

“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 Historic District as established in this Bylaw 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 within the same District areas; an owner of property within the same historic district as property within one hundred feet of said property lines; 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.

“Substantially at Grade Level” Located at the existing or altered surface of the earth or pavement which does not/will not exceed one foot in height above the surface of the earth or pavement.

“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.

12.3. District

The District shall consist of one or more District areas as listed in Section 14 (Appendices) of this Bylaw.

12.4. Commission

12.4.1 The Commission shall consist of five (5) regular members appointed by the Board of Selectmen. When the Commission is first established, two members shall be appointed for one year, two members shall be appointed for two years, and one member shall be appointed for three years. Successors shall each be appointed for terms of three years. Vacancies shall be filled within 60 days by the Board of Selectmen by appointment for the unexpired term. All members shall serve without compensation. Three members of the Commission shall constitute a quorum.

12.4.2 The Commission shall include among its regular or alternate members, if practical, a Duxbury property owner who resides in each District containing more than one property owner, one Duxbury resident chosen from two nominees put forward by the Board of Realtors covering Duxbury, one Duxbury resident chosen from two nominees put forward by the chapter of the American Institute of Architects covering Duxbury, and one Duxbury resident chosen from two nominees put forward by the Duxbury Rural and Historical Society. If within thirty days after submission of a written request for nominees to any of the organizations herein named insufficient nominations have been made, the Board of Selectmen may proceed to make appointments as it desires.

12.4.3 The Board of Selectmen may at its sole discretion, appoint up to a maximum of four (4) alternate members to the Commission for three (3) year terms. The available alternate members with the longest continuous length of service as an alternate may be substituted and vote on a one for one basis, in place of any regular member(s) who may be absent or has/have an actual or apparent conflict of interest, or in the case of a vacancy in the regular memberships.

12.4.4 Each member shall continue to serve in office after the expiration date of his or her term until a successor is duly appointed.

12.4.5 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.

12.4.6 A quorum is necessary for the Commission to conduct a meeting. At least three (3) members of the Commission (or Alternate Members with voting rights as to a matter(s) under consideration) must be present.

12.5. Commission Powers and Duties

12.5.1 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 Bylaw. In exercising its powers and duties hereunder, the Commission shall pay due regard to the distinctive characteristics of each Building, Structure and District area.

12.5.2 The Commission, after public hearing, may by vote of two thirds (2/3rds) of its regular members (not to include alternate members) from time to time adopt, and from time to time amend, reasonable Rules and Regulations not inconsistent with the provisions of this Bylaw 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, hearing procedures and other matters. The Commission shall file a copy of any such Rules and Regulations with the office of the Town Clerk. Fees for all Commission matters shall be set by the Board of Selectmen.

12.5.3 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 in Duxbury, may adopt and from time to time amend guidelines which set forth the designs for certain Exterior Architectural Features which will meet the requirements of the District. No such design guidelines shall limit the right of an applicant for a Certificate to present other designs to the Commission for approval.

12.5.4 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.

12.5.5 The Commission shall keep a permanent public record of its resolutions, transactions, decisions and determinations and of the vote of each member participating therein.

12.5.6 The Commission shall undertake educational efforts to explain to the public and property owners the merits and functions of a District.

12.6. Alterations and Construction Prohibited Without Certificate

12.6.1 No Building or Structure, or any part thereof, which is within a District shall be Constructed or Altered in any way which affects the Exterior Architectural Features visible to the unaided eye from any point of the public way on which the underlying lot or property has frontage, viewed from a point that is no closer to the Building or Structure than the closest edge of pavement, or paved sidewalk if any, unless the Commission shall have first issued a

Certificate with respect to such Construction or Alteration, except as this Bylaw otherwise provides.

12.6.2 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 Bylaw has been issued by the Commission.

12.7. Procedures for Review of Applications

12.7.1 Any person who desires to obtain a Certificate from the Commission shall file with the Town Clerk and the Commission an application for a Certificate of Appropriateness or 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 may be reasonably deemed necessary by the Commission to enable it to make a determination on the application. The date of the filing of an application shall be the date on which a copy of such application is received by the office of the Town Clerk.

12.7.2 The Commission may appoint one of its members to initially screen applications for Certificates to informally determine whether any application includes and/or is submitted with sufficient information upon which the Commission may reasonably take its required actions. Within fourteen (14) days following the first filing of an application for a Certificate with the Town Clerk, the Commission, at an otherwise appropriately convened meeting, or its appointee may determine without need for a public hearing that insufficient information has been provided, in which case the application may be once returned to the submitting party, with written advice as to what was considered to be lacking, and the applicant will then thereafter be required to re-file the application before any further Commission action is required. Any second filing of essentially the same application must be formally acted upon by the Commission as is otherwise provided in this Bylaw.

12.7.3 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.

12.7.4 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 Bylaw, the Commission shall forthwith issue a Certificate of Non-Applicability.

12.7.5 If the Commission determines that such an application involves any Exterior Architectural Feature subject to review under this Bylaw, it shall hold a public hearing on the application, except as may otherwise be provided in this Bylaw. The Commission shall hold such a public hearing within forty-five (45) 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 Duxbury. 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.

12.7.5.1 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. In addition, 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.

12.7.6 The Commission shall grant a Certificate, or issue a written decision, within sixty (60) days from the date the pertinent application was filed (or re-filed in the event the application was once returned for lack of information), unless the applicant consents in writing to a specific enlargement of time by which such an issuance may occur. In the absence of any such enlargement of time, should an issuance not be forthcoming within the prescribed time, the applicant is entitled as of right to a Certificate of Hardship.

12.7.6.1 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 Bylaw. 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.

12.7.7 By the concurring vote of at least three members who were present throughout any relevant public hearing and the Commission's discussion leading up to its finding, the Commission must adopt a specific written findings setting forth the basis on which it was initially determined that the application in question involved an Exterior Architectural Feature subject to approval by the Commission and may then:

- A. Grant an appropriate Certificate for the work to be performed, to remain effective regardless of any subsequent change in the ownership of the property; or
- B. Grant an appropriate Certificate for the work to be performed, to remain effective regardless of any subsequent change in the ownership of the property, with conditions and limitations requiring architectural or plan modifications as to those matters not excluded under Section 9 of this Bylaw which are within the Commission's review jurisdiction; or
- C. Deny the application with a written statement of the basis for the denial, at which time it may provide written recommendations for changes not excluded from the jurisdiction of the Commission by Section 9 of this Bylaw which, in a subsequent application, might be acceptable to the Commission; or
- D. Deny the application with a fact specific written statement of the basis for the denial without further recommendations, if essentially the same application has previously been the subject of a prior denial accompanied by written recommendations pursuant to sub-paragraph 7.7C above.

12.7.8 Should the Commission, during the course of reviewing an application, find that it does not have review jurisdiction under this Bylaw it shall make an appropriate finding of Non-Applicability.

12.7.9 Each Certificate or written decision upon an application by the Commission shall be dated and Signed by the Chairperson or such other person as the Commission may designate and shall be deemed issued upon filing with the Town Clerk.

12.7.10 Each Certificate or written decision upon an application by the Commission shall be promptly served on the applicant by the Town Clerk who shall promptly forward a copy thereof to the applicant at the address shown on the application, by first class mail, postage prepaid, and a copy shall be further provided to the Building Commissioner, Planning Board and Board of Selectmen.

12.7.11 Nothing contained in this bylaw shall be deemed to preclude any person contemplating construction or alteration of a Building or Structure within a District from consulting informally with the Commission before submitting any application referred to in this bylaw on any matter which might possibly be within the scope of the Bylaw, and such informal consultations are in fact encouraged. Nothing contained in this bylaw shall be deemed to preclude the Commission from offering informal advice to a potential applicant prior to receiving an application. However, any such preliminary advice offered by the Commission shall not be deemed to set a precedent nor in any way limit the Commission in the exercise of its functions under this bylaw.

12.8. Criteria for Determinations

12.8.1 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.

12.8.2 In the case of new Construction or additions to existing Buildings or Structures, the Commission shall consider the appropriateness of the scale, shape and proportion of the Buildings 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, however, such requirements shall not further limit the maximum floor area ratio and height of a Building as defined and permitted in the Duxbury Zoning Bylaw.

12.8.3 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.

12.8.4 The Commission shall not consider interior arrangements or architectural features not subject to public view.

12.8.5 The Commission shall not make any recommendation or requirement except for the purpose of preventing developments incongruous to the historic aspects or the architectural characteristics of the surroundings and of the District.

12.8.6 The Commission may impose requirements on the screening and location of above ground features of septage systems. Such requirements shall not conflict with requirements of the Duxbury Board of Health.

12.9. Exclusions

12.9.1 The Commission's review jurisdiction shall not include the following:

- A. Temporary Buildings, Structures, seasonal decorations 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.
- B. Terraces, walks, patios, driveways, sidewalks and similar Structures, provided that any such Structure is Substantially at Grade Level.
- C. The number of the residents' personally owned or leased and regularly used motor vehicles which may be routinely parked within the boundaries of a residential property.
- D. Storm windows and doors, screen windows and doors, and window air conditioners.
- E. The color of paint applied to the exterior surfaces of Buildings or Structures.
- F. The color of materials used on roofs.
- G. Signs of not more than two (2) square feet in 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 Display Area, consists of letters painted on wood without symbol or trademark and if illuminated is illuminated indirectly.
- H. 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.
- I. The point of access served by handicapped access ramps designed solely for the purpose of facilitating ingress or egress of a physically handicapped person, as defined in M.G.L c.22 s13A.

12.9.2 Nothing in this Bylaw shall be construed to prevent the following;

- A. 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.
- B. Landscaping with plants, trees or shrubs.
- C. The meeting of requirements certified by a duly authorized public officer to be necessary for public safety because of an unsafe, unhealthful or dangerous condition.
- D. Any Construction or Alteration under a permit duly issued prior to the effective date of this Bylaw.
- E. 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.

12.10. Categorical Approval

12.10.1 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 Hall and in a newspaper of general circulation in Duxbury, 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 Bylaw.

12.11. Enforcement and Penalties

12.11.1 No Alteration or Construction of any Building or Structure wholly or partially in a District for which a Certificate is required by this Bylaw shall deviate from the terms and conditions of such a Certificate.

12.11.2 The Building Commissioner of the Town of Duxbury shall enforce this Bylaw upon a determination by the Commission that a violation exists, and subject to the approval of the Town Manager, may institute proceedings in Superior Court pursuant to M.G.L. c.40C §13 for injunctive or other relief and/or imposition of fines.

12.11.3 The Commission, upon a written complaint challenging some enforcement action by the Building Commissioner, received by the Town Clerk within five (5) days following such decision, by a Person Aggrieved, or other citizen of or property owner in the Town of Duxbury, shall hold a timely public hearing to determine whether or not the Building Commissioner's action should be upheld, in whole or in part.

12.11.4 Whoever violates any of the provisions of this Bylaw shall be punishable by a fine of not less than \$10.00 nor more than \$300.00 for each offense under the provisions of M.G.L. c.40C §13. Each day during any portion of which such violation continues to exist shall constitute a separate offense.

12.12 Appeals

12.12.1 An appeal of a determination of the Commission, except as to the propriety of a decision to invoke the provisions of M.G.L. c. 40C § 13 (institution of an action in Superior Court) by the Building Commissioner, may be taken by a Person Aggrieved by filing a written request with the Town Clerk, acting as an agent of the Commission, within twenty (20) days of the issuance of a Certificate or a disapproval. In the event of such an appeal, the Duxbury Town Manager, or his delegate, shall make a timely request to the Metropolitan Area Planning Council that it promptly designate an arbitrator(s) with competence and experience in such matters to hear such an appeal. If such a person(s) is/are so designated he/she/they must hear the appeal in a timely manner and issue a written decision within forty-five (45) days of the request as specified in M.G.L. c. 40C § 12. The arbitration decision shall be binding on the parties, unless a Complaint seeking a further appeal is filed in Superior Court within twenty (20) days from the filing of the arbitration decision with the Town Clerk, pursuant to M.G.L. c. 40C § 12A.

12.13. Validity and Separability

12.13.1 The provisions of this Bylaw 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 Bylaw shall continue to be in full force and effect.

12.14. Appendices

Appendix 1: Winsor Local Historic District

The Winsor District shall be a District area under this Bylaw. The location and boundaries of the Winsor District are defined and shown on the Local Historic District Map of the Town of Duxbury, Sheet 1 - 2010 which is a part of this bylaw. 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.

Appendix 2: Bradford Local Historic District

The Bradford District shall be a District area under this Bylaw. The location and boundaries of the Bradford District are defined and shown on the Local Historic District Map of the Town of Duxbury, Sheet 2 - 2010 which is a part of this bylaw. 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 2.

Appendix 3: First Parish Church Local Historic District

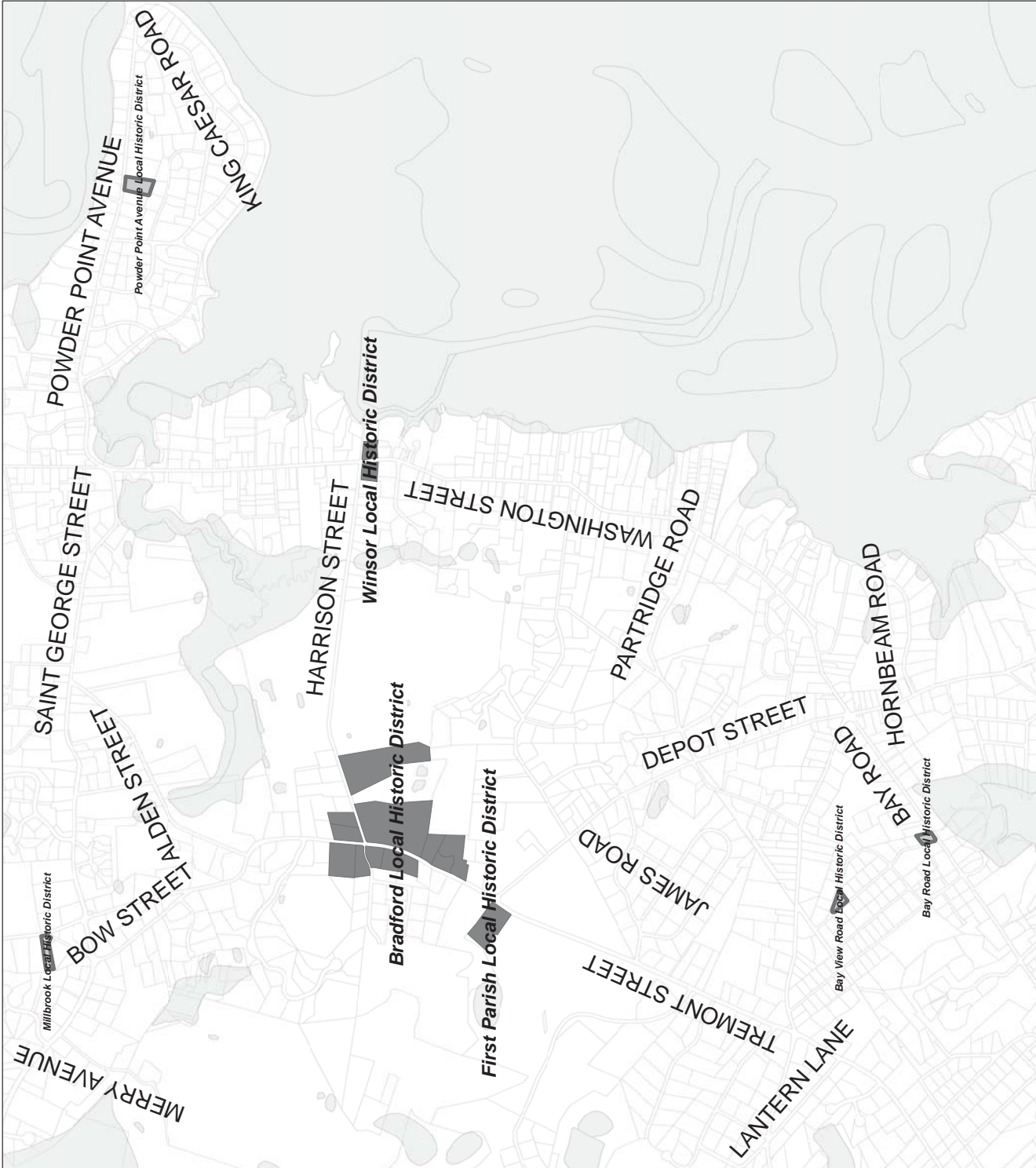
The First Parish Church District shall be a District area under this Bylaw. The location and boundaries of the First Parish Church District are defined and shown on the Local Historic District Map of the Town of Duxbury, Sheet 2 - 2010 which is a part of this bylaw. The delineation of the District area boundaries is based on the parcel boundaries then in existence and shown therein, except as otherwise apparent on Sheet 2.

Chapter 12 accepted by the Attorney General on July 5, 2011 and printed in the Duxbury Clipper on July 13, 2011 and July 20, 2011.

