



United States Department of the Interior

NATIONAL PARK SERVICE

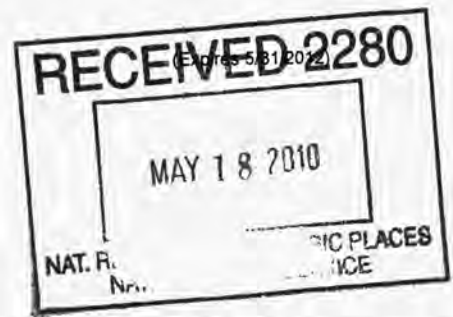
1849 C Street, N.W.
Washington, D.C. 20240

JUL 6 2010

Notice to file:

This property has been automatically listed in the National Register of Historic Places. This is due to the fact that the publication of our Federal Register Notice: "National Register of Historic Places: Pending Nominations and Other Actions" was delayed beyond our control to the point where the mandated 15 day public comment period ended after our required 45 day time frame to act on the nomination. If the 45th day falls on a weekend or Federal holiday, the property will be automatically listed the next business day. The nomination is technically adequate and meets the National Register criteria for evaluation, and thus, automatically listed in the National Register of Historic Places.

Edson H. Beall
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National Register of Historic Places
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United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Butters - Avery House

other names/site number William Butters II House

2. Location

street & number 165 Chestnut Street

☐ not for publication

city or town Wilmington

☐ vicinity

state Massachusetts code MA county Middlesex code 017 zip code 01887

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ☒ meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

☐ national ☒ statewide ☒ local

Brona Simon
Signature of certifying official

May 11, 2010
Date

Exec. Director, MHC, SHPO
Title

State or Federal agency/bureau or Tribal Government

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I, hereby, certify that this property is:

☒ entered in the National Register

☐ determined eligible for the National Register

☐ determined not eligible for the National Register

☐ removed from the National Register

☐ other (explain):

per Edison Beall
Signature of the Keeper

JUL 6 2010
Date of Action

BUTTERS – AVERY HOUSE
Name of Property

Wilmington, Middlesex County, MA
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

☐	private
☒	public - Local
☐	public - State
☐	public - Federal

Category of Property
(Check only one box)

☒	building(s)
☐	district
☐	site
☐	structure
☐	object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	0	buildings
0	0	district
0	0	site
0	0	structure
0	0	object
1	0	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

First Period Buildings of Eastern Mass. TRA

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC, single dwelling

Current Functions
(Enter categories from instructions)

DOMESTIC, single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

COLONIAL, Postmedieval English

MID 19TH CENTURY, Greek Revival

Materials
(Enter categories from instructions)

foundation: STONE

walls: WOOD, shingle

roof: ASPHALT

other: BRICK

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Butters – Avery House is located on the west side of Chestnut Street at the intersection of Marion Street Extension in the town of Wilmington, Middlesex County, MA. The 0.56-acre property is sited on a level plain framed by low rocky hills on the north and west, and wetlands—Maple Meadow Swamp—on the south and east. Chestnut Street follows the route of a Colonial Period highway—leading north from Woburn—that likely originated as an Indian trail. Maple Meadow Brook crosses Chestnut Street south of the property and drains into the wetland of the same name; it is part of the Ipswich River watershed. When built ca. 1720, the house was part of a 100-acre homestead tract that had been granted by the Proprietors of the town of Woburn to William Butters I in ca. 1665. This parcel remained largely intact until after the Second World War when it was gradually subdivided into suburban house lots, the last stage of which occurred in 1995 with the opening of Marion Street Extension, leaving the nominated property in the midst of a late 20th-century residential enclave. The Butters-Avery House is the only historic feature on the property. The two-story, wood-frame, saltbox-type house has a steep gable roof that extends down to the first story on the rear (PHOTOS 1 – 4). It has a three-bay front façade with an entrance on the east side, a center chimney and a shed-roof wing on the west side, with a two-story façade on the front and a one-story façade on the rear. Unpainted wood shingles cover the exterior, having been recently applied over 19th-century wood clapboards. Windows and doorways in the main section are in appropriate locations; however, historic sashes and doors have been replaced. The fenestration of the wing has been altered, as well as containing replacement doors and sash. The brick chimney is located in the rear plane of the roof and has been diminished in height so that it is no longer visible from the front of the house. The form of the house indicates its early 18th-century construction date, but the overall appearance of the exterior reflects the extensive alterations made in the mid 19th century.

Narrative Description

Conditions analyses conducted on the house prior to and after the Town of Wilmington acquired it as a historic property in 2006 documented the preservation of an early 18th-century house frame essentially intact and concealed within later exterior and interior finishes.¹ The framing configuration includes a jettied or overhanging second story, which is a distinctive feature of 17th-century New England domestic architecture, and its presence determines the period in which house was built (Figs.5 & 7, PHOTO 7). Alterations made to the ceiling of the principal first-floor room in 1989 exposed the summer beam that traversed that space (PHOTOS 5 & 6).² According to the studies, the presence of beaded moldings, rather than chamfering, on the corners of the beams indicate that the house was constructed in the early 18th century when this mode of decoration was current.³ This beading also was found on framing members in the leanto, showing it to have been a part of the original house (PHOTO 9). With the exception of the stud frame of the original first-story front wall, which was removed when the façade was pushed out 18 inches and flush with the second story façade in the mid 19th century, virtually all the posts, beams, joists, and rafters used to construct the early house are extant in their original locations, as well as, probably, floorboards that are visible in only a few instances. Feather-edged boards, dating to the initial phase of the house, were also identified but reused in different locations (PHOTOS 11 & 12). One perplexing aspect of the jettied front wall is that it does not appear to have extended across the façade of the entrance lobby on the east side of the existing house (PHOTO 7). There is evidence that indicates a large chimney once occupied the center of this eastern section and, less convincing, that the ancient framing was part of a larger two-room-plan, center-chimney house (Fig.4, PHOTO 13).

(continued)

¹ Anne Grady, "Butters House, 165 Chestnut Street, Wilmington Massachusetts Site Report," Jan 18, 2006 and Finch & Rose, "Historic Architecture Assessment Report: The William Butters II House," December 4, 2007. Both reports were prepared for the Wilmington Historical Commission, Wilmington, Massachusetts.

² Larz Neilson, "Ceiling Work Exposes Ancient Beam in Butters House," *Wilmington Town Crier* [1989].

³ Abbott Lowell Cummings, *The Framed Houses of Massachusetts Bay, 1625-1825* (Cambridge MA: Belknap Press, 1979), 159. Thanks to Anne Grady for this citation.

In its present configuration, the frame represents a one-room plan with leanto dwelling, which was common in Massachusetts in the 17th and early 18th centuries (PHOTOS 1 – 4). Such houses had large chimneys on an end wall with an entrance lobby in front of them. Gaps in the pattern of floor joists and a patchwork of rafters on the east end of the Butters-Avery house characterize the original chimney location (Figs. 5 & 9, PHOTO 13). It would have contained hearths in the principal rooms on the first and second floors. The chimney girt surviving on the lower level supports the summer beam bisecting the ceiling of the main room (Figs. 5 & 7, PHOTOS 5 & 6). There is no summer beam on the second story; attic joists span the entire space front to back (Fig. 6). The existence of open notches on the outside of the second-story wall girt on the east side of the house has led to speculation that the house had a second room and leanto on the east side of the removed chimney, balancing the plan in a center-chimney configuration. Documentation for this phantom half is limited and contradictory (what appears to be 18th-century wall framing and sheathing is intact on both gable ends in the attic), but sufficient to warrant further investigation. An 1846 publication contains a drawing of the house depicted as a two-story, jettied, center-chimney house with a three-bay front facade containing a center entrance flanked by single windows (Fig. 1). Mortises visible along the bottom of the exposed inner jetty beam in the first-floor front room of the house show a single wide space between wall studs for a window on the west side of the entrance, which comports with the image. No other physical evidence has been found, but conditions of neither the building nor the site have been fully investigated.

