

FORM A - AREA

Assessor's Sheets USGS Quad Area Letter Form Numbers in Area

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

20, 21	Salem, Marblehead N	BEV. AX	see data sheet
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Photograph



Photo 1. 3 Sargent Avenue (center), 5 Peabody Avenue (R), looking northeast.

Town/City: Beverly

Place (neighborhood or village):
Prospect Hill

Name of Area: Prospect Hill

Present Use: residential

Construction Dates or Period: ca. 1895 - 1969

Overall Condition: excellent

Major Intrusions and Alterations:

rear additions; occasional infill buildings, artificial siding, and replacement windows

Acreage:

Recorded by: Wendy Frontiero and Martha Lyon,
preservation consultants

Organization: Beverly Historic District Commission

Date (month/year): February 2019

Locus Map

See continuation sheet.

see continuation sheet

INVENTORY FORM A CONTINUATION SHEET

BEVERLY

PROSPECT HILL AREA

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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, structural and landscape features and evaluate in terms of other areas within the community.

The Prospect Hill survey area occupies a hilltop location in downtown Beverly, between the major roadways of Cabot Street on the west and Essex Street (Route 22) on the east. Irregularly shaped, the district centers around a circular street pattern formed by Larcom, Baker, Peabody, and Sargent avenues. Visually and architecturally cohesive, this residential neighborhood contains well-preserved buildings that were mostly constructed in a period of four decades at the turn of the 20th century. Nearly all are wood-frame, free-standing, single-family houses in the Colonial Revival style, 2 ½ stories high and capped by pitched roofs. The area contains 25 properties on moderate-sized lots; approximately two-thirds of the parcels have garages.

Topographically, Baker and Peabody avenues wind around the high point of Prospect Hill and are relatively flat; steep grades at the spokes of Columbus, Larcom, and Sargent avenues traverse the descending slopes down to the east and west. Multiple intersecting streets afford an unusual number of corner lots, and the high, steep elevation of the site provides attractive views over the city and towards the ocean to the east and south. Exposed ledge erupts in several lots. Street edges within the Prospect Hill Area are comprised of granite or asphalt curbs; narrow planting strips along most of the streets, most having middle-aged to mature street trees; concrete or asphalt sidewalks. Driveway and walkways to building entrances are typically paved. Buildings generally have moderate and consistent front and side setbacks, which are maintained predominantly in lawn; landscaping consists primarily of trees and shrubs along the perimeter of the lots and foundation plantings of shrubs. Paved parking strips are common where garages do not exist.

The survey area is unified by many common architectural features, including uniform setbacks and spacing that create a strong street edge; similar building scale; 2 ½ story building heights and simple volumes; and Colonial Revival styling (which also encompasses Dutch Colonial and Spanish Colonial Revival). Characteristic design themes include low granite foundations, center entrances with porticos and columned front porches, enclosed sunporches, and dormers. Siding is principally wood clapboard and shingles, with occasional brick and stucco; roof shapes are a variety of hip, side gable, and side gambrel forms. Early and original doors are prevalent, featuring glass and wood panes. Windows are typically original or early double-hung sash with a multi-paned upper sash over a single-paned lower sash; occasional leaded glass and lozenge-shaped wood mullions are distinctive. Bay windows are not uncommon, but are relatively limited in use and prominence.

Representative and outstanding buildings are described below. All buildings are sheathed with wood clapboards unless otherwise noted.

A trio of heterogeneous buildings illustrates the first wave of development in the survey area, constructed between 1897 and 1907. The William and Ella Porter House, 39 Baker Avenue (ca.1905; BEV.186) (Photo 2) is distinguished as a large, elegant example of Shingle Style design. The voluminous 2 ½ story building has a front gambrel roof with gambrel side pavilions, wood shingle siding; a full-length front porch featuring Tuscan columns, a roof balustrade, and semi-circular end bay; a Palladian window in the peak of the front gambrel; and typically 12/1 windows. The house is distinctively set in the center of a large open lot that slopes up to the summit of Prospect Hill.

Prominently located at the intersection of Columbus and Baker avenues, the Albert and Nellie Vittum House, 28 Columbus Avenue (ca. 1897-1907) (Photo 3) is a substantial, eccentric Queen Anne style design. It rises 2 ½ stories to a

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side gable roof with exposed rafter and purlin ends, bracketed eaves and wall projections, and a variety of bay windows, cross-gabled pavilions, and dormers. Windows typically have diamond-paned upper sash; a large, round-arched window is offset in the gable-end facing Baker Avenue. The main entrance is located just off-center on the Columbus Avenue façade, in a two-bay porch with a stone staircase. The rubble foundation extends into piers for side terraces at both front corners; the western terrace is a monumental semi-circular shape. A rubble landscape wall with crenellated top lines the two street frontages.

