

INVENTORY FORM B CONTINUATION SHEET

GEORGETOWN

99 Central Street

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

GEO.224

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

FORM B – BUILDING

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

Photograph



View from NE.



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

10B-11

Georgetown

GEO.224

Setting: Major route into town center with concentration of historic and non-historic residential buildings; cemetery.

Town/City: Georgetown

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

Address: 99 Central Street

Historic Name: Chaplin-Cross House

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

Date of Construction: ca. 1875

Source: deeds & visual assessment

Style/Form: Gambrel Cape

Architect/Builder: unknown

Exterior Material:

Foundation: stone & brick

Wall/Trim: wood shingles

Roof: wood shingles

Outbuildings/Secondary Structures:
Farm outbuildings (5)

Major Alterations (*with dates*):
Windows added to façade, mid 20th cent.
Brick chimney & wood sh. siding added, mid-20th
Stone-faced addition on rear, mid-20th

Condition: fair

Moved: no ☒ yes ☐ **Date:**

Acreage: 1.33 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 Chaplin-Cross House is a one-story wood frame single dwelling with a gambrel roof built about 1875 in the form and style of a worker's "cottage dwelling." It has a hall-parlor with center passage plan with an entrance in the center of its three-bay front façade. The entrance and flanking windows, one a picture window, are mid twentieth-century alterations occurring around the same time that a brick chimney was added to the north end and a wing was added to the rear kitchen ell. Two shed-roof dormers on the front appear to be original. The wood shingle siding probably was added when these alterations were made. The ends contained single windows centered in the two stories. Those on the north end were obliterated when a fireplace and chimney were constructed in their place, and the lower one on the south side was replaced with an oriel during the same renovations. The basement wall was excavated on the south end and an entrance and two windows added to a brick wall built to replace the original stone. A one-story ell with a cross-gambrel roof is aligned with the south end of the house and has a doorway and single dormer centered on the south side. A one-story wing with a gable roof has been added to the west end of the ell. It has a stone veneer on the south side, a wide external chimney on the west end and a doorway on the north side opening into a courtyard formed by the house and the ell.

The house is situated in the northeast corner of a deep parcel that extends from the street to the railroad right-of-way. Close to the street, its yard is overgrown with trees and foundation plantings. A grassy driveway enters the south side of the frontage and leads back to a grouping of small unidentified outbuildings once with farm functions, apparently unused and in disrepair. The rear of the lot is relatively open with numerous mature trees.

HISTORICAL NARRATIVE

In 1873 and 1875, Georgetown shoe manufacturer Alfred B. Noyes (1818-1913) sold two lots on the west side of Central Street opposite Harmony Cemetery to Henry Prescott Chaplin (1816-95), also a Georgetown shoe manufacturer.¹ The families were related: in 1840 Noyes's brother, Hiram Howard Noyes, had married Chaplin's daughter Alice, and he was a principal in the shoe firm G. W. Chaplin and Company. Henry P. Chaplin, his brother George Washington Chaplin (1809-97), and their parents Eliphalet (1777-1825) and Martha Spofford Chaplin lived further south on Central Street: Henry at 153 Central Street (GEO.226), George at 161 (GEO.54), and Eliphalet at 169 (GEO.55). With Georgetown's boot and shoe industry thriving, Henry Chaplin probably bought the two lots, altogether 2.52 acres, to build tenant housing. The houses numbered 95, 97, and 99 Central were built on these two lots. When Chaplin's son Laurence Leslie Chaplin (1855-1940) sold the property in 1908, the deed treated these two lots as one and transferred "the three dwellings and other buildings" located on them.² In 1900 one of these houses may have been occupied by Wilfred S. Chaplin (1857-1909) and his wife Helen F. McAllaster Chaplin, a native of Bedford, New Hampshire, who married Chaplin in 1879.