TOWN OF DUXBURY
LOCAL HISTORIC DISTRICTS MAP

Legend

-  Local Historic Districts
-  Pending AGO Approval (2016 Special TM)



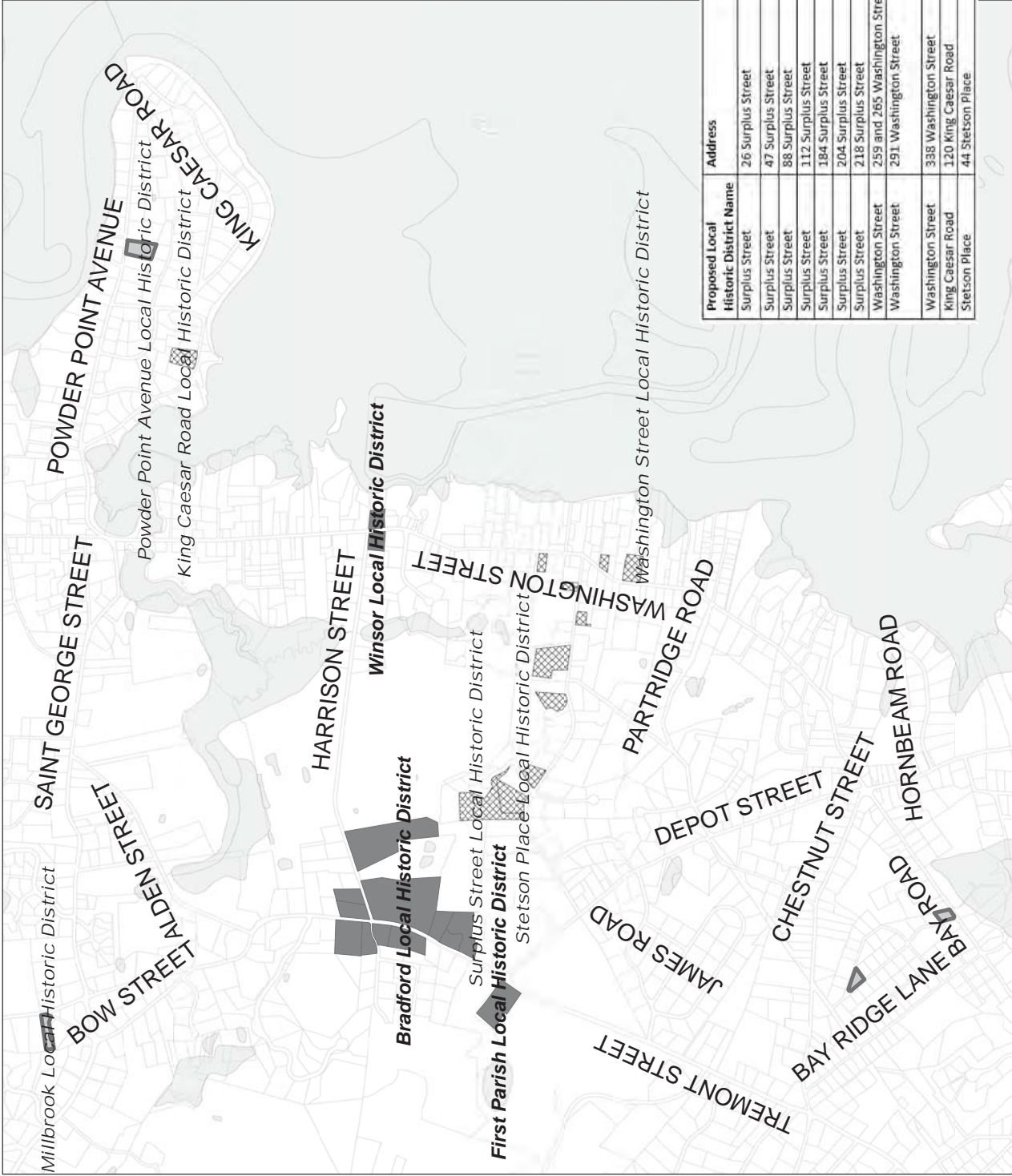
The Town of Duxbury makes no claims, no representations, and no warranties, expressed or implied, concerning the validity (expressed or implied), the reliability, or the accuracy of the GIS data and GIS data products furnished by the Town, including the implied validity of any uses of such data. The user assumes all liability for any errors or omissions in this data, in any form, and for any action taken or not taken in reliance on federal, state or local laws or regulations.



Date: 11/7/2016

Prepared by Duxbury Planning Department

ARTICLE _____
LOCAL HISTORIC DISTRICTS



Legend

Proposed Historic Districts

HIST_DIS	Description
[Cross-hatch pattern]	King Caesar Road Local Historic District
[Diagonal lines /]	Stetson Place Local Historic District
[Diagonal lines \]	Surplus Street Local Historic District
[Grid pattern]	Washington Street Local Historic District
[Solid grey]	Local Historic Districts
[Solid white]	Pending AGO Approval (2016 Special TM)

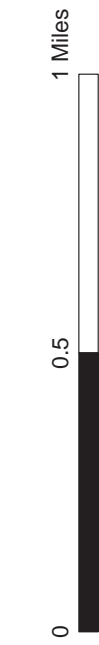
Proposed Local Historic District Name	Address	Owner	Parcel ID MBLU
Surplus Street	26 Surplus Street	David P Corey & Xandra O Breakfield	119 087 000
Surplus Street	47 Surplus Street	David P Corey & Xandra O Breakfield	119 098 000
Surplus Street	88 Surplus Street	Jeanne W & John M (Jack) Clark	119 071 000
Surplus Street	112 Surplus Street	Robert F & Suzanne G McMahon	119 868 001
Surplus Street	184 Surplus Street	James S Hartford	108 965 008
Surplus Street	204 Surplus Street	Phyllis Anne Traver	108 064 000
Surplus Street	218 Surplus Street	Allen C & Joanne I Lahey	108 965 001
Washington Street	259 and 265 Washington Street	Maarten & Mavis Hemsley	120 177 001
Washington Street	291 Washington Street	Miriam B McCaig TT and Miriam B McCaig Family Trust	120 172 000
Washington Street	338 Washington Street	William P Rice	119 083 000
King Caesar Road	120 King Caesar Road	Duxbury Rural & Historic Society Inc.	134 404 095
Stetson Place	44 Stetson Place	Gastaud-Gallagher, Patricia	119 080 001



Date: 11/7/2016

Prepared by Duxbury Planning Department

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PROPERTY INDEX

SURPLUS STREET LOCAL HISTORIC DISTRICT

STREET ADDRESS	CURRENT OWNER	INVENTORY	DATE OF CONST.	HISTORIC NAME OF PROPERTY
26 Surplus St.	David P Corey & Xandra O Breakfield	Yes	1853	Asa Brewster House
47 Surplus St.	David P Corey & Xandra O Breakfield	Yes	1828	Joseph Brewster, Jr. House
88 Surplus St.	Jeanne W & John M (Jack) Clark	Yes	1832c	Gershom B. Weston - Hannah Bradford House
112 Surplus St.	Robert F & Suzanne G McMahon	Yes	1763	Zenas Winsor House
184 Surplus St.	James S & Elizabeth Hartford	Yes	1812	Reynolds Farm - John Delano House
204 Surplus St.	Phyllis A Traver	Yes	1729	John Weston House
218 Surplus St.	Allen C & Joanne I Lahey	Yes	1821	John C. Weston, Jr. House

WASHINGTON STREET LOCAL HISTORIC DISTRICT

STREET ADDRESS	CURRENT OWNER	INVENTORY	DATE OF CONST.	HISTORIC NAME OF PROPERTY
259 Washington St.	Maarten & Mavis Hemsley	Yes		
259 Washington St.	Maarten & Mavis Hemsley	Yes		
265 Washington St.	Maarten & Mavis Hemsley	Yes	1853	Henry Wadsworth, II
291 Washington St.	Miriam B McCaig TF and Miriam B McCaig Family Trust	Yes	1805	Snow Magoun House
338 Washington St.	K J La DF W	Yes	1812	Reynolds Farm - John Delano House

KING CAESAR ROAD LOCAL HISTORIC DISTRICT

STREET ADDRESS	CURRENT OWNER	INVENTORY	DATE OF CONST.	HISTORIC NAME OF PROPERTY
120 King Caesar Road	DR&HS	Yes	1808	Ezra Weston II House

STETSON PLACE LOCAL HISTORIC DISTRICT

STREET ADDRESS	CURRENT OWNER	INVENTORY	DATE OF CONST.	HISTORIC NAME OF PROPERTY
44 Stetson Place	U X; U U Y Z D H W	Yes	1890	Charles F. Stetson House

INVENTORY FORMS AND PHOTOGRAPHS

Included Properties:

26 SURPLUS STREET

47 SURPLUS STREET

88 SURPLUS STREET

112 SURPLUS STREET

184 SURPLUS STREET

204 SURPLUS STREET

218 SURPLUS STREET

259 WASHINGTON STREET

265 WASHINGTON STREET

291 WASHINGTON STREET

338 WASHINGTON STREET

120 KING CAESAR ROAD

44 STETSON PLACE

26 SURPLUS STREET
CURRENT VIEW



Massachusetts Cultural Resource Information System

Scanned Record Cover Page

InventoryNo:	DUX.138
Historic Name:	Brewster, Asa House
Common Name:	Alden, William J. Jr. House
Address:	26 Surplus St
City/Town:	Duxbury
Village/Neighborhood:	Duxbury
Local No:	119-087-000
Year Constructed:	
Architect(s):	
Architectural Style(s):	Greek Revival
Use(s):	Single Family Dwelling House
Significance:	Architecture
Area(s):	DUX.B: Old Shipbuilder's Historic District
Designation(s):	Nat'l Register District (8/21/1986)
Building Materials(s):	Roof: Wood Shingle Wall: Wood Clapboard; Wood; Wood Flushboard



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

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

This file was accessed on:

Saturday, March 05, 2016 at 4:12: PM

FORM B – BUILDING

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

Assessor's Number USGS Quad Area(s) FormNumber

119-087-000	Duxbury	B	DUX.138
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NRDIS 08/21/1986

Town/City: Duxbury
Place: (*neighborhood or village*): Duxbury Village

Photograph



South (façade) and east elevations (viewNW)

Address: 26 Surplus Street
Historic Name: Asa & Lydia Brewster
House Uses: Present: residential
Original: residential

Date of Construction: 1853
Source: date board
Style/Form: Greek Revival

Architect/Builder:

Exterior Material:
Foundation: not visible
Wall/Trim: wood clapboards and trim
Roof: wood shingles

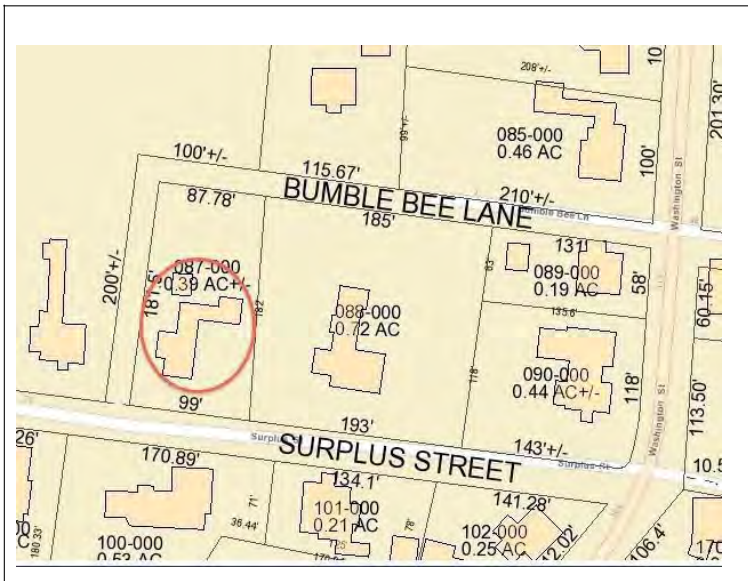
Outbuildings/Secondary Structures:

Major Alterations (*with dates*):
Side addition, southwest addition (early 20th c), garage (mid 20th c); dormers? (late 20th c?)

Condition: good
Moved: no yes **Date:**
Acreage: 0.39 acres

Setting: Located in mid-section of historic mixed-use corridor bordering Duxbury Bay and Bluefish River.
One of a group of similar cottages in a densely settled residential area.

Locus Map



Recorded by: W. Frontiero and K.K. Broomer, preservation consultants
Organization: Duxbury Historical Commission
Date (*month/year*): December/2013

RECEIVED
DEC 20 2013
MASS. HIST. COMM.

12/12 Follow Massachusetts Historical Commission Survey Manual instructions for completing this form.

12/12 Follow Massachusetts Historical Commission Survey Manual instructions for completing this form.

INVENTORY FORM B CONTINUATION SHEET

DUXBURY

26 SURPLUS ST

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

B

DUX.138

Recommended for listing in the National Register of Historic Places.

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

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

ARCHITECTURAL DESCRIPTION:

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

Facing south towards the street, the Asa and Lydia Brewster House consists of a small main block with varied side and rear additions, and an attached garage. The house has a moderate front setback; the lot is maintained chiefly in lawn, with medium-sized street trees and scattered shrubs. A paved drive extends through the east side of the site, and an unusual wood post and rail fence lines the street edge.

The long, three bay main block rises 1 ½ stories to a front gable roof with two chimneys along the ridge line, at the back end of the house; no gable returns. Walls are sheathed with clapboard and trimmed with wide flat corner boards and fascia boards, with boxed cornice on the front gable end. Windows typically have 6/6 double-hung sash with flat band molding and peaked lintels.

The side hall plan features a three-bay façade with an offset entrance, shallow porch with a hip roof and faceted Doric columns, and flush boarding and 9/9 double hung windows (with no trim) at the first floor. The doorway has a band-molded frame, narrow sidelights, and a Queen Anne-style paneled door with a colored-glass window.

A small, hip roofed addition projects from the rear of the west elevation and displays grouped 6/6 windows. The west slope of the roof contains a dormer with two windows and two gabled roofs, with peaked window lintels and 6/6 sash. The east elevation of the main block features two sets of multi-gabled dormers, one with two windows and one with three. At the northeast end of the main block, and one-story connector joins to an attached cross-gabled garage. The connector has a high south wall, and suggests a shed roof behind; a small chimney rises from the middle of this appendage.

A large rectangular addition occupies the corner between the main block and connector. Flat-roofed, it features recessed porch with square Doric posts that continue on its east elevation. A plain single leaf door accesses an enclosed vestibule off the east wall of the main block, while a wider door with full-height sidelights and Doric pilasters faces the street. Three large multi-light picture windows are located in the south and east elevations. Further investigation is merited to determine the age of this addition as well as the connector (which has a form similar to workshops). The garage features a broad, front gable roof. Its gable end is pedimented, with an octagonal window in the peak and two wide, segmentally-arched garage openings. The unusual fence along the street edge (early 20th c) consists of square wood posts with molded caps, a flat lower rail, and two rows of square railings set on the diagonal.

The Brewster House is an impressively developed example of the Greek Revival style, particularly striking because of the building's modest size and cottage form. Notable features include the columned front porch, flush boarding and tall windows on the façade, and peaked window lintels. Later additions are compatible with the form, scale, and detailing of the main block.

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.

One of a small group of houses associated with the Brewster family on Surplus Street at Duxbury village, Asa Brewster and his wife, Lydia, built this house in 1853 on land acquired from Jonathan Y. Gross. Gross resided on the adjacent property at 14 Surplus Street (see form). The eighth child of Joseph and Sara Brewster, who lived across the road at 23 Surplus Street (see form), Asa Brewster was a fisherman by trade. The widowed Lydia Brewster remained here thirteen years after her husband's

Continuation sheet 1

INVENTORY FORM B CONTINUATION SHEET

DUXBURY

26 SURPLUS ST

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

B

DUX.138

death, and upon her death in 1887, heirs sold the property to William J. Alden, Jr. The Brewsters' only child, George Brewster (1840-1857), had predeceased them.

William J. Alden, Jr. acquired the property in 1888, and he and his family remained here until 1934. Alden, known in Duxbury as Willy, had grown up across the road at 33 Surplus Street, and was a shoemaker like his father. The son married Maria Jones of Waltham in 1893. Their son, Frederick Jones Alden, sold the house on behalf of his aged mother in 1934. From 1938 to 1943, Martha F. Leonard and Margaret F. Leonard held the title. S. Eliot Hunter of Boston and his wife, Mildred J. Hunter, purchased the property in 1943, and remained the owners until the 1980s. In the 1940s, Hunter was a trust officer for the Rockland-Atlas National Bank of Boston and later State Street Bank, and resided on Pinckney Street on Beacon Hill.

Surplus Street connected Duxbury village with the (First Parish) meetinghouse. During the summer resort era, the street also provided a direct connection between the village and the depot at South Duxbury, where railroad-borne seasonal visitors disembarked.

BIBLIOGRAPHY and/or REFERENCES

Historic maps and atlases: 1833 (Ford), 1857 (Walling), 1879 (Walker), 1903 (Richards), 1923 (Fish), 1941 (USGS).

Town directories: 1867 (Plymouth County), 1894 (Cohasset), 1906 (Carver), 1915 (Duxbury and Kingston).

U. S. census, Duxbury vital records, and Boston directories (1948-1965) via Ancestry.com: 1850-1940.

"26 Surplus Street. Chain of Title." Date board file. Drew Archival Library. DRHS.

Katz, Debora Babin. "A Journey Down Surplus Street. Part IV: The Seafarers." *Duxbury Clipper* (20 June 2001). Via <http://theduxburyfile.wikispaces.com>. Accessed October 2013.

Old Shipbuilder's Historic District National Register of Historic Places nomination. Prepared by Betsy Friedberg, Massachusetts Historical Commission, with members of the Duxbury Historical Commission. April 1986.