The Morton and Olive Ellis House, 25 Peabody Avenue (ca. 1897-1907) (Photo 4) is an understated Queen Anne style building, 2 ½ stories in height with a side gable roof. Vinyl siding and trim obscure many of its original details, but the design is notable for its off-set, cross-gabled entrance pavilion with a Tuscan-columned porch and carved sunburst design in the gable peak; a one-story, shed-roofed bay on the remainder of the façade; a two-bay porch on the right side elevation; and an attached, one-story garage/barn on the left side.

Only nine additional buildings were constructed in the Prospect Hill Area between 1907 and 1919, including three on Baker Avenue, and a group on Peabody and Sargent avenues between Larcom and Clark avenues (some of which seem to have been replaced). Set at the corner of Peabody Avenue, the Horace and Mary Osgood House, 51 Baker Avenue (ca. 1907-1919) (Photos 5, 6) displays a sophisticated Colonial Revival style design on a four-square volume with a high hip roof. The building is distinguished by corner pilasters, dentilled entablatures, an angled two-story bay window on the façade, Palladian window on the left elevation, and hip-roofed dormers. Projecting from the first floor of the façade are an offset entrance in a gabled portico, an enclosed bay, and an open, polygonal porch with Tuscan columns facing the street corner. A large garage has three vehicle bays, an offset pedestrian entrance, and a hip roof with a large hip-roofed dormer flush with the façade.

Overlooking the intersection of Baker and Larcom avenues, the George and Ethel Kline House, 34 Baker Avenue (ca. 1907-1919) (Photo 7) is an imposing volume with a hip roof adorned with deep modillioned eaves and hip-roofed dormers. The façade displays a center entrance portico with tripled Tuscan columns and a roof balustrade, flanked by three-part windows with narrow sidelights and semicircular transoms.

A rare multi-family home in the survey area, the Edwin and Elizabeth Edwards House, 5 Peabody Avenue (ca. 1907-1919) (Photo 8) is a substantial side-by-side duplex set at the intersection of Peabody, Larcom, and Sargent avenues. The simple Colonial Revival style building rises 2 ½ stories to a steep hip roof with bracketed eaves and hip-roofed dormers; vinyl siding covers the walls. A two-story angled bay window rises up the right side of the façade, which is also embellished with a center entrance porch with a pair of single-leaf doors and a shallow hip roof supported on plain square posts. On the lower Peabody Avenue frontage, a gate with poured concrete steps and posts with metal ball finials accesses the side of the property.

Greater variation in styles, scales, and materials characterize development in the Prospect Hill Area in the second quarter of the 20th century.

The Willis and Mary Whitcomb (?) House, 3 Sargent Avenue (1935) (Photo 9) is a fine example of the Spanish Colonial Revival style and the only full-blown example in the survey area. Clad in stucco, the compact building rises two stories to bracketed eaves and a hip roof with red Spanish tiles. The façade is distinguished by a center entrance with a hip-roof and cross-gabled portico, bracketed eaves, a round-arched window centered above, and paired windows with cornice moldings to each side.

15 Larcom Avenue (ca. 1919-1935) (Photo 10) is a modestly scaled and well-detailed example of the Colonial Revival style. Cubical in shape, the building rises 2 ½ stories to a hip roof with deep eaves and hip-roofed dormers. Trimmed with wide corner pilasters, the volume is enlivened with various shapes and sizes of bay windows; single, double, and triple windows, some with interlacing wood mullions; and a full-length front porch with Tuscan columns, square-post balustrades, and flat roof.

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Facing the intersection with Clark Avenue, the Edmund and Mabelle Haskell House, 9 Sargent Avenue (ca. 1919) (Photo 11) rises 2 ½ stories to a hip roof punctuated by hip roof dormers. The restrained, three-bay façade features tri-partite windows in various styles flanking and centered above the center entrance portico. The portico features paired, attenuated Tuscan columns, a pedimented gable with undercut elliptical arch in the tympanum, and a single-leaf door with sidelights. One-story, room-sized projections with shallow hip roofs extend from both side elevations.

