

# FORM B – BUILDING

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

## Photograph



View looking northeast.

## Locus Map



**Recorded by:** Stacy Spies

**Organization:** Avon Historical Commission

**Date (month / year):** December 2022

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

C6/ 3/ 12/ /

Blue Hills

AVO.55

**Town/City:** Avon

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

**Address:** 109 Page Street

**Historic Name:** Oscar W. and Minnie B. Wade House

**Uses:** Present: Single Family Dwelling

Original: Single Family Dwelling

**Date of Construction:** 1888

**Source:** Deed; 1888 map

**Style/Form:** Victorian Eclectic

**Architect/Builder:** John E. Appleby, Likely

**Exterior Material:**

Foundation: Stone, Uncut

Wall/Trim: Wood Clapboard / Wood Trim

Roof: Asphalt Shingle

**Outbuildings/Secondary Structures:** Shed

**Major Alterations** (*with dates*): South porch rebuilt (late 20<sup>th</sup> C?); Some replacement metal casement windows (late 20<sup>th</sup> C or early 21<sup>st</sup> C)

**Condition:** Fair

**Moved:** no ☒ yes ☐ **Date:**

**Acreage:** 0.37

**Setting:** Located on a suburban side street lined with houses of similar age, size and setting.

# INVENTORY FORM B CONTINUATION SHEET

AVON

109 PAGE ST

## MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AVO.55

☐ Recommended for listing in the National Register of Historic Places.

*If checked, you must attach a completed National Register Criteria Statement form.*

*Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.*

### ARCHITECTURAL DESCRIPTION:

*Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.*

Located on a lot that slopes gently down to the southeast, the house is oriented to the west toward the street. A poured concrete retaining wall separates the house's south elevation from the asphalt-paved driveway. The house rests on a fieldstone foundation and rises 1½ stories to a front-gabled roof with overhanging eaves. A slender brick chimney with a corbeled cap is centered on the roof ridge. The house is covered with clapboards and trimmed with narrow gable-end cornice returns, cornerboards, and a wide frieze. The first story contains a shallow porch that extends the width of the façade and incorporates a bay window located at the north end of the façade. The bay window features a single-light picture window and two 1/1 sash windows above panels filled with miter-cut flushboards. The porch has a tongue-and-groove wood floor, turned wood posts, decorative jigsaw brackets, and a decorative wood balustrade. A metal storm door protects a paneled wood door. Two pre-cast concrete steps lead from the concrete sidewalk to the porch. The steps terminate in newel posts featuring ziggurat-shaped caps. Two 8/8 wood sash windows are located in the half-story above the porch.

The south (side) elevation contains a 1½-story cross-gabled projection at its east end. The first story contains a triple casement window; a single 8/8 wood sash window is located in the half-story. A shed-roof porch fills the remainder of the main block's south elevation. The porch, which shelters a door and an enclosed window, has been altered with dimensional lumber posts and a plywood railing. A 1-story, shed-roof projection is attached to the rear (east) elevation. The north elevation contains two windows at the first story and a single window tucked under the eaves of the half-story.

### HISTORICAL NARRATIVE

*Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.*

109 Page Street was likely constructed circa 1888, the year in which Oscar A. Wade purchased this lot of land.<sup>1</sup> Oscar A. Wade (1862-1948)<sup>2</sup> married Minnie P. Bryant (1864-1959)<sup>3</sup> in 1883 in Stoughton, where they were both born. (Oscar A. Wade grew up at 728 West Main Street, AVO.107). Oscar A. Wade worked as a laster in a shoe factory; two of the couple's daughters would later work as stampers in a shoe factory, according to census records. The Wade family owned the property until 1948.<sup>4</sup>

While the house is depicted in the 1888 map of Avon, the owner is identified as "Applebee." No person with that surname appears in the chain of title. The 1888 map also identifies "J.E. Applebee" as the owner of a house at the southeast corner of the intersection of Pratt Street and Page Street (present-day 118 Pratt Street). This appears to be John E. Appleby (1844-1921),<sup>5</sup> a carpenter and builder. "Applebee" appears in the 1891 and 1894 Avon city directories as a resident of Page Street. It is possible that Applebee was building 109 Page Street at the time information was gathered for the 1888 map. Born in St. John's, New Brunswick, Canada, John Appleby married Jennie Chadwick about 1875 and arrived in Boston in 1885. By 1900, he had moved to Springfield, Massachusetts. In 1920, John and Jennie Appleby retired to Pasadena, California where they lived with their daughter.

### BIBLIOGRAPHY and/or REFERENCES

City Directories.

<sup>1</sup> Norfolk County Registry of Deeds Book 605, p. 453.

<sup>2</sup> Findagrave.com Memorial #131953004. Accessed Oct. 28, 2022.

<sup>3</sup> Findagrave.com Memorial #97590993. Accessed Oct. 28, 2022.

<sup>4</sup> Norfolk County Registry of Deeds Book 2781, p. 126.

<sup>5</sup> <https://www.findagrave.com/memorial/136377480/john-edwin-appleby>. Accessed April 25, 2023.

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View looking southeast.