

Avon
Community-Wide
Historic Properties Survey

For the
Avon Historical Commission



Bailey, O. H. "Bird's-Eye View of Avon, Massachusetts." Boston: O. H. Bailey & Co., 1899.

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ABSTRACT

This project involved the first professional community-wide historic resource survey of significant historical and architectural resources located in the town of Avon. The goal is to build a comprehensive survey that encompasses all buildings over 50 years of age. This project identified historic resources that meet the criteria for inclusion on the National Register of Historic Places. This survey also provides recommendations for future survey efforts.

The work built upon the survey of 12 houses undertaken by Avon history community volunteers in 1978 and 1980. These 12 forms included only brief building descriptions and the cursory historical information lacks source documentation.

This survey includes 112 primary buildings. Form B – Building inventory forms were prepared for 83 primary buildings and 18 outbuildings. Form A – Area inventory forms were prepared for 4 areas, which included 29 primary buildings, 3 outbuildings, and 1 monument. Updated survey forms were created for the 10 surviving buildings from the 1978-1980 survey. A National Register of Historic Places context was identified in the area of Shoe and Boot Manufacturing during the Early Industrial Period (1830-1870).

As a result of the survey, one individual property is recommended as eligible for listing on the National Register of Historic Places.

This historic sites survey was funded in part by the residents of Avon.

Original survey forms and a copy of this report are housed at the Avon Public Library and at the Massachusetts Historical Commission.

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1. Methodology

This project involved the first professional community-wide historic resource survey of significant historical and architectural resources located in the town of Avon. The goal is to build a comprehensive survey that encompasses all buildings over 50 years of age. This project identified historic resources that meet the criteria for the inclusion on the National Register of Historic Places. This survey also provides recommendations for future survey efforts.

The work built upon the survey of 12 houses undertaken by Avon history community volunteers in 1978 and 1980. These 12 forms included only brief building descriptions and the cursory historical information lacks source documentation.

The project survey was undertaken in compliance with Massachusetts Historical Commission (MHC) criteria and methodology. Current standards are MHC's *Historic Properties Survey Manual: Guidelines for the Identification of Historic and Archaeological Resources in Massachusetts* (1992), *Survey Technical Bulletin #1* (1993), *MHC Interim Survey Guidelines* (March 1999, et seq.), *MHC Interim Guidelines for Inventory Form Photographs* (2009), and *MHC Technical Guidelines for Electronic Files in MHC S&P Surveys* (2020), as well as the Secretary of the Interior's Standards and Guidelines for Identification (1983).

The *MHC Reconnaissance Survey Town Report* for Avon and existing survey forms on file with the MHC provided a preliminary framework and base of information for this analysis. Individual forms and area forms expanded upon information in the *Town Report* and related inventoried properties to the significant themes in the historical development of the town.

CRITERIA FOR SELECTING PROPERTIES FOR SURVEY

The majority of the properties in the survey are residential. The remaining buildings include churches, agricultural buildings, a library, stores, a former tavern, former factories, and a train station. The predominance of single-family residential buildings included in this list is reflective of the composition of Avon's historic and present-day built environment. The properties are generally located along the main thoroughfares in Avon.

Phase I of the project included a reconnaissance survey of Preliminary List properties in order to obtain a sense of property types and styles, architectural integrity, and geographical distribution. Buildings on the Preliminary List that did not retain sufficient architectural integrity were removed from the survey list.

Observations:

- Avon has a number of well-preserved buildings dating from the mid-18th century through the mid-20th century. The buildings are coherent in terms of materials, craftsmanship, and setting.
- Some buildings on the Preliminary List had been substantially altered; the few buildings that had been altered beyond recognition were removed from the Preliminary List during Phase 2.
- Some buildings had been moderately altered yet retain sufficient cultural and historical significance to warrant retention on the Preliminary List.
- Given the distribution of buildings it was likely that several areas would be identified and documented on MHC Area Forms.
- A few outbuildings such as barns and shops are present alongside many of the properties, and in one case, remain when the primary building has been lost. Where present, these associated buildings were documented in relation to the primary dwellings.