One of only two fully brick-clad buildings in the Prospect Hill Area, 38 Baker Avenue (ca. 1919-1935) (Photo 12, 13) is a moderately-scaled and well-detailed example of the Colonial Revival style. It rises 2 ½ stories to a slate-clad hip roof with hip dormers and shaped, exposed rafter ends. The three-bay façade contains single and paired windows with soldier course lintels and a center entrance portico articulated by a pedimented gable with undercut elliptical arch in the tympanum, paired Tuscan columns, and a single-leaf door with sidelights and a semicircular fanlight filled with a solid wood, sunburst panel. A low rubble retaining wall with short stone posts at openings to the driveway and main entrance lines the street edge. Behind and to the left of the house, a two-bay brick garage also displays a steep, slate-clad roof.

Located on the corner of Sargent and Clark avenues is 10 Sargent Avenue (ca. 1919-1929) (Photo 14). More idiosyncratic than most of the designs in the survey area, this prominent sited building is centered in a relatively large lot, is clad in stucco, and displays a creative but academically-based Colonial Revival design. The 2 ½ story building has a side-gable roof, exterior chimneys, broad wood corner quoins, and dentilled eaves. Quoins and dentils also frame the pedimented center pavilion on the façade, which contains a single-leaf door recessed within a thick, cornice-molded frame. Flanking openings on the first floor feature same heavy trim and three-light French doors. A one-story, enclosed sun porch lines the left side of the house, articulated with flat wood pilasters. The street frontages are lined with a rubble stone retaining wall; a staircase and path leading to the main entrance are constructed of brick.

Displaying the only Tudor Revival style design in the survey area, 55 Baker Avenue (ca. 1919-1945) (Photos 15, 16) occupies the corner of Baker and Clark avenues. The stucco-clad building rises 1 ½ stories to a half-hip roof with multiple hipped dormers and cross-gables. A gabled entrance vestibule with a swooping, asymmetrical roof contains a round-arched door, a small, round-arched side window, and a curved brick stoop. Fenestration consists of a wide variety of single, paired, and triple windows. A stucco-clad garage to the right of the house exhibits a front-gable roof with paired, single-vehicle bays.

10 Peabody Avenue (ca. 1919-1945) (Photo 17) is the visual centerpiece of the Prospect Hill Area, a large brick mansion sited well back from the street on a substantial lot, crowning the apex of the hill. The property is located at the intersection of Peabody, Larcom, and Sargent avenues, and overlooks Essex Street to the east. Displaying elements of the Colonial Revival and Spanish Colonial Revival, the L-shaped building rises 2 ½ stories to a hip roof clad with red slate, embellished with hipped dormers and bracketed eaves. The eclectic, asymmetrical façade displays single, double, and tri-partite windows with brick voussoirs, and a surprisingly restrained, slightly off-center entrance with a single-leaf door, engaged Tuscan columns, and a bracketed, gabled hood. An enclosed, one-story sunporch on the right side of the building has segmentally arched openings and a roof deck with brick piers and wood railings. A high, rubble stone wall with flat granite capstones encircles the long street frontage of the property, with granite posts at several entrances to the property and a long granite stairway from the main entrance at the intersection of Larcom and Peabody avenues. An ample terrace along most of the building's facade is similarly constructed of rubble stone; its cap appears to be flagstone or concrete.

The Prospect Hill Area is an extraordinary enclave of high-quality, well-preserved, upper-middle class housing developed in the late 19th and early 20th centuries. The cohesive residential streetscapes feature sophisticated massing and detailing in historically-informed Revival styles. Alterations are largely confined to rear additions, limited application of artificial siding and replacement window sash, and rare modern infill structures.

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HISTORICAL NARRATIVE

Explain historical development of the area. Discuss how this relates to the historical development of the community.

The Prospect Hill Area is significant as a well-preserved residential subdivision in downtown Beverly, reflecting the prosperity and expansion of Beverly in the late 19th and early 20th centuries. The large tract of land north of the central business district was undeveloped as late as 1884 and likely used for farmland. Bounded by Cabot Street on the west, Colon Street and the railroad tracks on the north, Essex Street on the east, and Charnock Street on the south, the area was occupied only by sporadic houses along the street frontages until as late as 1884. The 1884 Walker atlas names the hill Powder House Hill, after the octagonal, brick powder house constructed on its southern slope in 1809 (Powder House Lane, off Madison Avenue; BEV.915).