INVENTORY FORM B CONTINUATION SHEET

DUXBURY

26 SURPLUS ST

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

B	DUX.138
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SUPPLEMENTARY IMAGES



South (façade) elevation (view N)

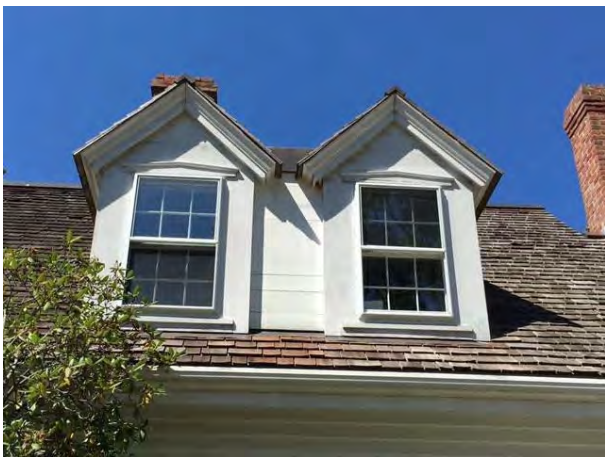


Appendages and garage: South (façade) elevation (view N)



Fence detail (view NW)

CURRENT PHOTOGRAPHS



47 SURPLUS STREET

CURRENT VIEW



Massachusetts Cultural Resource Information System

Scanned Record Cover Page

InventoryNo: DUX.142

Historic Name: Brewster, Joseph Jr. House

Common Name: Wesleyan Methodist Church Parsonage

Address: 47 SurplusSt

City/Town: Duxbury

Village/Neighborhood: Duxbury

Local No: 119-098-000

Year Constructed:

Architect(s):

Architectural Style(s): Federal

Use(s): ~~Residential~~ ~~Primary Dwelling House; Single Family Dwelling House~~

Significance: Architecture; Recreation; Religion

Area(s): DUX.B: Old Shipbuilder's Historic District

Designation(s): Nat'l Register District (8/21/1986)

Building Materials(s): Roof: Asphalt Shingle; Wood Shingle
Wall: Wood Shingle; Wood
Foundation: Brick



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Massachusetts Historical
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FORM B – BUILDING

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

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

119-098-000	Duxbury	B	DUX.142
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NRDIS 08/21/1986

Town/City: Duxbury
Place: (*neighborhood or village*): Duxbury Village

Photograph



East and north (façade) elevations (viewNW)

Address: 47 Surplus Street
Historic Name: Joseph Brewster, Jr. House

Uses: Present: residential
Original: residential

Date of Construction: 1828
Source: date board
Style/Form: Federal

Architect/Builder:

Exterior Material:
Foundation: parged masonry (brick?)
Wall/Trim: wood shingles and trim
Roof: asphalt and wood shingles

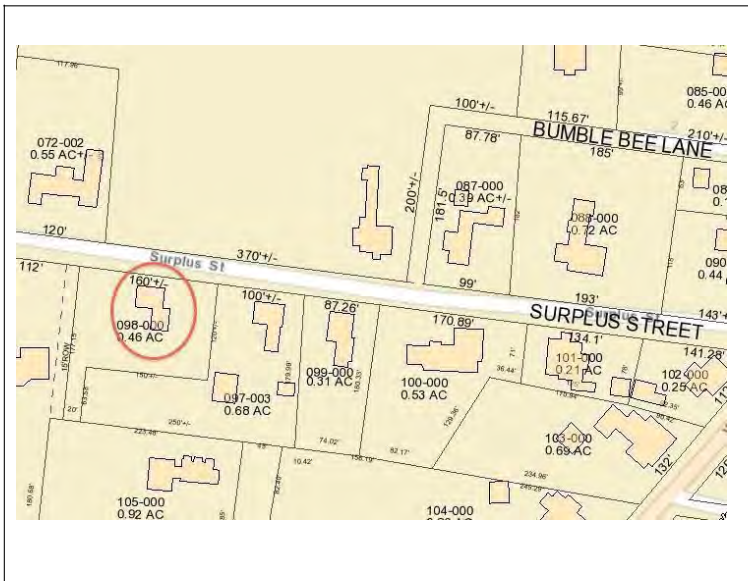
Outbuildings/Secondary Structures: shed

Major Alterations (*with dates*):
Greek Revival door trim (early – mid 19th c); shed dormer (mid 20th c);

Condition: fair
Moved: no yes **Date:**
Acreage: 0.46 acres

Setting: Located in mid-section of historic mixed-use corridor bordering Duxbury Bay and Bluefish River. One of a group of similar cottages in a densely settled residential area.

Locus Map



Recorded by: W. Frontiero and K.K. Broomer, preservation consultants
Organization: Duxbury Historical Commission
Date (month/year): December/2013

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12/12 Follow Massachusetts Historical Commission Survey Manual instructions for completing this form.

INVENTORY FORM B CONTINUATION SHEET

DUXBURY

47 SURPLUS ST

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

B DUX.142

Recommended for listing in the National Register of Historic Places.

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

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

ARCHITECTURAL DESCRIPTION:

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

The Joseph Brewster, Jr. House consists of a relatively small main block with a modest rear ell and small outer appendage. Facing north towards Surplus Street, the house is set close to the street. The generally flat lot is maintained chiefly in lawn, with foundation shrubs, mature street trees, and perimeter trees. A gravel drive extends down the east side of the site. A small shed is located at the back.

The five by two bay main block rises 1 ½ stories to a side gable roof with a tall and substantial center chimney; no gable returns. Walls are clad with wood shingles and trimmed with flat corner boards and a flat fascia with crown molding. Windows typically have 6/6 double-hung sash with flat casings and a narrow, rectangular lintel cap, and wood shutters on pintles.

The five-bay façade is highlighted by a center entrance with a single-leaf, vertical board door with flat corner blocks added to the upper corners and band molding that is framed into the main wall cornice. A shed dormer with three symmetrical, 6/6 windows spans most of the front (north) slope of the roof.

Both the east and west gable ends have two windows on the first and half-stories. A two-story gabled ell extends southward from the east end of the main block. It is three bays long, with trim similar to the main block, 6/6 windows, and a slender exterior chimney on its back (south) wall. A small shed-roofed entrance porch at the north end of the ell features square posts, curved sawn brackets, and exposed rafter ends. A 1-story, hip roofed appendage wraps around the southeast corner of the ell, with wood shingles, flat trim, a group of what appears to be casement windows on the east wall, and a single-leaf door on the west wall.

The Joseph Brewster, Jr. House is representative of vernacular Federal cottages in Duxbury. Sporting unusually few alterations (such as rear additions), the house and site are well-preserved. The modest scale of the front shed dormer and the ell appendage minimally affects the integrity of the historic structure. The accompanying large street trees contribute to the historic setting.

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.

One of a small group of houses associated with the Brewster family on Surplus Street at Duxbury village, the Joseph Brewster, Jr. House was constructed in 1828 for a fisherman who grew up at 23 Surplus Street (see form). As noted in the research report in the dateboard file,

Surplus Street was known as “the way from Duxbury village to the meetinghouse,” and took much of the horse and cart traffic coming and going from the booming shipyards along the Duxbury shore. The intersection of Surplus and Washington Streets had an unsavory reputation, and the whole village was known as “Sodom,” but Surplus Street began to build up into a modest neighborhood after 1800 for families who worked in the shipyards. . . . [T]hese were not farming families, they were Duxbury’s working class of the 1820s: fishermen, mariners, coopers, shoemakers, and carpenters. [Richards and Kelso]

Brewster married Almira R. Baker in 1828 and they were expecting their first child. He built the house on a land owned by his father, Joseph Brewster, Sr., who lived nearby on Surplus Street. There is no first deed for this house; the earliest reference to

Continuation sheet 1

INVENTORY FORM B CONTINUATION SHEET

DUXBURY

47 SURPLUS ST

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

B

DUX.142

the building, aside from its presence on the 1833 map, appears in the inventory of the father's real estate after his death in 1847. Joseph Brewster, Jr. obtained sole title to the house and land from his brothers and sisters about 1848, at which time he and his siblings also sold to the town a small plot next to this house for a school lot. District #1 schoolhouse served the neighborhood until 1884. Construction of a large rear ell addition on the house has been attributed to expansion of the Brewster family, which included three sons.

Following Almira Brewster's death in 1867, the widowed Joseph sold the house to George Curtis, who conveyed the property a year later to the Wesleyan Methodist church (see form for Pilgrim Church, 404 Washington Street). The house served as the church parsonage from 1870 to 1885.

In 1885, abutters Seth and Etta Bartlett bought the Brewster house, reconfigured the parcel line to add 12 square rods of the Brewster land to their own house property, and then sold the Brewster house on its smaller lot to Clara Smith of Charlestown. Smith was a summer resident until 1900. She was followed by Helen Hollis, a military widow from Providence, Rhode Island, who lived here year-round until 1919, and Lizzie Shepard, also of Providence, a summer resident from 1919 to 1930. Further research is needed to determine the relationship between Helen Hollis and Lizzie Shepard. Shepard's niece, Bessie Lothrop, inherited the house and maintained it – mostly as a rental – until ca. 1945.

The Richards family, long associated with Clapp Laboratories (see forms for 397 Washington Street and 405 Washington Street), owned the Brewster house from 1943 to 1998. Albert Richards and his wife, Beatrice, were both biologists in the research laboratory, and came to Duxbury in the late 1930s from Amherst, Mass. They were among the professionals who resided on the Washington Street property of Clapp Labs founder, William F. Clapp, and his wife, Nellie, in 1940. Albert (Pete) Richards eventually became the director of Clapp Labs, now known as Battelle.

BIBLIOGRAPHY and/or REFERENCES

Historic maps and atlases: 1833 (Ford), 1857 (Walling), 1879 (Walker), 1903 (Richards), 1923 (Fish), 1941 (USGS).

Town directories: 1867 (Plymouth County), 1894 (Cohasset), 1906 (Carver), 1915 (Duxbury and Kingston).

U. S. census and Duxbury vital records via Ancestry.com: 1850-1940.

Richards, Beatrice, and Tony Kelso. Research on Joseph Brewster, Jr. House, 1828. Dateboard file. Drew Archival Library. DRHS.

Katz, Debora Babin. "A Journey Down Surplus Street. Part IV: The Seafarers." *Duxbury Clipper* (20 June 2001). Via <http://theduxburyfile.wikispaces.com>. Accessed October 2013.

Old Shipbuilder's Historic District National Register of Historic Places nomination. Prepared by Betsy Friedberg, Massachusetts Historical Commission, with members of the Duxbury Historical Commission. April 1986.

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

DUXBURY

47 SURPLUS ST

Area(s) Form No.

B	DUX.142
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SUPPLEMENTARY IMAGES



North (façade) and west elevations (view SE)

CURRENT PHOTOGRAPHS



88 SURPLUS STREET

CURRENT VIEW



Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No: DUX.399
Historic Name: Weston, Gershom B. - Bradford, Hannah House
Common Name: Metcalf, Edward G. - Weston, William Henry House
Address: 88 Surplus St
City/Town: Duxbury
Village/Neighborhood: Duxbury
Local No: 190-070-000
Year Constructed: c 1832
Architect(s):
Architectural Style(s): No style
Use(s): Agricultural; Poultry Farm; Single Family Dwelling House
Significance: ~~Agriculture; Architecture; Commerce; Industry~~
Area(s):
Designation(s):
Building Materials(s): Roof: Asphalt Shingle
Wall: Wood Shingle; Wood
Foundation: Stone, Uncut; Brick



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FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION

MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number USGS Quad Area(s) FormNumber

190-070-000 | Duxbury | D₃₉₉

Town Duxbury

Place (neighborhood or village) DuxburyVillage

88 Surplus Street

Name Weston-Bradford H o u s e

esent Residential

ginal Residential

onstruction ca. 1832

Visual/Deeds

m

t/Builder

Material:

on Uncut stone & Brick

Wall/Trim Wood Shingle/Wood

Roof Asphalt Shingle

Outbuildings/Secondary Structures
Garage

Major Alterations (with dates)
Dormer (ca. 1920s)

Condi tion Good

Moved X no D yes Date

Acreage 2.87 acres

Setting Residential side street

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Draw a map showing the building's location in relation to the nearest cross streets and/or major natural features . Show all buildings between inventoried building and nearest intersection or natural feature. Label streets including route numbers, if any. Circle and number the inventoried building. Indicate north.

See Continuation Sheet

Recorded by Karen L. Davis

Organization Duxbury Historical Commission

Date (month / year) April / 2001

Follow Massachusetts Historical Commission Survey Manual instructions for completing this form.

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

Form No. 399

ARCHITECTURAL DESCRIPTION

D *see continuation sheet*

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

The south-facing house at 88 Surplus Street stands on a large lot that slopes down to the east. Built into the hillside, its west end is at grade and its east end has a walk-out basement. This charming vernacular house does not fit into any particular stylistic category, but its simple trim gives it a Federal era sensibility. It may have evolved from a utilitarian structure that was later converted to a dwelling.

Four bays wide by one room deep, the main block rises two stories to a side-gabled roof pierced by a four-bay shed-roofed wall dormer on the facade. The house rests on a foundation of uncut stone that changes to brick under the eastern-most bay. The brick also forms the east and north walls of the walk-out basement. A one-story, one-bay, side-gabled wing that is recessed from the plane of the main block extends west from the main block. A two-story, nearly flat-roofed ell extends several bays to the rear (north). Like the main block, it is set into the slope so that its east elevation appears to be three stories tall. A one-story gabled addition is attached to the west side of the ell. One chimney pierces the ridge of the main roof near its east end, another rises through the ridge of the ell, and a third rises along the north elevation of the ell's gabled addition. The main entrance, in the second bay from the west, contains a thin 6-panel wood door with simple surround. Windows have 2/2 sash and simple casings. Other details include simple corner boards rising to a projecting, molded cornice with overhanging eaves but no return at the gable ends. A shingled, two-car, front-gabled garage stands behind the house.

The interior, which has no lobby, features a straight run stair with square balusters and simple handrail. To the right is a living room with simple Greek-Revival mantle. To left is a study that was expanded to the west (the wing). A projecting plate spans the facade elevation of this room. To the rear of the study in the ell is a dining room. Its architectural detail is the most elaborate in the house, including a Greek-Revival mantelpiece and fluted architraves and corner blocks trimming windows. To right is a former sun porch, now enclosed and paneled (pine replaced exterior shingles). The kitchen is at the rear of the house. The basement area under the east side of the main block has a small fireplace and log joists, which were once covered by a plaster ceiling.

The plan of the house is unique, and it has evolved over many generations. It is possible that the house began as a utilitarian structure that was converted to a dwelling (see historical narrative). There is evidence that the roof of the main block was raised, suggesting that the house was a 3/4 Cape. The wall dormer was added after 1908, probably in the 1920s. The wing addition on the west dates to 1991. The gabled structure attached to the ell was expanded in the 1980s. The 2/2 sash date to at least the 1850s and probably later. A 1908 photo shows that the house had a standard wood panel door with glazed inset that was typical of the ca. 1900 period. The provenance of the present front door is unknown. All of the alterations have been executed with consideration for the size, scale, and architectural detail of the main block, and together they add to the character of the house, rather than overwhelming it.

HISTORICAL NARRATIVE

X *see continuation sheet*

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.

Deeds research on the house at 88 Surplus Street has traced the property back to Wait Wadsworth, a blacksmith, who sold the land to Gershom B. Weston in 1832. Weston, listed on the deed as a gentleman,

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 MASSACHUSETTS ARCHIVES BUILDING
 220 MORRISSEY BOULEYARD
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Form No. 399

was heir to the Ezra Weston shipping fortune, and the family invested in real estate all over Duxbury. He owned the house on Surplus Street until 1847 when he sold it to Hannah Bradford, who had been living there with her husband Stephen, a cooper (barrel maker), at least since 1833 (map). In 1855 (census), six people were living in the house: Stephen (64), Hannah (59), and Alex. W. Bradford (17); and Lucy (31), Flora (10) and Ella (3) Wadsworth. Although the house in its present location dates to ca. 1833, there is speculation that it may have originated as the blacksmith shop of Wait Wadsworth. If so, it would have been moved from the south side of Surplus Street where his blacksmith shop stood opposite the eastern lot line of 88 Surplus Street.

By 1863, when Hannah Bradford sold the house to George Nagel, she was widowed (1856) and living in Chelsea. Nagel, who also lived in Chelsea, was one of a string of absentee owners who had title to the house until it was purchased by Cordelia Metcalf in 1866. Her husband, Edward G. Metcalf, was a shoemaker. The property remained in the Metcalf family until 1896, when it was purchased by William Henry Weston. Nicknamed "Bill Hen," Weston and his wife Anne farmed and raised poultry, selling eggs and vegetables from a wheelbarrow in the summertime. The house remained in the Weston family until 1924, when it was purchased by W. H. Russell Goudey, who owned it until 1944. The next owners, Benjamin and Esther Tyler, were there for nine years, when Esther, a widow, sold the house to the distinguished poet Robert Lowell. While he is the most famous occupant of the house, Lowell only owned it for 2 years, and apparently was not able to spend a great deal of time there. He sold the house to the present owners in 1955.

Surplus Street received its name during the administration of Andrew Jackson (1829-1837) when surplus federal funds distributed to the States were used to improve the street. It had been called Poverty Lane and Folly Lane because it led to the almshouse on Depot Street. It appears that the street developed as a path to the shore, as did many of the lanes that now lead off Washington Street. In the late 18th to early 19th century Surplus Street became a route from Washington Street to Depot Street and thence to the meeting house on Tremont Street. Its early residents were the working class families of fisherman, mariners, coopers, block makers, and others who supported the shipping industry. The lower end of Surplus Street at its intersection with Washington Street was called Sodom during the shipbuilding era because it was a bawdy district of boarding houses, taverns and dance halls catering to sailors.

