

INVENTORY FORM B CONTINUATION SHEET

GEORGETOWN

10 Moulton Street

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

GEO.237  
GEO.238

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

FORM B – BUILDING

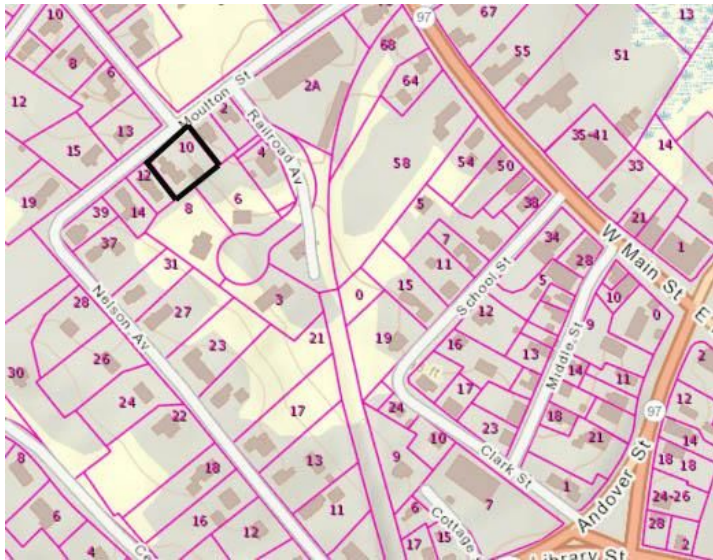
MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

Photograph



View from north.

Locus Map (north at top)



Source: Mass GIS Oliver Parcel Viewer

**Recorded by:** Kathryn Grover & Neil Larson  
**Organization:** Town of Georgetown Historical Commission  
**Date:** June 2017

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

6C-110

Georgetown

GEO.237  
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**Setting:** Residential neighborhood developed in late 19<sup>th</sup> century adjacent to commercial area of town center.

**Town/City:** Georgetown

**Place:** (*neighborhood or village*):  
Georgetown Center

**Address:** 10 Moulton Street

**Historic Name:** Moulton-Morrison Boardinghouse &  
Rogers Livery Stable

**Uses:** Present: single family residential

Original: single family residential

**Date of Construction:** ca. 1875

**Source:** deeds & visual assessment

**Style/Form:** Italianate

**Architect/Builder:** unknown

**Exterior Material:**

Foundation: brick

Wall/Trim: wood clapboards

Roof: asphalt shingles

**Outbuildings/Secondary Structures:**

Livery stable, ca. 1883

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

Long run of wood stairs added to front

**Condition:** excellent

**Moved:** no ☒ yes ☐ **Date:**

**Acreage:** 0.33 acre

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

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

## ARCHITECTURAL DESCRIPTION:

The Moulton-Morrison Boarding House, built between 1873 and 1878, is a large two-story wood frame domestic building of asymmetrical design. The main section is cruciform in dimension with a front gable façade containing a two-story bay window surmounted by a pediment with an arched window. Entrances are located in two cross-gable wings set back from the front façade and linked by an ornate porch that wraps around all three sides. The gable end of the northeasterly wing contains the same features of the front facade—two-story bay window and a pediment containing an arched window—and it is fronted by a three-story tower, square in plan, with a double hopped door with arched dormers, in which the principal entrance is located. The southwesterly wing has neither bay windows nor a fronting tower. A two-story service ell forms the fourth leg of the cruciform plan. It connects the house to a two-story, cross-gable boarding house annex at the very rear of the building. Ornamentation is restrained with Classical entablatures with tall friezes distinguishing the roof edges with short returns at the bases of the many gables. Eaves are deep and brackets are only seen on the front façade. The base walls of bay windows are paneled and window heads are slightly proud of the wall surfaces. Oculi are centered in the third story of the tower.

A large barn is located east of the house. Built about 1883, its large scale indicates it was more than domestic in function and likely served as a livery stable associated with the boarding house and activity around the railroad depot. Its gabled front façade faces Moulton Street and contains wagon and stable doors; a mow door above the wagon entry has been altered into a window. The brick basement level is exposed at ground level on the northeast side of the building for access into additional stabling for horses or cows. The barn is sided with wood clapboards with modest trim similar to that on the house. The low gable roof is covered with asphalt shingles.