By 1888, the still-undeveloped land was owned by the Prospect Hill Syndicate, overseen by wealthy businessman and real estate developer Henry W. Peabody (1838-1908)— part of a 150-acre tract of land that also included what is now the Montserrat neighborhood to the north. Born in Salem, H. W. Peabody lived in that city throughout his life, while maintaining a summer estate first at Hospital Point in Beverly and later at Montserrat (Parramatta, 70 Corning Street, 1890, BEV.196). A contemporary biography noted that in addition to his own home, “he also has considerable interest in a syndicate for the development of some beautiful country into convenient building sites for residences.” (“Henry W. Peabody” article in Historic Beverly folder). Another article about Peabody records his “large property interests in Beverly, at Prospect Hill, Montserrat Highlands and at Turtle Hill Park, which combine beautiful scenery and ocean views, pure country air and cool sea breezes in summer.” (“Henry W. Peabody” in the *Beverly Citizen*, March 5, 1892.)

In 1888, a plan of Peabody’s land at Prospect Hill (Charles A. Putnam, C. E.) shows the streets laid out but not named, 28 large parcels marked, with their elevations, and an observatory identified at the peak of the hill, elevation 124.5 feet. (It appears to have stood near the end of the cul-de-sac driveway within the oval formed by Baker, Peabody, and Larcom avenues.) By 1894, two subdivision plans prepared for the Prospect Hill Syndicate (also prepared by Putnam) show the street layout virtually identical to today’s circulation pattern and current street names (the only difference in nomenclature being Larcom Avenue, which was then named Bancroft Avenue). One of Putnam’s plans also shows contours, ledge outcroppings, and occasional elevations (the summit appears to be at 124.6 feet); this document is filed at the Frederick Law Olmsted National Historic Site Archives and Collections, identified as Olmsted Plan #1720-15 (“W. H. Peabody Subdivision, Beverly, MA”). Further research is recommended to identify the Olmsted firm’s possible involvement in the subdivision design. Another of the 1894 land plans shows lots platted and numbered, similar to the present parcel configuration although a greater number of lots were originally envisioned.

The subdivision was marketed to upscale residents. An advertisement in the city directory of 1899 calls for buyers for “Prospect Hill House Lots.

“The Finest Views in Beverly.

“To those who are looking for a fine location to build a home, we would call attention to this property, centrally located on Essex street, Beverly, between Essex and Cabot streets, commanding both ocean and country views.

“Two Electric Railroads and the Beverly and Montserrat Depots of the Boston & Maine railroad are within easy walking distance. Water. Gas.

“Reasonable restrictions. A Massachusetts Title Insurance Company policy given free of cost with every lot.”

The 1897 atlas shows the area owned by Prospect Hill Syndicate and the hilltop completed platted. Only two of the lots in the survey area were developed at this time: adjacent buildings at 23 Columbus Avenue and 44 Baker Avenue (both extant; see Photos 19 and 20). By 1907, a total of six houses were constructed, representing today’s 39, 44, and 45 Baker Avenue; 23 and 28 Columbus Avenue; and 25 Peabody Avenue. Development was surprisingly slow, and only

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another eight buildings were added by 1919. Four of these, along the east side of Sargent Avenue, do not correspond to current footprints and locations; further research is merited. The new buildings that correspond to extant building layouts include 34, 51, and 52 Baker Avenue and the two-family residence at 5 Peabody Avenue. Nearly all of the remaining lots appear to have been developed by 1945, based on their architectural design. Two small, plain infill buildings were inserted during the 20th century: 42 Baker Avenue (ca. 1929-1949) and 31 Peabody Avenue (after 1958).

Earliest known residents of the Prospect Hill Area appear to be largely professionals, managers, and business owners. In 1907, owners/occupants of the survey area included William Porter, a salesman in Boston, and his wife Ella at 39 Baker Avenue; Joseph A. Wilson, an inspector at United Shoe Machinery Corp. (est. 1903), who had recently moved to Boston from 44 Baker Avenue; Charles D. Woodberry, a lawyer having offices in Beverly and Boston, with his wife Amy, at 52 Baker Avenue; Albert Vittum, editor and publisher of the *Beverly Evening Times*, with his wife Nellie, at 28 Columbus Avenue.

