

# INVENTORY FORM B CONTINUATION SHEET

GEORGETOWN

39 Nelson Avenue

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

GEO.254

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

## FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION

MASSACHUSETTS ARCHIVES BUILDING

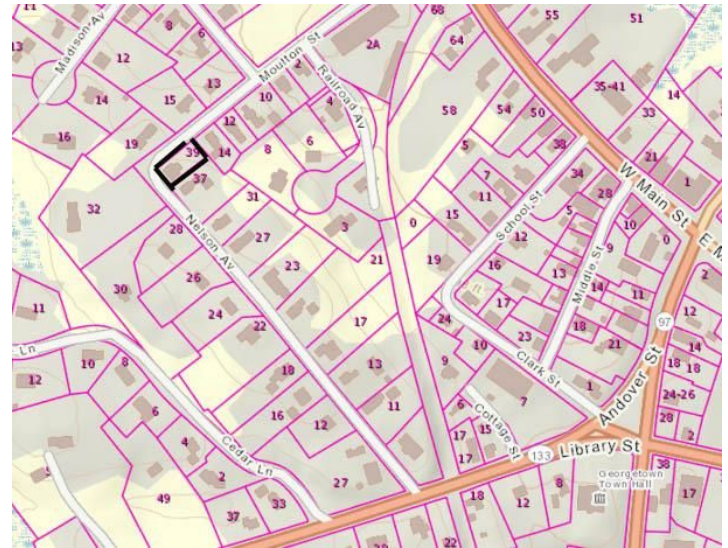
220 MORRISSEY BOULEVARD

BOSTON, MASSACHUSETTS 02125

### Photograph



View from SW.



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

6C-107

Georgetown

GEO.254

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

**Town/City:** Georgetown

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

**Address:** 39 Nelson Avenue

**Historic Name:** Moulton-Dickinson Rental House

**Uses:** Present: two family residential  
Original: single family residential

**Date of Construction:** ca. 1880

**Source:** deeds & visual assessment

**Style/Form:** Classical Revival

**Architect/Builder:** unknown

**Exterior Material:**

Foundation: stone

Wall/Trim: vinyl clapboards

Roof: asphalt shingles

**Outbuildings/Secondary Structures:**  
None

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

Oriels affrd NW end, late 20<sup>th</sup> century

Vinyl siding added

Doors and window sash replaced

**Condition:** fair

**Moved:** no ☒ yes ☐ **Date:**

**Acreage:** 0.22 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-Dickinson Rental House, built about 1880, is a two-story, wood frame single dwelling with a gable roof and a double-pile, center-passage plan. Designed in a Classical style, the three-bay front facade is distinguished by a modest entablature along the roof edge and slim corner pilasters. Window and door trim may have had a role to play in the decoration, but doors and windows have been replaced and their trim obscured by added vinyl siding; a bland Colonial style broken pediment distinguishes the altered entrance. Both ends have two windows on each story and a single attic window centered in the gable. Windows in the rear bay on the northwest end have been replaced with oriels consistent with the mirrored plans created when it became a two-family house. A two-story cross-gable kitchen wing with irregular fenestration is appended to the center of the rear wall.

The house is centered on the narrow Nelson Avenue frontage of the corner lot with shallow set backs on the front and ends; a driveway occupies the southeast corner of the parcel. A second vehicle area is located at the northeast end of the property leaving a small yard between it and the rear of the house. There are no outbuildings.

## HISTORICAL NARRATIVE

In 1853, Georgetown shoe manufacturer Daniel E. Moulton bought 16 acres from the estate of late Nathaniel Nelson, who lived at the northwest corner of Andover Street and Nelson Avenue. The tract covered the area that is now Moulton Street.<sup>1</sup> Between 1873 and 1883 he subdivided the parcel, 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 14 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.

No building is shown on the site of 39 Nelson Avenue on the 1872 map of Georgetown Center, but by 1883, when Moulton sold the lot to Jacob Dickinson, a house was on it.<sup>2</sup> The son of Darius and Mary Kezer Dickinson of Georgetown, Dickinson was born in 1824, and he was working as a shoe cutter and boarding in the home of George G. Tenney in 1850. In 1851 he married Susan M. Stocker, a native of Bath, Maine, who had siblings and other relatives in Georgetown. By 1855 the Dickinsons were renting quarters in a house with the family of Orlando Barnard Tenney, which appears to have been 11 Nelson Avenue (GEO.240). In 1860 his occupation was boot maker, and he continued to reside at the same address—appearing after William S. Horner at 13 Nelson Avenue (GEO.242) both times—with his wife and mother-in-law Susan Stocker. He was the head of one of five households at 11 Nelson Street in 1865. Three years later he purchased shoemaker Greenleaf Hazen's house and shop at 79 Central Street (GEO.219-220). The 1870 industrial census for Georgetown lists Jacob Dickinson as a boot manufacturer with \$3000 invested capital, one machine, and five male employees, whom he paid \$1020 in wages in 1869 over five months' work; he used \$3290 in materials—286 sides of sole leather, 3190 sides of upper leather, and other material—and made 2460 pair of boys' boots valued at \$6150. His name is attached to the Central Street property, depicting a house and shoe shop, on the 1872 Georgetown map.<sup>3</sup> The 1870 and 1880 censuses show him and his wife Susan as residents of 79 Central Street. Jacob Dickinson died there in 1893, and his widow continued to live on Central Street until her death in 1907.

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

<sup>2</sup> Daniel E. Moulton to Jacob Dickinson, 12 March 1883, SECD 1103:36.

