

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

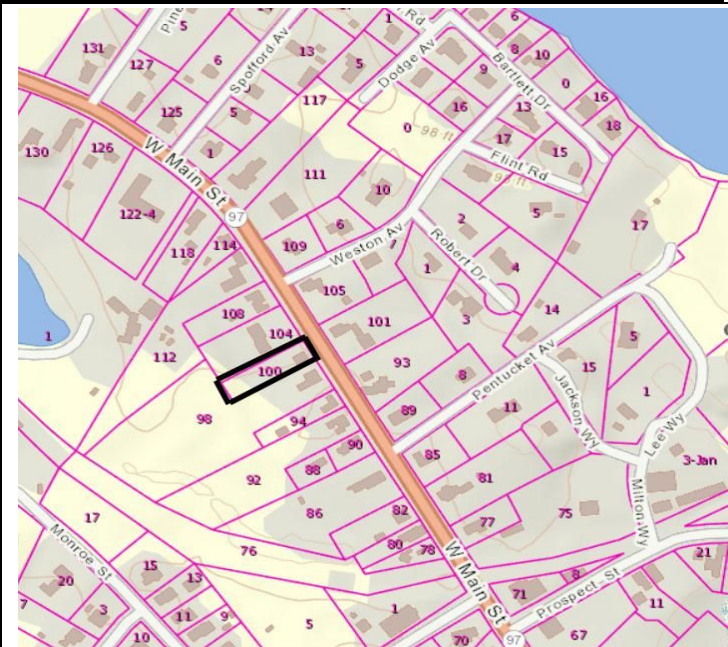
FORM B – BUILDING

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

Photograph



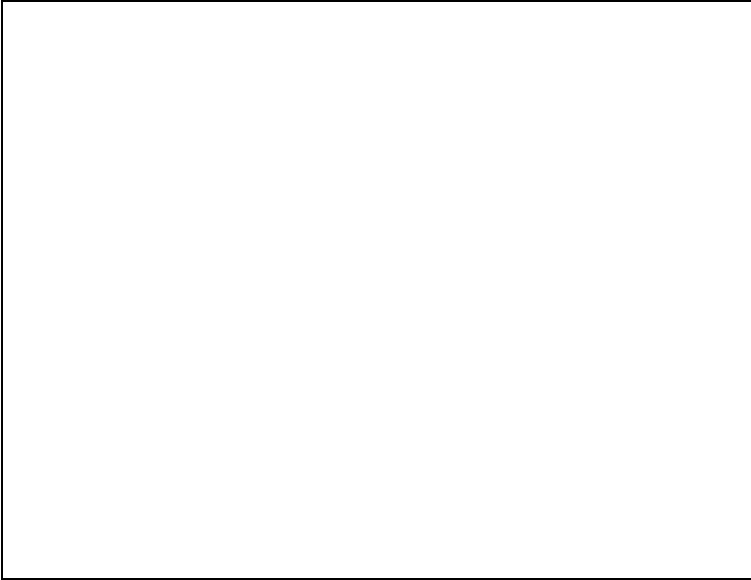
View from east.



Source: Mass GIS Oliver Parcel Viewer

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

Locus Map (north at top)



INVENTORY FORM B CONTINUATION SHEET

GEORGETOWN

100 West Main Street

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

GEO.320

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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

6D-82

Georgetown

GEO.320

Setting: Mixed residential and commercial properties from the 19th and 20th centuries in the town center.

Town/City: Georgetown

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

Address: 100 West Main Street

Historic Name: Pierce-Hull House

Uses: Present: single family residential
Original: single family residential

Date of Construction: ca. 1842

Source: deeds & visual assessment

Style/Form: Greek Revival

Architect/Builder: unknown

Exterior Material:

Foundation: stone

Wall/Trim: vinyl clapboards

Roof: asphalt shingles

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

Rear wing expanded, mid-20th century

Vinyl siding added

Window sash replaced

Condition: fair

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.3 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 Pierce-Hull House is a story-and-a-half wood frame single-family dwelling with a side-passage plan and a gable roof built about 1742. Its three-bay front façade contains an off-center entrance without sidelights or embellishments, now distinguished by a metal awning, and two windows. Deep eaves with Classical features somewhat concealed by added siding may have been added later. The northerly gable end contains two windows on the main floor, one each for small rooms on that side, and two attic windows in the gable. The southerly end is the same except for the absence of a window in the front where a stair is located inside the entrance on the interior. A story-and-a-half cross-gable wing is attached to the rear offset to the north to provide enough space for an entrance on the front. It has a window on the northerly side and two on the rear gable; this wing may be the shoemaker's shop cited in an 1852 deed. At some later time in the twentieth century, the southerly side of the wing was bumped out under an extension of the roof to the southerly end of the house.