Residents in the Prospect Hill Area in 1919 included George Kline, a doctor and director the Mass Commission on Mental Diseases in Boston, with his wife Ethel, at 34 Baker Avenue; William Porter, a salesman in Boston, with his wife Ella at 39 Baker Avenue; Roland B. Lindsay, an inspector at United Shoe, and his wife Lydia, at 45 Baker Avenue; Horace Osgood, a photographer at United Shoe, and his wife Mary at 51 Baker Avenue; Pierre Field, president and treasurer of P. A. Field Shoe Co., shoe manufacturers, and his wife Jennie at 28 Columbus Avenue; Ellis Morton, a foreman at United Shoe, and his wife Olive at 25 Peabody Avenue; Fred Ashworth, a designer at United Shoe and his wife Minnie at 15 Larcom Avenue; and Archer Foster, a clerk at Old Colony Trust Co. in Boston, with his wife Frances, at 17 Larcom Avenue. Other known residents at this time included a dentist, the owner of a hardware store on Cabot Street, a builder and contractor, a machinist at United Shoe, and a post office clerk.

Residents in 1929 included William Cann, a general contractor, and his wife Caddie, at 37 Baker Avenue; William Tannebring, a dentist, and his wife Adeline at 38 Baker Avenue; Morton Creesy, a manufacturer of hardware specialties in Everett, and his wife Nora at 44 Baker Avenue; Edwin Edwards, a carpenter and builder, at 5 Peabody Avenue; Charles Hoyt, an assistant manager at Pitman and Brown in Salem at 29 Peabody Avenue; James Purinton president of a business school in Salem, and his wife Marion at 7 Sargent Avenue; Edmund Haskell, a dentist, and his wife Mabelle (sic) at 9 Sargent Avenue; Benjamin Perkins a lawyer in Boston, and his wife Lillian at 10 Sargent Avenue; and Donald McLean, a mechanical engineer at United Shoe, and his wife Fanny at 15 Larcom Avenue.

A generation later, in 1949, representative new occupants included a Dr. Joseph Commette, a physician, and his wife Eleanor at 34 Baker Avenue; Anthony Patti, a contractor and mason, and his wife Josephine at 42 Baker Avenue; L. Alford Frost, a superintendent at New England Power North Shore, and his wife Dorothy at 51 Baker Avenue; Edmund Haskell, a dentist, and his wife Mabel (sic), at 55 Baker Avenue; Nicholas Galluzzi, proprietor of Rantoul Pharmacy, and his wife Rosalie at 10 Peabody Avenue; two general foremen at United Shoe at 14 and 25 Peabody Avenue; and John Reid, a foreman and vice president at Reid Brothers (machinery manufacturers) on Elliott Street, with his wife Mary at 9 Sargent Avenue. By 1969, residents continued to be employed in a range of middle-class occupations, including lawyer, dentist, bank supervisor, optometrist, engineers, salesmen, real estate broker, teacher, pastor, policeman, business owner, clerk, and accountants.

BIBLIOGRAPHY and/or REFERENCES

Beverly city directories: 1897, 1907, 1919, 1929, 1949, 1969.

Broomer, Kathleen Kelly. National Register nomination (draft) for Powder House, Powder House Lane, Beverly.

Prepared for the City of Beverly. January 2019.

Hepler, Margaret. Beverly; Historic Cultural Resources Survey, 1992-93; Final Report. June 1993.

Historic atlases: 1880 (Hopkins), 1884 (Walker), 1897 (Walker), 1907 (Walker), 1919 (Yaeger-Klinge), 1958 (Sanborn).

Historic Beverly, vertical files. Folder for "People and Families; Peabody, Henry and Lucy".

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Historic Beverly. "Plan No. 2; Plan of Portion of Prospect Hill Syndicate Land; Beverly, Mass." Charles A. Putnam, C. E., March 15, 1894.

Historic Beverly. "Plan of Henry W. Peabody's Estate at Prospect Hill, Beverly, Mass." Charles A. Putnam, C. E. July 1888.

Historic Beverly. "Plan of Prospect Hill Syndicate Land/Montserrat, Beverly". C. A. Putnam, C. E., 1894.

Massachusetts Historical Commission. MACRIS database: Powder House, off Madison Avenue, BEV.915; Hurd Stadium and Cooney Field Athletic Complex, 105R Essex Street, BEV.AS.

Personal interview with Yule Heibel (owner of 3 Sargent Avenue), 8 November 2018.

