

INVENTORY FORM B CONTINUATION SHEET

GEORGETOWN

569 North Street

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

GEO.285

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

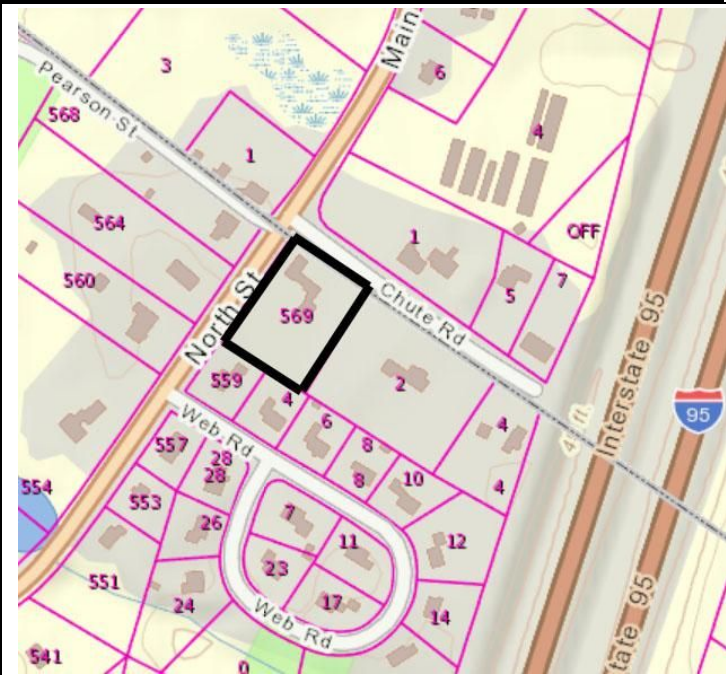
FORM B – BUILDING

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

Photograph



View from NW.



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

18-48

Georgetown

GEO.285

**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*):

Byfield Parish / Wheeler's Corner

**Address:** 569 North Street

**Historic Name:** Peabody-Senior House & Barn

**Uses:** Present: single family residential

Original: single family residential

**Date of Construction:** ca. 1827

**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 (attached)

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

Rear wing & breezeway, late-20<sup>th</sup> century

**Condition:** good

**Moved:** no ☒ yes ☐ **Date:**

**Acreage:** 0.81 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 Peabody-Senior House is a two-story wood frame single dwelling with a gable roof built about 1827. Its bilaterally symmetrical form and single-pile center-passage plan with chimneys on the rear wall represents a house type common in Georgetown in the eighteenth and early nineteenth centuries. The five-bay front façade contains a center entrance absent sidelights or transom framed by a modest architrave with attenuated pilasters, a tall frieze and cornice. Pairs of windows with nine-over-six wood sash flank the entrance and a Classical entablature with tall frieze distinguishes the roof edge. The end walls contain one window on each story including the attic; two brick chimneys on the rear wall are intact.

A two-story cross-gable kitchen wing is attached to the southerly side of the rear wall. It has an entrance and two window bays on the southerly side. A wide one-story wing extends from the rear of the kitchen projecting past its corners on both the southerly and northerly sides. Perpendicular to the southwesterly corner of this annex is a screened breezeway that links the house to the barn. Both the one-story annex and the breezeway appear to have been added in the mid- to late twentieth century. The story-and-a-half wood frame barn has a gable roof and a central vehicle door on its northwest façade facing the street. Five small windows aligned across the first-story of the southwest end indicate the presence of a stable within. A picture window has been added to the northeast end.

The house and barn are situated in the northerly corner of a rectangular lot with a wide frontage on North Street. Originally, the lot was deeper and extended farther along Chute Road before subdivisions and the construction of nearby I-95 reduced the size. Open space on the southwest side of the parcel contains a fenced pasture and there is a small yard in the rear of the property.

## HISTORICAL NARRATIVE

In late April 1824, James Peabody (1799-1851), a relative newcomer to Byfield Parish, bought 45 acres at Wheeler's Corner just west of the Newbury town line from Jonathan Wheeler (born 1735), the son of Moses and Jane Wheeler of Rowley. In 1764, when his son Jonathan was nearly thirty years old, Moses Wheeler sold Jonathan, identified as a joiner in the deed, half of his homestead and half of its buildings, the whole being 47 acres.<sup>1</sup> Moses Wheeler died in 1789. By 1772, at the time of his first marriage, Jonathan Wheeler was living in Byfield, probably in half of his father's house; he married again in 1780 and a third time in 1800. No buildings are stated as standing in the 1824 deed to James Peabody, but if the house numbered 569 North Street was there at that time, it was very likely built by Jonathan Wheeler on his father's homestead property, perhaps after his second or third marriages.

