

# FORM B – BUILDING

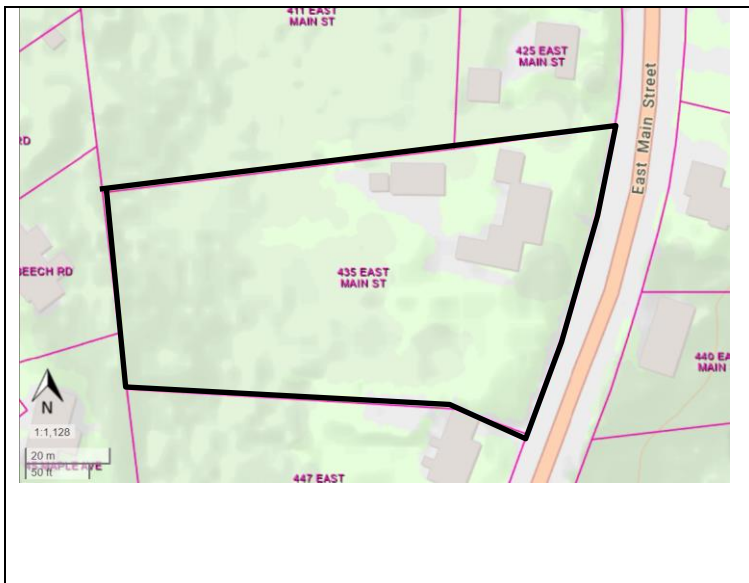
MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

## Photograph



View looking southwest.

## Locus Map



**Recorded by:** Stacy Spies

**Organization:** Avon Historical Commission

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

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

D3/ 5/ 33/ /

Brockton

AVO.38

**Town/City:** Avon

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

**Address:** 435 East Main Street

**Historic Name:** Leach-Graham House

**Uses:** Present: Single Family Dwelling

Original: Single Family Dwelling

**Date of Construction:** ca. 1826

**Source:** Marriage Date; Visual Assessment

**Style/Form:** No Style

**Architect/Builder:** Not Known

**Exterior Material:**

Foundation: Stone, Cut

Wall/Trim: Vinyl Siding / Vinyl Trim; Wood Trim

Roof: Asphalt Shingle

**Outbuildings/Secondary Structures:** Shed (20<sup>th</sup> C)

**Major Alterations** (*with dates*): Vinyl siding; Porch replaced; Replacement vinyl sash windows (late 20<sup>th</sup> C or early 21<sup>st</sup> C)

**Condition:** Fair

**Moved:** no ☒ yes ☐ **Date:**

**Acreage:** 1.2

**Setting:** Located on a suburban street amid houses constructed during the 18<sup>th</sup>, 19<sup>th</sup>, and 20<sup>th</sup> centuries.

# INVENTORY FORM B CONTINUATION SHEET

AVON

435 EAST MAIN ST

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AVO.38

☐ 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 gently-sloping lot covered with lawn, the house is oriented to the east toward the street. A low stone retaining wall lines the east property line at the sidewalk. An asphalt-paved driveway leads past the building's south elevation toward the rear of the house. Beyond the rear yard, mature trees fill the rear half of the lot.

The house consists of a 1-story main block that rests on a cut stone foundation and rises to a side-gabled roof with overhanging eaves. 1-story wings extend from the north and south (side) elevations. The house is clad with vinyl siding with wood trim and vinyl trim. The main block is five bays wide with a center entrance flanked by full-height sidelights that appears to have been added in the late 20<sup>th</sup> (or early 21<sup>st</sup>) century. The side elevations are two bays deep with two windows in the gable peaks. The main block roof has overhanging eaves with gable-end cornice returns, a frieze and wide corner boards. Interior brick chimneys with corbeled caps are located at the north and south ends of the roof ridge. A shallow, hipped-roof porch with square Doric columns extends the width of the façade. The porch floor is constructed of cut stone slabs similar to those used for the foundations.

The 1-story south wing rests on a cut stone foundation. The wing's asymmetrical façade is four bays wide and contains three windows and an entrance with a pilastered Greek Revival surround. A large picture window topped with a semi-circular window is centered in the south wing's south elevation. The wing is trimmed with a frieze, cornerboards, and a gable-end cornice returns. An interior brick chimney rises from the east roof slope. A 1-story, 4-bay perpendicular ell extends from the south wing's west elevation. The 1-story north wing is two bays wide and one bay deep and rests on a cut stone foundation. Windows throughout the building are vinyl sash replacements.

