

INVENTORY FORM B CONTINUATION SHEET

GEORGETOWN

162 North Street

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

GEO.269

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

FORM B – BUILDING

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

Photograph



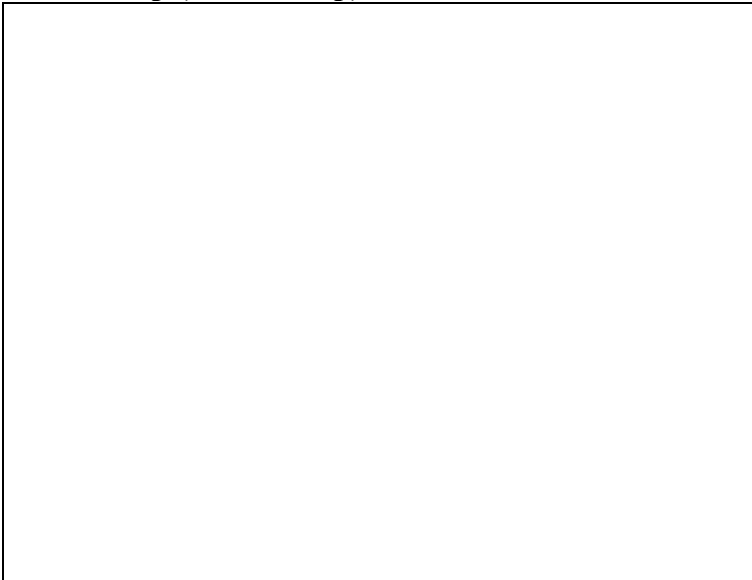
View from SE.



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)



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

12-40

Georgetown

GEO.269

Setting: Rural highway leading out from town center with farmhouses interspersed with suburban development on once-associated farmland.

Town/City: Georgetown

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

Address: 162 North Street

Historic Name: Hills-Yeaton House & Barn

Uses: Present: single family residential

Original: single family residential

Date of Construction: ca. 1818

Source: deeds & visual assessment

Style/Form: Federal

Architect/Builder: unknown

Exterior Material:

Foundation: stone

Wall/Trim: wood clapboards

Roof: asphalt shingles

Outbuildings/Secondary Structures:

Barn (connected)

Major Alterations (*with dates*):

Window sash replaced

Condition: good

Moved: no ☒ yes ☐ **Date:**

Acreage: 1.94 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 Hills-Yeaton House is a two-story wood frame single dwelling with a gable roof built about 1818. Its bilaterally symmetrical form and room-and-a-half-deep center passage plan with chimneys on the ends represents a house type common in Georgetown in the early nineteenth century. The five-bay front façade contains a center entrance absent sidelights or transom and with a late nineteenth-century hood that may have replaced a distinctive porch or an exterior vestibule. Pairs of windows flank the entrance and a modest Classical entablature distinguishes the roof edge. The end walls contain two windows on each floor flanking wide central wall spaces where the chimneys are located. Two attic windows are located in the westerly gable end where a story-and-a-half kitchen wing is attached. An enlarged porch spans the front of the wing and projects past the westerly end where a one-story garage wing has been added. The garage screens a one-story backhouse perpendicular to the rear of the ell, which connects to the front-gable of a large aisle barn appearing to be a mid nineteenth-century addition. A large vehicle door is positioned off-center in the façade in one of the wide side aisles. The back house connects to the easterly side aisle, which looks to have been where animals were stalled. The plan of the connected buildings is unusual.

The house and barn are situated on a trapezoidal lot with its narrow parallel side on the street end. The house is set back a good distance behind a large lawn; a driveway makes a straight run from the street along the westerly side of the house to the garage and then to the barn. The Parker River flows through the rear of the parcel, which is marshy; the railroad ROW forms the rear boundary.

HISTORICAL NARRATIVE

In February 1801, Israel Adams of Rowley sold a 105-acre farm with its buildings on the northwest side of North Street to Francis Hills of Newbury.¹ Of the several Israel Adamses living at this time in Rowley and Newbury, the deed makes clear that this Israel Adams was the son of Israel Adams and Deborah Searle (or Sarle), who married in 1740 in Rowley; their son Israel was born in 1748 and married Elizabeth Adams in 1775 in Rowley. Both he and his father Israel Sr. are listed as householders in the 1790 federal census and as owning dwellings in the 1798 federal direct tax listings for Rowley. Israel Adams Jr. moved his family to Hill, New Hampshire, where he died in 1818.

Francis Hills (1778-1852) was the oldest son of Obadiah Hills (1748-1825) and his wife Sarah Merrill Hills (1755-1814). In 1815 he sold his father and his younger brother Charles (1797-1846) half of the Adams farm; the other half was owned in its entirety by his father. In the deed Francis Hills identified Charles as a minor son—he was then eighteen years old—of Obadiah. In 1818 Charles Hills married Mehitable Bailey Chase (1801-38), and deeds afterward refer to the property as the Charles Hills homestead. Visual assessment suggests that the extant house on the farm was built at that time.