The following criteria for selecting properties for survey were therefore proposed:

- Inclusion on the Preliminary List;
- At risk through tear-down, subdivision, or advanced deterioration and more than 50 years of age;
- Architectural quality and integrity: Higher rather than lower, given the extent of other inventoried properties; Strength and clarity of visual character are important factors;
- Historical or Cultural Merit: Resources associated with themes or events that represent patterns in local history;
- Location in a neighborhood grouping;
- Contribution to the streetscape: Visibility, prominence, relation to nearby properties that may better demonstrate historical or architectural themes as a group than as individual properties.

PROCEDURES AND PRODUCTS

The Survey followed the basic procedures as all inventory work: field survey; research; evaluation; and production of inventory forms.

In Phase I, preliminary work encompassed a reconnaissance survey of the types and geographical distribution of cultural resources in areas presented in, and adjacent to, the Preliminary List, site observation of all of the Preliminary List properties visible from the public way, and an overview of documentary research with which to establish a context for analyzing Preliminary List properties. Criteria for selecting and removing properties from the Preliminary List were developed and finalized in collaboration with the Avon Historical Commission (AHC) and the Massachusetts Historical Commission (MHC). Potential additional properties were suggested as a result of field reconnaissance. A base map featuring lot lines and building footprints was selected.

In Phase II, architectural assessments and documentary research were continued, agreed-upon selection criteria were applied to the Preliminary List, and a final list of specific properties to be surveyed in this project was developed in collaboration with the AHC and the MHC. Draft inventory forms were produced for review and comment by the AHC and the MHC.

In Phase III, inventory forms were prepared for all agreed-upon properties, potential National Register contexts were identified, and National Register criteria were applied to all inventoried resources. The survey record consisted of standard MHC Forms A and B and included each property selected for inclusion in the inventory. Updated survey forms were created for the ten surviving buildings from the 1978-1980 survey.

Research sources included town directories, historic atlases, town histories, and MACRIS (the MHC database of historic resources). When merited and where possible, state and federal censuses and vital records such as birth and death records were consulted via web-based resources such as Ancestry.com. Secondary source information was also accessed through web-based research and archive sites such as Archive.org and HathiTrust Digital Library. Deed research was undertaken strategically.

In Phase 4, inventory forms were finalized and numbered according to MHC requirements, National Register Criteria Statements were finalized, and a final base map and street index of all inventoried properties was prepared.

2. Inventoried Properties

This survey includes 112 primary buildings. Form B – Building inventory forms were prepared for 83 primary buildings and 18 outbuildings. Form A – Area inventory forms were prepared for 4 areas, which included 29 primary buildings, 3 outbuildings, and 1 monument.

Street #	Street Name	Resource	MHC ID	Form B - Individual	Form A - Area
		Goeres Square Area	AVO.B		Goeres Square
		East High Street Area	AVO.C		East High Street
		Robbins Street Area	AVO.D		Robbins Street
		West High Street Area	AVO.E		West High Street
37	Bartlett St	John L. and Nellie Collins House	AVO.14	X	X
20	East High St	Dr. Joseph B. and Elizabeth Walker House	AVO.109		East High Street
26	East High St	Emily and Thomas Tripp House	AVO.110		East High Street
34	East High St	Jonathan G. and Julia Blanchard House	AVO.111		East High Street
41	East High St	Sherman and Adeline Nourse House	AVO.112		East High Street
44	East High St	Crane-Beals House	AVO.113		East High Street
46	East High St	Henry W. and Juletta Beals House	AVO.114		East High Street
52	East High St	Michael and Ellen Walsh House	AVO.115		East High Street
59	East High St	Herbert and Mae Lawrence House	AVO.15	X	
63	East High St	Frederick and Irene McElroy House	AVO.16	X	
63	East High St	McElroy Garage	AVO.17	X	
79	East High St	Patrick and Catherine McGonnigle House	AVO.18	X	
82-84	East High St	Michael and Mary Horne House	AVO.19	X	
105	East High St	Michael and Mary McQuiney House	AVO.20	X	
111	East High St	James D. and Lucy Mercurio House	AVO.21	X	
168	East High St	Andrew and Mary McCabe House	AVO.22	X	
229	East High St	Calvin L. and Amanda Noyes House	AVO.23	X	
229	East High St	Noyes Garage	AVO.24	X	
271	East High St	Old Colony Railroad -- Avon Station	AVO.25	X	
53	East Main St	Bartlett Collins Carriage Factory	AVO.26	X	
58	East Main St	Bartlett Collins Carriage Storage Building	AVO.27	X	