At undocumented times in the mid 19th century, the house was renovated to bring it up-to-date with the function and appearance of dwellings in the period. The front (south) façade of the house was flattened to a single plane by building out the first-story wall to the front edge of the second-story jetty (Fig. 7, PHOTOS 1 & 2). A new entrance was installed at the east end of the façade (the architrave, door, and sidelights are late 20th-century additions) surmounted by a window on the second story, and with two windows on each story on the west side of the façade. (The original house would have had casement windows.) New sawn-wood clapboards were added to the front façade at this time; they are extant and visible under a layer of wood shingle siding added in 1975, while an older layer of shingles is extant in the rear. The existing windows in the east and west gable ends were added in the renovation; the east gable end would have contained a chimney up to this point (PHOTOS 1 & 3). A picture window was later added to the east wall. Three windows are centered in the north façade; there are no other openings (PHOTO 4). Based on the 2007 existing conditions report, these windows are also 19th-century features. The long, steep roof slope and large, square brick chimney are prominent features of the north side of the house. The asphalt shingle roof is associated with a much more recent age. A fieldstone basement exists under the principal room (Fig. 8); other sections of the building are supported by low stone foundations. Thus, with the exception of the later 20th-century overlays of wood-shingle siding and asphalt shingle roof and the more recent replacement sash, the exterior of the house is intact to the mid 19th-century period in which the abovementioned alterations took place.

The interior floor plan was altered significantly, as were the interior finishes. Changes occurred in at least two stages. One of the first changes to have been made was moving the chimney, and this likely was done by one of the last generations of the Butters family to occupy the house. The house would have been 100 years old, and the renovation very well could have been motivated by deteriorating conditions. The new chimney probably was built at the same time the first-story wall was moved forward to the plane of the jetty on the front façade. Under this scenario, a decrepit eastern half of a center-chimney house may have been demolished in the process. Changes to the plan were made in response to shifting the stack from the former chimney bay at the east end to the center of the house (Figs. 5 & 7). The original chimney bay was floored and converted to rooms on the first and second stories. A kitchen was created in the rear lean-to room with a hearth provided in the new chimney (Room 104, Fig. 5, PHOTO 8). Fireplaces were also installed in first- and second-story front rooms (PHOTOS 6 & 10). Changes to existing room dimensions may have been made at this initial stage, but this probably occurred later. Further investigation is needed to determine the sequence of events. Yet, based on what can be seen, it is apparent that Alexander P. and Julia Avery, who owned the farm from 1846 to 1898, were responsible for creating the existing interior.

The size of the original chimney bay room on the east side of the first floor (Room 103) [refer to floor plans at the end of the nomination for a numbered diagram] was increased by erecting a partition two feet west of the old chimney girt and within the principal front room of the house (Fig. 5). Part of the room in the northeast corner of the leanto also was incorporated into this new room, with the remaining section reserved as a storeroom or closet (Room 103A). The new chimney stack protrudes into the northwest corner of the room; a wood mantel has been attached to the wall encasing the masonry, although there was no fireplace; and the room may have been heated by a stove. Two windows were installed in the east exterior wall; a large third window has been added recently between them.

(continued)

The entry lobby at the front of the house was extended an equal distance into the front room (Room 102). This space was also pushed out a nearly equal amount in the front (south) when the jetty was obliterated. It is conjectured that there was an open staircase on the north wall of the lobby opposite the doorway (Fig.4). This was replaced by the existing straight run of stairs when the renovations were made. There is a closet under the stairs that is accessed from the front room. It is believed that this was the location of earlier basement stairs that descended into an excavated passageway linking to the basement, which is limited to the area beneath the principal room. The doorway at the entrance to the house is a nonhistoric Colonial Revival replacement.

The original dimensions of the principal room (Room 101) were reduced by the partition encroaching about two feet from the east, and by the addition of the chimney, which took approximately five feet from the northeast corner of the room (Fig. 5, PHOTOS 5 & 6). The balance of the space in the northwest corner was partitioned for a closet and a landing for the existing basement stairs, which connects to the kitchen (Room 104A). Despite these losses, the room gained about 18 inches of depth when the space under the jetty was incorporated into the room (Fig. 7, PHOTO 5). All the current walls enclosing the room are the result of renovations, with the exception of the west exterior wall. The front (south) wall contains two windows; a third window is located under the old summer beam on the west wall. The lower portions of the summer beam, with its beaded corners, and the beam demarcating the location of the original front wall recessed under the second-story jetty have been exposed in the ceiling and are the only visible remnants of the early 18th-century framework. The east wall contains doorways to the entry (Room 102), the closet under the stairs, and the east room in the old chimney space (Room 103). The north wall contains a fireplace and wood mantle and a doorway leading to a passageway leading to the leanto kitchen (Room 104). The closet on the west side of the chimney connects to the passageway.

In the kitchen, the east end of the south wall contains a fireplace and bake oven built into the chimney constructed as part of the renovation (PHOTO 8). The original dimensions of the wide, shallow room in the leanto essentially were preserved. The enclosures on the west end of the south wall are recessed slightly south of the girt in the location of the original south wall; another closet has been added in the northwest corner (Fig. 5). Three small windows are closely spaced at the east end of the north exterior wall of the room. Their odd placement suggests that they are in locations determined by a previous room use or arrangement; one likely was a doorway. A doorway on the east wall leads to the room constructed in the old chimney space (Room 103); there also is a doorway in the west wall that connects to a room in the ell attached to the west side of the house (Room 105).

All the originally exposed floor framing in the ceiling was concealed with lath and plaster installed in the mid 19th century in an effort to update the appearance of the interior. (The summer beam and front jetty girt in the front room were re-exposed only recently.) New flooring was also installed in the mid 19th century over pre-existing flooring or subflooring; wall-to-wall carpeting now covers the floor in the leanto kitchen. Although the early 18th-century features of the interior have been obscured, the current interior plan and finishes are distinctive to the mid 19th-century period of the house's history.

The second story was altered in a similar fashion (Fig.6). The stair hall was enlarged by shifting the partition of the front chamber a few feet west from its original location (Room 202). This was done to create a landing of sufficient size for the new straight run of stairs. An enclosed attic stair was built along the east wall, but this was done later. From the landing on the west side of the hall, there is a doorway on the west wall leading to the front chamber (Room 201) and a door on the north wall leading to the chamber introduced in the old chimney space (Room 203). This chamber was created with a new floor and new partition on the west side a few feet east of the original chimney girt. A window was added in the east wall to illuminate the room. A board wall is located on the north side of the room, which may have been constructed from reused material, as there would have been no reason for a partition in this location when the chimney was there. This wall more recently has been covered with drywall.

The main room on the second story, the large front chamber, was reduced a few feet in width with the erection of a stud partition on the east side, which provided additional space for the stair hall and chimney chamber (Room 201, PHOTO 10). Additional board partitions were erected on the north side of the room to encase the new chimney and block off the attic of the leanto. The boards are antique and appear to have been relocated here either at the time of the renovation or at some later stage (PHOTO 11). A bathroom and closets configured in the northwest corner of the room are still later changes. There are two windows in the south wall where there was only one originally; the third window in the west wall may have been added as part of the renovation. A wood mantle is located on the chimney enclosure, although it has not been determined yet if the room was heated by a fireplace or stoves in this period.