BIBLIOGRAPHY and/or REFERENCES

D see continuation sheet

Assessors maps: 1944 and 1999.
 Historic Maps: 1833, 1857, 1879, 1903.
 Current Assessors printout.
 State census records: 1855, 1865.
 Town directories: 1867.
 Street List of Registered Voters in Duxbury. 1950.
 DRHS photo file. Two early 20th century views.

Arnold, Alison. "Long Ago Duxbury." Duxbury Clipper. April 24, 1996 (reprinted from 1975).
 Clad, Jeanne, 88 Swplus Street, Duxbury. Interview and files containing a historic photo, chain of title.
 Pillsbury and others: The Duxbury Book 1987. pp. 60-65, 81.
 Wentworth. Settlement and Growth. p. 94.

X Recommended for listing in the National Register of Historic Places. *If checked, you must attach completed National Register Criteria Statement form.*

INVENTORY FORM CONTINUATION SHEET

Duxbury

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

Form No. 399

National Register of Historic Places Criteria Statement

Check all that apply:

- Individually eligible
- Eligible only in a historic district
- X Contributing to a potential historic district
- Potential historic district

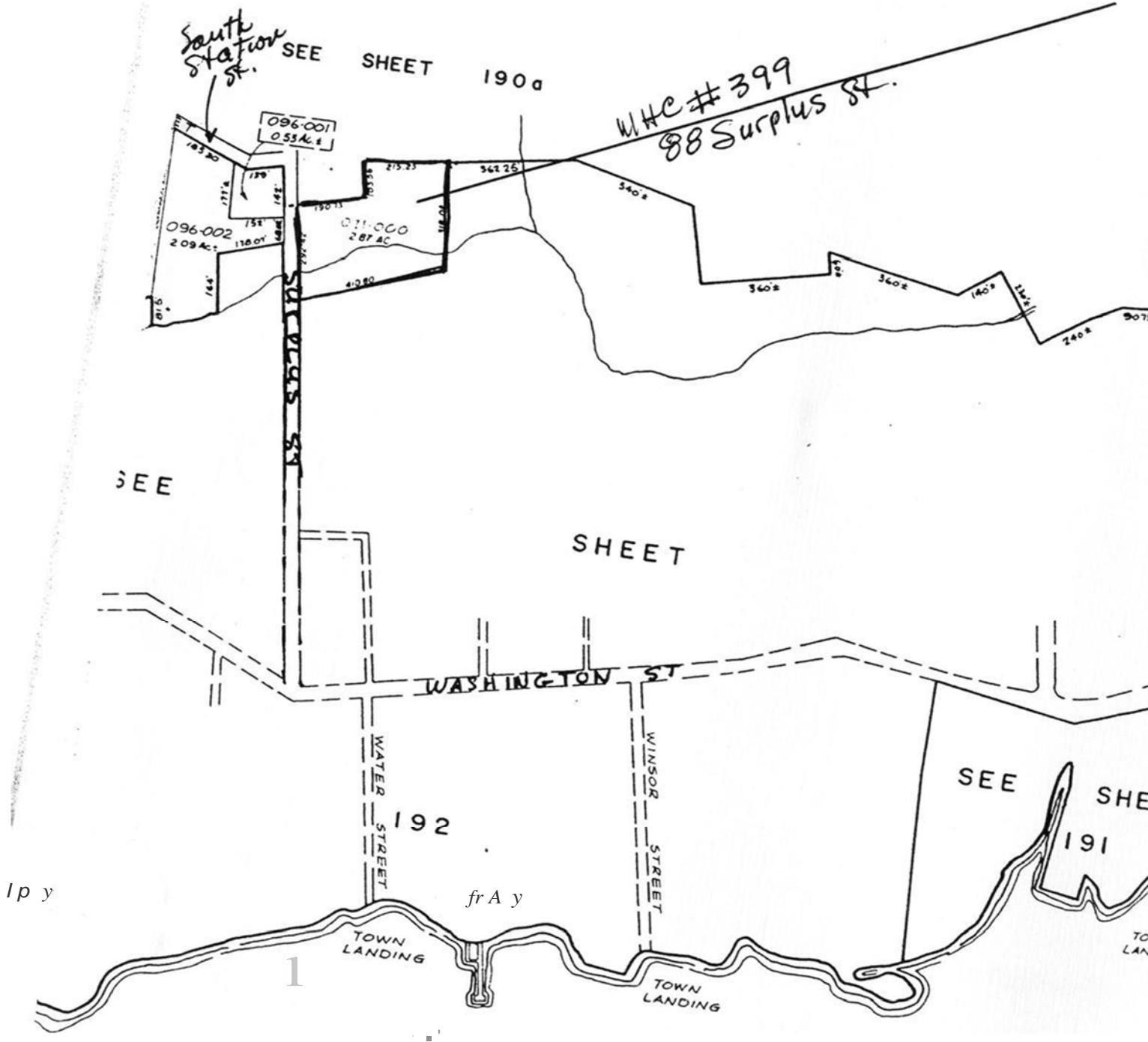
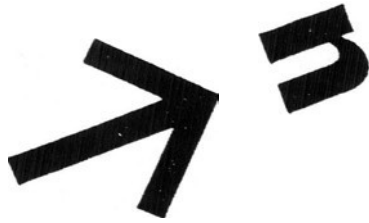
Criteria: X A B X C D

Criteria Considerations: A B C D E F G

Statement of Significance by Karen L. Davis

The house at 88 Surplus Street is recommended a contributing building in a potential National Register District for Surplus Street, which runs from Washington to Depot Street. The street is significant for its collection of early 19th century houses built and occupied by fisherman, mariners, coopers, block makers, and others who supported Duxbury's shipping industry. Several houses at the Washington Street end of Surplus Street are in the Old Shipbuilder 's National Register District. The boundary of that 1986 District could be expanded to include all of Surplus Street or the street could be a separate district. The street retains integrity of design, location, setting, materials, feeling, workmanship, and association; and fulfills National Register Criteria A and C at the local level.





CURRENT PHOTOGRAPHS



112 SURPLUS STREET
CURRENT VIEW



Massachusetts Cultural Resource Information System

Scanned Record Cover Page

InventoryNo: DUX.401
Historic Name: Winsor, Zenas House
Common Name: Wadsworth, Harrison House
Address: 112 Surplus St
City/Town: Duxbury
Village/Neighborhood: Duxbury
Local No: 190-868-001
Year Constructed: c 1806
Architect(s):
Architectural Style(s): No style
Use(s): Single Family Dwelling House
Significance: Architecture
Area(s):
Designation(s):
Building Materials(s): Roof: Wood Shingle
Wall: Wood Shingle; Wood Clapboard; Wood
Foundation: Stone, Uncut; Brick



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

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FORM B - BUILDING

Dux-;101

MASSACHUSFITS
 HISTORICALCOMMISSION
 MASSACHUSFITS ARCIBVES BUILDING
 220 MORRISSEY BOULEVARD
 BOSTON, MASSACHUSFITS 02125

Assessor's Number USGS Quad Area(s) Form Number
190-868-001 | Duxbury | D 401

Town Duxbury
Place (*neighborhood or village*) Duxbury Village



112 Surplus Street
Name Zenas WinsorHouse
sent Residential
ginal Residential
onstruction ca.1806
m Visual/Deeds
/Bui lder Federal

Material:

on Uncut stone & Brick
Wall/Trim Clapboard & WoodShingle/Wood
Roof Wood Shingle
Outbuildings/Secondary Structures
 Shed

Major Alterations (*with dates*)
 Addition on east (mid-20th century)

Condition Good
Moved no D yes **Date**
Acreage 1.27acres
Setting Residential side street

...nJCIXII if.1if
 Draw a map showing the building 's location in relation to the nearest cross streets and/or major natural features. Show all buildings between inventoried building and nearest intersection or natural feature. Label streets including route numbers, if any. Circle and number the inventoried building. Indicate north.

See Continuation Sheet

Recorded by Karen L. Davis
Organization Duxbury Historical Commission
Date (*month I year*) April 2001

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JUL 0 3 2001

MASS.HI ST. COMM

Fonn No.401

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
 MASSACHUSETTS ARCHIVES BUILDING
 220 MORRISSEY BOULEYARD

BOSTON, MASSACHUSETTS 02125

ARCHITECTURAL DESCRIPTION**D** *see continuation sheet*

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

Facing south, the house at 112 Surplus Street is designed in the Federal style. It is similar to other houses along Surplus Street as well as to **1327, 1347 and 1379 Tremont Street**. For those of modest means, the south-facing Cape was the most common dwelling in Duxbury during the 18th century and into the first quarter of the 19th century.

Five bays wide by two deep, the house rises 1-1/2 stories to a side-gabled roof. Clad with clapboards on the front and shingles on the sides, it rests on a fieldstone foundation. A two-story ell extends to the rear. A side-gabled, one-story summer room stands at a right angle to the ell, and serves as a connector to a taller one-story, side-gabled garage/living space addition. A lean-to at the east end of the garage contains a second garage bay. One chimney is centered on the main roof ridge, another is just off center to the east on the addition, and a third rises through the ell. The main entrance, centered on the facade, contains a 6-panel door with lights in the upper two panels. Simple boards flush whitewall cladding surround the door. Windows contain 12/12 replacement sash and have splayed molded lintels set just beneath the eaves. A few windows on the side elevations have denticulated lintels. Other details include simple corner boards, a water table, and a molded cornice with no returns at the gable end. A small front gabled building stands to the northwest of the house.

Historic photographs show the house with its ell, the footprint of which was present as early as 1879 (map). One of the photographs shows the house with 2/2 sash windows and a Victorian hood on brackets over the main entrance. The additions extending east from the ell appear to date to the mid-20th century.

HISTORICAL NARRATIVE**X** *see continuation sheet*

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.

Previous research on the house at 112 Surplus Street has traced it back to November of 1812, when Wait Wadsworth, who owned much of the land in the area, sold it to Zenas Winsor. The deed indicated that the house was already on the site. The date of construction is unknown, but the exterior features are consistent with an early 19th century date (ca. 1806).

Zenas Winsor (ca. 1784-1863), who became a sea captain, married Wait Wadsworth's daughter, Lucinda, in 1806. Although a previous owner believed that the house dated to the 1760s, it is likely that Zenas built the house on his father-in-law's land. The custom of fathers providing land for their children's houses, but retaining ownership of the land for a time is well established in Duxbury; e.g. **98 Surplus, 372 and 476 Washington Streets**. In fact, 112 Surplus Street is among three in a row (98 and 104 Surplus Street) built by the children of Wait Wadsworth on his land. The house remained in the Winsor family until 1866, passing from Zenas to his son, Zenas, Jr., and then to Zenas III. The latter was a minor, when the house was

sold by his guardian, Lucia Winsor, to Harrison Wadsworth, a shoemaker. The house remained in the Wadsworth family until 1940, when George C. (electrician) and Ruth Alden Scott (housewife) bought it from Archer M. Wadsworth. The Scotts sold it to the present owners in 1969.

Surplus Street received its name during the administration of Andrew Jackson (1829-1837) when surplus federal funds distributed to the States were used to improve the street. It had been called Poverty Lane and

MASSACHUSETTS HISTORICAL COMMISSION
 MASSACHUSETTS ARCHIVES BUILDING
 220 MORRISSEY BOULEYARD

Form No. 401

BOSTON, MASSACHUSETTS 02125

Folly Lane because it led to the almshouse on Depot Street. It appears that the street developed as a path to the shore, as did many of the lanes that now lead off Washington Street. In the late 18th to early 19th century Surplus Street became a route from Washington Street to Depot Street and thence to the meeting house on Tremont Street. In early 19th century deeds, it is described as the new road from the village to the meetinghouse. Its early residents were the working class families of fisherman, mariners, coopers, block makers, and others who supported the shipping industry. The lower end of Surplus Street at its intersection with Washington Street was called Sodom during the shipbuilding era because it was a bawdy district of boarding houses, taverns and dance halls catering to sailors.

BIBLIOGRAPHY and/or REFERENCES*D see continuation sheet*

Assessors maps: 1944 and 1999.
 Historic Maps: 1833, 1857, 1879, 1903.
 Current assessor's printout.
 Town directories: 1867.
 Street List of Registered Voters in Duxbury. 1950.

National Register Nomination: Old Shipbuilder 's Historic District. Prepared by Betsy Friedberg and the Duxbury Historical Commission. 1986.
 Clark, Jeanne, 88 Swplus Street, Duxbury. (files containing historic photos, chain of title, Winsor genealogy).
 Pillsbury and others: The Duxbury Book 1987. pp. 60-65
 Wentworth. Settlement and Growth. p. 94.
 Winsor. History of Duxbury. pp. 330, 345.

Bold typeface indicates an inventory form is on file.

X Recommended for listing in the National Register of Historic Places. *If checked, you must attach a completed National Register Criteria Statement form.*



INVENTORY FORM CONTINUATION SHEET

Duxbury

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD

Form No. 401

BOSTON, MASSACHUSETTS 02125

National Register of Historic Places Criteria Statement

Check all that apply:

Individually eligible

Eligible only in a historic district

Contributing to a potential historic district

Potential historic district

Criteria: A B C D

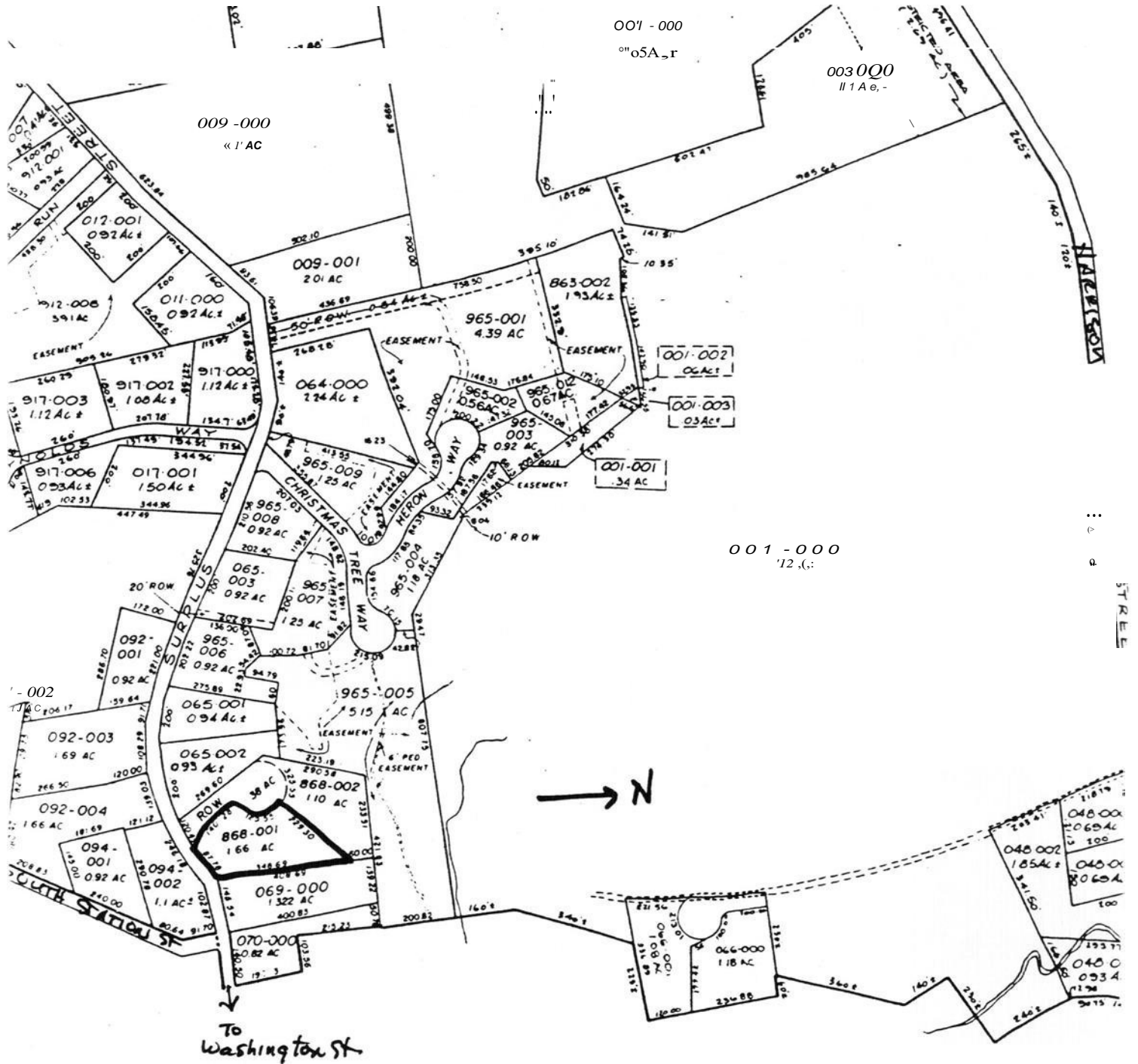
Criteria Considerations: A B C D E F G

Statement of Significance by Karen L. Davis

The house at 112 Surplus Street is significant as an example of a Federal-style Cape and for its associations with the Wadsworth and Winsor families. The house is recommended for listing as a contributing building in a potential National Register District for Surplus Street, which is significant for its collection of early 19th century houses built and occupied by fisherman, mariners, coopers, block makers, and others who supported Duxbury's shipping industry. The house at 112 Surplus Street retains integrity of design, location, setting, materials, feeling, workmanship, and association; and fulfills National Register Criteria A and C at the local level.

