

FORM B – BUILDING

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

018-0038

Salem

WNH.146

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

Town/City: Wenham

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

Photograph



Façade (south) and east elevations.

Address: 42 Cherry Street

Historic Name: William T. and Ellen Tucker House

Uses: Present: Single Family Residence

Original: Single Family Residence

Date of Construction: ca. 1908

Source: 1907 lease

Style/Form: Colonial Revival

Architect/Builder: Not known

Exterior Material:

Foundation: Granite, uncut

Wall/Trim: Wood shingles and trim

Roof: Asphalt shingle

Outbuildings/Secondary Structures: garage

Major Alterations (*with dates*):

front bay window and replacement window sash (L 20th c)

Condition: Good

Moved: no yes **Date:**

Acreage: 0.28 acre

Setting: Densely built residential neighborhood, principally developed from the mid 19th through early 20th c. Located at eastern end of main thoroughfare between Wenham village and western part of town.

Locus Map



Map #s are late digits of lot #s, not street #s.

Recorded by: Stacy Spies and Wendy Frontiero

Organization: Wenham Historical Commission

Date: June 2017

INVENTORY FORM B CONTINUATION SHEET

WENHAM

42 CHERRY STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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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.

42 Cherry Street occupies a small trapezoidal lot on the north side of Cherry Street. The house is positioned near the southwest corner of the parcel, with a modest setback from the street. Generally flat, the yard is maintained chiefly in lawn. A paved driveway extends along the east side of the house. A small garage is set behind the northwest corner of the house.

Measuring 23 feet wide by 43 feet deep, the house seems to consist of an original block that is 27 feet deep plus a rear addition with continuous side walls and roofline. The house rises 1½ stories from a fieldstone foundation to a front gambrel roof with modest cornice returns. Shed roofed dormers on both side elevations continue the upper slope of the roof. Walls are sheathed with wood shingles and trimmed with narrow corner and fascia boards. Windows typically have 1/1 double-hung sash and flat casings. One chimney rises near the ridgeline in the front portion of the house, and another is set at the rear end wall.

The façade (north elevation) contains two bays on each floor. An offset entrance features a gabled portico with attenuated Tuscan columns, a gable roof with arched ceiling, a single leaf door, and bluestone steps and cheek walls; to its east is a small angled bay window. Projecting very slightly past the first floor, the second story has two widely-spaced single windows.

The east elevation displays three symmetrically arranged dormers at the half-story. Its first floor has a single window in each of the outer bays; a single-leaf door near the back end of the building, accessed by a modern wood deck and railing; and a pair of casement windows in the middle of the wall. The west elevation contains three asymmetrically spaced dormers in the half-story and, at the first floor, three single windows in the front section of the house, and two windows loosely grouped near the back end.

The small garage standing to the northwest of the house is a 1-story front gable structure, without gable returns, set perpendicular to the house. Walls are clad with wood shingles and trimmed with narrow flat corner boards. The front end-gable, facing east, contains a pair of hinged, vertical board doors. The south (street-facing) elevation contains a single 1/1 window in its center.

Well maintained, 42 Cherry Street is a modest example of vernacular Colonial Revival period houses in Wenham. Notable features include the compact volume, front gambrel roof and side hall plan that are distinctive in Wenham (although without the more typical, recessed corner entrance), the shed-roofed dormers, and the early garage. Replacement window sash and the incongruous modern bay window on the façade reduce the historic integrity of the design. The house is nearly identical to 20 Cherry Street (WNH.138) and 22 Cherry Street (WNH.140).

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.

Edmund Kimball Batchelder (1832-1904) was a member of the extensive Batchelder family who lived in the Cherry Street-Cedar Street neighborhood in the 18th and 19th centuries. Edmund, his wife Charlotte (Lottie) (1836-1905) and their daughter Lottie (1872-1948) lived in the large house next door at 44 Cherry Street. At that time, the 42 Cherry Street land was part of the Edmund Batchelder property. Edmund worked as a farmer and in a shoe factory.

After the death of her parents when she was 33 years old and unmarried, Lottie began operating her home at 44 Cherry Street as a boarding house. In 1907, Lottie leased a small lot on the southeast corner of her property to William Tucker (1845-1923)

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WENHAM

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and his wife of 46 years, Ellen. This lot is the present-day 42 Cherry Street. The unusual lease did not require a monthly payment but did require Tucker to pay all taxes on the property. The lease gave Tucker the right to build a house on the property and to remain there the remainder of his, and his wife's, life. (Essex South Deed Book 1901, p. 115) A few months before Ellen's death in 1911, Lottie Batchelder sold the rental property to William Tucker for \$450. (Essex South Deed Book 2076, p. 239) This house is 42 Cherry Street.

Three years later, in 1914, 42-year-old Lottie Batchelder and 69-year-old William Tucker were married in Maine and then returned to their house on Cherry Street. Lottie continued to take in boarders at 44 Cherry Street after William's death in 1923.

In the 1930s, 42 Cherry Street was the home of William and Leonne Patch. William (1896-1980) and Leonne (1894-1976) and son Richard. William worked as a jeweler and by 1958 had become a "department head" at Daniel Low & Company, a large jewelry store in Salem. The property was sold out of the family in 1980.

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Wenham Tax Assessor records.

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National Register of Historic Places Criteria Statement Form

Check all that apply:

- Individually eligible Eligible only in a historic district
Contributing to a potential historic district Potential historic district

Criteria: A B C D

Criteria Considerations: A B C D E F G

Statement of Significance by Stacy Spies
The criteria that are checked in the above sections must be justified here.

The neighborhood located at the intersection of Cherry Street and Cedar Street is eligible for listing on the National Register of Historic Places as a historic district. The district retains integrity of location, setting, materials, design, workmanship, feeling and association. Consisting of well-preserved houses dating from ca. 1790 through ca. 1915, the Cherry Street-Cedar Street district meets Criterion A for its association with the development as a neighborhood of farmers and tradespeople. Houses are typically well-preserved one and two-story frame dwellings on stone foundations. The majority of houses in the district feature vernacular Greek Revival, gable-front forms. Several of these houses retain Greek Revival details such as door surrounds. Vernacular forms of Federal, Georgian, and Colonial Revival styles are also represented. 10 Cedar Street is a contributing feature of this district.

Cherry Street developed during the 17th century as an east-west connector between two major north/south roadways: Main Street and present-day Topsfield Road. Eighteenth and nineteenth-century deeds refer to Cherry Street as "the road to Topsfield." With the growth of Wenham village during the 18th century, the village expanded westward along the "the road to Topsfield" between Main Street and present-day Monument Street. Cedar Street was laid out ca. 1825 and was known as "the road to North Beverly." The earliest residents were farmers. However, by the beginning of the 19th century, residents were more typically tradespeople, especially cordwainers, and, without a need for agricultural land, constructed their houses on small lots near the village center. During the late 19th century and into the first decades of the 20th century, residents, in addition to shoe workers, included streetcar drivers, laborers, and teamsters.