The house is situated in the easterly corner of a narrow frontage of deep rectangular lot. It is set back behind a small yard with a tree; a parking area has been paved on the rest of the frontage. The rear of the parcel contains an open yard.

HISTORICAL NARRATIVE

In July 1842, Joseph Little sold shoemaker Hiram R. Pierce a little more than 44 square rods of land on West Main Street for \$100.¹ Born in New Hampshire about 1823, Pierce and his wife Betsy, also a New Hampshire native, are enumerated in this neighborhood in the 1850 census with \$600 in real property. Also in their household were their teenage children Ada and John and Pierce's 57-year-old mother Abigail.

In 1851 both Hiram and Betsy Pierce died of consumption, he in March and she in December. In June of that year an inventory showed the Pierce had owned a house, shop, and a quarter-acre of land valued at \$250 and had a personal estate of only \$26.70, which included his shoemaker's work stand. In a petition to the probate court to sell the real estate, Pierce's estate administrator and Georgetown attorney Jeremiah P. Jones noted that the house was "convenient for only one family" and that it was necessary to sell all of Pierce's real estate to pay off his debt. In early February 1852 Jones sold 100 West Main Street to Darius Hull "except the shoemaker's shop, reserving the right for the purchaser to move said shop over & off said land in reasonable time." Hull, born in Northwood, New Hampshire, about 1811, was also a shoemaker, and he already owned a house and land south of this property at 98 West Main Street. He is shown there in the 1850 census, and he and his family probably rented the 100 West Main Street house until 1855, when he sold it to Charles Boynton.² Boynton's name is attached to the house on the 1872 Georgetown Center map.

Charles Boynton was born in 1813 and was the son of Eben and Jane Todd Boynton of Rowley. In 1836 he married Sybil P. Hunt, a native of Bath, New Hampshire, and the couple had children Olive Ann, Charles A., and Ira Warren between 1838 and 1849. The 1850 census shows him in or near this part of West Main Street with his wife, children Olive and Charles (Ira had died at six months old), his mother Jane Todd Boynton, and a domestic servant. Sybil Boynton died of consumption in 1855, and that year's state census shows Boynton as a widowed "speculator" living with children Olive, Charles, and Arthur, born in 1851, a boarding laborer probably related to him, and an Irish-born female domestic servant. The 1865 census shows Boynton as a trader with children Olive and Arthur and a Jane Boynton, whose relation to him is not known.

¹ Joseph Little to Hiram Pierce, 7 July 1842, SECD 336:7.

² Jeremiah P. Jones, administrator estate Hiram R. Peirce, to Darius Hull, 5 February 1852, SECD 497:242; Darius Hull to Charles Boynton, 23 April 1855, SECD 511:54.

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Although the 1872 map shows the house as Boynton's, he had in fact moved to Gloucester by 1871 and sold the property that year to Charles L. Hubbard, who owned it for more than 20 years.³ Born in Wakefield, New Hampshire, about 1831, Charles Lyman Hubbard was a boot maker and shoe factory trimmer, and he had served for ten months in the Fifth New Hampshire Infantry during the Civil War. He was living in Georgetown by 1870, when he boarded in the home of boot maker Joseph S. Hilliard on North Street. In 1872 he married Hilliard's daughter Hannah M. Hilliard, and by 1874 he was working for the Haverhill shoe firm of Harris and Downs. By 1892 the couple had moved to Haverhill and sold 100 West Main Street to Rufus Daniel Lothrop, a native of Leeds, Maine, and a shoemaker who lived there with his second wife Abbie Brown Lothrop, from Billerica.⁴