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DATA SHEET**

<i>Parcel ID</i>	<i>MHC #</i>	<i>Historic Name</i>	<i>Address</i>	<i>Date</i>	<i>Style</i>
20-513	BEV.1225	George and Ethel Kline House	34 Baker Ave.	ca. 1907-1919	Colonial Revival
21-24	BEV.1226	William and Caddie Cann House	37 Baker Ave.	ca. 1919-1929	Colonial Revival
20-514	BEV.1227, BEV.1228	Dr. William and Adeline Tannebring House	38 Baker Ave. garage	ca. 1919-1929	Colonial Revival
21-23	BEV.186	William and Ella Porter House	39 Baker Ave.	ca. 1897-1907	Shingle Style
20-515	BEV.1229	Anthony and Josephine Patti House	42 Baker Ave.	ca. 1929-1949	Colonial Revival
20-516	BEV.187	Joseph Wilson House	44 Baker Ave.	ca. 1897-1907	Colonial Revival/ Queen Anne
21-27	BEV.1230	Roland and Lydia Lindsay House	45 Baker Ave.	ca. 1897-1907	Colonial Revival
21-28	BEV.1231, BEV.1232	Horace and Mary Osgood House	51 Baker Ave. garage	ca. 1907-1919	Colonial Revival
20-487	BEV.1233	Charles and Amy Woodberry House	52 Baker Ave.	ca. 1907-1919	Colonial Revival
21-36	BEV.1234, BEV.1235	Edmund and Mabel Haskell House	55 Baker Ave. garage	ca. 1929-1945	Tudor Revival
20-505	BEV.1236	E. M. Peabody House	23 Columbus Ave.	ca. 1897-1907	Shingle Style
20-426	BEV.1237	Albert and Nellie A. Vittum House	28 Columbus Ave.	ca. 1897-1907	Queen Anne
21-13	BEV.1238	Fred and Minnie Ashworth House	15 Larcom Ave.	ca. 1907-1919	Colonial Revival
21-14	BEV.1239	Archer and Frances Foster House	17 Larcom Ave.	ca. 1907-1919	Colonial Revival
21-52	BEV.1240	Edwin and Elizabeth Edwards House	5 Peabody Ave.	ca. 1907-1919	Colonial Revival
21-25	BEV.1241	Nicholas and Rosalie Galluzzi House	10 Peabody Ave.	ca. 1929-1945	Colonial/Spanish Colonial Revival
21-25A	---	---	12 Peabody Ave.	---	undeveloped parcel
21-26	BEV.1242	Adelbert and Alice Rockwell House	14 Peabody Ave.	ca. 1929-1949	Dutch Colonial/ Colonial Revival
21-31	BEV.1243	Merton and Olive Ellis House	25 Peabody Ave.	ca. 1897-1907	Colonial Revival/ Queen Anne
21-30	BEV.1244	Charles Hoyt House	29 Peabody Ave.	ca. 1919-1929	no style
21-29	BEV.1245	George and Mary MacDonald House	31 Peabody Ave.	ca. 1958-1969	Garrison Colonial
21-50	BEV.1246	Willis and Mary Whitcomb? House	3 Sargent Ave.	1935	Spanish Colonial Revival
21-49	BEV.1247	William and Annie Galloupe?	5 Sargent Ave.	ca. 1919-1935	Dutch Colonial

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		House			Revival
21-48	BEV.1248	Edmund and Mabelle Haskell House	9 Sargent Ave.	ca. 1919	Colonial Revival
21-32	BEV.1249	Benjamin and Lillian Perkins House	10 Sargent Ave.	ca. 1919-1929	Colonial Revival

