

FORM B – BUILDING

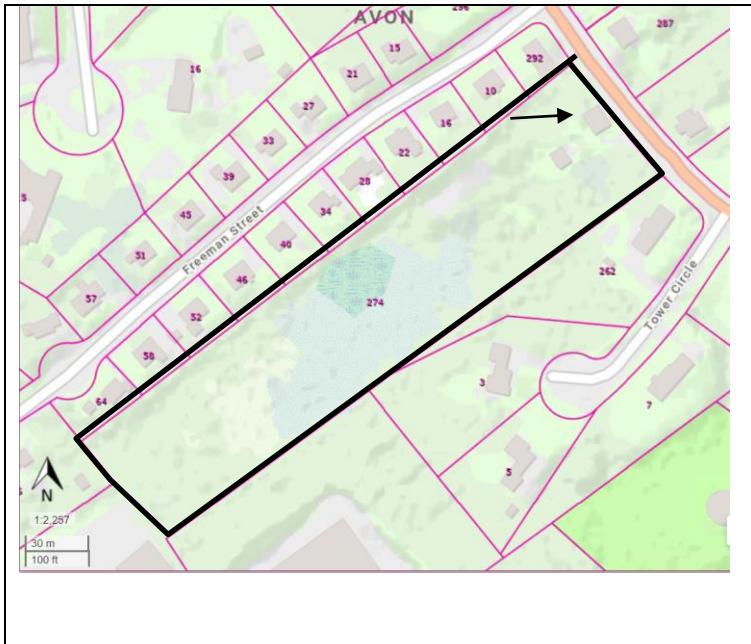
MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Photograph



View looking northwest.

Locus Map



Recorded by: Stacy Spies

Organization: Avon Historical Commission

Date (month / year): December 2022

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

B6/ 2/ 8/ 1

Blue Hills

AVO.56

Town/City: Avon

Place: (*neighborhood or village*):

Address: 274 Page Street

Historic Name: Eleazer and Joanna Beales House

Uses: Present: Single Family Dwelling

Original: Single Family Dwelling

Date of Construction: ca. 1792

Source: Deed

Style/Form: No Style

Architect/Builder: Not Known

Exterior Material:

Foundation: Stone, Uncut

Wall/Trim: Wood Shingles / Wood Trim

Roof: Asphalt Shingle

Outbuildings/Secondary Structures: Shed/Greenhouse

Major Alterations (*with dates*): Ells added (date unknown); Entrance moved (date unknown); Roof raised (?); Lean-to porch added and enclosed; Replacement vinyl or metal sash windows (late 20th C or early 21st C)

Condition: Fair

Moved: no ☒ yes ☐ **Date:**

Acreage: 4.5

Setting: Located on a suburban through route. A mid-20th C residential neighborhood abuts the property to the north. A neighborhood of late-20th C houses abuts the property to the south. Nearby houses on Page Street are mid-late 20th C infilled constructed amid mid-19th and early 20th C dwellings.

INVENTORY FORM B CONTINUATION SHEET

AVON

274 PAGE ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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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 very close to the street, the house is separated from the sidewalk by an uncoursed fieldstone wall. The 1½-story frame dwelling rests on a fieldstone foundation and rises to a steeply-pitched, side-gabled roof with a shallow overhang on the east (streetside) elevation and no overhang at the gable ends. The main block contains two windows on the façade. The south elevation contains a pair and a single window at the half-story and a single window in the gable peak. The north elevation contains two windows at the half-story and a single window in the gable peak. A 1-story, shed-roof ell attached to the south elevation of the main block, constructed at a later date than the main block, rests on a fieldstone foundation. A pressed-panel metal door is located in the ell's streetside elevation. The ell's south elevation contains a multi-light wood door and a row of six sash windows resting atop a poured concrete base. (These windows may constitute an enclosed former porch.) A small, 1-story projection is attached to the north elevation. One bay wide, the projection's north elevation contains two clerestory windows. A shed of indeterminate age, constructed of fieldstone, poured concrete and wood framing, is located immediately southwest of the house. In poor condition, the building has a shed roof with overhanging eaves.

The building's vernacular form has been altered with the (likely) relocation of the entrance from the main block and with replacement windows. These changes make it difficult to discern physical clues that might lead to a more specific construction date. Interior inspections were beyond the scope of this survey, but a closer examination of surviving framing, floorplans, and interior features and finishes by an architectural historian with expertise in early Massachusetts building technology could provide additional insights into a likely original construction date and on the physical evolution of the building over time.

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.

In 1792, Eleazer Beales (also sometimes recorded as Beal) purchased from Nathaniel French 22 acres on the "road leading to Stoughton" that included a dwelling house and barn.¹ (It is unclear whether the existing house is the house sold in 1792. More research is recommended.) Eleazer Beales (1778-1849)² married Joanna Withington (1776-1836) in 1802.³ Beales worked as a farmer and bootmaker, according to his death record.

In 1849, Henry Whiting purchased the house and 17 acres of land from Eleazer Beal.⁴ Bootmaker Henry K. Whiting (1812-1878)⁵ married Susan B. Wentworth (1817-1900)⁶ in 1834 in Stoughton. The couple had six sons and four daughters. The 1858 map shows the "H. Whiting" house and shop at this location. Census records indicate that the family lived here into the 1880s.

In 1893, Otto and Anders Anderson of Cambridge purchased "the Whiting place,"⁷ as it had become known. According to the deed, the sale did not include "all the crops and fruit grown and now growing upon said premises and the manure under the

¹ Suffolk County Registry of Deeds Book 173, p. 175.

² Findagrave.com Memorial #28501754. Accessed Nov. 5, 2022.

³ Findagrave.com Memorial #28971293. Accessed Nov. 5, 2022.

⁴ Norfolk County Registry of Deeds Book 185, p. 560.

⁵ Findagrave.com Memorial #70490175. Accessed Sept. 29, 2022.

⁶ Findagrave.com Memorial #70490214. Accessed Sept. 29, 2022.

⁷ Norfolk County Registry of Deeds Book 700, p. 493.

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barn..."⁸ Anderson and Petter do not appear in census records for Avon. A series of non-resident owners held the property between 1899 and 1970, when Norman and Terese Demarais purchased the property.⁹

BIBLIOGRAPHY and/or REFERENCES

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Hodges, Joseph. *Plan of the Town of Stoughton*. 1830. Massachusetts State Archives.

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

Sherman, G.A. *Atlas of Norfolk County*. New York: Comstock & Cline. 1876.

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United States Census. Ancestry.com.

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



View looking south.



View looking southwest toward shed.

⁸ Norfolk County Registry of Deeds Book 700, p. 493.

⁹ Norfolk County Registry of Deeds Book 4663, p. 577.