Rufus D. Lothrop lived at 100 West Main Street until he died in 1904, and his will left the property to his wife and, after her death, to his sons Charles L. and Nahum Lothrop. Abbie Lothrop was living alone at 100 West Main Street in 1910, and later that year she and Nahum Lothrop sold the property to Forest P. Hull, a grandson of former owner Darius Hull.⁵ Born in Georgetown in 1876, Forrest Prescott Hull was the son of Allston Baker and Nellie Lovering Hull, and he had grown up at 98 West Main Street. His father had been a box factory worker and an organ salesman and had become an auctioneer by 1914; by that point Forrest Hull was a reporter for the *Boston Transcript*. He is shown boarding in his parents' home through 1925, and he died in Georgetown in 1939. The 100 West Main Street property passed to his brother Herbert Justin Hull (1881-1960), who lived on Spofford Avenue, and in 1967 his widow Ethel Hull sold it to Sarah A. Spurling. Current owner Philip A. Yetman has owned 100 West Main Street since 1993.⁶

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DIRECTORIES*The Essex County Directory*. 1866. Boston: Innes & Niles, 1866.*Essex County History and Directory*. Boston: C. A. & J. F. Wood, 1870.*Resident and Business Directory of Groveland and Georgetown, Mass., for 1885-1886*. Needham, MA: Local Directory Publishing Co., 1885.*Georgetown, Boxford, Byfield, Newbury, and West Newbury, Massachusetts, Directory*. Boston: W. E. Shaw, 1901-2, 1905.*North Essex Directory for Boxford, Georgetown, Merrimac, Newbury, Rowley, Salisbury, West Newbury*. Salem, MA: Henry M. Meek Publishing Co., 1907, 1909-10, 1912, 1914-15, 1916-17, 1918, 1925.*Ipswich, Boxford, Byfield, Georgetown, Newbury, Rowley, Salisbury, Salisbury Beach, Topsfield, West Newbury Directory*. Vol. 1, 1932-'34. Beverly, MA, and Portland, ME: Crowley & Lunt, 1932.*Haverhill, Mass. Suburban Directory for Georgetown, Groveland, Merrimac and West Newbury 1940*. North Hampton, NH: Crosby Publishing Co., 1940.*Ipswich, Boxford, Georgetown, Middleton, Newbury, Rowley, Salisbury, Topsfield, West Newbury Directory 1957*. New Haven, CT: Price & Lee Co., 1957.**MAPS**

³ Charles Boynton, Gloucester MA, to Charles L. Hubbard, 2 May 1871, SECD 1351:570

⁴ Charles L. Hubbard, Haverhill MA, to Rufus D. Lothrop, 13 September 1892, SECD 1352:298.

⁵ Abbie B. Lothrop and Nahum Lothrop to Forest P. Hull, 25 September 1920, SECD 2466:24.

⁶ Ethel F. Hull to Sarah A. Spurling, 19 May 1967, SECD 5444:600: same, title 2466:24; Janet L. Madden to Cheryl A. and Phillip A. Yetman, Plaistow NH, 12 November 1993, SECD 12240:484; Cheryl A. Yetman to Phillip A. Yetman, Danvers MA, 29 September 1997, SECD 14342:254.

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Map of Georgetown in 1810 and 1840. In Gage, Thomas. *The History of Rowley, Anciently Including Bradford, Boxford, and Georgetown, from the Year 1639 to the Present Time*. Boston: F. Andrews, 1840. 320.

"Map of New Rowley Surveyed and Drawn by Philander Anderson 1830." Georgetown Historical Society.

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PHOTOGRAPHS (all photos by Neil Larson, 2017)



View from north.

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Aerial view from east, property outlined. Source: bing.com/maps.

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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 Pierce – Hull House, built ca. 1842 is a representative example of late 19th-century domestic architecture in the town center. Its end house plan and front-gable orientation has characteristics in common with other houses from this period in Georgetown. A rear wing may have initially functioned as a shoe shop. The house was built for shoemaker Hiram R. Pierce and his wife Betsy, both of whom died of consumption in 1851, after which, the house was tenanted for many years, owned by Darius Hull, who lived next door. In 1910, after some intervening owners, the house was acquired by Hull's grandson Forest P. Hull, a reporter for the *Boston Transcript*. Later his brother Herbert Justin Hull, and his wife Ethel after him held the title, continuing to rent the property to others. The property meets National Register criteria A and C as a contributing feature in a potential historic district in the town center, the boundaries of which have yet to be determined.