

INVENTORY FORM B CONTINUATION SHEET

GEORGETOWN

22 Nelson Avenue

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

GEO.249

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

FORM B – BUILDING

Source: Mass GIS Oliver Parcel Viewer

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

Recorded by: Kathryn Grover & Neil Larson

Organization: Town of Georgetown Historical Commission

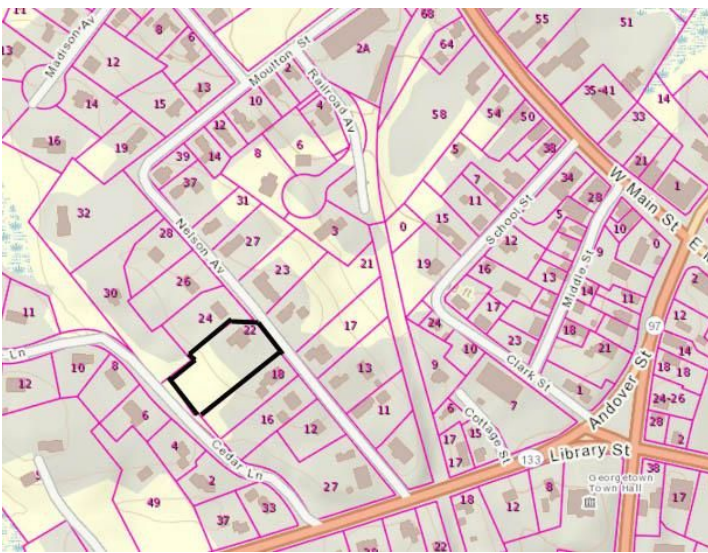
Date: June 2017

Photograph



View from north.

Locus Map (north at top)



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

6C-89

Georgetown

GEO.249

Setting: Residential neighborhood developed in the 19th century adjacent to commercial area of town center.

Town/City: Georgetown

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

Address: 22 Nelson Avenue

Historic Name: Edward P. & Mary Hughes House

Uses: Present: single family residential

Original: single family residential

Date of Construction: ca. 1914

Source: deeds & visual assessment

Style/Form: Craftsman

Architect/Builder: unknown; possibly a catalog house

Exterior Material:

Foundation: stone

Wall/Trim: wood shingles

Roof: asphalt shingles

Outbuildings/Secondary Structures:
shed

Major Alterations (*with dates*):

Addition on rear, shed dormer, late 20th century

Oriel added NW side, ca. 2000

Condition: good

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.88 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 Edward P. and Mary Hughes House, built about 1914, is a one-story, wood frame single dwelling with a gable roof and a double-pile, center-hall plan. Designed in the Craftsman style and following plans published in builders' periodicals or catalogs or provided with a kit, the house has a three-bay front facade distinguished by a central entrance with sidelights tucked under an extension of the roof, thus creating a porch with kneewalls and columns. Windows with lozenge-pane sidelights flank the entry. Deep eaves with exposed rafter tails distinguish the roof edge. A gabled dormer is positioned in the roof above the entrance. The southeast side contains two windows on the main floor with the front one being a bay window with a pronounced overhanging shed roof. Two upper-story windows are evenly spaced in the gable. Fenestration on the northwest end is similar except for an oriel added in the space of the rear window on the first story, which earlier photos show to have been the location of a picture window. A one story cross-gable wing has been added on the northerly side of the rear wall. A shed dormer likely is a later addition.

The house is situated in the northeasterly corner of the lot set back from the street behind a lawn with mature trees and foundation plantings. A lawn on the southeast side of the frontage is bisected by a driveway leading to the rear of the house where a small shed. The rear of the parcel is wooded. In 1989 the original five-acre parcel was subdivided into five lots leaving the house on a 0.88-acre lot.

HISTORICAL NARRATIVE

The houses on Nelson Avenue were built on land once belonging to Nathaniel Nelson (1767-1853), the son of Solomon Nelson Jr. (1742-1821) and his wife Elizabeth Mighill Nelson (1742-77). He was descended from English immigrant Thomas Nelson, whose sons Philip (1636-91) and Thomas (1638-1712) both have descendants in Georgetown. Philip's son Joseph (1682-1744) was the first of this surname to settle in Georgetown. Nathaniel descended from Philip's brother Thomas. He had two children with Sarah Chaplin, his first wife—Sally (1800-1869), who married housewright John Kimball of Georgetown, and Mary (1803-55), who married John's older brother Joseph Kimball, also a housewright. After Sally Chaplin Nelson's death in 1828 Nathaniel Nelson married Mary A. Spofford of Boxford, and they had one child, Elisabeth Spofford Jones (1830-1902), who in 1851 married New Hampshire native and Georgetown attorney Jeremiah Pingree Jones (1819-92). By then Nathaniel Nelson appears to have moved from Elm Street to the house at 27 Andover Street (GEO.23), built in 1815 at the northwestern corner of what is now Nelson Avenue. The 1850 census enumerated Nelson in this latter neighborhood as a farmer with real estate valued at \$17,140 and a household containing his wife Mary (with \$4000 of real estate), his yet-unmarried daughter Elisabeth, and six boarders, three men of Irish descent and one man of African descent. After Nelson's death the widowed Mary Nelson lived here with her then-married daughter Elisabeth, her son-in-law Jeremiah P. Jones, the Joneses' young daughters Mary and Elisabeth, an Irish-born domestic servant, and two boarders.