Charles and Mehitable Hills had seven children—Charles, Jane, Joseph Pearson, John Thurlow, Benjamin, Mehitable, and Luther Chase—between 1820 and 1831. Mehitable Chase Hills died in 1838, her son Charles Hills Jr. died without real property in 1844, and her son Joseph and husband Charles died about six weeks apart, both of consumption, in 1846. At his death Charles Hills's real property was appraised at \$3038, and a committee appointed by the probate court divided it into three shares. Oldest child Jane, the wife of Benjamin Hilliard, received a seven-acre field abutting North Street and the Baptist parsonage; son John T. Hills received 3 acres and buildings known as the Coughlin place (236 North Street); and the homestead with 13 acres (valued at \$1900) and two other tracts totaling 15.5 acres were left in shares to other heirs. Minor children Benjamin, Mehitable, and Luther each received one-seventh of this property, while the heirs of deceased sons Charles and Joseph each received two-sevenths. In late December 1849 Benjamin Winter, the guardian of the three minor Hills children

¹ Israel Adams to Francis Hills, Newbury MA, 10 February 1801, SECD 168:141.

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and of the children of sons Charles and Joseph, sold the "late homestead of Charles Hills" to Joseph Yeaton of Ipswich at auction for \$1320.²

Born in Chichester, New Hampshire, about 1810, Joseph Yeaton was living in Newbury by 1845 when he married Mary Ann Larkin, daughter of Thomas and Hannah Larkin of Newbury. By 1850 he had become superintendent of Ipswich's poor farm, where he lived with his wife and his wife's sister Hannah. The 1856 Georgetown map attaches Yeaton's name to the 162 North Street property, and the 1855 census shows him in the neighborhood with his wife and their two young daughters, Helen Josephine and Lillian Isabelle. Their first-born, Edwin Augustus Yeaton, was not in the household until 1865. By then daughter Lillian had died, and the household included Joseph Yeaton, his wife, son Edwin, daughter Helen, and son Joseph Winfred, born in 1861.

The 1870 census shows Yeaton as a farmer with \$4000 in real property, and the agricultural census for that year lists him with 30 improved acres and 5 unimproved acres. The farm was valued at \$2500, and Yeaton had 12 dairy cows, a horse, and four swine. The 1880 census lists him as a farmer and butcher. By then daughter Helen was 28 years old and teaching grammar school and son Joseph Winfred was farming with his father. Another daughter, Alice Isabelle, was born in 1866, and the household had a domestic servant in this year.

Mary Ann Larkin Yeaton died in 1892, and Joseph Yeaton died in 1901. The 162 North Street property passed to their son Joseph Winfred Yeaton, who lived there in 1910 with his sisters Helen and Alice and a 14-year-old state ward. By 1920 he and his sister Alice were at 162 North Street with a roomer. Joseph Winfred Yeaton died in 1925, and in 1930 Alice Isabelle Yeaton was shown as owner of the house and lived there with shoe factory worker Annie Banks. In 1940 she lived there with three cousins, Edward, Ella, and Ralph Yeaton.

In 1940 Alice Yeaton transferred the title to the farm to her cousin Ella, the wife of Edward H. Yeaton, and she died in 1945. After more than a century of Yeaton family ownership, Ella Yeaton sold the property out of the family in 1954. Current owners Christopher D. and Sarah L. Prescott bought 162 North Street in 2005.³

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² Benjamin Winter, guardian of Benjamin T. Hills, Mehitable Hills, and Luther C. Hills, minor children of Charles Hills, and Caleb Tenney, guardian of Lucy J. Hills and Elizabeth R. Hills, minor children of Charles Hills Jr., to Joseph Yeaton, Ipswich MA, 3 December 1849, SECD 433:269. See also Caleb Tenney, administrator of estate of late Joseph P. Hills, to Joseph Yeaton, Ipswich MA, 3 December 1849, SECD 717:284, in which Yeaton paid an additional \$330 for the Hills homestead.

³ Alice I. Yeaton to Ella Yeaton, 27 April 1940, SECD 3228:38; Ella Yeaton to Joseph T. and Emily S. Comeau, 18 January 1954, SECD 4052:478; George W. Skane Jr. and Michelle B. Skane to Christopher D. and Sarah L. Prescott, 29 November 2005, SECD 25129:552. See also SEC Plan 146 or 1955, which shows 162 North as the westerly parcel of 3.04 acres.

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MAPS

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PHOTOGRAPHS (all photos by Neil Larson, 2017)



View from SW.

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View from east.



Aerial view from north. Source: bing.com/maps.

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