72	East Main St	Orrin and Adrianna Whitten House	AVO.28	X	
72	East Main St	Shop	AVO.29	X	
98	East Main St	Seth Alden House	AVO.9	X	
113	East Main St	Clifford and Arasthusia Keith House	AVO.30	X	
169	East Main St	James and Mary Ingham House	AVO.31	X	
179	East Main St	Littlefield House	AVO.32	X	
196	East Main St	Nathaniel Littlefield House	AVO.33	X	
196	East Main St	Commercial Building	AVO.34	X	
210	East Main St	George K. and Eliza Edwards House	AVO.35	X	
224	East Main St	Thomas and Margaret Kenney House	AVO.36	X	
307	East Main St	Charles and Ann Littlefield House	AVO.37	X	
435	East Main St	Leach-Graham House	AVO.38	X	
497	East Main St	Samuel and Julia Heath House	AVO.39	X	
500	East Main St	Cordelia and Andrew Fosdick House	AVO.40	X	
509	East Main St	John and Rebecca French House	AVO.41	X	
509	East Main St	Wade Carriage House	AVO.42	X	
528	East Main St	Daniel and Jane Holbrook House	AVO.10	X	
151	East Spring St	Willie Littlefield House	AVO.43	X	
163	East Spring St	Asa and Izannah Brett House	AVO.44	X	
163	East Spring St	Brett Carriage House and Barn	AVO.45	X	
184	East Spring St	Varanus and Flora Snell House	AVO.46	X	
340	East Spring St	Bows Moccasin Shop	AVO.47	X	
70	Gill St	Robert and Susan Wilson House	AVO.48	X	
145-147	Main St		AVO.116		Goeres Square
155-163A	Main St	Store	AVO.117		Goeres Square
169-171	Main St	Store	AVO.118		Goeres Square
175	Main St	Store	AVO.119		Goeres Square
185	Main St	St. Michael's Catholic Church	AVO.120		Goeres Square
	Main St	Soldier's Monument	AVO.900		Goeres Square
188	Main St	Samuel and Sally Robbins House	AVO.11	X	
21	North Main St	Briggs House	AVO.6	X	
33	North Main St	Ahira and Rachel Porter House	AVO.49	X	
71	North Main St	Patrick and Ann McQuinny House	AVO.50	X	
98	North Main St	Blanchard Tavern, Avon Town Hall & Library	AVO.12	X	
119	North Main St	Avon Baptist Church	AVO.5	X	
119	North Main St	Avon Baptist Church Parsonage	AVO.51	X	
64	Page St	Rev. David and Rhoda Curtis House	AVO.52	X	