The building's current appearance indicates that it was likely constructed during the first half of the 19<sup>th</sup> century. However, it is possible, given its purported age, that the building was substantially altered from its 18<sup>th</sup>-century appearance at that time. 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.*

The house was likely constructed circa 1826, the year in which Simeon Leach (1800-1885)<sup>1</sup> married Parne (known as Fanny) Ford Leach (1804-1889).<sup>2</sup> The Leach family had owned the land since at least 1799, the year in which Elizabeth Leach sold 25 acres of land on both sides of East Main Street to her son, Lot Leach.<sup>3</sup> Lot Leach (1769-1849)<sup>4</sup> owned a house in this area in 1814; an 1814 deed for 509 East Main Street notes that property being located on the "road to Lot Leach's house."<sup>5</sup> Simon Leach was the son of son of Lot Leach and Olive Keith Leach (1771-1856).<sup>6</sup>

<sup>1</sup> Findagrave.com Memorial #178154682. Accessed Oct. 19, 2022. And Norfolk County Registry of Deeds Book 182, p. 410.

<sup>2</sup> Findagrave.com Memorial #178154735. Accessed Oct. 19, 2022.

<sup>3</sup> Norfolk County Registry of Deeds Book 20, p. 139.

<sup>4</sup> Findagrave.com Memorial #178155174. Accessed Oct. 19, 2022.

<sup>5</sup> Norfolk County Registry of Deeds Book 53, p. 469.

<sup>6</sup> Findagrave.com Memorial #178155174. Accessed Oct. 19, 2022.

**INVENTORY FORM B CONTINUATION SHEET**

AVON

435 EAST MAIN ST

**MASSACHUSETTS HISTORICAL COMMISSION**

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AVO.38

In 1848, Lot Leach sold the north half of the house, as well as one half of the barn and outbuildings (no longer standing), and 30 acres of land to his son Simeon Leach (1800-1885).<sup>7</sup> Simeon worked as a farmer. In 1865, Simeon Leach sold half of his 60-acre property, including buildings, to his daughter, Betsey Amanda Leach Graham (1827-1901), with a provision that he and his wife continue to live there until their deaths.<sup>8</sup> The large property was located on both sides of East Main Street. Eight years later, Simeon Leach sold Betsey Leach Graham the other half of the property.<sup>9</sup> Betsey Amanda Leach had married Abiah C. Graham in 1852 and had three children. Census records note that Abiah Graham worked as a "mechanic," as a farm laborer, and in a tack factory. The 1876 map depicts the shared residency: "S. Leach & A. C. Graham." At the end of her life, widow Betsey Leach Graham was living here with her son, Stephen, his wife, Annie, and their children. After her death, the property passed to Stephen and Annie Graham.<sup>10</sup> The property remained in the Leach-Graham family through 2017.<sup>11</sup>

Note: It has been reported that the house at 435 East Main Street was constructed circa 1765,<sup>12</sup> the year in which Simeon Leach (1734-1777)<sup>13</sup> married Elizabeth Curtis (1738-1826).<sup>14</sup> However, the building's exterior appearance supports a ca. 1826 construction date. (More research is recommended.)

**BIBLIOGRAPHY and/or REFERENCES**

Findagrave.com.

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

Hodges, Joseph. Map of Stoughton. 1830. Massachusetts State Archives.

Massachusetts Vital Records.

Massachusetts Census. Ancestry.com.

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.Talbot, Newton. [Buildings standing in Stoughton in 1775]. 1929. <https://stoughtonhistory.com/1775map.htm>

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 north.

<sup>7</sup> Findagrave.com Memorial #178154682. Accessed Oct. 19, 2022, and Norfolk County Registry of Deeds Book 182, p. 410.

<sup>8</sup> Norfolk County Registry of Deeds Book 336, p. 260.

<sup>9</sup> Norfolk County Registry of Deeds Book 440, p. 262 [523].

<sup>10</sup> Norfolk County Registry of Deeds Book 926, p. 525.

<sup>11</sup> Norfolk County Registry of Deeds Book 35552, p. 201.

<sup>12</sup> Hanna: 5.

<sup>13</sup> Findagrave.com Memorial #69849047. Accessed Oct. 26, 2022.

<sup>14</sup> Findagrave.com Memorial #69849051. Accessed Oct. 26, 2022.