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Similar to what occurred in the first-floor rooms, the three finished spaces on the second story have walls and ceilings lathed and plastered in a mid-19th-century manner, with the exception of partitions along the lean-to attic at the north side of the house where vertical boards were used. An original stud wall is visible from the lean-to, which suggests that the vertical boards attached to them were added. (A vertical board wall would have used horizontal nailers for support.) Also, the present board wall does not contain any evidence of a doorway, which would have been necessary to provide access to the attic (Room 204). There are remnants of a floor in the lean-to attic that indicates that it had a function.

An ell was attached to the west side of the house sometime in the 19th century; whether it was before the mid-century renovations or after has not been determined (Fig. 5). Physical evidence indicates that it was a pre-existing accessory building moved to its current position and attached to the west wall of the house. The method in which its hewn frame was tooled dates it to the late 18th or early 19th century. It utilizes a barn framing type with horizontal nailers (instead of studs) for vertical siding. Where it attaches to the house, original wall sheathing is exposed without nail holes for the clapboards or shingles that presently cover the house. The wing has a two-story front façade and a shed roof descending to a one-story rear wall. A surviving angled rafter suggests that the building was a part of a larger hipped-roof structure. The utilitarian design of the building and the fact that it does not contain a fireplace indicates that it was a service ell containing a wagon house, stable, and wood house. Later in the 20th century, it was renovated to contain a kitchen (Room 105) and bathroom (Room 106), with the westernmost bay used as a garage or storage room (Room 108).

The existing conditions of the Butters-Avery House are essentially intact to the mid 19th century, following renovations, probably made by both later generations of the Butters family and Alexander P. and Julia Bailey Avery, which represent a significant architectural period in the history of the building. The ell was probably joined to the house early in the sequence of additions and alterations. The distinctive characteristics of the house have been diminished in recent years by the superimposition of wood shingle siding, asphalt shingle roofing, and replacement sash. Although effectively concealed by the historic modernization efforts, the presence of a frame for an early Colonial Era dwelling with a jettied second story at the core of the house is noteworthy. Such a rare surviving artifact is significant and perhaps unique in the town of Wilmington.

Archaeological Description

While no ancient Native American sites are known on the Butters-Avery House property, it is possible that sites are present. One ancient site is located in the general area (within one mile). That site, 19-MD-674, was located during an intensive survey for a gas pipeline immediately northwest of the Butters-Avery House, and may extend onto the nominated property. While a site examination-level survey was not completed for the site, MHC staff did issue an opinion that the site was not eligible for listing in the State and National Register of Historic Places. The site was determined to be small in size, with low artifact density. The site lacked diagnostic artifacts, features, and had questionable integrity, which limited its research value. A concentration of ancient sites is located approximately 1.5 miles northeast of the farm. Most of the latter sites are located on stream terraces bordering Maple Meadow Brook.

Environmental characteristics of the farmstead represent locational criteria (slope, soil drainage, proximity to wetlands) that are favorable for the presence of ancient sites. The house is located on a well-drained level plain within 1,000 feet of unnamed ponds and wetlands associated with the Maple Meadow Brook Drainage. The farm is located within the Ipswich River watershed.

The Butters-Avery House (ca. 1720) is a First Period House, and the potential for locating ancient Native American resources on First Period properties is high. First Period houses are often situated at locations exhibiting the same characteristics favored by Native people in selecting sites. As indicated above, these include close proximity to wetlands, preference for well-drained soils (especially on south-facing slopes), and protection from prevailing winds and storms. In addition, the documentary record indicates that First Period houses and settlements were actually located in locales where Natives had cleared dense forests either for agricultural or settlement purposes. Given the above information, a high potential exists that an ancient Native American site is located on the Butters-Avery property and that additional resources will be found.

(continued)

A high potential also exists for the recovery of historic archaeological resources on the Butters property. Structural evidence of barns and outbuildings may survive on the property associated with the Butters-Avery House, as well as with the first Butters house, built ca. 1665. The first Butters house was located at what is now 181 Chestnut Street, at the corner of Mill Road off the nominated property. It was demolished in ca. 1865 following a fire. Archaeological evidence of occupational-related features (trash pits, privies, wells) may survive from both the Butters house occupations.

The potential for locating significant historic archaeological resources in and around First Period houses is great. First Period houses (and their associated farmstead complexes) were constructed within well-defined regional and temporal patterns. While it is beyond the scope of this nomination to examine these patterns, the archaeological record associated with the Butters-Avery House should provide the essential information for documenting them. This can include: evidence on the construction of the house and its physical modification over time (complementing the detailed interior analysis already completed); evolution of the house as part of a farmstead complex including the location of barns, sheds, and other outbuildings as well as fences, privies, and wells; and documentation of the changing social, cultural, and economic activities conducted in and around the house(s) through the examination of midden deposits, trash features, and privies. It should be noted that in many instances, the archaeological record is the sole remaining source of information on these aspects of First Period houses and the individual(s), family, and community histories they represent.

(end)

8. Statement of Significance**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☒ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply)

Property is:

- ☐ A Owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

EXPLORATION/SETTLEMENT

Period of Significance

ca. 1720 - 1896

Significant Dates

ca. 1720

Significant Person

(Complete only if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

Period of Significance (justification)

The period of significance was established to encapsulate the time from when the house was built in the early 18th century through the numerous and various alterations made during the 19th century to repair and update the building in conformance with changing living standards and design tastes. In the process, it is evident that there was recognition of the house's age and historical importance, both in later generations of the Butters family and with their successors. The date of construction, ca. 1720, has been identified as a significant date.

Criteria Considerations (explanation, if necessary)

N/A

Statement of Significance Summary Paragraph (provide a summary paragraph that includes level of significance and applicable criteria)

The Butters – Avery House is architecturally and historically significant as a distinctive example of a rural dwelling originating in the early 18th century. With the existing level of documentation, it meets National Register Criterion A at the local level, and Criteria C and D at the state level. Under criterion A, the property is notable for its association with William Butters (ca. 1630-1692), who obtained a 100-acre homestead from the Town of Woburn proprietors ca. 1665, and the families of five generations of his male descendants. As such, the house is a landmark of the settlement history of the community, and its long history and evolutionary stages associate it with other significant periods in the town's development.

The house was constructed with a joined frame configured in a jettied two-story, "half-house" plan estimated to date to ca. 1720, which distinguishes it as a rare surviving First Period House. As such, the Butters – Avery House is nominated as an amendment to the First Period Buildings of Eastern Massachusetts Thematic Resource Area (1990), with a state level of significance under Criteria C and D. Fulfilling Criterion C, it retains distinctive characteristics of First Period construction—exposed timber framing with evidence of a reworked second-story jetty, simple plan, decorated structural members—to be an appropriate addition to the thematic group. As a property likely to yield information about patterns of construction, and potentially including some additional features of First Period construction that may presently be masked by later additions to the building, the Butters-Avery House also fulfils Criterion D. It is one of only two First Period houses identified in the town of Wilmington. The Ephraim Buck House, built ca. 1704, was listed in the National Register as a component of the First Period Buildings of Eastern Mass. TRA.

The nominated property retains integrity of location, design, materials, workmanship, feeling, and association; only its rural setting has been compromised. The period of significance (ca. 1720-1896) was determined based on the duration of the Butters and Avery families' association with the house.

