

FORM B – BUILDING

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

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

D6/ 3/ 8/ /

Blue Hills

AVO.91

Town/City: Avon

Place: (*neighborhood or village*):

Photograph



View looking northwest.

Locus Map



Address: 223 West Main Street

Historic Name: Tolman-Blanchard Store

Uses: Present: Single Family Dwelling

Original: Store / Single Family Dwelling

Date of Construction: Ca. 1834

Source: Deed

Style/Form: No Style

Architect/Builder: Not Known

Exterior Material:

Foundation: Stone, Cut

Wall/Trim: Wood Shingles, Wood Clapboards / Wood Trim

Roof: Asphalt Shingle

Outbuildings/Secondary Structures: Attached carriage house

Major Alterations (*with dates*): Concrete porch floor and columns (early-20th C?); Front door replaced and replacement vinyl sash windows (late 20th C or early 21st C)

Condition: Fair

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.66

Setting: Located in a suburban setting among residential and commercial buildings. Houses to the north and northeast are of similar age and size. A mid-20th C, 2-story commercial/retail building is located across the street.

Recorded by: Stacy Spies

Organization: Avon Historical Commission

Date (*month / year*): December 2022

INVENTORY FORM B CONTINUATION SHEET

AVON

223 WEST MAIN STREET

MASSACHUSETTS HISTORICAL COMMISSION

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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.

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, the house is oriented to the southeast, toward the street. A series of ells connects the house to a converted carriage house located west of the house. The resulting arrangement forms a C-shaped dooryard. The lot is covered with lawn, with mature trees at the edges of the lot. An asphalt-paved driveway leads from the street to the carriage house.

The house rests on a cut stone foundation and rises one story to a side-gabled roof with overhanging eaves. A pair of brick chimneys with corbeled caps are located near the center of the roof ridge. The house is clad with clapboards on the facade and with wood shingles on the secondary elevations. The house is trimmed with cornerboards and gable-end cornice returns. The house is five bays wide and three bays deep, with two windows in each gable peak. The façade contains a center entrance with a modern, pressed-panel metal door. A hipped-roof porch supported by what appears to be cast concrete columns atop a poured concrete floor extends the width of the façade.

A 1-story, wood-shingled, perpendicular ell with a gable roof extends from the house's rear elevation. A cross-gabled porch or projection on the ell's southwest elevation contains a secondary entrance. The ell has an interior brick chimney at the southeast end of the roof ridge and an exterior brick chimney at the northwest elevation. A second ell, its gable roof set parallel with the house, is attached to the west corner of the previous ell. This small, 1-story ell is two bays wide and connects to the northeast elevation of the carriage house. The southeast elevation is covered with wood clapboards.

The carriage house rests on a parged masonry foundation and rises to a front-gabled roof with overhanging eaves. The building is covered with wood clapboards on the southeast elevation and wood shingles on the secondary elevations. The building is trimmed with cornerboards, a frieze, and gable-end cornice returns. The banked southeast elevation presently contains a pressed-panel metal door flanked by sash windows. A vertical-board, side-hung hayloft door is centered in the upper story. The gable peak contains a fixed-light triangular window and two hexagonal windows. The west elevation contains three sash windows. Windows throughout the house, ells, and carriage house are 1/1 vinyl sash replacements.

The house's historic dual use is indicated by the paired chimneys, which were a common typology for two-family dwellings in 19th-century East Stoughton. Although substantially altered in this instance, this collection of attached ells and carriage house is an increasingly-rare building type in Massachusetts.

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.

223 West Main Street appears to have been used for combined residential and commercial purposes for much of its history. 223 West Main Street was constructed as a store before 1834 by Samuel Tolman 3rd and Isaac G. Blanchard. It is unclear when the pair purchased the property, but, in 1834, Samuel Tolman sold his half of the store, "erected by mutual consent," to his co-owner Isaac Blanchard.¹ Samuel Tolman 3rd (1800-1884)² was born in East Stoughton and was identified as a "trader" in the 1834 deed. It appears that he moved to Philadelphia after the 1834 sale. Also a native of East Stoughton, Isaac Gardner Blanchard (1790-1868)³ married Eunice Beal (1790-1867).⁴ In 1849, Isaac and Eunice Blanchard's son, Nathan (1820-1897)⁵

¹ Norfolk County Registry of Deeds Book 104, p. 559.

² <https://www.findagrave.com/memorial/159600936/samuel-tolman>. Accessed Dec. 30, 2022.

³ Findagrave.com Memorial #108696034. Accessed Oct. 11, 2022.

⁴ Findagrave.com Memorial #108696935. Accessed Oct. 11, 2022.

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purchased the building, which was "partly occupied as a store."⁶ The 1850 census includes merchant Nathan Blanchard, his wife Amelia, and their two children residing at this location. During Nathan Blanchard's ownership, part of the building was occupied by a "manufacturing shop."⁷ Physician Joseph B. Walker owned the building 1853-1858.⁸ Walker's deeds identify the building as a dwelling house.

Clergyman Charles M. Smith owned the house from 1864 until 1910.⁹ Charles M. Smith lived here with his wife, Laurentine, and family. Dr. Richard A. Elliot and his wife, Helen Dunham Elliot, owned the house 1910-1948.¹⁰ Active in local affairs, Dr. Elliot shepherded the community through the influenza epidemic of 1918 that saw 512 cases and twelve deaths in Avon that year.¹¹

Marie and Robert E. Galvin owned the property 1953-2003.¹² Marie Galvin was the proprietor of Nana's handicraft store, which she operated from the carriage house.

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Walling, Henry Francis. *Map of Norfolk County, Mass.* Boston: Smith & Bumstead. 1858.

View looking west.



View looking north.

⁵ Findagrave.com Memorial #108696008. Accessed Oct. 11, 2022.

⁶ Norfolk County Registry of Deeds Book 187, p. 182 [363].

⁷ Norfolk County Registry of Deeds Book 217, p. 394.

⁸ Norfolk County Registry of Deeds Book 217, p. 394.

⁹ Norfolk County Registry of Deeds Book 327, p. 110 [219].

¹⁰ Norfolk County Registry of Deeds Book 1153, p. 515 and 2809, p. 291.

¹¹ Hanna: 89.

¹² Norfolk County Registry of Deeds Book 3192, p. 554 and Book 18278, p. 248.

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