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

Form No. 401



CURRENT PHOTOGRAPHS



184 SURPLUS STREET
CURRENT VIEW



Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No: DUX.697
Historic Name: Reynolds Farm - Delano, JohnHouse
Common Name:
Address: 184 Surplus St
City/Town: Duxbury
Village/Neighborhood: Duxbury
Local No: 082/190 965008
Year Constructed: c 1810
Architect(s):
Architectural Style(s): No style
Use(s): Agricultural; Single Family Dwelling House
Significance: ~~Agriculture; Architecture~~
Area(s):
Designation(s):
Building Materials(s): Roof: Asphalt Shingle
Wall: Wood Shingle; Wood Clapboard; Wood
Foundation: Stone, Uncut



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FORM B – BUILDING

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

Town: Duxbury

Place: (*neighborhood or village*)
South Duxbury

Address: 184 Surplus Street

Historic Name: John Delano House – Reynolds Farm

Uses: Present: residential

Original: residential

Date of Construction: ca. 1810

Source: Duxbury Rural and Historical Society

Style/Form: Federal cape

Architect/Builder:

Exterior Material:

Foundation: fieldstone

Wall/Trim: wood clapboards, shingles, and trim

Roof: asphalt shingles

Outbuildings/Secondary Structures:

Attached ells and barn. Small free-standing shed to NW of main house.

Major Alterations (*with dates*):

Rear additions (late 20th c)

Condition: excellent

Moved: no yes **Date** _____

Acreage: 0.92 acres

Setting: Large flat lot in a residential neighborhood, off a narrow rural road. Modern subdivision to the north.

Photograph



Topographic or Assessor's Map

See continuation sheet.

Recorded by: Wendy Frontiero and Candace Jenkins,
preservation consultants

Organization: Duxbury Historical Commission

Date: March 2009

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MAY 20 2009

MASS. HIST. COMM.

Assessor's Number	USGS Quad	Area(s)	Form Number
082/190 965 008			DUX.697

INVENTORY FORM B CONTINUATION SHEET

Duxbury

184 Surplus Street

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

DUX.697

- Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION:

The Delano House at 184 Surplus Street is located on the north side of Surplus Street, on a large lot that is maintained in turf dotted with ornamental trees and shrubs.

The house consists of a 34 ft. by 28 ft. main block with a 1-story rear ell (probably original), a large 2½ story barn, and a long line of perpendicular, 1-story additions across the back. Five by two bays, the main block rises 1½ stories from a low stone foundation to a side-gable roof with asphalt shingles. The paired stove chimneys probably originated as a large center chimney. The walls of the house are covered by weathered wood shingles, except for the clapboard façade. Trim consists of simple corner and sill boards and a molded cornice. Windows are set in simple, slightly projecting frames, especially the lintels, and contain 6/6 double hung sash.

The asymmetrical, five bay, south façade consists of an entry that is offset to the right with two windows on each side. The main entrance contains a six-panel door framed by pilasters that rise to a dentilated crown molding.

The east end elevation displays two upper story windows flanked by small, outer eaves windows. Two windows are located at the first story. The west end elevation is similar, but lacks the eaves windows.

The largest of the rear wings, which is perpendicular to the main block, appears to have originated as a barn, but is today used as living space. Measuring 34 ft. wide by 38 ft. long, it is 2 ½ stories high, with a tall gabled roof and irregular fenestration.

The Delano House is a well-detailed and well-preserved example of a 19th century cottage in Duxbury, distinguished by its unusually large, attached barn.

HISTORICAL NARRATIVE

The John Delano House is thought to have been built ca. 1810 for John Delano (b. 1789), who married Sally Sampson in 1812. The farmstead remained in his family into the early 20th century. The Sampson family owned large tracts of land in this area by the late 17th century and had several homes nearby. The property at 184 Surplus Street may have been a wedding present and the house constructed around the time of John and Sally's marriage, as was typical in this period. The property passed down in the Delano family well into the 20th century. John and Sally Delano had seven children, including John Delano, Jr. (a farmer; 1817-1894), who married Mary Swift in 1865. Their daughter Cora E. Delano was born in 1868 and married Harvey J. Reynolds of Fitchburg in 1890. Cora and her 12 children inherited the farm from her father. Harvey Reynolds is described in the 1915 directory as a farmer and market gardener.

The Delano House appears as a dot on the 1833 map, where it is named "J. Delano." In 1879, the footprint of the house is depicted with its rear ell, which connects to the large barn that survives today. By this time, the Duxbury & Cohasset Railroad was running north/south, just west of the Delano's' next-door neighbor, the Otis Weston House. The buildings appear the same in the 1903 map, now labeled "H. J. Reynolds." The modern cul de sac of Christmas Tree Way appears to follow an old path (shown on maps by 1879) that led north from Surplus Street along the west edge of the Delano property, and curved around the Delano farm to reach houses on the interior of the block, near Blue Fish Brook.

Laid out in the 17th century, Surplus Street was an important early roadway leading from the coastal road, which is now Washington Street, to the King's Highway, an inland thoroughfare, and the Third Meetinghouse. In the 19th and early 20th centuries, the Almshouse (known as the Asylum in 1833) was located nearby, just south of the intersection of Surplus and Depot streets.

Continuation sheet 1

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Duxbury

184 Surplus Street

Area(s) Form No.

DUX.697

BIBLIOGRAPHY and/or REFERENCES

Duxbury Rural and Historical Society. Date board folder for 184 Surplus Street.

Fish, Henry A. "A Map of Duxbury, Mass." (with narrative key). 1923.

Katz, Deborah Babin. "A Journey Down Surplus Street." In the *Duxbury Clipper*, 30 May 2001.

Wentworth, Dorothy. *Settlement and Growth of Duxbury 1628-1870*. The Duxbury Rural and Historical Society, 2000 (revised edition). Printed by the Peacock Press, Norwell, Mass.

Historic maps and atlases: 1833 (Ford), 1857 (Walling), 1879 (Walker), 1903 (Richards), 1915 (Sanborn).

Town directories: 1867 (Plymouth County), 1894 (Cohasset), 1906 (Carver), 1915 (Duxbury and Kingston).



View from southwest.



View from southwest; rear additions, barn, and free-standing shed.

Continuation sheet 2

LOCATIONAL CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

DUXBURY
Form No.

184 Surplus St
Area(s)



UTM: 360748.0 E, 4654925.4 N
Zone: 19N, Meters - EPSG:26919

State Plane: 267707.7 E, 865175.3 N
Massachusetts Mainland, Meters - EPSG:26986

Lat/Lon: 42.03405, -70.68230
All coordinates NAD83/WGS84



- 184 Surplus St

Primary Map Data Sources:

Parcel Data, Hydrology Data and Aerial Imagery: MassGISWMS
Road Data: Massachusetts EOT-OTP via MassGISWMS
Projection: State Plane NAD 83, Mass. Mainland 2001
Map produced by the Locational Continuation Form Generator, and created on:
Sat, 2
8 Mar 2009 08:28:10 -0400

CURRENT PHOTOGRAPHS



204 SURPLUS STREET
CURRENT VIEW



Massachusetts Cultural Resource Information System

Scanned Record Cover Page

InventoryNo: DUX.32
Historic Name: Weston, John House
Common Name: Wadsworth, Hamilton House
Address: 204 Surplus St
City/Town: Duxbury
Village/Neighborhood: Duxbury
Local No: 082-190.0-0064-0000.0; 712
Year Constructed:
Architect(s): Weston, John
Architectural Style(s): Colonial
Use(s): Agricultural; Single Family Dwelling House
Significance: ~~Agriculture; Architecture~~
Area(s):
Designation(s):
Building Materials(s): Roof: Wood Shingle
Wall: Wood Shingle; Wood
Foundation: Stone, Uncut



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Saturday, March 05, 2016 at 5:01: PM

FORM B – BUILDING

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

082/190.0-0064-0000.0

DUX.32

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

Town: Duxbury

Place: (*neighborhood or village*)

Photograph



View from south.

Address: 204 Surplus Street

Historic Name: John Weston House

Uses: Present: residence

Original: residence

Date of Construction: 1729

Source: Duxbury Historical Commission

Style/Form: Georgian

Architect/Builder:

Exterior Material:

Foundation: stone

Wall/Trim: wood shingles and trim

Roof: wood shingles

Outbuildings/Secondary Structures:

Detached garage.

Major Alterations (*with dates*):

Rear additions, dormer, and screened porch (19th-20th c);
entrance pavilion (20th c)

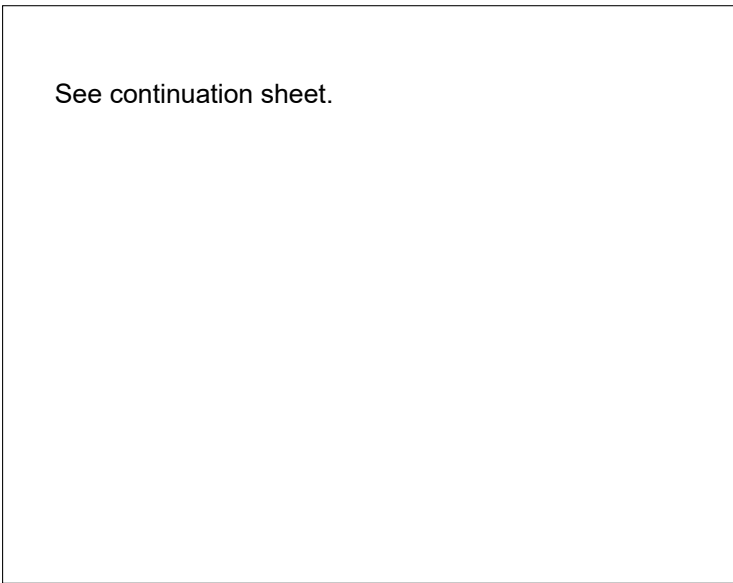
Condition: good

Moved: no yes **Date** _____

Acreage: 2.24 A

Setting: Set well back from a rural road, on top of a low rise. Heterogeneous streetscape of historic and newer houses, typically small in scale, on large lots, and relatively close to the street. Street trees line front edge of property.

Locus Map



Recorded by: W. Frontiero and C. Jenkins,
preservation consultants

Organization: Duxbury Historical Commission

Date: March 2010

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INVENTORY FORM B CONTINUATION SHEET

DUXBURY 204 Surplus Street

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

DUX.32

- Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION:

204 Surplus Street is set on a very large, mostly open site on the north side of Surplus Street, facing south in the traditional manner. The land surrounding the house is maintained in turf, with very large trees scattered across the front, younger street trees at the front edge, and a thick border of trees along the sides and back of the property. The main block sits atop a slight rise, well back from the street, with a modern garage to the west.

Measuring 35 feet long by 23 feet wide, the five by two bay main block rises 1 ½ stories from a stone foundation to a side gable roof with wood shingles; no gable returns. Walls are clad in wood shingles, with plain wood corner boards and door and window trim. Windows are typically 12/12 double hung sash. The front entry consists of a shallow, hip-roofed pavilion with a single-leaf, wood-paneled door; it aligns with a low brick chimney. A tall shed dormer extends from the ridgeline, for the full length of the house.

Rear additions include a low, gable ell with a large exterior chimney at the back right corner, and a deep screened porch with square posts, set at grade in the corner between the ell and the main block.

The garage is a 1½ story, side gable structure clad in wood shingles with plain corner boards. The street façade has an offset, segmentally-arched pedestrian entrance in a slightly recessed end bay, and two segmentally-arched openings with double-leaf garage doors to the right. The left (west) elevation contains two small rectangular windows on the ground floor.

This very simple, well-preserved house is typical of rural residential architecture of this period in Duxbury. The very large lot maintains a remarkable sense of the historic setting of the building.

HISTORICAL NARRATIVE

Dorothy Wentworth conducted extensive research on this property in 1972, providing the primary basis for the following narrative. The depth of available information brings the history of the house and its occupants vividly to life and greatly enhances the significance of its early-18th century construction date. The house is a simple one and its owners served in humble occupations that illustrate Duxbury's changing economy, society, and physical characteristics over time. Importantly, they show a side that is not usually well-documented. It also tells the story of a single family (Weston) that built and lived in the house from 1729-1881, and another (Wadsworth) that was there from 1883-1954.

John Weston, Sr. (1662-1736), the first owner of record of this property, was the son of Edmund Weston, who settled near Duck Hill about 1640. John was living on the west side of Captain's Hill on Kingston Bay and was working as a shipwright when he received a grant of 16 acres on Surplus Street in 1697. The bounds were not laid out and recorded until 1717.

It is believed that John built a house on that land in 1729 for his son Abner (b. about 1700; d. after 1786) who married Sarah Standish (1704-1799) in that year. Sarah was the great granddaughter of Capt. Miles Standish. After John sold his property on Captain's Hill in 1731, he also moved to Surplus Street with his second wife Rebecca Peterson whom he married in 1717 and their young son David (1726-1805). John was 60 at the time, so the arrangement was for Abner and Sarah to care for his aging parents.

Abner and Sarah had five children, including Micah (1736-1816). They inherited the house after John died in 1736. Abner was described as a yeoman in his later years, but it is likely that he worked as a shipwright along with his father in his earlier years. Abner kept the original sixteen acres and added a woodlot and marsh lot. The surrounding neighborhood was well-developed by this time, with residents traveling approximately one mile east to the meetinghouse on Chestnut Street.

INVENTORY FORM B CONTINUATION SHEET

DUXBURY 204 Surplus Street

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

DUX.32

Abner and Sarah lived through Duxbury's emergence as a shipbuilding center, and the Revolutionary War. During their lifetimes, the population grew from 1,100 in 1710 (including Pembroke, which broke away in 1712) to 1,254 in 1776, to 1,454 in 1790. Shipbuilding rose from a few scattered small yards to the town's first large-scale yard in 1764. Over two-dozen boats were constructed in Duxbury in the 1780s, rising to seventy-two boats in the 1790s.

Following family tradition, Micah took charge of the farm, caring for his parents as well as his unmarried sister Hannah. Micah married Bethia Oldham in 1761, the pair producing seven children, including James. When Abner died in 1786 he deeded the property to his son Micah and grandson James who had married Sarah Sampson the previous year. The deed stated "the whole of my farm whereon I now dwell, lying in Duxborough, together with all buildings, etc., except a bedroom in the northwest corner which I give unto my daughter Hannah Weston for her to improve as long as she sees fit – 2/3 to Micah and 1/3 to James." Micah (1736-1816) was known as a yeoman at age 50 (1786), a mariner at ages 64 and 79 (1794 and 1809), and as a gentleman at age 83. (1813)

James Weston (1762-1857), miller, inherited his father Micah's property in 1813. He fought in the later years of the Revolution, serving with other teenagers on schooners that ran the British blockade to bring in supplies and information. He also enlisted in Baron Stuben's Infantry in 1781, serving three months. James married Sarah Sampson in 1785. At that time the household at 204 Surplus Street included Abner, the grandfather, Micah and Bethia in early middle-age, two brothers ages 16 and 14, and two sisters ages 12 and 8.

James and Sarah's son Otis (1797-1884) took over the property in 1838. He married Lydia Brewster in 1826 and they had a single daughter, Cordelia in 1830. Otis was a cordwainer or shoemaker, a common occupation in 19th century Duxbury. Otis was known as an affable and happy man who was skilled with playing the fiddle, and as a master of ceremonies at dances. When the railroad came to Duxbury, its route traversed the west end of the Weston Farm.

Otis sold the property in 1881 when he and Lydia were both 84 years old. For the first time since the house had been constructed, there were no heirs, so the property passed out of the family. Their only daughter, Cordelia, had married Bradford Freeman, Jr., a mariner, and moved to Standish Street in 1849.

Hamilton Wadsworth (1837-1914) and his heirs owned the property from 1883-1912. Hamilton volunteered for service in the Civil War at the age of 24, serving from 1861-1864. Upon his return he married Lucy Peterson in 1865, but did not purchase the Weston House until 1883. Like Otis Weston, Hamilton was a shoemaker, but the industry had changed greatly by this time. Rather than doing piecework in his home, Hamilton was employed in the large shoe factories of Bridgewater and Brockton. He walked to work at the beginning of every week and walked home at the end, a distance of about 20 miles each way.

Hamilton and Lucy's daughter, Alice cared for her parents in their old age and also worked to support the household. She was a dressmaker in Plymouth, taking the train from her front yard every day. One year after her parents died in 1914, she married Russell Dewolfe, who worked at the post office, then drove a meat cart, and finally worked at the First National Store in Hall's Corner. Alice, Russell, and their two sons lived in the house until he died in 1949 and she in 1952. During those years, the house was a gathering place for Wadsworth family members.

Historic maps show J. Weston on this site (1833), no label (1854), Otis Weston Est. with adjacent railroad tracks (1879), H. Wadsworth (1903).

BIBLIOGRAPHY and/or REFERENCES

Duxbury Rural and Historical Society Date board File

Deed research by Dorothy Wentworth.

Fish, Henry A. "A Map of Duxbury, Mass." (with narrative key). 1923.

Wentworth, Dorothy. *Settlement and Growth of Duxbury 1628-1870*. The Duxbury Rural and Historical Society, 2000 (revised edition). Printed by the Peacock Press, Norwell, Mass.

Wentworth, Dorothy. History of the John Weston House 1729. Unpublished manuscript. June 1972.

Existing MHC inventory form June 26, 1972

Historic maps and atlases: 1833 (Ford), 1857 (Walling), 1879 (Walker), 1903 (Richards).

Town directories: 1867 (Plymouth County), 1894 (Cohasset), 1906 (Carver), 1915 (Duxbury and Kingston).

Continuation sheet 2

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

DUXBURY 204 Surplus Street

Area(s) Form No.