Narrative Statement of Significance (provide at least one paragraph for each area of significance)**ARCHITECTURE**

The Butters – Avery House contains a rare surviving joined frame dating from the first period of domestic architecture in Massachusetts, and more broadly, in New England. The traditional form and appearance of the house has been preserved despite a series of alterations occurring in the 19th and 20th centuries. A major mid 19th-century interior renovation concealed nearly all of the original fabric beneath plaster surfaces in an effort to modernize the house in its existing form and plan configuration. Although the original chimney was removed, it was replaced with another in a central location consistent with the established local architectural traditions. Already the house was considered a historic landmark by the Butters family and the town at large. While not as significant as the survival of the early stage of the house, the renovations made by Alexander P. and Julia Bailey Avery are distinctive in their own time both for their innovation and for their recognizable sensitivity to the historic artifact. Later owners were not as preservation-minded; alterations made after the Avery renovations, such as improved kitchen and bathroom facilities, exterior shingle siding, and interior sheetrock walls, are not contributing features.

EXPLORATION/SETTLEMENT

The Butters – Avery House is an early and important landmark in the settlement history of the town of Woburn, from which the town of Wilmington separated in 1730. The Butters family multiplied and spread out in the Boggy End neighborhood, which they populated for many generations. Woburn was first settled in 1640 near Horn Pond, a primary source of the Mystic River, and was officially incorporated in 1642. At that time the area included present-day towns of Woburn, Winchester, Burlington, and parts of Stoneham and Wilmington. William Butters I (1630-1692) immigrated to Massachusetts from Scotland ca. 1665, when he obtained a 100-acre homestead in Boggy End along the Maple Meadow Brook from the town proprietors. His son and namesake built the house on the nominated property ca. 1720, and five generations of his male descendants, all but the last named William, resided there with their families.

Developmental history/additional historic context information (if appropriate)

The 100-acre parcel granted to William Butters I in what was then the town of Woburn was located on a Colonial highway leading north from the town center. This road reputedly originated as an Indian trail, so Butters established his homestead on a well-travelled route. The Maple Meadow Brook traversed the farm, forming a sizeable marshland which the settlers valued highly for its grass. The area was known as Boggy End, but in these ways, the property satisfied the conditions for a valuable and productive farm. Based on local tradition, William Butters I built his dwelling on another site on the farm. (This house burned and was destroyed ca. 1865.) The existence and primacy of this house is based

on a plan of "Butters Row" published in 1856 by Cyrus Thompson (Fig.1).⁴ It is possible that William Butters II (1665-1746) built a house on the nominated property around the time he married Rebecca Jones in 1687.⁵ However, another scenario has emerged, based on a preliminary analysis of the building history, which estimates the construction date as ca. 1720 based on stylistic characteristics.⁶ This later construction date agrees with the account that William Butters II continued to live in his father's house after his marriage and built the house on the nominated property for his and his wife's residence only after their daughter Lydia, married Ebenezer Carter in 1719, leaving the old homestead to the newlyweds.⁷ In 1719, William Butters II and Ebenezer Carter were recorded on the same taxable lot; in 1721, their taxes increased from 12 shillings 6 pence to 17 shillings, which may reflect the addition of a second house on the property. Whether this house was the "half-house" that currently exists or a two-room-plan center chimney as depicted on Cyrus Thompson's plan remains to be determined. Further research on the existing house should provide more particular information to refine and elaborate on this early history.

In 1730, the Butters homestead was included within the newly formed town of Wilmington, which had separated from Woburn. William Butters II died in 1746, and the family holding was conveyed to his son William III (1711-1784). His will makes reference to the "west end of my dwelling house," suggesting that the house had an east end and a two-room plan.⁸ (By the time Ebenezer Carter's will conveyed the William Butters I house to his heirs in 1753, it occupied a separate parcel, although the instrument for this division has not been found.⁹) William Butters III conveyed the nominated house with land to his son William Butters IV (1736-1814) by deed in 1774, again citing a chamber and a garret in the "west end of my dwelling house."¹⁰ William Butters III's will also makes reference to an "old barn and old orchard."¹¹ In 1789 William Butters IV transplanted apple trees from his cousin James Butters's farm on Wood Hill (now Burlington MA) to his orchard, and developed what became known as the Butters apple, which was discovered by Samuel Thompson, a surveyor, while laying out the route of the Middlesex Canal in 1793 (NRMPS 2009). It was renamed the Baldwin apple by engineer Loammi Baldwin (1740-1807), the director of the canal project, who promoted its cultivation throughout New England.¹²

William Butters V (1760-1836) was the next of that name to occupy the house and farm. It very well may have been during his occupancy that the old end chimney in the house was demolished and the new central stack was constructed, and at which time the jetty was walled over. Upon his death, the property was conveyed to his son Abiel Butters (1795-185?), who sold the property to Jacob and Caleb Corey in 1838, thereby ending the Butters family's six-generation tenure.¹³ Alexander Pope Avery, a native of Arlington, Massachusetts, purchased the Butters farm in 1846.¹⁴ He married Julia A. Butler of Arlington in the following year. Alexander's father, Joshua Avery, came to Arlington from Groton, Connecticut, where the family was based for many years.¹⁵ The 1850 U.S. Census for Wilmington enumerated Alexander P. Avery, age 27 years, as a farmer; his 24-year-old wife was the only other member of the household. Ten years later, the size of the household remained the same. Alexander was recorded with real estate valued at \$855 in 1850 and \$900 in 1860, which does not reflect any significant changes due to the improvements he presumably made to the house during this period. At best, these were middling values in the neighborhood, which probably indicates the low value of a house as much as 150 years old, even if the interior was renovated.

(continued)

⁴ A copy of this map was found in the Phillips Library of the Peabody Essex Museum, Salem, MA. Catalog No. 912.7446 W38T.

⁵ An 17th century construction date for the house is purported in an 1896 account that considered the house in "nearly original condition," and a 1906 newspaper article that pronounced the house "more than two hundred years old." George Butters, *The Genealogical Registry of the Butters Family* (1896), 18 and Mary Going Swain, ed. *Wilmington Scrapbook* (Charlestown MA: Acme Bookbind, 1996) n.p. More recent local historians have sustained the story, notably Adele C. Passmore, "Selected Eighteenth Century Wilmington Historical Sites," (1976) an unpublished manuscript in the possession of the Wilmington Historical Commission and Larz Neilson, *Wilmington 225 Anniversary* (Wilmington MA: Wilmington Rotary, 1955).

⁶ From information collected by Arthur Krim for a draft of an earlier National Register Nomination Form in 2007.

⁷ Ibid. Krim found that tax lists from the period listed both father and son on the same property.

⁸ Butters, 53. Middlesex County Probate Record #3787.

⁹ Middlesex County Probate Record #3981.

¹⁰ Middlesex County Deeds (Cambridge Registry), 74:451.

¹¹ Middlesex County Probate Record #3788.

¹² Benjamin V. French, "Account of the Origins of the Baldwin Apple," *The Horticulturalist*, 17 (Jan. 1847), 315-316.

¹³ Middlesex County Deeds (Cambridge Registry), 241:436 & 481:358.

¹⁴ Middlesex County Deeds (Cambridge Registry), 482:358.

¹⁵ The Ebenezer Avery House, the home of Alexander Pope Avery's great grandfather, is owned by the State of Connecticut as part of Fort Griswold Historic Site, and operated by the Avery Memorial Association. The house was moved to the fort site from its waterfront location to preserve it. The house was used as a hospital during the Battle of Groton Heights, the only Revolutionary War battle to take place in the State of Connecticut (1781). A number of Avery men lost their lives in the event.