The property covers two lots, each 60 by 120 feet, with the house occupying most of the southwesterly one. The site slopes down towards the northeast leaving the house on a terrace elevated above the street with small front and side yards with the year on the northeast confined by a stone retaining wall to provide level access to the barn. Most of the barn lot has been paved for parking.

## HISTORICAL NARRATIVE

In 1853, Georgetown shoe manufacturer Daniel E. Moulton bought 16 acre from the estate of late Nathaniel Nelson, who lived at the northwest corner of Andover Street and Nelson Avenue. The tract embraced the area that is now Moulton Street.<sup>1</sup> Between 1873 and 1883 he subdivided the tract, mostly into lots of 120 by 60 feet, sold three undeveloped lots by 1875, and then had houses built on at least three other lots—at 2 and 10 Moulton Street and 39 Nelson Avenue, at the southeast corner of the intersection of those two streets. Moulton may have been inspired to develop housing for the town's shoe and other workers by the fact that the Nelson heirs had begun to develop the estate's land on both sides of Nelson Avenue as early as 1849.

It appears that Daniel E. Moulton had this building erected sometime between 1873 and 1878 for a boardinghouse. Its proximity to shoe factories and the railroad depot made it a prime location for short-term lodgers. In July 1878 Moulton sold a house and lot on Moulton Street to Harriet E. Morrison of Newburyport for \$3400 and held a small mortgage for Morrison and her husband Daniel, a dealer in leather belting and other shoe factory supplies. They evidently purchased the property on speculation, and the 1880 census documents a boardinghouse in this location run by Ephraim Tebbets and his family. Boarders included four shoe factory workers, a hack driver, and a hostler in a livery.

<sup>1</sup> Joseph Kimball and Jer. P. Jones, administrators estate Nathaniel Nelson, to Daniel E. Mouton, 15 September 1853, SECD 487:99.

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In 1883 the Morrisons sold the property for \$2100 to Caroline F. Rogers, wife of Frederick E Rogers, proprietor of the Clinton House in Haverhill. Twelve days later Rogers acquired the adjoining lot to the east of the house lot for \$250 from Moulton and likely built the large livery stable extant on the property. The 1885 directory lists the Rogers residing on Moulton Street, after which they sold property to Daniel Shea of Cambridge, who in turn conveyed it a year later to J. D. Hayes for \$300 plus the \$2000 mortgage the Rogerses left with the house.<sup>2</sup>

Born in 1836 in Poland, Maine, Junius Dresser Hayes had been living in Clinton, Massachusetts, in 1880 with his wife Lucinda K. Staples, whom he married in 1863 in Berlin, Massachusetts, and their two children. In that year Hayes was employed as a carpet factory superintendent. He had served as a private in the 18<sup>th</sup> Massachusetts Infantry in the Civil War for nine months in 1861-62 and was discharged for disability; either during the war or afterward he lost sight in one eye and a finger on his right hand. He was living on Moulton Street and working as a clerk in a stove store when the 1900 census was taken. Ten years later he was a furniture store salesman. Both censuses enumerated only Hayes and his wife in the rambling house.

In 1911 Hayes sold 10 Moulton Street to Winthrop S. Hill, and eight years later Hill sold it to George A. and Esther L. Dort of Haverhill,<sup>3</sup> Dort was a house carpenter born in Nova Scotia, and his wife Esther (shown in some records as Martha) was from St. John's, New Brunswick. The couple rented in Newburyport and had a daughter, Estelle Maude, who had been born in Ipswich in 1897. The 1925 directory shows George Dort at 10 Moulton Street, and in 1930 he was living at this address with a housekeeper and a boarder; his wife was then living and working as a nurse in a Haverhill household.