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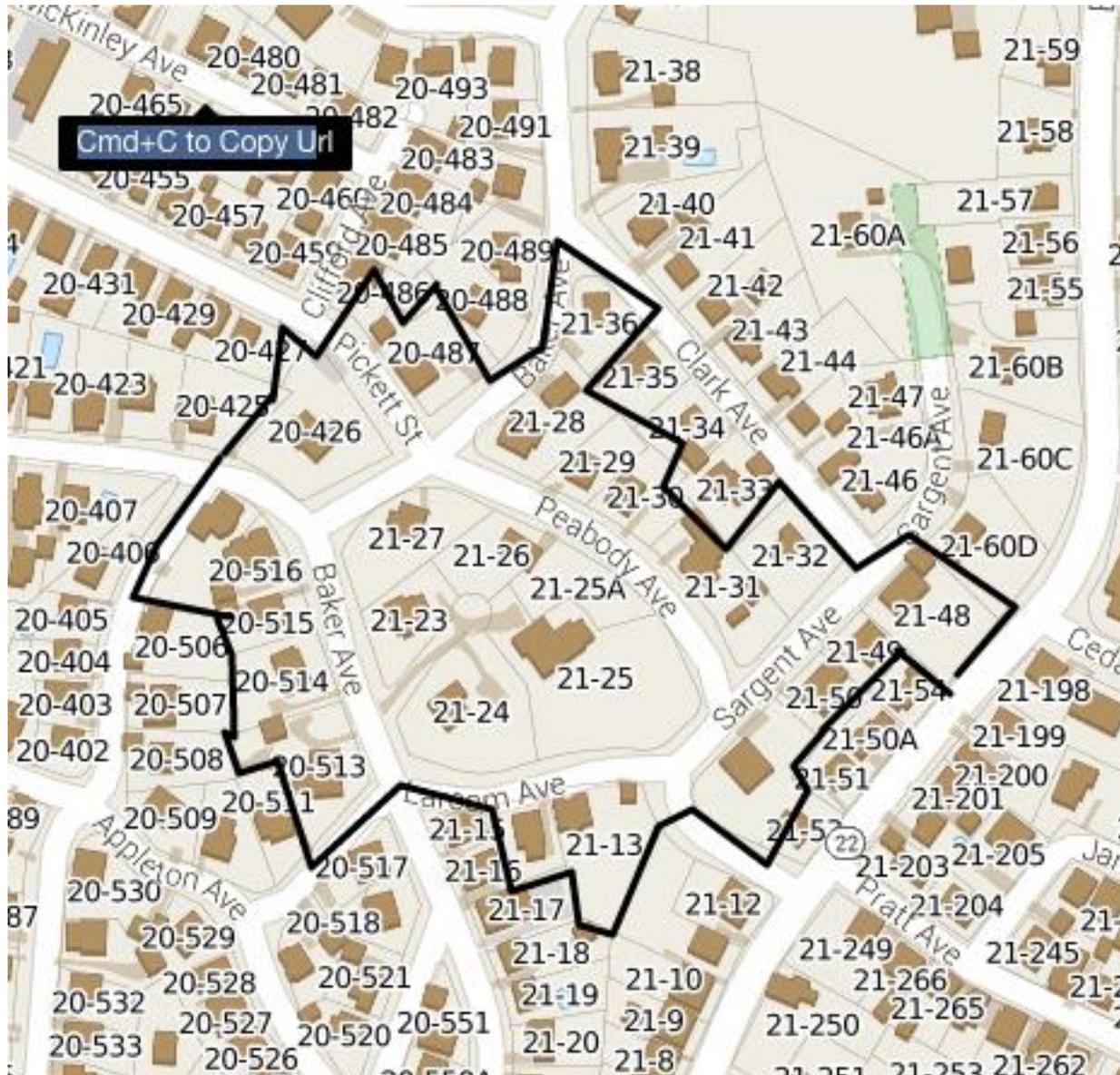
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LOCUS MAP (north is at top)



