

FORM B – BUILDING

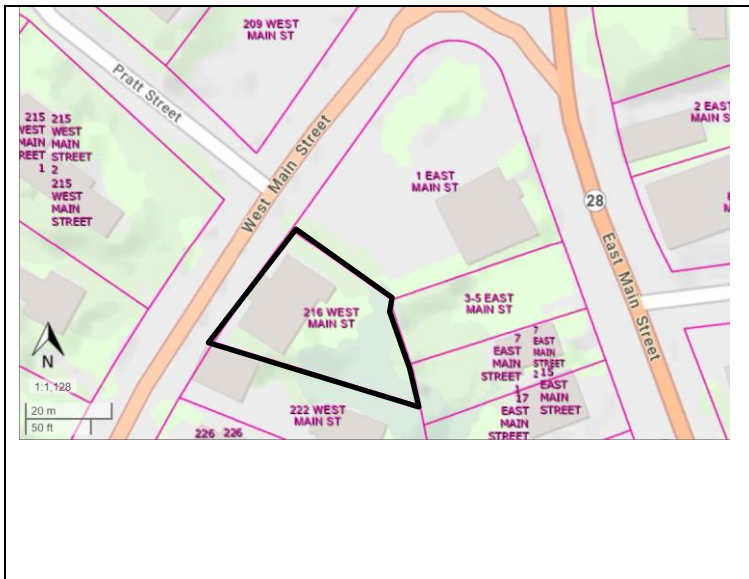
MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

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

D6/ 4/ 12/ /

Blue Hills

AVO.90

Town/City: Avon

Place: (*neighborhood or village*):

Address: 216 West Main Street

Historic Name: Hotel Avon

Uses: Present: Multiple Family Dwelling

Original: Hotel

Date of Construction: 1889

Source: Deed

Style/Form: Victorian Eclectic

Architect/Builder: Not Known

Exterior Material:

Foundation: Stone, Uncut

Wall/Trim: Wood Shingles / Wood Trim, Metal Trim

Roof: Tar, Built Up

Outbuildings/Secondary Structures: None

Major Alterations (*with dates*): Metal parapet;
Replacement vinyl sash windows (late 20th C or early 21st C)

Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.23

Setting: Located near the center of town at Goeres Square. A mid-20th C bank and its parking lot abut the property to the north. 19th and 20th C commercial buildings are located northeast of the building. Mid-19th C houses are located to the west and south.

INVENTORY FORM B CONTINUATION SHEET

AVON

216 WEST MAIN STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AVO.90

☐ 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 level lot in the downtown area, the building is oriented to the west toward the street. A narrow strip of lawn separates the building from the sidewalk. Asphalt-paved driveways fill the north and south edges of the lot. The frame building rests on a stone foundation and rises two stories to a flat roof with a metal parapet. Two slender brick interior chimneys are located at the north and south ends of the roof. The wood frieze is articulated with pairs of jigsawed wood brackets. The rectangular-plan building is nine bays wide and five bays deep. The symmetrical façade contains a center entrance sheltered by a 2-story porch supported by square-section, paneled wood columns. Five concrete steps with a wrought iron railing leads to the porch from the sidewalk. A mid-20th-century aluminum awning attached to the porch shelters the steps. The base of the porch is constructed of uncut stone with a wood floor; the wood floor is repeated at the second story. A wide, flat entablature with three-quarter height sidelights frames the paneled wood entry door. A large light fills the top two-thirds of the door. At the first story, the porch is enclosed with a square-section balustrade with newel posts. At the second floor, the porch is enclosed with a square section balustrade inset with two starburst panels. The porch's second story contains a paneled wood door with a square light in the top half.

With the exception of four 1/1 wood sash windows, windows on the façade are 1/1 vinyl sash replacements. Fenestration is identical at the first and second stories. Between the third and fourth and the sixth and seventh bays, a small rectangular, leaded-glass window fills the space between the sash windows. The tops of these leaded glass windows align with the tops of the sash windows. Wide surrounds with backband moldings frame all of these windows.

The north elevation is four bays deep with an identical fenestration pattern at the first and second stories. A tripartite, metal casement window with a narrow frame is located in the west bay. The three remaining bays include a small rectangular sash window, a larger rectangular sash window and a square window. The south elevation is five bays deep with an identical fenestration pattern at the first and second stories. The elevation contains three larger rectangular sash windows, one smaller rectangular sash window, and a square, wood-framed window with a "tartan" muntin pattern. The rear (east) elevation contains a 2-story porch at the northernmost and southernmost bays.

The building is an unusual building type in Avon. The former hotel's leaded glass windows, bracketed frieze and two-story porch are noteworthy.

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.

The apartment building at 216 West Main Street was constructed in 1889 as the Hotel Avon for May and Frederick Merrill¹. The building was constructed on the site of the Avon Hotel, which burned along with the Littlefield shoe factory in July 1888. Proprietor Frederick Merrill (1852-1924) ran the Hotel Avon, which offered accommodations for "permanent and transient boarders," according to the 1891 city directory. The hotel also offered "hair-dressing and billiard rooms conducted under the management of Small Brothers," a "Chinese laundry," and a stable. Frederick and May Briggs Merrill (1862-) were married in 1881 in Holbrook. The couple lived next door with their four children and May's mother, Vesta Briggs, according to census records. Frederick Merrill operated the hotel until the couple sold it in 1909.²

¹ Norfolk County Registry of Deeds Book 631, p. 61.

² Norfolk County Registry of Deeds Book 1222, p. 457.

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Louis and Delia Lavoie owned the building from 1915 until 1946.³ It may be at this time that the building was converted from a hotel to an apartment building, as Lavoie did not work as a hotel keeper but rather as a machinist. The building is used at present as an apartment building.

BIBLIOGRAPHY and/or REFERENCES

City Directories.

Findagrave.com.

Hanna, William F. *The Story of Avon*. Avon: Avon Centennial Committee. 1988.

Massachusetts Vital Records.

Norfolk County Registry of Deeds.

Robinson, E. *Robinson's Atlas of Norfolk County, Massachusetts*. New York: E. Robinson, Publisher. 1888.

Sanborn Fire Insurance Atlas. 1916.

Town of Avon. Tax Assessor records.

United States Census. Ancestry.com.

SUPPLEMENTARY INFORMATION



View looking southeast.

HOTEL AVON,

West Main Street, Avon, Mass.

—New House, Heated by Steam—

PERMANENT AND TRANSIENT BOARDERS

Will find good accommodations at reasonable prices.

Hair-Dressing and Billiard Rooms

Conducted under the Management of

Small Bros.,

—ALSO CHINESE LAUNDRY.—

A GOOD STABLE CONNECTED WITH HOTEL.

FREDERICK MERRILL,

Proprietor.

Advertisement in 1891 city directory.

³ Norfolk County Registry of Deeds Book 1324, p. 637 and 2622, p. 341.