In 1928 the Dorts sold the property to Georgetown attorney Robert F. Metcalf, who was involved in numerous real estate transactions in town, and in 1935 Metcalf sold 10 Moulton Street to Isaac and Anna Garte (sometimes Gerte).<sup>4</sup> Garte was born in Novograd in Volhynia province, Ukraine, in 1888 and served three years as a musician in the Russian military before coming to the United States in 1913, where he married; his wife Anna was also from Volhynia. In 1920 the couple was living in a three-family house in Malden, where Garte worked as a factory wood turner; they had moved to Dorchester by the early 1930s. In 1939 the Gartes defaulted on their mortgage for 10 Moulton Street and returned to Boston, where the 1941 directory lists Garte as a furniture manufacturer.

In 1939 Ipswich Cooperative Bank sold 10 Moulton Street to Kenneth M. and Dorothy G. Thompson. Born in 1907 to house carpenter William Harvey Thompson and his wife Sadie M. Goodwin, Kenneth Thompson grew up nearby on Monroe Street. In 1936 he married Doris Grant, a native of Woodbury, New Jersey, then living in Georgetown, and the 1938 Haverhill directory shows him as a John Hancock Life Insurance Company agent living in Georgetown. He was a retail meat clerk in 1940 and shown as a storekeeper on his 1946 Mason's membership card. Thompson may also have defaulted on the Garte mortgage he had assumed when he bought the house, and in 1945 he sold 10 Moulton. The property thereafter changed hands often. Current owners Craig Mabiis and Kimberly Ann Sarno acquired it in 2014.<sup>5</sup>

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<sup>2</sup> Daniel E. Moulton to Harriet E. Morrison, Newburyport, 16 July 1878, SECD 1001:236; Daniel and Harriet Morrison, Newburyport, to Daniel E. Moulton, 16 July 1878, SECD 1001:78; Daniel and Harriet Morrison, Newburyport, to Caroline F. Rogers, 7 August 1883, SECD 1115:195; Daniel E. Moulton to Caroline F. Rogers, 19 August 1883, SECD 1115:196; Frederick E. and Caroline F. Rogers to Daniel Shea, 25 January 1886, SECD 1166:149; Daniel Shea, Cambridge MA, to J. D. Hayes, 14 January 1887, SECD 1189:128.

<sup>3</sup> J. D. Hayes to Winthrop S. Hill, 25 October 1911, SECD 2111:436; George A. and Esther L. Dort to Robert F. Metcalf, 3 March 1928, SECD 2756:516.

<sup>4</sup> George A. and Esther L. Dort to Robert F. Metcalf, 3 March 1928, SECD 2756:516; Robert F. Metcalf to Isaac and Anna Garte, 10 August 1935, SECD 3044:405.

<sup>5</sup> Ipswich Co-operative Bank to Kenneth M. and Doris G. Thompson, 12 July 1939, SECD 3187:469; Ipswich Co-operative Bank to William J. Fuller, 21 September 1945, SECD 3425:103; Leo J. Kraunelis Jr., Boxford MA, to Craig Mabiis and Kimberly Ann Sarno, 10 Moulton St, 17 October 2014, SECD 33615:234.

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*Ipswich, Boxford, Georgetown, Middleton, Newbury, Rowley, Salisbury, Topsfield, West Newbury Directory 1957*. New Haven, CT: Price & Lee Co., 1957.

## MAPS

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## PHOTOGRAPHS (all photos by Neil Larson, 2017)



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View form west.

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## National Register of Historic Places Criteria Statement Form

Check all that apply:

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

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

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

Statement of Significance by Neil Larson

*The criteria that are checked in the above sections must be justified here.*

The Moulton-Morrison Boarding House, built between 1873 and 1878, appears to be eligible for the National Register under criteria A and C. It is one of the more prominent examples of Italianate domestic architecture in the town center that belies its location and boarding house function in a working-class section. The large two-story wood frame domestic building has an asymmetrical appearance with a cruciform plan; The cross-wing plan, deep eaves with pronounced Classical features, two-story bay windows, three-story tower and front wrap-around porch are the primary design features. Built by shoe manufacturer Daniel E. Moulton, who also subdivided and developed lots along the eponymous street, the elegant building was conceived as a boarding house for factory workers and railroad transients. After being passed around among other commercial investors, one of which built the livery stable on the property around 1883, again reflective of its proximity to the railroad depot, the house was adapted to single-family use. It changed owners frequently, but has remained remarkably intact largely because owners did not have the financial ability to improve it.