64	Page St	Murphy Garage	AVO.53	X	
102	Page St	George A. and Flora Tubbs House	AVO.54	X	
109	Page St	Oscar W. and Minnie B. Wade House	AVO.55	X	
274	Page St	Eleazer and Joanna Beales House	AVO.56	X	
366	Page St	William Brannan, Jr. House	AVO.57	X	
366	Page St	Brannan Barn	AVO.58	X	
366	Page St	Spagna Garage	AVO.59	X	
129	Pond St	Samuel and Roxanne Crane House	AVO.60	X	
134	Pond St	Edith F. and Samuel C. French House	AVO.61	X	
134	Pond St	French Shed	AVO.62	X	
160	Pond St	Orlando B. Crane House/ Hiram S. Crafts House	AVO.63	X	
167	Pond St	Mary D. and Ebenezer Crane House	AVO.64	X	
185	Pond St	Ebenezer and Abigail Crane House	AVO.65	X	
107	Pratt St	William F. and Frances Wade Harding House	AVO.66	X	
19	Robbins St	William Delaney House	AVO.121		Robbins Street
27	Robbins St	Sarah Iveson House	AVO.122		Robbins Street
37	Robbins St	John and Mary Tonry House	AVO.123		Robbins Street
45	Robbins St	Patrick and Bridget Sullivan House	AVO.124		Robbins Street
46	Robbins St	Patrick and Ann Meenan House	AVO.125		Robbins Street
57	Robbins St	Michael and Ellen McEllaney	AVO.126		Robbins Street
58	Robbins St	James and Elizabeth Brannan House	AVO.127		Robbins Street
64	Robbins St	John and Adeline Connery House	AVO.128		Robbins Street
67	Robbins St	Michael and Rosanne Bohan House	AVO.129		Robbins Street
68	Robbins St	Frank P. and Mary McNiff House	AVO.130		Robbins Street
75	Robbins St	Michael and Jane Conley House	AVO.131		Robbins Street
75	Robbins St	Conley Barn	AVO.132		Robbins Street
85	Robbins St	Thomas F. and Mary Dennehy House	AVO.133		Robbins Street
24	Rock St	Orrin and Sarah Thayer House	AVO.67	X	
39	South St	Cyrus and Kezia Packard House	AVO.68	X	
147	South St	John and Mary French House	AVO.8	X	
147	South St	French Carriage House	AVO.69	X	
186	South St	Dependence and Mary French House	AVO.70	X	
404	South St	Abiezer, Jr., Samuel, and Isaac Packard House	AVO.71	X	
404	South St	Packard Barn	AVO.72	X	

454	South St	Dennis and Azelia Bisbee House	AVO.73	X	
7	Victory Ave	Jeremiah and Margaret McCarty House	AVO.74	X	
12	West High St		AVO.121		Goeres Square
34	West High St	Ebenezer and Mary Tucker House	AVO.75	X	
37	West High St	Clark Dairy Farm Barn	AVO.76	X	
46	West High St	Ebenezer Tucker House	AVO.77	X	
51	West High St	Leonard and Mary Holmes House	AVO.78	X	
54	West High St	Nelson C. and Phebe Curtis House	AVO.79	X	
67	West High St	William Henry H. and Helen Tucker House	AVO.80	X	
82	West High St	Dennis and Mary Shean House	AVO.81	X	
82	West High St.	Shean Barn	AVO.136	X	
89	West High St	Richmond and Hannah Mayhew House	AVO.82		West High Street
97	West High St	Eugene and Anna Drew House	AVO.83		West High Street
105	West High St	Oramel and Fanny Scofield House	AVO.84		West High Street
113	West High St	Elijah and Lois Hall House	AVO.85		West High Street
113	West High St	Elijah and Lois Hall Carriage House	AVO.135		West High Street
127	West High St	George W. and Ellen Porter House	AVO.86	X	
127	West High St	Porter Barn	AVO.87	X	
167	West High St	Joseph and Emma Young House	AVO.88	X	
215	West Main St	Nathan and Almira Tucker House	AVO.89	X	
216	West Main St	Hotel Avon	AVO.90	X	
223	West Main St	Tolman - Blanchard Store	AVO.91	X	
229	West Main St	Horatio and Mary Blanchard House	AVO.92	X	
241	West Main St	John and Lucy Woodbury House	AVO.93	X	
241	West Main St	Otis Garage	AVO.94	X	
280	West Main St	Avon Public Library	AVO.95	X	
297	West Main St	Isaac Beals House	AVO.3	X	
347	West Main St	Patrick and Sarah Lynch House	AVO.96	X	
384	West Main St	Patrick and Ann Grace House	AVO.97	X	
394-396	West Main St	Thomas and Onnie Lynch House	AVO.98	X	
394-396	West Main St	Lynch House	AVO.99	X	
404	West Main St	John and Margaret Lynch House	AVO.100	X	
491	West Main St	Doherty Shoe Factory - Brockton Co-operative Egg Association	AVO.101	X	
533	West Main St	Relief Curtis Dunbar and Peter Dunbar House.	AVO.1	X	
544	West Main St	Abner and Azubah Drake House	AVO.102	X	
553	West Main St	Nelson and Julia Cushman House	AVO.103	X	
558	West Main St	Isaac and Betsy Beals House	AVO.104	X	