The son of Josiah and Mary Norton Peabody, James Peabody was born in Newburyport, and his family appears to have had little connection with Rowley or Newbury before his time.<sup>2</sup> In 1827, three years after he bought the Byfield Parish land, he married Hannah Chute, the daughter of David and Ruth Searle Chute of Byfield Parish, whose land was just south of this parcel along the Newbury town line (GEO.286). The 1830 map attaches Peabody's name to the North Street house, and he is listed in this neighborhood, after David Chute, in the 1830 census in a household of four. By 1840 there were six in the household—himself, his wife Hannah, sons James, David, and Ariel, and daughter Loraine, all born between 1828 and 1838. The 1850 census shows James Peabody as a shoe manufacturer with \$4000 in real property. Son James Chute Peabody was

<sup>1</sup> Moses Wheeler, Rowley, to Jonathan Wheeler, Rowley, 15 October 1764, SECD 137:6; Jonathan Wheeler, Rowley, to James Peabody, Rowley, 22 April 1824, SECD 239:252. Peabody paid \$950 for the parcel.

<sup>2</sup> Selim Hobart Peabody, comp., *Peabody (Paybody, Pabody, Pabodie) Genealogy* (Boston: Charles H. Pope, 1909), 17, 20, 26-27, 74, 155-56, 293. James Peabody's father, Josiah, was born in Windham, Maine, and died in Newburyport; his grandfather, Samuel, was born in Middleton, Massachusetts and had moved to Maine before 1792.

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then a student, while David was working as a farmer. The 1850 agricultural census shows Peabody with 98 acres, 90 of them improved, and a farm valued at \$4000, as in the population schedules. At that time, the Peabodys had four dairy cows and small numbers of other livestock, grew corn, potatoes, buckwheat, and apples, and produced 200 pounds of butter, 250 pounds of cheese, and 8 tons of hay. As a shoe manufacturer Peabody is also listed in the 1850 manufacturing census: he employed 10 men, and paid them on average \$190 a month, and 4 women, paid on average \$40 a month, to make 10,000 pairs of "brogans," the sturdy boot for which Georgetown was best known.

James Peabody died in June 1851. His probate records show that appraisers placed the value of his real estate at \$2275, including a \$2100 homestead, and his personal estate at \$2539. His personal inventory includes 24 cases, or 1350 pair, of boys' seamed brogans, valued at 35 cents each, and another 50 pair of the same valued at 30 cents each; 3 cases, or 150 pair, or youth's stitched brogans at 30 cents a pair; 340 pair of "second quality" youth's brogans valued at 20 cents a pair; 1830 pair of boys' and youth's shoes in various unfinished states (closed uppers, unfitted shoes, and outer soles), 63 sides of sole leather; 4 sides of upper leather, "furniture of the shop," and a "lot of pieces." These survivals of his shoe factory together composed \$948.72 of his personal estate.

Peabody's estate was mired in controversy over the alleged unwillingness of his son and estate administrator, James Chute Peabody, to make a "frank disclosure" of the estate's real value or his administration of it. Probate Court Judge David A. White evidently agreed with the creditors and twice ordered Peabody's son removed as estate administrator. Peabody's widow Hannah filed objection to the actions of the new administrators, creditors Orlando W. Morrill and Henry P. Hilliard, on the grounds that they had included in their inventory of her late husband's estate property that he did not own. Ultimately Morrill and Hilliard prevailed, and in June 1853 they sold the homestead property except for the shoe shop on it to Paul Titcomb and Joseph Longfellow of Newbury, with the proviso that Hannah Chute Peabody retain a life estate in the property.<sup>3</sup> The 1856 map of Georgetown identifies the 569 North Street house as belonging to "Mrs. Peabody," and she was enumerated there with her son Ariel and domestic servant in the 1860 census. Hannah Peabody is shown with \$600 in real property and worked as a shoe binder, Ariel worked as a shoemaker, and the widow had the income of boarders—65-year-old Sarah Poor, who ran a boardinghouse, and 20-year-old shoemaker David Peabody.

In November 1861 Ariel Peabody enlisted in Company H of the United States Sharpshooters and fought in nearly 30 battles during the Civil War. He was imprisoned for six months, two of them at the notorious Andersonville Prison in Georgia, and was mustered out as a sergeant in January 1865.<sup>4</sup> In 1870 he is shown in his mother's household with his sister Loraine; the three were still living there in 1880. Hannah Peabody died in 1889, and three years later Paul Titcomb and Joseph Longfellow, who had owned the property since 1853, sold it to Samuel H. and Jennie Senior of Newbury, whose family owned it for more than 50 years.<sup>5</sup>

Born in West Shefford in southern Quebec, Samuel Henry Senior came to United States as an infant and to Amesbury by 1864, when he was four years old. In 1885, he was working as a weaver and living in Newburyport when he married Jennie Rogers, the daughter of Eben and Lydia Rogers of Georgetown. The 1900 census shows Samuel and Jennie Senior on North Street with their son Edward, a 23-year-old woolen mill weaver. By 1910 Samuel Senior was a greenhouse gardener, and by 1930 he was listed in the census as a farmer. By then Jennie Rogers Senior had died, in 1924, and son Edward had married, in 1910 to Sarah L. Rogers of Newbury, and had a daughter, Blanche, in the same year. By 1930 Edward and his daughter Blanche were living at 569 North Street with his father, and in 1940 they were together in the same household with Blanche's husband,

<sup>3</sup> Henry P. Hilliard and Orlando W. Morrill, administrators estate James Peabody, to Paul Titcomb and Joseph Longfellow, Newbury MA, 6 June 1853, SECD 450:478.