Nathaniel Nelson himself sold the first house lots, on the east side of what became Nelson Avenue, in the late 1840s, but the west side of the street remained undeveloped until about 1875, when various of his heirs began to sell lots to the north of Nelson's Andover Street home. The first lot sold on the west side, in 1866, was the site of the original house on 22 Nelson Avenue, built by Georgetown shoe manufacturer Alfred B. Noyes in ca. 1867.¹ The 1872 map shows the Noyes house as the only one then located on the west side of the street. Born in Milford, Massachusetts in 1818, he and his wife Sarah Cushman Noyes, a native of Brookfield, Maine, lived here with their daughter Alfreda, born in 1866, and sometimes a domestic servant. In 1891 Alfreda Noyes married James S. Reeve, who had recently graduated from the College of Physicians and Surgeons in New

¹ Sally and John Kimball and William Nelson to Alfred B. Noyes, 19 December 1866, SECD 741:181; William Nelson to Alfred B. Noyes, 28 December 1867, SECD 741:182. Noyes paid \$1175 for five acres of land in these two transactions.

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York City. Reeve was born in Groveland, but his father, James Theodore Reeve, had been a physician in Appleton, Wisconsin, for many years. After their marriage, James S. and Alfreda Noyes Reeve returned to Appleton, where James Reeve joined his father's medical practice, and by 1910 Alfred B. Noyes and his wife were living in their daughter's Appleton household.

In 1913 Alfred B. Noyes died in Wisconsin, and the next year the Georgetown Savings bank sold the house and its 5-acre lot at auction to Mary E. Hughes for \$745.² Mary Elizabeth Rice Hughes was the wife of Georgetown native Edward P. Hughes, having just married him in Boston in 1914. She and her husband built the existing house at 22 Nelson Avenue. Born in 1869, Edward P. Hughes was the son of Irish immigrants Arthur and Ann Carroll Hughes. Arthur Hughes was a shoemaker, and in 1880 his wife was working as a boot stitcher in their home. At that time, they were living with Ann's mother Catherine Carroll, then 78 years old, their children Edward, Arthur, Rose Ann, and John, and a nephew. By 1900 his father had died, and Edward Hughes was working as a hotel porter. His brothers Arthur and John were barbers, and the three supported their mother and sisters. Edward Hughes was managing a bathhouse in 1910 and was working as a clerk when he married in 1914.

The 1916 directory shows Edward P. Hughes at 22 Nelson Avenue, and the 1920 census shows him and his wife there; he was then working as a railroad crossing flagman. By 1930 he was running a truck farm on his five acres as well as managing the bath house; he was shown as a bath house superintendent when he died in September 1930. The family continued to own the property until 1950, when Edward Hughes's daughter-in-law Martha sold it to Robert P. and Jeannette Cheney, who in turn sold it in 1951. The five-acre tract was subdivided in 1989, and current owners Charles J. and Teresa B. Keiltry acquired the house and 38,180 square feet in 1990.³

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DIRECTORIES

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² Alfred B. Noyes to Mary E. Hughes, 24 October 1914, SECD 2279:549. Born in 1927, this Alfred B. Noyes lived in Haverhill and is often cited as Alfred B. Noyes Jr., though his father was named Enoch.

³ Martha C. Hughes to Robert P. and Jeannette Cheney, 14 October 1950, SECD 3778:48; Robert P. and Jeannette Cheney to Hobart R. and Elinor D. Rowe, Saugus MA, 10 August 1951, SECD 3836:564; Hobart R. and Elinor D. Rowe to Thomas B. and Pauline J. Nagle, 27 October 1953, SECD 4021:350; Thomas B. and Pauline J. Nagle, St. Augustine FL, to Charles J. and Teresa B. Keiltry, 22 Nelson Ave, 20 August 1990, SECD 10560:582. The property is shown as Lot 22 on "Plan of Land #22-46 Nelson Avenue in Georgetown, Massachusetts, Prepared for the Precise Group, Inc.," 11 September 1989, SECD 259:56.

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MAPS

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

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22 Nelson Avenue is shown at far right as Lot 22 on this 1989 plan (SECP 259:56).

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PHOTOGRAPHS (all photos by Neil Larson, 2017)



View from north.

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View from east.



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

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Aerial view from west showing subject house (upper right) with houses built after original five-acre parcel on westerly side of Nelson Ave. was subdivided in 1989. 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 Edward P. and Mary Hughes House, built about 1914, appears to be eligible for the National Register under criteria A and C as a contributing component of a historic district in Georgetown Center, the boundaries of which are yet to be determined. It is an essentially intact example of domestic architecture designed in a Craftsman style in Georgetown, and likely represents a catalog or kit house typical of affordable new housing in the period. The house was built for railroad crossing flagman Edward P. Hughes and his family, which lived there for two generations. Hughes also operated a truck farm on the five acres associated with the house; the parcel was subdivided into five house lots, including this one, in 1989.