

FORM B – BUILDING

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

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

B7/ 3/ 6/ 1

Blue Hills

AVO.57
AVO.58
AVO.59

Town/City: Avon

Place: (*neighborhood or village*):

Photograph



View looking northwest.

Address: 366 Page Street

Historic Name: William Brannan, Jr. House

Uses: Present: Single Family Dwelling

Original: Single Family Dwelling

Date of Construction: ca. 1861

Source: Deed; Visual Assessment

Style/Form: No Style

Architect/Builder: Not Known

Exterior Material:

Foundation: Stone, Cut

Wall/Trim: Vinyl Siding / Vinyl Trim

Roof: Asphalt Shingle

Outbuildings/Secondary Structures: Barn; Garage

Major Alterations (*with dates*): Vinyl siding and replacement vinyl sash windows (late 20th C or early 21st C); Porch enclosed.

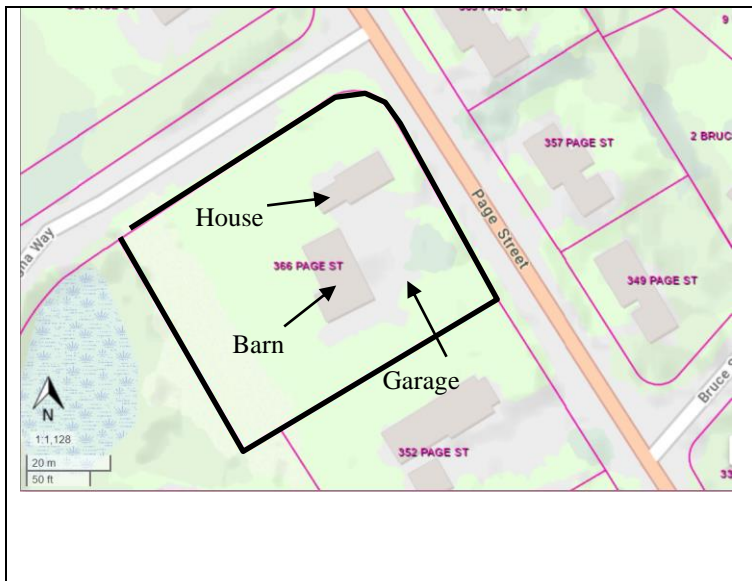
Condition: Fair

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.92

Setting: Located in a suburban neighborhood. A late-20th C residential neighborhood abuts the property to the north and west. A neighborhood of mid-20th C houses is located across the street. Nearby houses on Page Street were constructed in the early-mid-20th C.

Locus Map



Recorded by: Stacy Spies

Organization: Avon Historical Commission

Date (*month / year*): December 2022

INVENTORY FORM B CONTINUATION SHEET

AVON

366 PAGE ST

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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 covered with lawn, the house is oriented to the east, toward the street. An asphalt-paved driveway leads past the south elevation to a large parking area between the barn and garage. The frame house rests on a cut stone foundation and rises 1½ stories to a front-gabled roof with gable-end cornice returns. A slender brick chimney is centered on the roof ridge. Two bays wide and two bays deep, an enclosed, hipped-roof porch fills the façade's first story. A box bay window is located at the west end of the south elevation. A 1-story ell extends from the west elevation. The house is clad with vinyl siding. Windows throughout the house are vinyl sash replacements framed by screw-on plastic shutters.

A frame barn (ca. mid-19th C, AVO.58) is located southwest of the house. The building is clad with vinyl siding and capped with an asphalt-shingled gabled roof with no overhang. A banked earthen ramp (now covered with asphalt paving) leads to an overhead metal vehicle door in the streetside (east) elevation. The elevation also contains two small sash windows and a pedestrian door. A large, shed-roof ell attached to the south elevation contains a similar vehicle door.

A detached frame garage (ca. 1915, AVO.59) is located south of the house. The building is clad with vinyl siding and capped with an asphalt-shingled pyramidal roof. A metal overhead vehicle door is located in the west end of the north elevation.

While altered with vinyl siding and replacement windows and doors, the outbuildings are uncommon survivors of Avon's agricultural past.

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.

366 Page Street was likely constructed circa 1861, the year in which William Brannan, Jr. purchased the property from the estate of Thomas Curtis (1783-1856).¹ William Brannan, Jr. (ca. 1824-1906) emigrated from his native Ireland in 1849 and was living in Stoughton by the time of the 1850 census. Brannan (also sometimes recorded as Brennan) worked as a bootmaker and later as a milk dealer. The 1865 Massachusetts census included the family of Irish immigrants: widower William Brannan, his children William Brannan, Jr., and Mary Brannan, and grandson Thomas Brannan.

In 1903, William Brannan, Jr. sold the house and barn to Italian immigrants Francisco and Carmela Spagna.² Known as Frank and Carrie, the couple lived here with their children. Francisco (Frank) Spagna (1851-1918)³ operated a truck farm on the property. (A truck farm is typically a vegetable farm where the farmer drives his or her crops to market.) The Spagna family owned the property until 1999.

BIBLIOGRAPHY and/or REFERENCES

City Directories.
Findagrave.com.
Massachusetts Vital Records.
Massachusetts Census. Ancestry.com.

¹ Norfolk County Registry of Deeds Book297, p. 153. [305].

² Norfolk County Registry of Deeds Book 955, p. 259.

³ Findagrave.com Memorial #87535417. Accessed Oct. 3, 2022.

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Norfolk County Registry of Deeds.
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.
Town of Avon. Tax Assessor records.
United States Census. Ancestry.com.
Walling, Henry Francis. *Map of Norfolk County, Mass.* Boston: Smith & Bumstead, 1858.



View looking south.



View looking southwest toward garage (left) and barn (right).