	DUX.32
--	--------

SUPPLEMENTARY IMAGES



View of main house and garage, from south.



View of detached garage.

LOCATIONAL CONTINUATION SHEET
MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

DUXBURY 204 Surplus St
Form No. Area(s)



UTM: 360651.6 E, 4654995.4 N
Zone: 19N, Meters - EPSG:26919

State Plane: 267609.3 E, 865242.6 N
Massachusetts Mainland, Meters - EPSG:26986

Lat/Lon: 42.03466, -70.68348
All coordinates NAD83/WGS84



John Weston House - 204 Surplus St

Primary Map Data Sources:

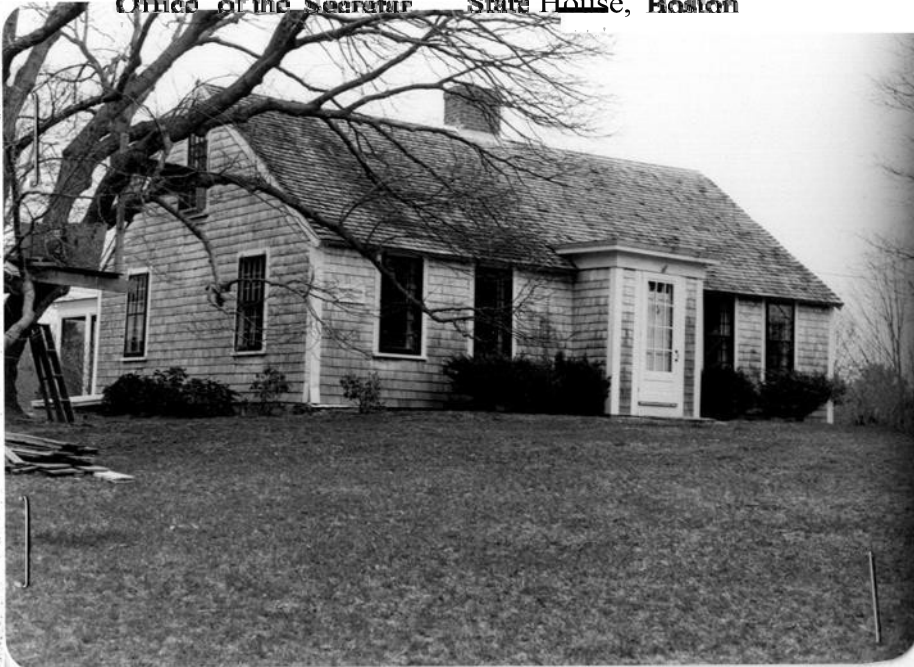
Parcel Data, Hydrology Data and Aerial Imagery: MassGISWMS
Road Data: Massachusetts EOT-OTP via MassGISWMS
Projection: State Plane NAD 83, Mass. Mainland 2001
Map produced by the Locational Continuation Form Generator, and created on:
Fri, 26 Feb 2010 16:16:49 -0500

PD

DUX

In Area no.	Form no.
	34

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



Location Duxbury

Address 204 Surplus St.

Name John Weston House

Present use residence

Present owner Mr. & Mrs. Z. David Patterson

Description:
Date 1729

Source Duxbury Rural & Historical Society research

Architect John Weston - builder

Exterior wall fabric wood shingle

Outbuildings (describe) garage

Other features _____

Altered no Date _____

Moved C Date _____

5. Lot size:

One acre or less Over one acre 2.40

Approximate frontage 230 feet

Approximate distance of building from street

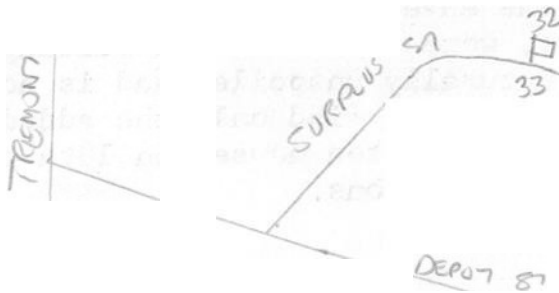
70 feet

6. Recorded by Dorothy Wentworth / ph

Organization Duxbury Rural & Historical Society

Date June 26, 1972

4. Map. Draw sketch of building location in relation to nearest cross streets and other buildings. Indicate north.



DO NOT WRITE IN THIS SPACE

USGS Quadrant
MHC Photo no.

(over)

7. Original owner (if known) John Weston

8. Original use (check as many as apply) Education
Subsequent uses (if any) and dates _____

- | | | | | |
|---------------|--|----------------------------|---|-------------------------|
| Aboriginal | | Conservation | | Recreation |
| Agricultural | | Education | | Religion |
| Architectural | | Exploration/
settlement | x | Science/
invention |
| the Arts | | Industry | | Social/
humanitarian |
| Commerce | | Military | | |
| Communication | | | | |

Community development nt _____ Political _____ Transportation _____

9. Historical significance (include explanation of themes checked above)

John Weston built the red house on Surplus Street just before the old railroad crossing, but in 1729 neither the railroad nor the street were there. Only two paths went by this early site, paths that led to the shore, and the land had been vacant ever since John Weston got it as a grant in 1696. He had meanwhile been living in the Nook, on the west side of Captain's Hill, working as a shipwright. At first it was a half house, a small house so-called because it was so built that it could be enlarged by a second half without losing its proportions. And that is just what happened within a very few years. John was an aging man when he moved to his new house but his son, Abner, just married to Sarah Standish, lived with him and it was probably he who built on the west half of the house. After the first addition to the house it was virtually unchanged when it finally went out of the Weston family in 1881. The rooms under the eaves were never finished, the first floor rooms, only four and a buttery, were small and low ceilinged, very plain. The old Weston house remained structurally unspoiled and is now so carefully restored that John Weston, or Abner, would find only the added kitchen ell unfamiliar. The lovely one story John Weston house, an 18th century treasure, is the home of the David Pattersons.

10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

CURRENT PHOTOGRAPHS



218 SURPLUS STREET

CURRENT VIEW



Massachusetts Cultural Resource Information System

Scanned Record Cover Page

InventoryNo: DUX.736
Historic Name: Weston, John C. Jr. House
Common Name:
Address: 218 Surplus St
City/Town: Duxbury
~~Winged Height House/Record~~ SouthDuxbury
Local No: 082-190.0-0965-0001.0
Year Constructed:
Architect(s):
ArchitecturalStyle(s): Federal
Use(s): SecondaryDwelling House; SingleFamilyDwellingHouse
Significance: **Architecture; Recreation**
Area(s):
Designation(s):
Building Materials(s): Roof: Asphalt Shingle
Wall: WoodClapboard;Wood
Foundation: Granite; Stone, Cut



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

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

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Saturday, March 05, 2016 at 5:02: PM

FORM B – BUILDING

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

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

082/190.0-0965-0001.0	Duxbury		DUX.736
-----------------------	---------	--	---------

Town: Duxbury

Place: (*neighborhood or village*)

Photograph



South façade and east elevation

Address: 218 Surplus Street

Historic Name: John C. Weston, Jr. House

Uses: Present: residential

Original: residential

Date of Construction: 1821

Source: DRHS date board file

Style/Form: Federal, Greek Revival

Architect/Builder:

Exterior Material:

Foundation: granite

Wall/Trim: clapboard

Roof: asphalt shingle

Outbuildings/Secondary Structures:
barn/garage

Major Alterations (*with dates*):

see architectural description; rooftop solar heating panels on rear addition (late 20C)

Condition: excellent

Moved: no | | yes | | **Date/Acreage:**

4.39 acres

Setting: set well back from road on shared gravel driveway, in residential area of historic and contemporary dwellings bordered by fairways of Duxbury Yacht Club golf course to east, north, and west; house on a slight rise in the landscape with southerly orientation facing small pond on lower ground; mature trees throughout

Assessor's Map



Recorded by: W. Frontiero and K.K. Broomer, preservation consultants
Organization: Duxbury Historical Commission
Date (*month/year*): December/2011

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 MASS. HIST. COMM.

Follow Massachusetts Historical Commission Survey Manual instructions for completing this form.

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

DUXBURY

218 Surplus Street

Area(s) Form No.

DUX.736

Recommended for listing in the National Register of Historic Places.

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

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

ARCHITECTURAL DESCRIPTION

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

The John Weston, Jr. House is a well preserved cape, and an important form of rural residential architecture for its period in Duxbury. Five bays across with a center entry and two bays deep, the 1½-story main block measures approximately 35 feet across and 25 feet deep. This block retains a pair of brick, interior end-wall chimneys positioned at either end of the ridge pole on the side-gable roof. There are no gable returns, though corner boards and fascia boards survive. An entablature surround at the center entry displays a broad plain frieze carried on pilasters that frame the three-quarter-length sidelights and paneled wood door. Windows, which have moldings trimming the tops and sides of each header, contain 12/12 wood sash.

The house has a gabled rear ell, beyond which is a rear addition. The ell, at 1½ stories, continues the side elevations of the house another 22 feet to the rear, with three bays on the east elevation (offset from the east wall of the main block) and two bays on the west elevation. This addition, which is on a stone foundation and appears to have updated in the early 20th century, has an interior brick chimney at the roof ridge, 6/6 wood sash in most windows, and two secondary entries framed with plain boards: one on the east side, and another on the west side of the rear (north) wall. Attic windows on this addition contain swing-out sash in the shed dormer on the west elevation, and 3/6 sash on the north. A contemporary rear addition (ca. early 1960s) at the northern end of the house is a full two stories, approximately two bays deep and one bay wide, with a footprint measuring approximately 18 feet square. The contemporary addition has an integral screened porch occupying the first floor, second-story windows containing 6/6 wood sash, and solar panels on the roof.

The two-car garage (ca. 1915) northeast of the house is a 1½-story, wood-shingled barn with a gambrel-front roof that has been modified on the façade to create the present two garage bays.

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.

Duxbury historian Dorothy Wentworth researched the John Weston, Jr. House (1821) in 1979, and her findings – detailed in a research report in the date board file – are summarized here. Land belonging to the Weston family in this part of Duxbury was situated between the town's two principal north-south routes: The Green Harbor Path and the Duxburrough [sic] Path. Surplus Street was part of a long route from inland farms to the shore. An old cart path connects the property to the street.

John Weston, Jr. (b. 1796) was a great-grandson of Abner Weston, who acquired this and surrounding property from his own father in 1741. Abner Weston and his son, Micah (John Jr.'s grandfather), were associated with the cape at 204 Surplus Street (1729, DUX.712, see form), located immediately southeast of this house, across the pond. John Weston, Jr. was the son of John Weston, a mariner, and Priscilla Stetson. The father was lost at sea shortly after the boy's birth, and his widow married Wait Wadsworth in 1799. Wadsworth was a blacksmith and ironworker, from of a family known locally for their skill as ironworkers, and taught the trade to his stepson. John Weston Jr. married Hannah Soule in 1821, and built this house on acreage he had inherited from his father, behind (north of) the family homestead. With a slowing of the Duxbury ship-building industry by the early 1830s, John Weston, Jr. moved in 1835 to Boston, where newer and larger shipyards were in operation.

Previous research suggests the ell on this house predates the main block and was incorporated into the design when the main block was built in 1821. [Katz, 23; Wentworth, "The House"] One theory attributes construction to John Weston Sr. (1662-1736), a shipwright who may have left behind a small two-room dwelling (pre-1729) on this property when he moved to a house and employment in the Nook. The two-room dwelling then may have been moved from its original location to allow for construction of the house John Sr. built for his son, Abner Weston, in 1729 (204 Surplus Street, see above). After possibly standing vacant

Continuation sheet 1

INVENTORY FORM CONTINUATION SHEET

DUXBURY

218 Surplus Street

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

DUX.736

or being used for storage or by a tenant, the two-room dwelling finally may have been moved to the present site and incorporated, as the rear ell, into the house constructed by John Weston, Jr. in 1821. [Wentworth, "The House"] A historic structure report is recommended to confirm this sequence of events.

From 1835 to 1875, owners of this property lived elsewhere. Gershom Bradford Weston, a third cousin of John, Jr. and son of ship-builder Ezra "King Caesar" Weston II, was an owner from 1835 to 1846, but resided on St. George Street. For much of this period he was president of the Duxbury Bank. From 1841 to 1846, he owned the property with Sylvester Eldridge, who then assumed sole ownership. Capt. Eldridge is said to have come from Cape Cod to sail for the Weston firm. His involvement in this property appeared to have been as an investment. The Duxbury & Cohasset Railroad opened in 1871, running immediately west of the house. The same year, Lavinia Eldridge sold a strip of land from this parcel to the railroad corporation.

Another branch of the Weston family owned the property as a summer residence from 1875 to 1913. Seth Weston (1824-1903) of Revere "grew up in Duxbury, had family ties here, and probably retained a strong feeling for the town of his birth." [Wentworth, report for Lahey] It is not known whether Seth Weston was aware this Surplus Street property had once been associated with distant cousins. He entered the building and contracting business in 1844 in the Boston firm of Standish & Woodbury, serving as foreman during his last twelve years. In 1865, he established a partnership with George F. Shepherd known as Weston & Shepherd. The latter firm was awarded large public and private contracts in the Boston metropolitan area, including the Museum of Fine Arts (demolished) that occupied Copley Square and the residence of Frederick L. Ames on Commonwealth Avenue. Weston lived in Revere and Duxbury in retirement, during which time he pursued an interest in horticulture and was an active member in the Massachusetts Horticultural Society. [Mass. Hort. necrology, 290-291] Frank Irving Weston of Medford held title after his father's death. He was a wholesale and retail provision dealer at Faneuil Hall market in Boston.

Henry F. White returned the John Weston Jr. House to use as a year-round residence during his ownership from 1913 to 1944. He also reduced the size of the parcel associated with the house. Previously, White had lived in Millbrook, where he maintained a blacksmith shop (243 St. George Street, see form) and a hen house. He built the present barn on this property, later converted into a two-car garage. He was hired as a greens-keeper at the Duxbury Yacht Club in 1913-1914, a position he held until at least 1930. White sold three parcels of land at the northeast corner of his property to the adjacent club in 1915, 1924, and 1926. Established in 1875 as a sailing and racing club, the Yacht Club expanded its offerings in the first three decades of the 20th century to include a swimming pool, tennis, and golf. The club's golf links had operated on rented meadowland about 1900, and golf at the club was "resuscitated" in 1914 to become eventually a permanent facility on club-owned land. [Mittell, 24]

Plumbing, electricity, and heating systems reportedly were not installed in the house until the late 1940s. Morrison and Frances Bump had acquired the property in 1944 and remained here until 1960. In 1945, they purchased a section of the old railroad bed adjacent to the property; the railroad had been abandoned in 1939. The pond south of the house was improved ca. 1953, when the "old slough" was dredged and deepened to create a pool. About 1960, the Bump family subdivided the property into three lots. Evelyn D. Mann purchased the house and adjoining acreage, and extended the ell to the rear to create the present screened porch.

BIBLIOGRAPHY and/or REFERENCES

- Duxbury Rural and Historical Society. Date board file, including Dorothy Wentworth's "The House" (undated typescript).
 Duxbury Assessing Dept. Residential property record card. FY2011.
 MHC inventory form for 204 Surplus Street, Duxbury (DIX.712). Prepared by Wendy Frontiero and Candace Jenkins, preservation consultants for the Duxbury Historical Commission. March 2010.
 U. S. census via Ancestry.com: 1850-1930.
 Massachusetts Vital Records to 1850. From original records held by the Mass. Archives. Online database via AmericanAncestors.org (New England Historic Genealogical Society).
 Massachusetts Vital Records, 1841-1910. From original records held by the Mass. Archives. Online database via AmericanAncestors.org (New England Historic Genealogical Society).
 "John Weston Jr. House, c. 1821." *Duxbury Clipper* (21 October 1982), p. 34.
 Katz, Debora Babin. "A Journey Down Surplus Street [Part IX: the Other Westons]." *Duxbury Clipper* (25 July 2001), pp. 1, 22-23. Clipping via theduxburyfile.wikispaces.com.
 Mittell, David A. *The Duxbury Yacht Club Story. Founded 1875, Incorporated 1895*. Attleboro, Mass.: Colonial Lithograph, 1995.

Continuation sheet 2

INVENTORY FORM CONTINUATION SHEET

DUXBURY

218 Surplus Street

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

DUX.736

Wentworth, Dorothy. "History of the John Weston, Jr. House, Surplus Street, Duxbury, Mass." Researched for Allen C. and Joanne I. Lahey. December 1979. n.p.

----- *Settlement and Growth of Duxbury 1628-1870*. The Duxbury Rural and Historical Society, 2000 (revised edition). Printed by the Peacock Press, Norwell, Mass.

Weston, Frank Irving. "Necrology: Seth Weston." *Transactions of the Massachusetts Horticultural Society For the Year 1903. Part II*. Boston, 1904.

Fish, Henry A. "A Map of Duxbury, Mass." (with narrative key). 1923.

Historic maps and atlases: 1833 (Ford), 1857 (Walling), 1879 (Walker), 1903 (Richards), 1941 (USGS).

Town directories: 1867 (Plymouth County), 1894 (Cohasset), 1906 (Carver), 1915 (Duxbury and Kingston).