565	West Main St	Ira and Zervia May House	AVO.105	X	
577	West Main St	John and Mehitabel Porter House	AVO.106	X	
607	West Main St	Amariah and Elizabeth Harris House	AVO.2	X	
728	West Main St	Bradford A. and Cordelia H. Wade House	AVO.107	X	
728	West Main St	Wade Barn	AVO.108	X	

3. National Register of Historic Places Eligibility Recommendations

Nathan and Almira Tucker House, 215 West Main Street (AVO.89)

Individually-Eligible

Criterion A, Context: Shoe and Boot Manufacturing During the Early Industrial Period, Local Significance

The Early Industrial Period (1830-1870) witnessed the dramatic growth of the boot and shoe industry in East Stoughton. Shoe manufacturing here began as early as 1816, when John Linfield is reported to have opened a shop. Within the next few years, Isaac Beals and Simeon Drake also began operations. Samuel Tolman, Isaac May, and Isaac and Henry Blanchard also had early shoemaking concerns.

Several firms during this period expanded their business beyond the local market. Laban Simmons' products were sold in Boston and New York.¹ The Littlefield brothers, Buryess, James, and Lysander, were among the most prosperous in the nation in the 1830s. They expanded southward to New Orleans, which served as the entry point to sales in the West Indies and Cuba. The E. Tucker & Co. firm, operated by Nathan Tucker and his brothers, William H. Tucker and Ebenezer Tucker, also operated in the New Orleans market and had an outpost in Cincinnati by 1836.

While at least 90% of the nation's shoe manufacturers failed during the financial panic of 1837-1838, the East Stoughton firms weathered the crisis and soon rebounded. The period between 1845 and the Civil War experienced the largest expansion of the local industry. The 1850 U. S. census noted 24 shoe factories in Stoughton, which employed 1,566 men and women and produced 304,506 pairs of boots and 46,600 pairs of shoes during the previous year. This industry employed "[p]ractically the whole laboring population of [the] town."² Six of these factories were located in East Stoughton: Jon. & F. Blanchard; Chas. Littlefield; Darius Littlefield; Isaac and Henry Blanchard, E. Tucker & Co., and Loring Goldthwaite. Ten years later, the 1860 census demonstrated the beginning of the local industry's decline, as just 333 men and women were employed in six East Stoughton factories. By the end of the Civil War, the local industry had largely ceased.

¹ Hanna, p. 36.

² Hazard, pp. 22-25.

4. Recommendations for Further Study

Recommendations for further study include properties that did not meet initial selection criteria or came to light as a result of research or field work during this survey.

The following properties are recommended for further study in a future phase:

	Address	Comments
19	Bartlett St	Area Form
30	Bartlett St	Area Form
33	Bartlett St	Area Form
38	Bartlett St	Area Form
42	Bartlett St	Area Form
12	Clover Ave	Fletcher and Scott Developers
13	Clover Ave	Fletcher and Scott Developers
237	East High St	Very small, 19th century or earlier?
50-52	East Main St	Small store
227	East Main St	Federal. Appears to be a Littlefield House. (pre-1831)
230	East Main St	Pedimented Greek Revival.
504	East Main St	Fletcher and Scott Developers
20	Fletcher	Fletcher and Scott Developers
23	Fletcher	Fletcher and Scott Developers
44	Fletcher	Fletcher and Scott Developers
13	Foster St	
31	Gill St.	
59	Gill St	
25	Highland St	
50	Highland St	
61	Highland St	
91	Page St	
253	Page St	
265	Page St	Bungalow
121	Pond St.	

9	Pratt St	
16	Pratt St	
23	Pratt St	
31	Pratt St	
51	Pratt St	
56	Pratt St	Area form
64	Pratt St	Area form
68	Pratt St	Area form
71	Pratt St	Area form
77	Pratt St	Area form
80	Pratt St	Area form
81	Pratt St	Area form
85	Pratt St	Area form
90	Pratt St	Area form
91	Pratt St	Area form
96	Pratt St	Area form

Additional properties may warrant survey that are not on this list.

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