Alexander P. Avery is identified on an 1867 passenger list of a ship departing Falmouth, England, and LeHavre, France. By 1870, Julia Avery was the wife of George L. Taylor, suggesting that Alexander P. Avery had died or abandoned her. The Taylors occupied the Butters House with their two-year-old son, George L. Taylor, Jr. George Taylor, Sr. was 14 years younger than Julia Avery and had grown up in the neighborhood. In 1850, at age 10, Taylor was living in his parents' household, which, given the order of the names in the census, was perhaps five doors away from the Butters-Avery House. George's father, Elbridge Taylor, was a carpenter with property valued at \$465. In addition to his mother, Abby, there were five children, of which George was the second eldest. Ten years later, George L. Taylor was still living with his parents and siblings. Both he and his brother John, ages 19 and 21 years, respectively, worked as bakers. By the time he was 27 years of age, George had married Julia Avery and had moved into her house. The 1870 census identified him as a farmer; likewise in 1880. Julia evidently had died by 1898 when George L. Taylor sold the farm to Mary June Lathe.¹⁶ Nothing more is known about Mary June Lathe. In 1895, Taylor had donated a small plot of land to the Rumford Historical Association where they erected a monument commemorating the Baldwin Apple. In 1900, he was boarding with his brother Melvin's family elsewhere in the town. The 1910 census lists him as living alone somewhere on Chestnut Street.

Alfred Hughes of Boston bought the house in 1901.¹⁷ His identity remains unknown, although he may be the real estate broker living at 108 Sherwood Street in the city in 1900. In 1907 Hughes sold the farm to Albert G. Snowman, an unmarried casket maker.¹⁸ The 1910 census records a household on Butters Row with William J. Snowman (37 years of age, a printer for a carton manufacturer) as the head, his wife, Mabel, and his brother, Albert, 47 years of age. All three were born in Maine, and William was identified as the owner. William J. and Mabel Snowman were enumerated in the 1920 census as owners of a dwelling on Chestnut Street. William was a printing foreman for a rubber company; Oscar E. Hesberg, a Swedish upholstery tacker, boarded in the Snowman household. At this time, Albert J. Snowman, still a casket maker, was a roomer in a lodging house at 546 Newbury Street in Boston. Curiously, Snowmans' neighbor on Chestnut Street was George L. Taylor, Jr. and his son, George W., both of whom were mechanics for the steam railroad. (Apparently George L. Taylor had created a house lot for himself and/or his son before selling the farm.) William and Mabel Snowman were operating a poultry farm on Chestnut Street in 1930, according to the census. Their household included two teenage English Canadian sisters who were wards of the state. A third young woman, Ruth Maynard, also boarded with them. The farm is remembered as a suburban horse farm, which was a function to which it likely evolved once the area became too residential to tolerate the sounds and smells of a poultry operation. When I-93 was opened east of Wilmington in 1959, suburbanization increased dramatically.

Paul and Velma Emery purchased what remained of the Butters Homestead in 1962 and continued to board horses there.¹⁹ Velma Emery was interested enough in the history of the house to provide her research to the Massachusetts Historical Commission's statewide historic resources survey. In a desire to return the house to a more "primitive" appearance, the Emerys covered the house with wood shingles in 1975, although they also installed a picture window in the east wall. They also replaced historic sash with modern energy-efficient metal units. Over the years, they subdivided house lots from the periphery of the farm; in 1989, Marion Street Extension was constructed to facilitate the creation of lots on the west side of the farm. A large area of the farm survives, although it has reforested and has been subdivided from the house, which has been isolated on a half-acre lot. An early 18th-century barn built by Abiel Butters was razed in 1989 when Marion Street Extension was constructed, and replaced with a new barn west of the house. House lots were created along the new street with the historic house and non-historic barn occupying separate lots. In 1995 the Emerys vacated the premises and rented the house. The Town of Wilmington acquired the house to protect and preserve it as a historic site in 2006.²⁰ The barn no longer exists, and a new house was being constructed on the barn lot when this nomination was in preparation.

(continued)

¹⁶ Middlesex County Deeds (Lowell Registry), 297:550.

¹⁷ Middlesex County Deeds (Lowell Registry), 331:170.

¹⁸ Middlesex County Deeds (Lowell Registry), 407:158.

¹⁹ Middlesex County Deeds (Lowell Registry), 1590:533.

²⁰ Middlesex County Deeds (Lowell Registry), 19189:229.

Historical Significance

This historical background associates the Butters – Avery House with the settlement history of the Colonial period town of Woburn from which the town of Wilmington separated in 1730. The Butters family multiplied and spread out in the Boggy End neighborhood, which they populated for many generations. Alexander Pope Avery moved in from the nearby town of Arlington, located south of Woburn, and made significant changes to the house in the mid 19th century. This period is characterized by the growth of the town and the transformation of traditional communities with the influx of new people from surrounding towns. It also represents the expanding scope of the Boston suburbs, with Wilmington becoming less rural and isolated and more engaged in agricultural commerce. Avery also was related to a prominent Colonial family based in Groton, Connecticut. The farm was engaged in market farming when George L. Taylor assumed ownership ca. 1870, and William and Mabel Snowman continued to operate it in this manner—particularly as a poultry farm during the Depression—even though William had steady employment as an industrial printer. Apparently they also raised and/or boarded horses on what remained of the farm. Subsequent owners continued to work the farm in this avocational manner, subdividing peripheral portions of the farms into suburban house lots to provide income. In this way the evolution of the farm illustrates the entire history of the town, from its beginnings as a Colonial proprietorship made up of the homesteads of European settlers, to a suburban satellite town of a major American city. Changes to the house and the landscape document the significant stages of more than 300 years in the town of Wilmington and the Boston metropolitan area.

Architectural Significance

The Butters – Avery House contains a rare surviving joined frame dating from the first period of domestic architecture in Massachusetts and, more broadly, in New England. This fact alone confers on it state-level significance and relates it to the First Period Buildings of Massachusetts Thematic Resource Area (1990). The traditional form and appearance of the house has been preserved despite a series of alterations occurring in the 19th and 20th centuries. A major mid 19th-century renovation concealed nearly all of the original fabric beneath plaster surfaces in an effort to modernize the house in its existing form and plan configuration. Although the original chimney was removed, it was replaced with another in a central location consistent with the established local architectural traditions. Already the house was considered a historic landmark by the Butters family and the town at large. While not as significant as the survival of the early stage of the house, the renovations made by Alexander P. and Julia Bailey Avery are distinctive in their own time, both for their innovation and for their recognizable sensitivity to the historic artifact. Later owners were less preservation-minded and their alterations, notably kitchen and bathroom facilities, new windows and doors, exterior siding, and interior sheetrock walling, are noncontributing.

Potential to Yield New Information

Nineteenth- and twentieth-century alterations still conceal much of the original historic fabric of the house, making it significant under Criterion D for its potential to yield information about First Period design and construction in the future. Further investigation into the physical components of the building, as well as its documentary history, promises to reveal many of its secrets. First, more research is needed to further document its construction date for the house and determine its association with other Butters houses in the neighborhood, some of them no longer extant. Tree-ring dating of historic beams could be a source of new data, although much basement-level material is deteriorated or replaced and few of the hewn beams elsewhere in the house retain the bark edges needed for accurate end-dating. Second, the question of whether the house originated as a half-house (one-room) or two-room plan needs to be answered. This will rely on further investigation of the east wall of the house, the presumed location of the original chimney, and the ground on the east side of the house where a second room would have been located. Third, the renovations attributed to the period that the Averys owned the house need to be more carefully assessed and documented to one or more stages of work associated with either the Averys or their predecessors and successors. For this, an intensive conditions assessment would be useful. Lastly, a full understanding of the land history is needed, beginning with an accurate map of the Butters' 100-acre grant in the context of early lot divisions and extending in stages to the suburban subdivisions made in recent years. Acknowledging the inherent significance of this First Period house, it promises to be a productive study project for understanding the history of the town of Wilmington and surrounding region, and interpreting it through this impressive surviving artifact.

