

FORM B – BUILDING

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

018-0039 Salem WNH.147

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: 44 Cherry Street

Historic Name: Edmund and Charlotte Batchelder House

Uses: Present: Single Family Residence

Original: Single Family Residence

Date of Construction: ca. 1770-1790

Source: Visual

Style/Form: Georgian/Federal

Architect/Builder: Not known

Exterior Material:

Foundation: Granite

Wall/Trim: Wood clapboards and trim

Roof: Asphalt shingle

Outbuildings/Secondary Structures: garage

Major Alterations (*with dates*):

rear ell (19th c?); rear addition (mid 20th c?); side porch (L 20th/E 21st c)

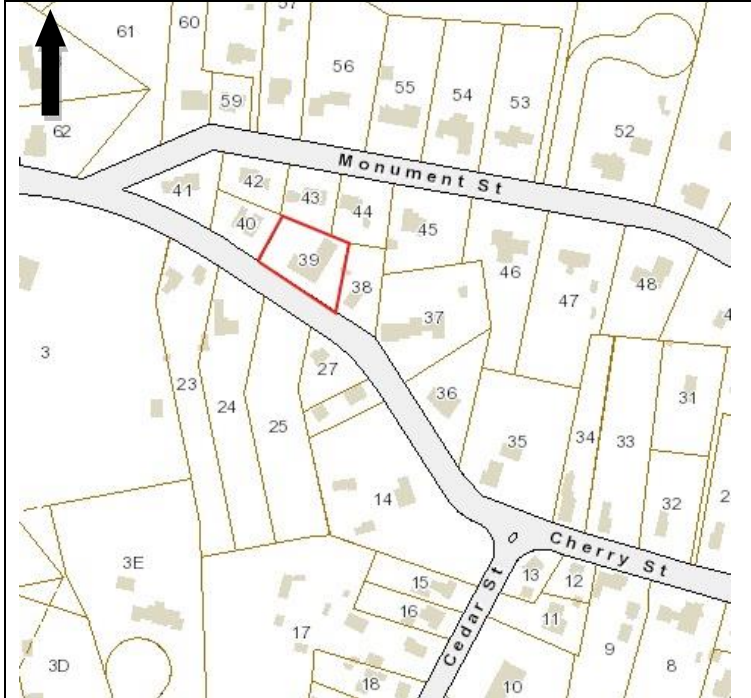
Condition: Very Good

Moved: no yes **Date:** possibly

Acreage: 0.44 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 last digits of lot #s, not street #s.

Recorded by: Stacy Spies and Wendy Frontiero

Organization: Wenham Historical Commission

Date: May 2017 - draft

INVENTORY FORM B CONTINUATION SHEET

WENHAM

44 CHERRY STREET

MASSACHUSETTS HISTORICAL COMMISSION

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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.

44 Cherry Street occupies a trapezoidal lot on the north side of Cherry Street; the building faces south in the traditional manner. Sloping gently down to the south, the lot is maintained chiefly in lawn, with mature trees encircling the front of the house and a dry-laid fieldstone wall at the west end of the long Cherry Street frontage. The house is set close to the street, with a paved driveway along the east side that leads to a garage.

Measuring 36 feet long by 19 feet deep, the main block of the house is five bays wide and one bay deep. It rises 2½ stories from a very low foundation to a side gable roof with twin interior rear wall chimneys and modest cornice returns. A perpendicular rear ell at the northeast end of the house rises 2 stories to a gable roof; it has three window bays facing east. A narrow rear addition across the back has a shed roof and wood shingle siding and is one-bay deep. Walls are on the main block and gabled rear ell are clad with wood clapboards and trim. The main block has a high sill board, wide flat corner boards, and a modestly sized fascia with elegant cornice molding. Windows typically have 6/6 double hung sash and molded casings.

The symmetrical, five-bay facade has a center entrance with a single leaf door, classical pilasters and entablature, and a pronounced, narrow cornice. The symmetrical west elevation has one window centered on each level of the main block, with a shorter window in the half-story. The narrow rear addition has one window visible on each story of its west elevation. The east elevation of the main block has a center bay of vertically aligned windows like the west elevation and an additional window at the rear of the first floor. The three-bay rear ell has a single-leaf door in the bay adjacent to the main block and a three-bay porch with a hip roof supported on thick, square Tuscan posts.

Probably constructed in the mid-20th century, the long garage standing to the northeast of the house has a side gable roof with rear lean-to, wood shingle siding, and an asphalt shingle roof. The façade contains two individual vehicle bays with segmental arched openings and a single pedestrian door at its western end. The east elevation has a single 6/6 window centered under the ridge.

Well preserved and well maintained, 44 Cherry Street is a very handsome example of early rural architecture in Wenham. The building is notable for its intact setting, its traditional massing and pleasing proportions, and the careful detailing at its center entrance and wall and window trim. Rear ells and additions are compatible with the scale, massing, and style of the main block. The early garage is also distinctive.

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) married Charlotte (Lottie) Day (1836-1905) in 1865. Edmund was part of the extensive Batchelder family that lived in the Cherry Street – Cedar Street neighborhood. Edmund's grand-father, also named Edmund, is stated to have built the house at 18 Cedar Street. (See WNH.133.) Edmund K. was a farmer and worked in a shoe factory but also had extensive landholdings in the area. Edmund K. and Charlotte had one child, Lottie Batchelder, who was born in 1872.

Several factors have made discernment of the original residents of the house difficult. Further research will need to be undertaken to determine which branch of the Batchelder family might be credited with the accomplishment.

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Edmund K. and Charlotte Batchelder died within a year of one another in 1904 and 1905, respectively. Their daughter Lottie had been living with her parents and working as a "shoe shop packer" up until that time. After the death of her parents when she was 33 years old and unmarried, Lottie began operating 44 Cherry Street as a boarding house.

In 1907, Lottie leased a small lot on the southeast corner of her property to William T. Tucker and his wife of 46 years, Ellen Tucker. 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 (now 42 Cherry Street) 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)

Three years later, Lottie Batchelder married William T. Tucker in 1914 in Maine and then returned to Cherry Street.

Lottie Batchelder owned a large parcel of family land north of Cherry Street near Pleasant Street. Much of this land was sold during the 1910s through the 1930s as Monument Street was developed. In spite of the income that would have come from selling this large area of land, Lottie continued to take in boarders here at 44 Cherry Street after her husband's death, into the 1930s. In 1944, Lottie sold 44 Cherry Street to Lydia J. Norton. (Essex South Deed Book 3180, p. 220) According to a family history on Ancestry.com, Lydia Batchelder lived with Lottie and William Tucker as a teenager while her mother was a patient at Danvers State Hospital.

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Wenham Tax Assessor records.

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SUPPLEMENTARY PHOTOGRAPHS



Garage. West (main) elevation.

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.