SUPPLEMENTARY IMAGES



North (rear) and west (side) elevations;
main block at right



East(side) elevation; main block at left

CURRENT PHOTOGRAPHS



259 WASHINGTON STREET

CURRENT VIEW



Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No: DUX.369
Historic Name: Wadsworth, Henry II Carriage Barn
Common Name:
Address: 265 Washington St
City/Town: Duxbury
Village/Neighborhood: Duxbury
Local No: 192-177-001
Year Constructed: c 1870
Architect(s):
Architectural Style(s): Second Empire
Use(s): Out Building; Single Family Dwelling House
Significance: Architecture; Transportation
Area(s): DUX.B: Old Shipbuilder's Historic District
Designation(s): Nat'l Register District (8/21/1986)
Building Materials(s): Roof: Asphalt Shingle
Wall: Wood Clapboard; Wood
Foundation: Concrete Unspecified



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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
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FORM B - BUILDING

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

Assessor's Number 192-177-001 USGS Quad Duxbury Area(s) O Form Number 369

Town Duxbury

Place (*neighborhood or village*) Duxbury Village
 (Old Shipbuilders' National Register District)



259 Washington Street
Name Henry Wadsworth II
 Carnage Barn
Present Residential
Original Carnage Barn
Construction ca. 1870
Map Maps/Visual
Form Second Empire
Architect/Builder

Material:

Foundation Concrete
Wall/Trim Clapboard/Wood
Roof Asphalt Shingle

Outbuildings/Secondary Structures

Major Alterations (*with dates*)
 Conversion to dwelling (late 20th century)

Condition Good

Moved no yes **Date**

Acreage 1.22 acres

Setting Residential area on major thoroughfare

See Continuation Sheet

Recorded by Karen L. Davis

Organization Duxbury Historical Commission

Date (*month* *year*) March 2001

RECEIVED

MAR 03 2001

Follow Massachusetts Historical Commission Survey Manual instructions for completing this form. H \ ST. COMM

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

Form No. 369

ARCHITECTURAL DESCRIPTION**D** *see continuation sheet*

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

Facing west, the former carriage barn at 259 Washington Street stands on the east side of the street on the same parcel as the house at **265 Washington Street**. Designed in the Second Empire style, the barn has been converted to a garage with an apartment on its upper floors. Second Empire-style buildings are rare along Washington Street, as well as in Duxbury in general because the local economy was depressed during the years that the style was popular. There is, however, a similar carriage barn at 90 Standish Street, and there is an example of a substantial Second Empire-style house at **464 Washington Street**.

Two bays wide by three deep, the rectangular main block rises two stories to an attic enclosed by a mansard roof. One gabled-roofed dormer is centered on each visible elevation, and a square, hip-roofed cupola crowns the center of the building. There are no visible chimneys. The main entrance contains a six-panel door located in the southern-most bay of the facade, which is dominated by paired garage doors. The principal windows contain 6/6 sash and minimal trim. The dormer on the facade contains a round arch window flanked by arched shutters; the other dormers have squared windows. Trim details include molded corner boards rising to a wide frieze and box cornice that wraps the building. The building appears to have been converted to its present use in the late 20th century, at which time the dormers on the side elevations, the present garage doors, and the main entrance were probably added.

HISTORICAL NARRATIVE**D** *see continuation sheet*

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.

Stylistically, the building at 259 Washington Street dates to the 1870s, and was definitely present by 1879 (map). It served as the barn for the house next door at **265 Washington Street**, which was owned by Henry Wadsworth (1821-1892) and his descendants from 1853 until 1914. Wadsworth was a carpenter, trader, and master mariner. The size and style of his house and the barn indicate that he was a prosperous man during the mid-19th century when the Duxbury economy was weak. His wife, Abby, still owned the property in 1903, when it was called Acacia Villa. By 1915 (Sanborn), the barn was being used as a garage (car barn instead of carriage barn). In 1944, the property was owned by Elsie M. and Ralph T. Haller (civil engineer), both in their 40s. They lived in the main house at 265 Washington Street. No owner was listed at the address in the 1966 voting list, suggesting that the property might have been a summer residence. The present owners, who have been there for several decades, live in the main house. It appears that they converted the barn to an apartment.

BIBLIOGRAPHY and/or REFERENCES**D** *see continuationsheet*

Assessors maps: 1944 and 1999.
 Historic Maps: 1833, 1857, 1879, 1903; Sanborns: 1915, 1931, 1945, 1954.
 State census records: 1855, 1865.
 Town directories: 1867, 1906, 1915.
 Street List of Registered Voters in Duxbury. 1950, 1966.
 National Register Nomination: Old Shipbuilder's Historic District. Prepared by Betsy Friedberg and the Duxbury Historical Commission. 1986.
 DRHS dateboard files: Henry Wadsworth House, 1853 (undated narrative by Dorothy Wentworth).

Bold typeface indicates an inventory form is on file.

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

Form No. 3,t,9

X Recommended for listing in the National Register of Historic Places. *If checked, you must attach a completed National Register Criteria Statementform.*

National Register of Historic Places Criteria Statement

Check all that apply:

Individually eligible Eligible only in a historic district

Contributing to a potential historic district Potential historic district

Criteria: X A B X C D

Criteria Considerations: A B C D E F G

Statement of Significance by Karen L. Davis

The house at **265 Washington Street** was listed on the National Register of Historic Places in 1986 as a contributing structure in the Old Shipbuilders' Historic District . Its carriage barn (now numbered 259 Washington Street) was not listed on the data sheet filed with the nomination . Most likely, this was due to the fact that it was an outbuilding, and in 1986 outbuildings were not usually listed on the data sheets. The barn is architecturally significant as a rare example of a Mansard-roofed outbuilding. It is also historically significant for its associations with the locally prominent Wadsworth family. The carriage barn should be added to the nomination as a contributing building in the Old Shipbuilders' Historic District. It retains integrity of design, location, setting, materials, feeling, workmanship, and association; and fulfills National Register criteria A and C at the local level.

259 WASHINGTON STREET

CURRENT VIEW



265 WASHINGTON STREET
CURRENT VIEW



Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	DUX.182
Historic Name:	Wadsworth, Henry II House
Common Name:	Acacia Villa
Address:	265 Washington St
City/Town:	Duxbury
Village/Neighborhood:	Duxbury
Local No:	192-177-001
Year Constructed:	c 1853
Architect(s):	Wadsworth, Henry
Architectural Style(s):	Greek Revival; Italianate
Use(s):	Secondary Dwelling House; Single Family Dwelling House
Significance:	Architecture; Industry; Recreation
Area(s):	DUX.B: Old Shipbuilder's Historic District
Designation(s):	Nat'l Register District (8/21/1986)
Building Materials(s):	Roof: Asphalt Shingle Wall: Wood Clapboard; Wood Foundation: Stone, Cut



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

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Commonwealth of Massachusetts
Massachusetts Historical Commission
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www.sec.state.ma.us/mhc

This file was accessed on:

Saturday, March 05, 2016 at 11:03 PM

Dux. 182

FORM B - BUILDING

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

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

192-177-001 | Duxbury | D | 182

Town Duxbury

Place (*neighborhood or village*) Duxbury Village
(Old Shipbuilders' National Register District)



265 Washington Street

Name Henry Wadsworth II House

Present Residential

Original Residential

Construction ca. 1853

DRHS

Form Greek Revival/Italianate

Architect/Builder

Primary Material:

Foundation Stone

Wall/Trim Clapboard/Wood

Roof Asphalt Shingle

Outbuildings/Secondary Structures

See 259 Washington Street

Major Alterations (*with dates*)

North wing (ca. 1914)

Condition Good

Moved no D yes **Date**

Acreage 1.22 acres

Setting Residential area on major thoroughfare

Draw a map showing the building's location in relation to the nearest cross streets and/or major natural features. Show all buildings between inventoried building and nearest intersection or natural feature. Label streets including route numbers, if any. Circle and number the inventoried building. Indicate north.

See Continuation Sheet

Recorded by Karen L. Davis

Organization Duxbury Historical Commission

Date (*month I year*) March 2001

RECEIVED

JUL 03 2001

Follow Massachusetts Historical Commission Survey Manual instructions for completing this form.

MASS. HIST. COMM

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

Form No. 182

ARCHITECTURAL DESCRIPTION

D see continuation sheet

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

Facing west, the stately house at 265 Washington Street stands on the east side of the street midway between Linden and Friendship Lanes. It is a fine example of a substantial house designed primarily in the Italianate style, but with Greek Revival and Federal features. The combination of Greek Revival and Italianate features is common because the popularity of the two styles overlapped. It is unusual, however, for a house with Italianate detailing to display such Federal features as the elliptical fan light over the front door. While the merging of the three styles does suggest the possibility of alterations, it may instead be illustrative of the conservative attitude that Duxbury's citizens had toward adopting the latest fashions in architecture. The Italianate style is rare in Duxbury because shipbuilding, which had driven the economy, was in decline in the 1850s as the style became popular. The house at 265 Washington Street is similar in form to the Greek Revival-style house at **224 St. George Street**. Another Italianate house stands on Washington Street, but it is a side-gabled variant (**526 Washington Street, MHC# 239**).

Three bays wide by three deep, the rectangular main block rises 2-1/2 stories to a front gabled roof. A hip-roofed, 2-story wing extends from the eastern-most bay of each side elevation. A one-story porch with a second story deck spans the north end of the north wing. A smaller Colonial Revival-style porch resting on Tuscan columns shelters a secondary entrance at the south end of the south wing. One chimney rises through the south slope of the main roof near center, and another rises behind it (east) through the ridge. The main entrance, which follows the side hall plan, contains a wood-panel door flanked by full sidelights and slender fluted pilasters that rise to an elliptical fan light with classical tracery. Another entrance at the junction of the main block and south wing appears to be fairly recent. Windows, which contain 6/6 sash, feature slightly pedimented lintels articulated by tiny modillions. The modillions also trim a round-arch window in the gable end and the capitals of the wide corner pilasters that frame the house. The trim is also repeated on the windows of the two wings. Other details include a deep projecting cornice that returns at the gable end. A former carriage barn that is now a dwelling and garage stands to the south of the house (see **259 Washington Street**).

The well-maintained main block of the house appears to have experienced minimal exterior alteration. A new door with side lights has been added to the south elevation. The south wing of the house was present by 1879, but the fenestration at the first story was probably altered in the early 20th century. The hip roof of the south wing raises suspicion that it was an addition, but since it was present by 1879, it may be an original retardataire feature. The north wing was added between 1903 and 1915. Its first story window grouping and the enclosed porch and deck may be late 20th century alterations.

HISTORICAL NARRATIVE

X see continuationsheet

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 house at 265 Washington Street was built ca. 1853 by Henry Wadsworth (1821-1892). The land, which he purchased from Seth Sprague, had 250 feet of frontage (almost as much as today) and it extended to the bay (where **247 Washington Street** now stands). The 1855 census lists Henry as a carpenter, so he may have crafted the exceptional modillion detailing of the house. For many years, he had a "shop" along Washington Street in the northwest corner of his lot. In the 1865 census, Wadsworth was listed as a trader, and in a brief history of the house written by Dorothy Wentworth, she notes that he was a master mariner. He and his wife, Abby, raised six children in the house, which remained in the family until 1914. In 1903,

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Form No. 182

when it was still owned by Abby Wadsworth, it was called Acacia Villa . In 1944, the house was the primary residence of Elsie M. and Ralph T. Haller (civil engineer), who were both in their 40s . No owner was listed at the address in the 1966 voting list, suggesting that the house may have become a summer residence . It is the primary residence of the present owners, who have been there for several decades.

BIBLIOGRAPHY and/or REFERENCES

D see continuation sheet

Assessors maps: 1944 and 1999

Historic Maps: 1833, 1857, 1879, 1903; Sanboms: 1915, 1931, 1945, 1954.

State census records : 1855, 1865.

Town directories: 1867, 1906, 1915.

Street List of Registered Voters in Duxbury. 1950, 1966.

National Register Nomination: Old Shipbuilder's Historic District. Prepared by Betsy Friedberg and the Duxbury Historical Commission . 1986.

DRHS dateboard files: Heruy Wadsworth House, 1853 (undated narrative by Dorothy Wentworth).

0 Recommended for listing in the National Register of Historic Places. *If checked, you must attach a completed National Register Criteria Statement form.*

The house was listed on the National Register of Historic Places in 1986 as a contributing building in the Old Shipbuilders Historic District .





291 WASHINGTON STREET

CURRENT VIEW



Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No: DUX.46
Historic Name: Magoun, Snow House
Common Name: Studio, The - Winsor, Capt. George House
Address: 291 Washington St
City/Town: Duxbury
Village/Neighborhood: Duxbury
Local No: 192-172-000
Year Constructed: c 1805
Architect(s): Magoun, Snow
Architectural Style(s): Federal
Use(s): Single Family Dwelling House; Speciality store
Significance: Architecture; Commerce
Area(s): DUX.B: Old Shipbuilder's Historic District
Designation(s): Nat'l Register District (8/21/1986)
Building Materials(s): Roof: Asphalt Shingle
Wall: Wood Clapboard; Wood Shingle; Wood
Foundation: Stone, Uncut; Brick



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Massachusetts Historical Commission
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FORM B - BUILDING

MASSACHUSETT'S HISTORICAL COMMISSION
 MASSACHUSETT'S ARCIDVES BUILDING
 220 MORRISSEY BOULEVARD
 BOSTON, MASSACHUSETT'S 02125

DtA.Xc/C, 1

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

192-172-000 ! !Duxbury ! 0146-370

Town Duxbury

Place (neighborhood or village) Duxbury Village
 (Old Shipbuilders' National Register District)



Address 291 Washington Street

Common Name Snow Magoun House

Present Use Residential

Original Use Residential

Construction Date c. 1805

DRHS

Style Georgian

Architect/Builder

Primary Material:

Foundation Uncut Stone & Brick

Wall/Trim Clapboard & Wood Shingle/Wood

Roof Asphalt Shingle

Outbuildings/Secondary Structures

Barn

Major Alterations (with dates)

Condition Good

Moved no Date

Acres 0.38 acres

Setting Residential area on major thoroughfare

Draw a map showing the building's location in relation to the nearest cross streets and/or major natural features. Show all buildings between inventoried building and nearest intersection or natural feature. Label streets including route numbers, if any. Circle and number the inventoried building. Indicate north.

See Continuation Sheet

Recorded by Karen L. Davis

Organization Duxbury Historical Commission

Date (month / year) March 2001

RECEIVED

JUL 03 2001

MASS.HIST.COMM

Follow Massachusetts Historical Commission Survey Manual instructions for completing this form.

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

Form No. 46;370

ARCHITECTURAL DESCRIPTION

D see continuation sheet

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

Facing west, the house at 291 Washington Street stands on the east side of the street at the southeast corner of Linden Lane. It is a fine example of a substantial, two-story, hip-roofed house designed in the Georgian style. Its finely crafted cornice and projecting portico are particularly noteworthy. The house is differentiated from the many hip-roofed Federal-style houses along Washington Street by its corner quoins. Similar houses stand at **286 Washington Street** and **332 Washington Street**.

Five bays wide by two deep, the symmetrical main block has a center chimney and a central portico. A 1-story, side-gabled wing extends five bays from the northeast corner of the main block to connect with a 1-1/2 story barn. Clapboards cover the facade of the house and shingles cover the side elevations. In addition to the central main chimney, there is chimney on the east slope of the wing. The main entrance to the house is sheltered by a hip-roofed portico that incorporates a projecting vestibule with windows on the sides and quoined corners. Alternating mirrored diamonds and triglyphs decorate the portico frieze, which rests on Tuscan columns. The wood-panel front door has lights in the two upper panels. It is flanked by pilasters rising to a compound entablature that dies into the portico ceiling. Another similarly detailed doorway leads into the house from the north elevation of the main block. Windows contain 6/6 sash and simple projecting casings with molded lintels that are set well below the eaves at the second story. Some of the lintels have hipped caps, which may be original. Rusticated corner quoins rise to a finely ornamented cornice composed of three bands: dentils, applied half drops, and vertical scoring. The front-gabled barn features a cupola, hayloft door, scalloped rake boards, and a triangular sash with diamond panes in the gable end. An overhead garage door covers the entrance on the facade and barn doors lead in from the north elevation facing Linden Lane.

The main block of this well-preserved house appears to have experienced minimal alteration or it has been nicely restored. Whether or not the portico/vestibule is a later addition needs further research. The fine details of the portico suggest that it was early. The projecting vestibule is common on Duxbury houses with central chimneys, since the entry hall would otherwise be cramped. Some of the vestibules are clearly additions, while others may be original. Sanborn maps (1915-1954), which typically show projecting features, do not show the vestibules, but many of them were most certainly there by the mid-20th century and probably well before. In any event, these porticos are now character defining features of Duxbury's early 19th century houses. The house has had a north wing since at least 1879, but it appears that it was expanded to the north and east or rebuilt entirely in the mid- to late-20th century to connect with the barn. There has been a barn in the general location of the present one since at least 1879.

HISTORICAL NARRATIVE

D see continuation sheet

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.

Previous research on the house at 291 Washington Street has traced it back to 1805, when Snow Magoun bought the land and married Sophia. It is generally assumed that Magoun, a housewright, built the house immediately. By 1833, Captain George Winsor, a master mariner, owned the house, which remained in his family until at least 1879. S. Sampson owned the house in 1903. In the 1930s, the house became a gift shop

MASSACHUSETTS HISTORICAL COMMISSION
 MASSACHUSETTS ARCHIVES BUILDING
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Form No. 46 18

owned and operated by Edward and Olive Turner . In the 1970s the store, known as the Studio, was operated by Richard Rothmund and Graham Prendergast until about 1976. The house is now a private residence .

Bibliography and/or REFERENCES

D *see continuation sheet*

Assessors maps: 1944 and 1999.

Historic Maps: 1833, 1857, 1879, 1903; Sanborns : 1915, 1931, 1945, 1954.