The town of Wilmington purchased the Butters – Avery House in 2006 to prevent its demolition. The remainder of the farm had been subdivided for residential development, and the old house was left on a small lot targeted for new construction. The town's acquisition was helped with a grant from the Massachusetts Historical Commission. The house was opened to building historians who examined it and concluded it was a significant surviving example of First Period architecture. The town intends to stabilize the building and lease it to an appropriate residential tenant.

(continued)

Archaeological Significance

Since patterns of ancient Native American settlement in Wilmington are poorly documented, any surviving sites could be significant. Ancient sites in this area may contribute important information relating to patterns of Native settlement and subsistence in the interior Ipswich River drainage, an area that is poorly documented when compared to more coastal locales. Native sites in this area may contain information that compares the seasonal, functional, and socio/political role of sites located along interior tributary streams and wetlands, with larger sites located along the Ipswich River and coastal areas within the Ipswich drainage. Most of Wilmington's western and northern boundary borders the Shawsheen River drainage, a tributary of the Merrimack River. Ancient Native American sites in the district may contain information that indicates the importance of riverine drainage boundaries in the social, cultural, and economic systems of Native inhabitants in the area.

Ancient Native American sites in the general area (within one mile) may contribute valuable information documenting a continuum of land-use history for more than 10,000 years. Potential occupations from the Paleo-Indian through the Woodland-period, combined with known and potential sites of First Period European settlement in eastern Massachusetts, indicate archaeological sites in the area may represent the entire range of human settlement in northeastern North America. This information may prove valuable in understanding past and present environmental change, particularly as it caused changes in the economic and social history of both Native Americans and Europeans who lived in the region.

Historic archaeological resources described above have the potential for contributing detailed information on the changing social, cultural, and economic patterns that characterized the lives of members of the Butters family, later occupants of the house, and other early residents of Wilmington. Archaeological survivals of earlier structures and structural change of the Butters-Avery House and outbuildings can reflect social change of families who resided in the house and the surrounding community. Occupational-related features can also contribute information in the areas noted above, as well as information on the lifeways of individuals who inhabited the house. Archaeological features can also help document overall construction dates for the house and dates for major renovations and/or additions. Archaeological research can also contribute important information related to the early Wilmington settlement for which few First Period examples survive.

It should again be noted that, though less obvious, the research potential for the Butters-Avery House lies as much below ground as it does above. Just as buildings have evolved over time, the households and farmsteads that they housed also grew and changed. Given that the house has occupied a rural setting that was not greatly altered for most of its history, the likelihood that a significant archaeological record survives is extremely high. While more documentation is needed to fully assess the significance of the archaeological potential for the property, such a project is beyond the scope of this nomination. The point to be emphasized here is that the Butters-Avery House is probably significant for its archaeology, independent of other considerations.

(end)

9. Major Bibliographical References**Bibliography** (Cite the books, articles, and other sources used in preparing this form)

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 Middlesex County Deed Records.
 Lowell MA. Middlesex County Deed Records & Plan Books.
 Lowell MA., Middlesex County Probate Records.
 Wilmington MA. Wilmington Town Archives. Wilmington Tax Records.

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67 has been Requested)
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey # N/A
☐ recorded by Historic American Engineering Record # N/A

Primary location of additional data:

- ☐ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☒ Local government
☐ University
☐ Other
 Name of repository: Town Archives & Wilmington Public Library

Historic Resources Survey Number (if assigned): _____ MACRIS # WMG.131

BUTTERS – AVERY HOUSE
Name of Property

Wilmington, Middlesex County, MA
County and State

10. Geographical Data

Acreage of Property Less than one acre
(Do not include previously listed resource acreage)

UTM References

(Place additional UTM references on a continuation sheet)

1	<u>19</u>	<u>321200</u>	<u>4711000</u>	3	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u> </u>	<u> </u>	<u> </u>	4	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description (describe the boundaries of the property)

The Butters – Avery House is located at 165 Chestnut Street in Wilmington, Massachusetts. It is bounded on the southeast by Chestnut Street, on the south by Marion Street Extension, on the east by Emery Lane, and on the north and west by adjoining lots. See attached assessor's map for a more particular description.

Boundary Justification (explain why the boundaries were selected)

The nominated property comprises the land currently associated with the historic house. Land traditionally associated with the house has been subdivided from it and developed with non-historic residential construction.

11. Form Prepared By

name/title	<u>Neil Larson with Betsy Friedberg, Massachusetts Historical Commission,</u>		
organization	<u>MA Historical Commission</u>	date	<u>May 2010</u>
street & number	<u>220 Morrissey Blvd.</u>	telephone	<u>617-727-8470</u>
city or town	<u>Boston</u>	state	<u>MA</u> zip code <u>02125</u>
e-mail	<u>nlarson@hvc.rr.com</u>		

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map (7.5 or 15 minute series) indicating the property's location.
A Sketch map for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Butters – Avery House

City or Vicinity: Wilmington

County: Middlesex **State:** Massachusetts

Photographer: Neil Larson

Date Photographed: 2009

Description of Photograph(s) and number:

1 of 13: Exterior view from southwest. Baldwin Apple Monument in background on left. (The monument is not included in the nomination).

2 of 13: Exterior view from southeast.

3 of 13: Exterior view from northeast.

4 of 13: Exterior view from northwest.

5 of 13: Interior view of southeast corner of front room on first floor (101) showing summer beam (top foreground) and jetty beam (background) recessed behind shifted front wall. The east wall was shifted into the room in mid-19th-century renovations. Doorways lead to the entry lobby (right) and to an under-stair closet (left).

6 of 13: Interior view of northeast corner of front room on first floor (101) showing fireplace and doorways into kitchen (104), left, and room created in old chimney space (103), right. Both north and east walls were moved into room from original locations.

7 of 13: Detail of joint now contained in ceiling of entry showing intersection of jetty beam and chimney girt. The beams were shaved to increase height of plaster ceiling, open mortises were for a major post that was removed when front wall was shifted outward. The shaped end of the chimney beam would have protruded on the exterior of the house under the projecting second story.

8 of 13: View of east side of first-floor kitchen with 19th-century fireplace.

9 of 13: Detail of framing in closet in northwest corner of kitchen (104) showing beaded beams meeting at corner post, which has been encased.

10 of 13: View of north end of front chamber on second-story showing mid-19th-century partitions at rear and on right that reduced size of original room. Closets and bathroom built out on west side more recently. Early door inserted at for closet.

11 of 13: Detail of 18th-century board walls in closet on north side of second-story front chamber. Vertical boards (A) and horizontal boards (B) relocated here in mid-19th century from unknown previous locations. Shouldered haunch of original northwest corner post protrudes into space (C). Photo by Finch & Rose, 2007.

12 of 13: View of west end of attic showing original fabric with exception of window sash and trap door made from 18th-century feather-edged boards (A). Photo by Finch & Rose, 2007.

13 of 13: View of northeast corner of attic showing area where rafters were scabbed when original chimney was removed. Photo by Finch & Rose, 2007.

BUTTERS – AVERY HOUSE
Name of Property

Wilmington, Middlesex County, MA
County and State

Property Owner:

(complete this item at the request of the SHPO or FPO)

name Town of Wilmington, MA
street & number 121 Glen Road telephone 978-658-3311
city or town Wilmington state MA zip code 01887

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

**United States Department of the Interior
National Park Service**

National Register of Historic Places Continuation Sheet

BUTTERS - AVERY HOUSE

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FIGURES



Fig.1: Plan of Butters Row, 1856. The Butters-Avery House is depicted in center as Butters II House.