<sup>4</sup> On Ariel Peabody see Peabody, Peabody Genealogy, 156, and John Louis Ewell, *The Story of Byfield: A New England Parish* (Boston: George E. Littlefield, 1904), 316. "Sharpshooter Wounded," *Christian Messenger* (Brattleboro, VT), 24 December 1863, 3, notes that Ariel Peabody had been wounded "in the left arm by a rifle ball" at Orange Grove; he was part of the 3d Company of Vermont Sharpshooters and had enlisted in Brattleboro. He was reported missing in action on 22 June 1864. See "3d Company Vermont Sharp Shooters," *Vermont Phoenix* (Brattleboro), 2 January 1862, 2, and "Casualties in the Sharpshooters," *Burlington (VT) Free Press*, 16 July 1864, 2.

<sup>5</sup> Paul Titcomb, Newburyport MA, and Joseph Longfellow, Newbury MA, to Samuel H. and Jennie Senior, Newbury MA, 26 December 1892, SECD 1365:256.

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Charles O. Ricker, an auto mechanic. Blanche Senior Ricker was then working as a nursery bookkeeper, and her father was a bread dealer.

Samuel H. Senior died in 1944, and five years later Edward’s wife Sarah, then living and working as a nurse in Salisbury, deeded her interest in the property to her daughter Blanche. She had remarried by 1957 when she sold the property in John J. and Pauline Davis of Billerica. Current owners Damon and Melissa Hachmeister bought 569 North Street in 2016.<sup>6</sup>

<sup>6</sup> Sarah L. Senior, Salisbury, to Blanche E. Ricker, 1 March 1949, SECD 3920:57; Blanche E. Ricker Stranger to John J. and Pauline B. Davis, Billerica MA, 11 October 1957, SECD 4410:447; Lois E. Honegger, individually and as trustee Honegger Realty Trust, to Damon and Melissa Hackmeister, 5 July 2016, 569 North Street, SECD 35064:485. A 1994 deed cites “Plan of Land, Georgetown, Mass., as Surveyed for Blanche E. Stranger,” 8 October 1957, without a plan book citation, and no plan of this date by this owner has been found on the Southern Essex Registry of Deeds website.

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## DIRECTORIES

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*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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## MAPS

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.

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

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PHOTOGRAPHS (all photos by Neil Larson, 2017)



View from SW.





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View from SW.



View from NE.



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Aerial view from south. 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**

Statement of Significance by Neil Larson

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

The Peabody-Senior House, built about 1827, is a distinctive surviving example of early nineteenth-century domestic architecture in Georgetown. Essentially intact, the two-story wood frame single dwelling has a bilaterally symmetrical form and single-pile plan with chimneys on the rear wall, a common Federal Period house form in the town. The exterior design of the house reflects its construction on the cusp of the Federal and Greek Revival styles with an simple entrance without windows and an attenuated Classical surround, and a plain cornice above a tall frieze at the eave line. A barn of equivalent date is a rare surviving outbuilding from the period; it appears to have been connected to the house in the twentieth century.

James Peabody built this house around the time he married Hannah Chute, from whose parents he purchased the land. The 1850 census shows James Peabody as a shoe manufacturer with \$4000 in real property and a farm with 90 acres of improved land. As a shoe manufacturer Peabody employed 10 men and 4 women who made 10,000 pairs of "brogans. In 1853 his executors sold the homestead property, except for the shoe shop on it, with the proviso that Hannah Chute Peabody retain a life estate in the property. Hannah Peabody died in 1889 and was sold to Samuel H. and Jennie Senior of Newbury, whose family went on to own it for more than 50 years. Born in West Shefford in southern Quebec, Samuel Henry Senior came to United States as an infant and to Amesbury by 1864, when he was four years old. In 1885, he was working as a weaver and living in Newburyport when he married Jennie Rogers of Georgetown. The 1900 census shows Samuel and Jennie Senior on North Street with their son Edward, a 23-year-old woolen mill weaver. Samuel H. Senior died in 1944, and five years later the property was sold out of the family.

The property appears to meet National Register criteria A and C as a significant surviving nineteenth-century house associated with important people and activities in the history of Georgetown.