<sup>3</sup> Greenleaf Hazen to Charlotte L. Brown, Haverhill, 4 June 1866, SECD 739:79; Greenleaf Hazen to Charlotte L. Brown, wife of Lendol Brown, 1 October 1866, SECD 739:79; Charlotte S. Brown and Lindol Brown to Jacob Dickinson, Danvers, 30 January 1868, SECD 739:80. Hazen had sold his farm property to Brown for \$3075; when the Browns sold it two years later to Dickinson he paid \$1800 and assumed a \$1000 mortgage. The 1870 directory for Georgetown lists Central Street as Maple Street.

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It is clear that the Dickinsons never lived at 39 Nelson Street and evidently acquired it as an investment. (It is not known how much property Jacob Dickinson owned, but like other local shoe manufacturers, he could have maintained a number of dwellings to rent to his employees or others. The 1884 Georgetown map depicts a house at 39 Nelson Avenue annotated with the name C. Tenney, with whom Jacob Dickenson had earlier shared a household.) C. Tenney probably was Charles W. Tenney, an expressman, whom the 1880 census locates in this house with his parents, Moses and Mary, his wife Sarah, their four children, and two grandchildren.

In her will, Susan Stocker Dickinson left most of her real property, including 39 Nelson Street, to her sister, the widowed Emma A. Stocker Proctor, a dressmaker living in Haverhill. In March 1919 Emma Proctor sold 39 Nelson Avenue to Alice B. Hartley.<sup>4</sup> The 1920 census enumerated Hartley, her husband Charles, and their daughter Rowena on Nelson Avenue. By 1925, according to the town directory, the Hartleys had moved to California, after which the house had several short-term owners until, in 1936, the Haverhill Co-operative Bank sold 39 Nelson Avenue to William A. and Alvena M. Tidd.<sup>5</sup> Born in Georgetown in 1906, William Allen Tidd was the son of Elmer Ellsworth and Hilda Lindgren Tidd; his older brother Alfred had acquired 14 Moulton Street in 1923. They and their nine siblings grew up in their parents' West Street household. In 1927 William Tidd married Alvena Morse, daughter of Alvah and Susan McNab Morse, and by 1930 they were shown as renting 14 Moulton Street with three other small families. At that time 39 Nelson Avenue was rented to Lithuanian immigrant and ice house worker Frank W. Shushinsky, who had a wife and three young children. The 1940 census shows William A. Tidd as owner of a house numbered 18 Moulton Avenue and renting 39 Nelson Avenue to two small families.

In 1946, when they sold 39 Nelson Street, the Tidds noted that the deed conveyed the house numbered 39 Nelson Avenue and a two-car garage on the lot; they lived in, and reserved for themselves, a house numbered 18 Moulton Street, also on the lot, and they agreed that if they did not move their home from the lot within the year they would pay taxes on it.<sup>6</sup> The 1957 directory suggests that the Tidds moved the house across the street: he was listed then as the proprietor of Tidd's Service Station at 37 West Main and living at 15 Moulton Street.

The 39 Nelson Avenue property changed hands often between 1946 and 1971, when Philip and Mildred Gatchell bought it. In 1976, after their deaths, it was sold to the Gatchell's daughter Patricia, the wife of Danvers native and factory worker Roland C. Codair. Roland Codair died in March 2014, and his widow sold 39 Nelson Avenue to current owner Peter Nikolakopoulos in 2015; he placed in it trust in 2016.<sup>7</sup>

## BIBLIOGRAPHY and/or REFERENCES

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Southern Essex County Registry of Deeds website, salemdeeds.com.

## DIRECTORIES

<sup>4</sup> Emma A. Proctor to Alice B. Hartley, 8 March 1919, SECD 2409:23.

<sup>5</sup> Haverhill Co-operative Bank to William A. and Alvena M. Tidd, 3 November 1936, SECD 3093:553.

<sup>6</sup> William A. and Alvena M. Tidd to Edward G. and Charlotte L. Williams, 27 September 1946, SECD 3482:285. the 1930 census shows Homer Tapin, then living at 95 Central Street, as the owner of 14 Moulton Street, and deeds for adjacent properties cite him as an abutter, but his name does not appear in the chain of title for that property.

<sup>7</sup> David H. and Sandra P. Knowler to Philip R. and Mildred C. Gatchell, 9 July 1971, SECD 5782:256; Rose Marie Conway, administrator estate Philip R. Gatchell, to Roland C. and Patricia A. Codair, 39 Nelson Ave, 24 September 1976, SECD 6283:146; Patricia A. Codair, Plaistow NH, to Peter Nikolakopoulos, 5 Sage Road, 30 November 2015, SECD 34555:220; Peter G. Nikolakopoulos, 5 Sage Road, to Peter G. Nikolakopoulos, trustee PGN Real Estate Trust, 28 October 2016, SECD 35419:188.

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*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.

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*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

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

Map of Georgetown. 1856. In Walling, H. F. *A Topographical Map Essex County Massachusetts.* Boston: Smith and Morley, 1856.

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"Georgetown, Mass. 1887." Drawn and Published by George E. Norris, Brockton, Massachusetts. Troy, NY: Burleigh Lithographic Establishment, 1887."

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



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View from SW.

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View from north.



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View from south. Subject property at top. Source: bing.com/maps.

## 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**

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



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Statement of Significance by Neil Larson  
*The criteria that are checked in the above sections must be justified here.*

The Moulton-Dickinson Rental House, built about 1880, 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 a representative example of domestic architecture reflecting the sustained popularity of Classically inspired designs in the late nineteenth century. The bilateral symmetry of its facades and the modest decoration focused on its roofline and corners are elements of the style. The house was owned by shoe manufacturers Daniel E. Moulton and, later, Jacob Dickinson and rented to their employees and others for most of its history.