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Fig.2: Detail, 1856 Walling Map of Middlesex County. Property location highlighted by box.

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Fig.3: Detail, 1871 Walling Map of Middlesex County.
Property indicated by notation "Original Baldwin Apple Tree."



Fig.4: Detail of Wilmington map in 1875 Beers Atlas of
Middlesex County. Property location highlighted by box.

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National Park Service

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BUTTERS – AVERY HOUSE

Wilmington, Middlesex County, Massachusetts

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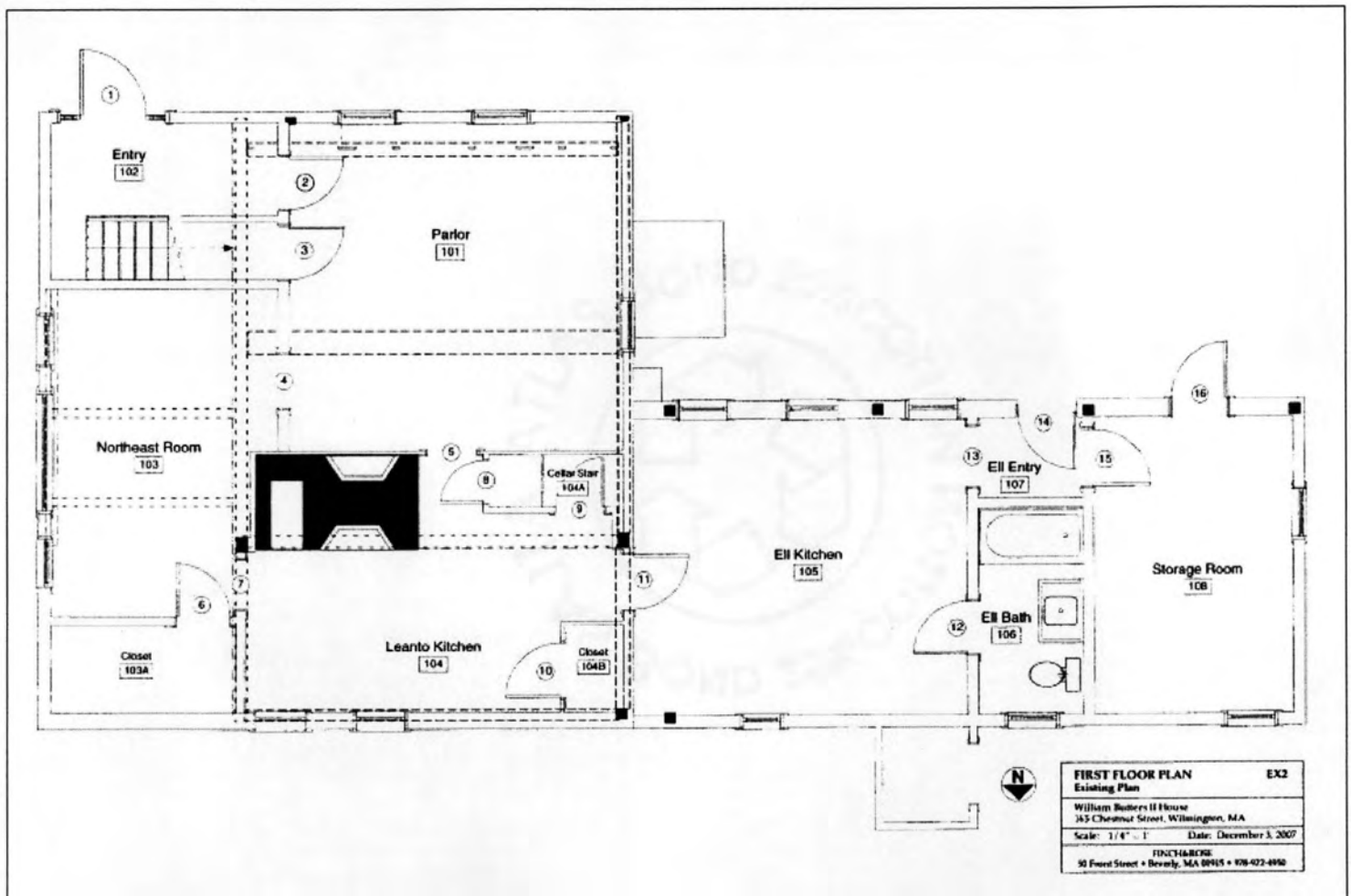


Fig. 5: First Floor Plan, existing conditions. Drawing by Finch & Rose, 2007.

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National Park Service

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Wilmington, Middlesex County, Massachusetts