After Henry P. Chaplin's death, the three properties passed to his four children—Laurence, Wilfred, Alice C. Noyes, and Mabel C. Chaplin—and after Wilfred Chaplin's death in 1909 his share was conveyed in trust to his wife's younger brothers, John G. and Gilman McAllaster of Manchester, New Hampshire. When Mabel Chaplin died in 1906, her share passed to Laurence, who deeded it to the McAllasters. In May 1911, Laurence Chaplin, Alice C. Noyes, and the McAllasters sold 99 Central Street to

¹ Alfred B. Noyes to Henry P. Chaplin, 25 October 1873, SECD 893:58; Alfred B. Noyes to Henry P. Chaplin, 14 October 1875, SECD 945:22. Chaplin paid \$600 for the first lot, 2 acres and 6 rods, and \$200 for the second, .67 acre.

² trust agreement, Laurence L. and Susan T. Chaplin and John G. and Gilman McAllaster, Manchester NH, 16 November 1908, SECD 1951:201. This deed transferred one-quarter share owned by Laurence's sister Mabel, who died in 1906, in seven parcels in Georgetown and Boxford, including the Chaplin shoe factory on the east side of Central Street; the 95-97 Central Street property was the second tract described there.

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Marjorie Lucy Morse.³ Born Marjorie Lucy Hardy, she had married Ralph Edward Morse in Georgetown in 1905. Both families were longtime Georgetown denizens: she was the daughter of Jacob J. and Lucy Lake Hardy and he was the son of Colonius Morse Jr. and his wife Anne Danforth. Ralph and Marjorie Morse were probably renting 99 Central Street in 1910, when the census shows them on that street with their two-year-old son George. Morse, a fireman for the Boston and Maine Railroad, was shown as a renter along with tinsmith Joseph Wood and his wife Elizabeth.

The 1918 directory shows Morse at 99 Central Street, and he and his wife and son George lived there until 1926, when they moved to Red Shanks Road and sold the property to Fred G. Cross a farmer from Ipswich.⁴ In 1930 Cross, then a 74-year-old widower, was living at 99 Central Street, listed as a farmer, with his daughter Ethel, then 42 years old, the only other person in the household. By 1940 his sons Raymond, a widower, and Maurice, a shoe cutter, were also in the household. It appears that the house was enlarged and altered and farm-related buildings added to the property by the Cross family.

Fred Cross died by June 1943, when his sons deeded 99 Central Street to their sister Ethel; three years later she sold the property to Edgar A. and Verna M. Abbott.⁵ Title to the property was transferred to W. Stanley Soroka, a Haverhill attorney who owned an extensive number of rental properties in the area. From him the deed was conveyed in a bankruptcy proceeding in 1964 to the Georgetown Realty Trust, another large landholder owned by local men, C. Bosworth Hills and Russell C. Rutherford.⁶ At that time, after years of tenants and deferred maintenance, the house was appraised at only \$100. Considering the current appearance of the house, it is not clear how much conditions had improved by the time it was sold to Robert and Verna M. Amend (formerly Abbott?) in 1962.⁷ Current owners Randy and Maureen Sabino bought 99 Central Street in 2012 from the Robert Amend family.⁸

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HAVE ON CD

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³ Alice C. Noyes and Laurence L. Chaplin, both Georgetown, and John G. McAllaster and Gilman McAllaster, both Manchester NH, trustees, to Marjorie Lucy Morse, 7 May 1911, SECD 2092:352. This deed describes the disposition of the shares.

⁴ Marjorie Lucy Morse to Fred G. Cross, Ipswich MA, 1 November 1926, SECD 2701:148.

⁵ Raymond D. Cross, Fred A. Cross, and Maurice A. Cross, to Ethel A. Cross, 12 June 1943, SECD 3334:476; Ethel A. Cross to Edgar A. and Verna M. Abbott, 9 May 1946, SECD 3462:153;

⁶ W. Stanley Soroka to Pentucket Five Cent Savings Bank, 1964, SECD 5170:528 and Pentucket Five Cent Savings Bank to Georgetown Realty Trust, 1964, SECD 5177:757.

⁷ C. Bosworth Hills and R. C. Rutherford, trustees Georgetown Realty Trust, to Verna M. Amend, Topsfield, 23 September 1962, SECD 5209:448.

⁸ Robert F. Amend, Danvers, to Randy and Maureen Sabino, Topsfield, 4 June 2012, 31402:596.

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PHOTOGRAPHS (all photos by Neil Larson, 2017)



View from east.

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View from SE.

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View from east.



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

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