State census records : 1855, 1865.

Town directories: 1867, 1906, 1915.

Street List of Registered Voters in Duxbury. 1950, 1966.

MHC inventory form, Dux.46., 291 Washington Street. Recorded by A.B . Earle, 1976.

Wentworth Dorothy. "Snow Magoun, 1805." Duxbury Clipper . Jan. 17, 1974. (copy on file at DRHS).

National Register Nomination : Old Shipbuilder 's Historic District. Prepared by Betsy Friedberg and the Duxbury Historical Commission. 1986.

MacMillan. Stopping Places. 1991. p.52.

Bold typeface indicates that an inventory form is on file.

D Recommended for listing in the National Register of Historic Places. *If checked, you must attach a completed National Register Criteria Statement form .*

The house was listed on the National Register of Historic Places in 1986 as a contributing structure in the Old Shipbuilders Historic District .



FORM B - BUILDING

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

NRDE 12/1
10.11

DUX.46

L/1

In Area no. <u>b</u>	Form no. <u>1-1</u>
-------------------------	------------------------



town Duxbury PA DUX USGS D

address 291 Washington St.

name Snow Magoun House

present use main house vacant

residence in wing

present owner Olive Turner

description:

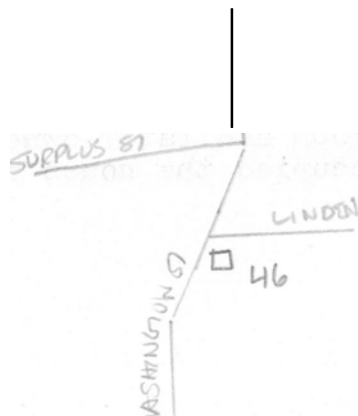
date 1805

source Duxbury Rural and Historical Society research

title "captain's house", center chimney colonial, braced frame construct.

Architect Snow Magoun, builder

4. Map. Draw sketch of building location in relation to nearest cross streets and other buildings. Indicate north.



Exterior wall fabric wood --clapboards and shingles

Outbuildings (describe barn, connected by ell).

Other features finely grooved quoins, porch with delicate columns and cornice of ornamental woodwork with diamond-shaped glass inserts, decoratively carved border under eaves.

Altered ell connected -flitch...

Interior changes since 1950's, when Moved Mf. became a Date _____

5. Lot size:

One acre or less x **Over one acre**

Approximate frontage 100'

Approximate distance of building from street 8'

6. Recorded by Alexandra B. Earle

Organization Duxbury Historical Commission

Date May 27, 1976

DO NOT WRITE IN THIS SPACE	
USGS Quadrant _____	
IM.HC Photo no. _____	

(over)

7. Original owner (if known) snow Magoun

Original use residence

Subsequent uses (if any) and dates Has been a shop (primarily gift shop) from the }
1930's until 1976. It is now vacant.)

8. Themes (check as many as applicable)

- | | | | |
|-----------------------|---------------|----------------------------|-------------------------|
| Aboriginal | | Conservation | Recreation |
| Agricultural | | Education | Religion |
| Architectural | <u> x </u> | Exploration/
settlement | Science/
invention |
| The Arts | | Industry | Social/
humanitarian |
| Commerce | <u> x </u> | Military | Transportation |
| Communication | | Political | |
| Community development | <u> </u> | | |

9. Historical significance (include explanation of themes checked above)

This is a substantial 4 square house, built by a housewright in 1805 on the newly laid out road "leading from Blue Fish River to Daniel Hall's," set on the corner of a way leading to the shore.

It was built around a huge central chimney with six fireplaces and is supported by some of the largest timbers found in Duxbury homes of the period. The exterior has fine and unusual detail. The interior is plain and has been changed somewhat during the years when the house was known as The Studio, a shop. Structurally, the interior remains much as it was in the days of Snow Magoun and later owner, Captain George Winsor, a master mariner who occupied the house for 44years.

10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Duxbury Rural and Historical Society, Date Board Committee research, Dorothy Wentworth, researcher.



338 WASHINGTON STREET
CURRENT VIEW



Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No: DUX.18
Historic Name: Wadsworth, Ahira House
Common Name:
Address: 338 Washington St
City/Town: Duxbury
Village/Neighborhood: Duxbury
Local No:
Year Constructed: 1803
Architect(s): Wadsworth, Ahira
Architectural Style(s): Federal
Use(s): Boarding House; General Retail Store; Single Family Dwelling House
Significance: Architecture; Commerce
Area(s): DUX.B: Old Shipbuilder's Historic District
Designation(s): Nat'l Register District (08/21/1986)
Building Materials(s): Roof: Asphalt Shingle
Wall: Wood; Wood Clapboard; Wood Shingle
Foundation: Granite



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Massachusetts Historical Commission
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www.sec.state.ma.us/mhc

This file was accessed on: Thursday, September 22, 2016 at 9:40: PM

NRDI 8/21/10 (10)

DUX. 18 11

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
Office: _____ at _____, Boston

In Area no. b	Form no.
-------------------------	----------



Location: Duxbury USGS-DUX
 Address: 338 Washington St.
 Name: Ahira Wadsworth house
 Present use: residence
 Present owner: Theodor Jones
 Description:
 Date: 1803
 Source: Duxbury Rural and Historical Society research
 Description: 2 story colonial

4. Map. Draw sketch of building location in relation to nearest cross streets and other buildings. Indicate north.



Architect Ahira Wadsworth, builder
 Exterior wall fabriclapboard and shingle
 Outbuildings (describe garage (modern))
 Other features unusual serpentine wainscot
intricately carved mantle with
 McIntyre influence.

Altered 1796 building Date before 1827
 on property added as kitchen ell.
 Moved no Date _____

5. Lot size:

One acre or less .48 Over one acre _____
 Approximate frontage 100 feet _____
 Approximate distance of building from street
30 feet

6. Recorded by Alexandra B. Earle

Organization: Duxbury Historical Commission
 Date: May 19, 1976

DO NOT WRITE IN THIS SPACE
USGS Quadrant _____
MHC Photo no. _____

(over)

7. Original owner (if known) Ahira Wadsworth _____

Original use residence and store _____

Subsequent uses (if any) and dates boarding house at one time _____

8. Themes (check as many as applicable)

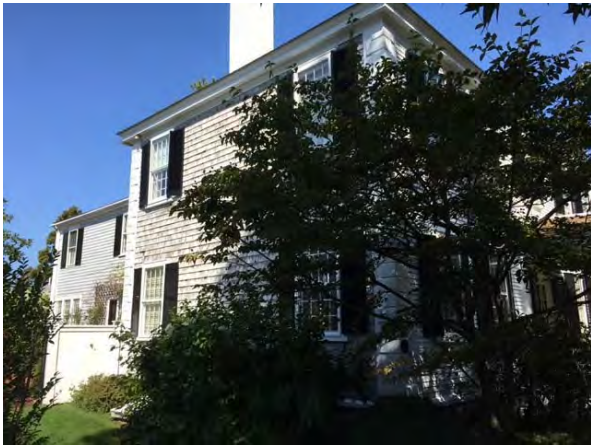
Aboriginal		Conservation	Recreation
Agricultural		Education	Religion
Architectural	<input type="checkbox"/>	Exploration/ settlement	Science/ invention
The Arts		Industry	Social/ humanitarian
Commerce	<input checked="" type="checkbox"/>	Military	Transportation
Communication		Political	
Community development	<input type="checkbox"/>		

9. Historical significance (include explanation of themes checked above)

Built by merchant/sea captain Ahira Wadsworth in 1803 facing the newly created highway along the shore, instrumental in the development of the shipbuilding industry in Duxbury. A large elegant house, suitable for a young merchant. Interior detail more elegant and fashionable than that in Duxbury homes of the period, with McIntyre influence in intricately carved mantle. House later owned by Captain Martin Wterman, another seafarer, and was sold by his heirs in 1962.

10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Duxbury Rural and Historical Society research.



120 KING CAESAR ROAD

CURRENT VIEW



Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No: DUX.28
Historic Name: King Caesar House
Common Name: Weston, Ezra II House
Address: 120 King Caesar Rd

City/Town: Duxbury
Village/Neighborhood: Duxbury
Local No:
Year Constructed: 1808
Architect(s):
Architectural Style(s): Federal
Use(s): Museum; Single Family Dwelling House
Significance: Architecture
Area(s):
Designation(s): Nat'l Register Individual Property (03/29/1978)
Building Materials(s): Roof: Asphalt Shingle
Wall: Brick; Glass; Wood; Wood Clapboard
Foundation: Granite; Stone, Cut



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

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FORM B - BUILDING

NR 3-29-78

DUX-28

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

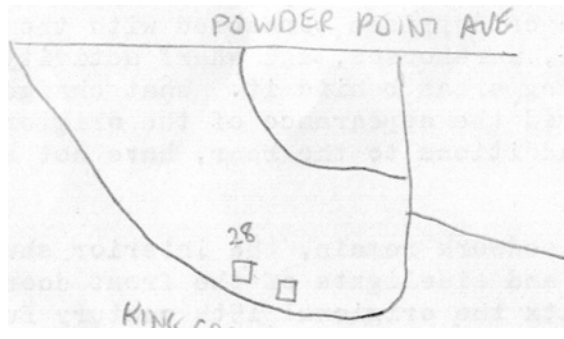
In Area no.	Form no.
	2 -

1. Town Duxbury PP L. X
 Address 120 King Carter Rd
 Name King Carter House
 Present use Museum, Headquarters of
Duxbury Rural and Historical Society
 Present owner Duxbury Rural & Historical
Society, Inc.

2. Photo (3x3" or 3x5")
 Staple to left side of form
 Photo number _____

3. Description:
 Date _____
 Source Mrs. Dorothy Wentworth
 Style Federal Town Historian
 Architect _____
 Exterior wall fabric Yellow painted shingles
 Outbuildings (describe) Barn, attached guest
house
 Other features Period garden, Wharf, Barn for
meetings, ells and house display
collections
 Altered _____ Date _____
 Moved not apparently Date _____

4. Map. Draw sketch of building location
 in relation to nearest cross streets and
 other buildings. Indicate north.



5. Lot size:
 One acre or less _____ Over one acre x
 Approximate frontage 215 feet
 Approximate distance of building from street
100 feet
Polly Nash

DO NOT WRITE IN THIS SPACE
USGS Quadrant _____
MHC Photo no. _____

6. Recorded by Mrs. Dorothy Wentworth
 Organization Duxbury Rural & Historical
 Date 6-26-72 _____
 _____ Society

(over)

7. Original owner (if known) Ezra Weston III

Original use Residence for Shipbuilding Family

Subsequent uses (if any) and dates Boy's School, Museum displaying furnishings and

8. Themes (check as many as applicable) collections of Duxbury Rural and Historical Society

Aboriginal	<input type="checkbox"/>	Conservation	<input checked="" type="checkbox"/>	Recreation	<input checked="" type="checkbox"/>
Agricultural	<input checked="" type="checkbox"/>	Education	<input checked="" type="checkbox"/>	Religion	
Architectural	<input checked="" type="checkbox"/>	Exploration/		Science/	
The Arts	<input checked="" type="checkbox"/>	Settlement		Social	
Commerce	<input checked="" type="checkbox"/>	Industry	<input checked="" type="checkbox"/>	Invention	
Communication	<input type="checkbox"/>	Military	<input type="checkbox"/>	humanitarian	
Community development	<input checked="" type="checkbox"/>			Transportation	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	Political			

9. Historical significance (include explanation of themes checked above)

Ezra Weston II, was a member of the family firm of E. Weston and Son, when he built th big square house on the Weston farm on Powder Point, in 1808. The Westons were fast becoming the leaders in the shipping industry.

Realizing the importance of this property to the town, and successive generations, the Duxbury Rural and Historical Society raised funds to acquire the property in 1965, when it became available, and undertook restoration.

The house, two storied, with four tall end chimneys, and facing the Weston Wharf, was in the midst of all the enterprises connected with the family business- the rope walk, ship yard, warehouses, and wharf activity before it, and all the barnyard and farming areas behind it. What changes have been made over the years have not altered the apperance of the original front part of the house. The ells and additions to the rear, have not spoiled the dignity of the Weston mansion.

The fine details of the interior woodwork remain, th interior shuttered windows and leaded glass in the fanight, and sidelights of the front door are unchanged. The two front parlors decorated with the original 19th century European scenic wallpapers have recently been restored by the Society, with the help of members of the staff of the Boston Museum of Fine Arts.

During the summer months, the museum is open to visitors, other times by appointment, and a summer historical lecture series is conducted in the barn.

10. Bibliography and/or references (suchas local histories, deeds, assessor's records, early maps, etc.)







44 STETSON PLACE

CURRENT VIEW



Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No: DUX.394
Historic Name: Stetson, Charles F. House
Common Name:
Address: 44 Stetson Pl
City/Town: Duxbury
Village/Neighborhood: Duxbury
Local No: 192-080-001
Year Constructed: c 1890
Architect(s):
Architectural Style(s): No style
Use(s): Single Family Dwelling House
Significance: Architecture
Area(s):
Designation(s):
Building Materials(s): Roof: Asphalt Shingle
Wall: Wood Shingle; Wood
Foundation: Stone, Uncut



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

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FORM B - BUILDING

DUX. 394

MA.SACHUSETTS HISTORICAL COMMISSION
MA.SACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BoULEVARD
BoSTON, MASSACHUSETTS 02125

Assessor's Number USGS Quad Area(s) Form Number
j 192-080-001 ! !Duxbury | **D** 74 37 S

Town Duxbury



ighborhood or village) Duxbury Village
44 Stetson Place
Name
resent Residential
igi nal Residential
Const ruction ca. 1890
Maps/Visual
orm Italianate
ct/Builder

Sketch Map

Draw a map showing the building 's location in relation to the nearest cross streets and/or major natural features. Show all buildings between inventoried building and nearest intersection or natural feature. Label streets including route numbers, if any. Circle and number the inventoried building. Indicate north.

See Continuation Sheet

Exterior Material:

Foundation Field Stone
Wall/Trim Wood Shingle/Wood
Roof Asphalt Shingle

Outbuildings/Secondary Structures
Barn

Major Alterations (with dates)

Extension of roofline, dormer, replacement of front door, west addition (probably mid-20th century)

Condi ti on Fair

Moved X no D yes Date

Acreage 0.52 acres

Setting Residential, on dead end lane

Recorded by Karen L. Davis

Organization Duxbury Historical Commission

Date (month I year) April 2001

RECEIVED

I}LJL O J 2tJ{J fow Massachusetts Historical Commission Survey Manual instructions for completing this form.

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

Form No. 374j ?FS

ARCHITECTURAL DESCRIPTION

D see continuation sheet

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

Facing south, the house at 44 Stetson Place is a typical front-gable, late-19th century workers ' cottage designed in a very simple version of the Italianate style. It is similar to the houses at **44 Stetson Place and 1243 Tremont Street**. These houses were particularly common in industrial villages that developed around mills and factories . In form the houses are similar to the front-gabled Greek Revival-style dwellings that are quite common in Duxbury, the major difference being in the trim around the main entrance.

Three bays wide (26 feet) by two deep (27 feet), the rectangular main block rises 1-1/2 stories from a low foundation to a front-gabled roof that has been extended on the west slope. A hip-roof, wall dormer rises through the *east* slope of the roof near center. A one-story, side-gabled wing addition (20 x 6) extends from the west elevation . A small room with screened porch extends to the east from the north east corner of the house, probably an extension of an ell that is not visible from the street. One chimney rises through the east slope of the main roof near center; another rises through the west end of the ridge of the west wing. The main entrance, which follows the side-hall plan, contains a faux Dutch door sheltered by a Victorian door hood on large scrolled brackets . Windows have 2/2 sash and simple flush frames. The house is trimmed by narrow corner boards that rise to a frieze and deep molded cornice with returns at the gable ends. A shingled-clad, front-gabled, 1-1/2-story barn stands west of the house . Facing east, it features a sliding vehicular entrance, hayloft door, and 6/6 sash window. A one-story lean-to is attached to the north elevation .

The extension of the roofline, which allowed for a wider first floor, the addition of the wall dormer, and the replacement door are the major alterations to the main block of this house . The west wing was probably added in the mid-20th century. The door hood and 2/2 window sash are important character defining features.

HISTORICAL NARRATIVE

D see continuation sheet

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.

Visually, the house at 44 Stetson Place appears to date to the late-19th century. Maps indicate that it was built between 1879 and 1903 (c. 1890). In 1903, there were four houses along what is now Stetson Place, not including the house on the corner facing Washington Street. All four were owned by Charles F . Stetson, who was listed in the 1906 and 1915 directory as retired . He lived on the street, but in which house is not specified . In 1879, before the houses were built, J. Stetson's shop stood on the corner where 346 Washington Street is now. In 1944, the house at 44 Stetson Place was owned by Eva M. Wadsworth , who was listed in the 1950 directory as a 73-year-old housewife. Over the years, the name of the street has evolved from Stetson Lane to Stetson Avenue and finally to Stetson Place.

BIBLIOGRAPHY and/or REFERENCES

D see continuation sheet

Assessors maps: 1944 and 1999.

Historic Maps: 1833, 1857, 1879, 1903; Sanborns: 1915, 1931, 1945, 1954.

1865 State Census.

Town directories: 1867, 1906, 1915.

Street list of registered voters: 1950.

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DUX. 394

INVENTORY FORM CONTINUATION SHEET

Duxbury

44 Stetson Place

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

Form No. 394; 395



Stetson, Charles F. House (DUX. 394)



Stetson, Charles F. Barn (DUX. 395)