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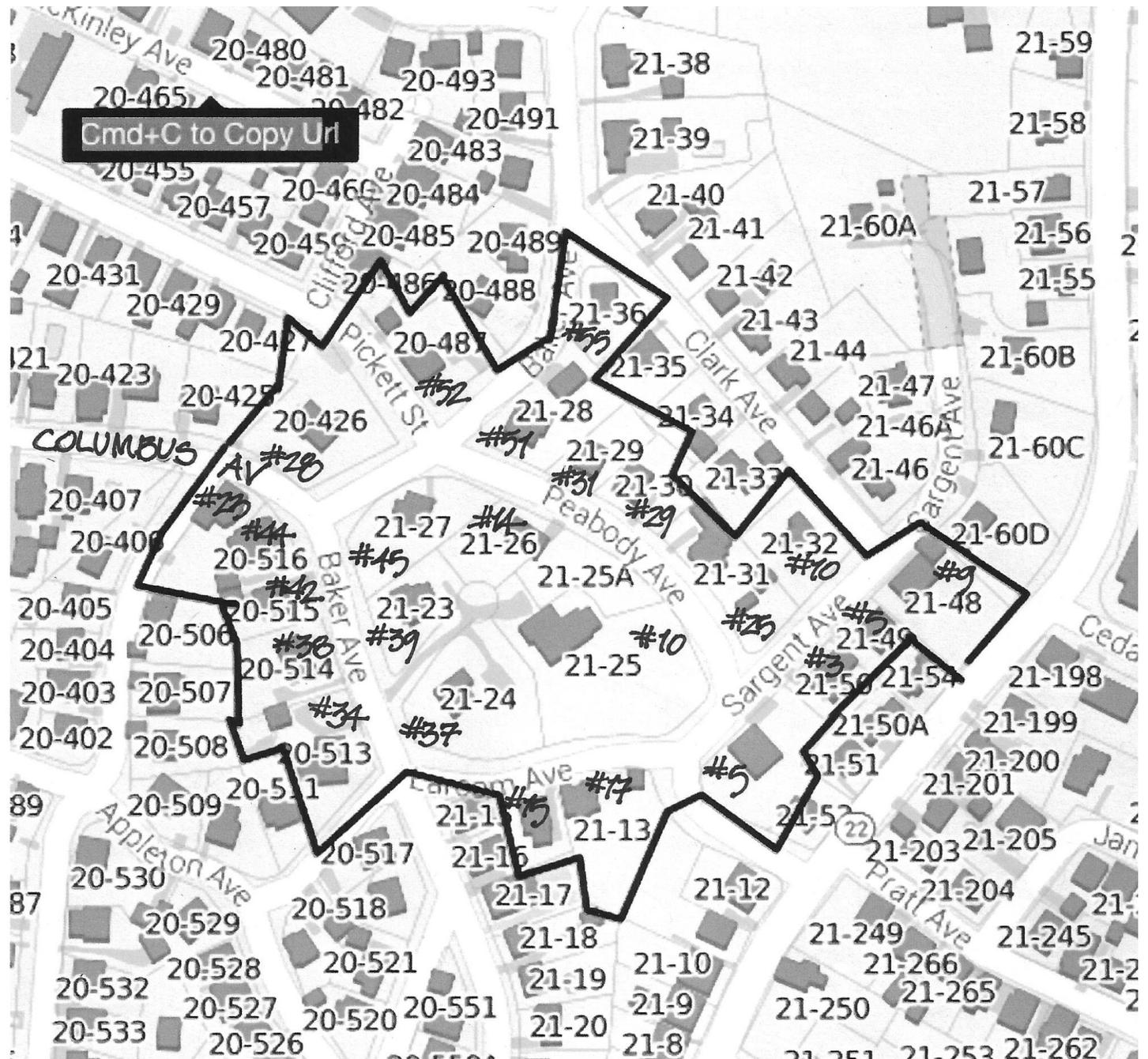
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SKETCH MAP WITH STREET NUMBERS (north is at top)



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SUPPLEMENTARY IMAGES



Photo 2. 39 Baker Avenue.



Photo 3. 28 Columbus Avenue.



Photo 4. 25 Peabody Avenue.



Photo 5. 51 Baker Avenue.

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SUPPLEMENTARY IMAGES



Photo 6. 51 Baker Avenue, garage.



Photo 7. 34 Baker Avenue.



Photo 8. 5 Peabody Avenue.



Photo 9. 3 Sargent Avenue.

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SUPPLEMENTARY IMAGES



Photo 10. 15 Larcom Avenue.



Photo 11. 9 Sargent Avenue.



Photo 12. 38 Baker Avenue.



Photo 13. 38 Baker Avenue, garage.

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SUPPLEMENTARY IMAGES



Photo 14. 10 Sargent Avenue.



Photo 15. 55 Baker Avenue.



Photo 16. 55 Baker Avenue, garage.



Photo 17. 10 Peabody Avenue, view from intersection of Peabody and Sargent avenues.

INVENTORY FORM A CONTINUATION SHEET

BEVERLY

PROSPECT HILL AREA

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

BEV.AX see data sheet

SUPPLEMENTARY IMAGES



Photo 18. 10 Peabody Avenue.



Photo 19. 44 Baker Avenue (L) and 23 Columbus Avenue (R).



Photo 20. 44 Baker Avenue (L) and 23 Columbus Avenue (R).

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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 Wendy Frontiero

The criteria that are checked in the above sections must be justified here.

The Prospect Hill Area is significant as a well-preserved residential subdivision in downtown Beverly, reflecting the prosperity and growth of the city in the late 19th and early 20th centuries. The area was developed by a local real estate syndicate, headed by a prominent businessman and developer, Henry W. Peabody, who maintained a summer estate nearby. The development intended to attract upscale residents with its hilltop setting, proximity to downtown and railroad service to Boston, and two nearby streetcar lines. Architecturally, the Prospect Hill Area is an extraordinary enclave of high-quality, well-preserved, upper-middle class housing. Its cohesive streetscapes are distinguished by sophisticated massing and detailing in historically-informed Revival styles.

Retaining integrity of location, design, setting, materials, workmanship, feeling, and association, the Prospect Hill Area is recommended for National Register listing with significance at the local level.