Section number: _____ page: 5

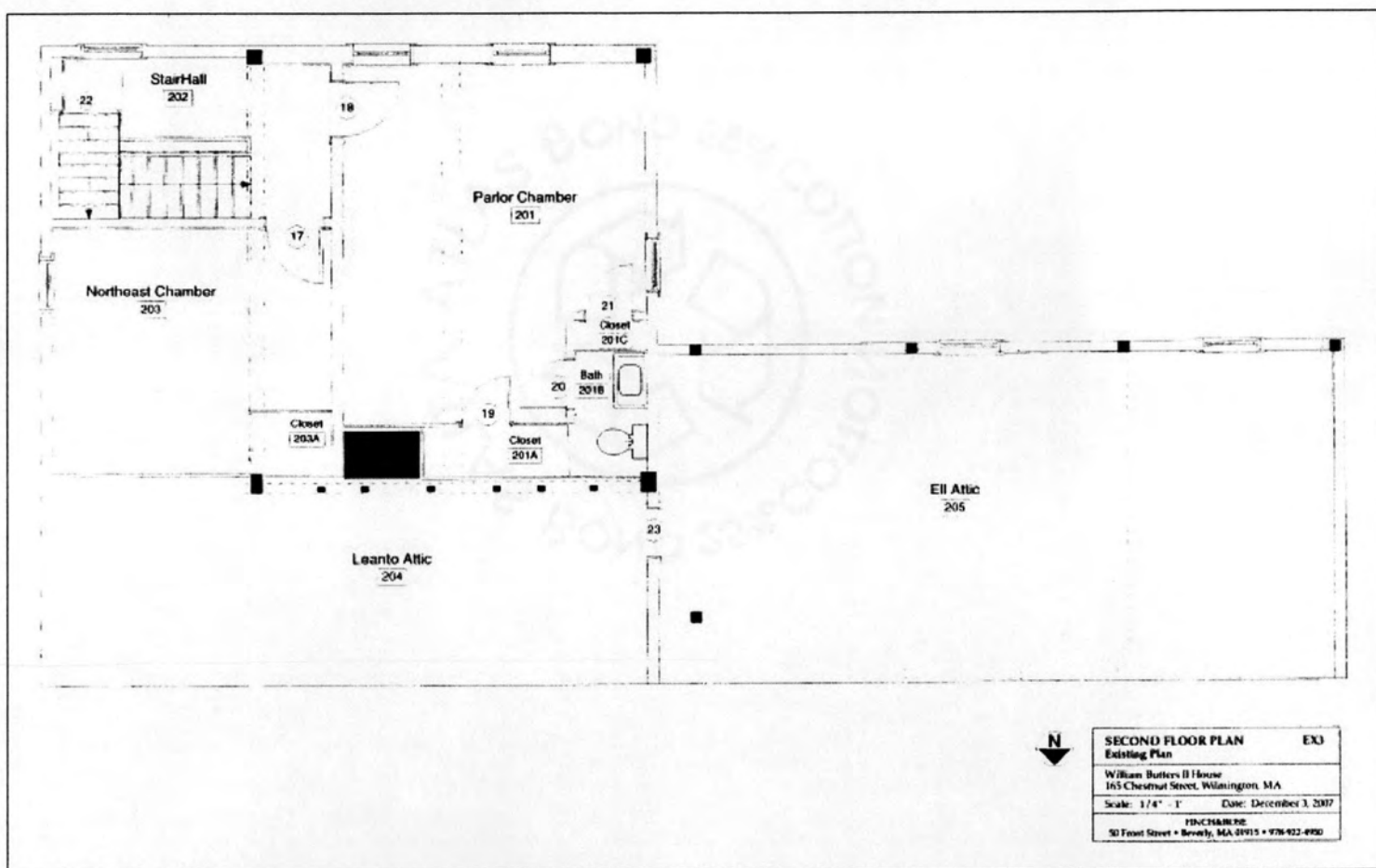


Fig. 6: Second Floor Plan, existing conditions. Drawing by Finch & Rose, 2007.

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Wilmington, Middlesex County, Massachusetts

Section number: _____ page: 6

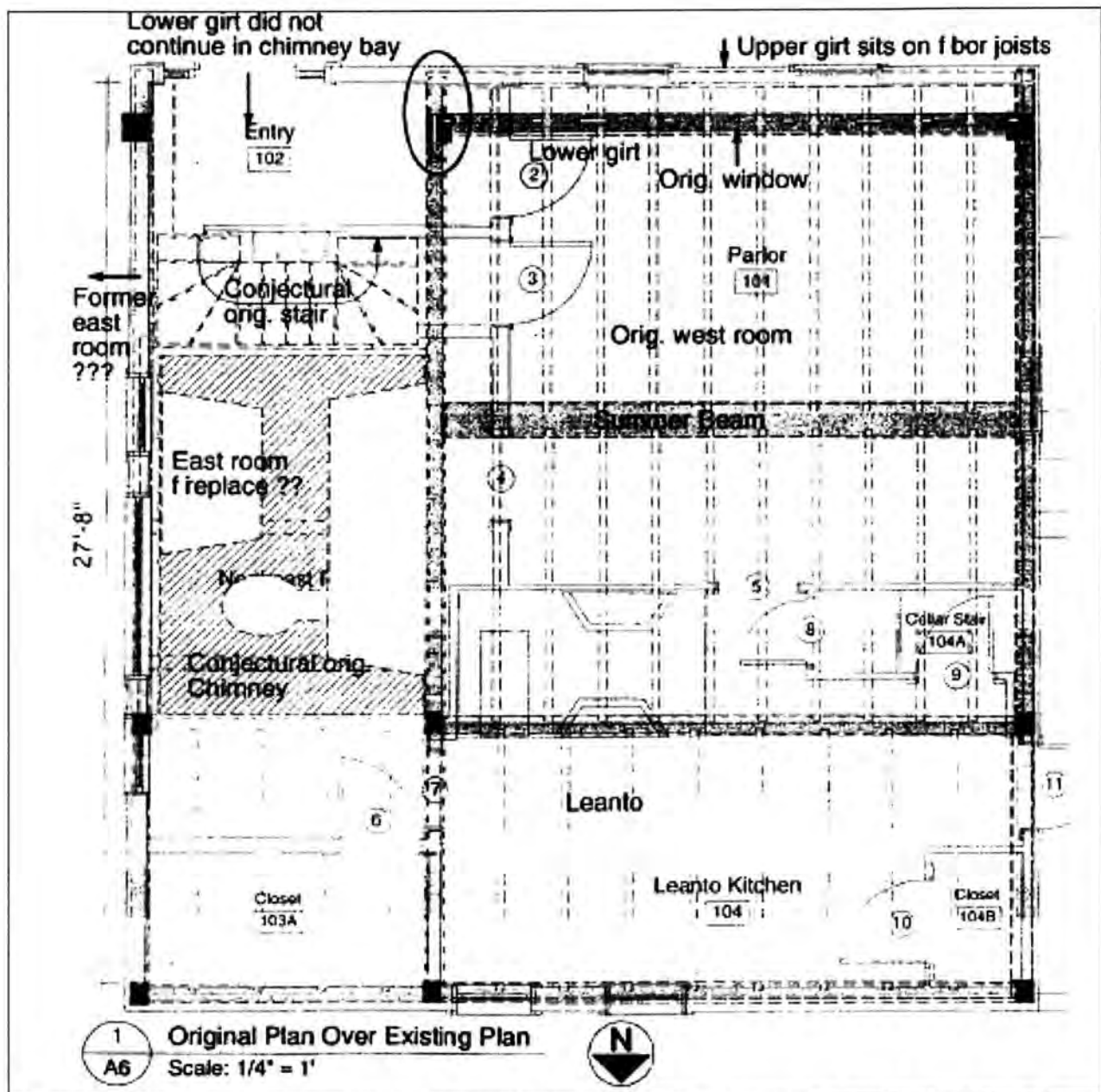


Fig.7: Plan of original house superimposed over existing first floor plan. Drawing by Finch & Rose, 2007.

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National Park Service

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BUTTERS – AVERY HOUSE

Wilmington, Middlesex County, Massachusetts

Section number: _____ page: 7

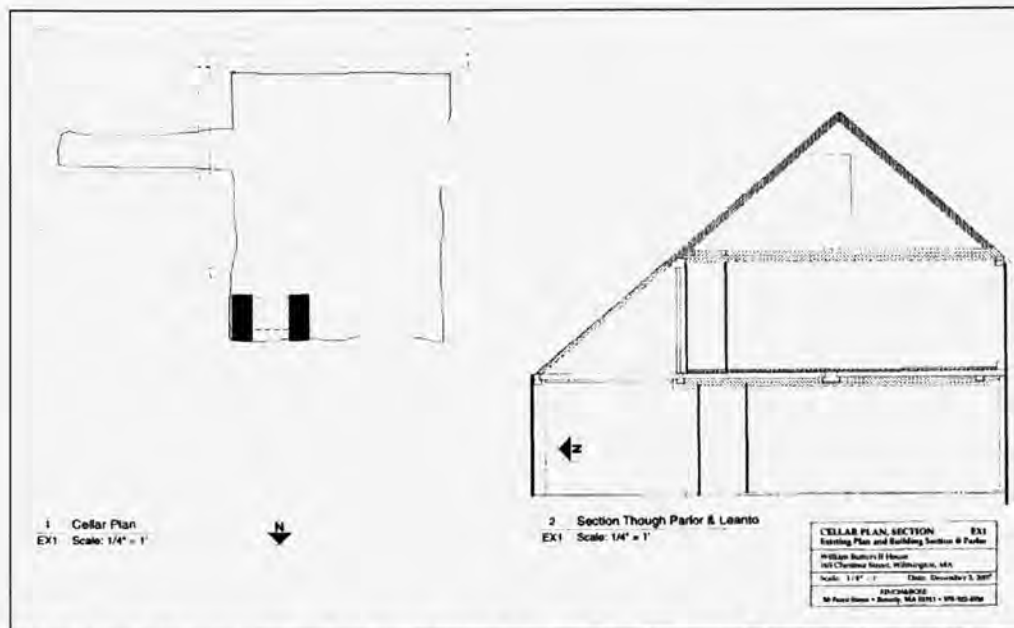


Fig.8: Plan of basement and section through west side of house. Drawing by Finch & Rose, 2007.

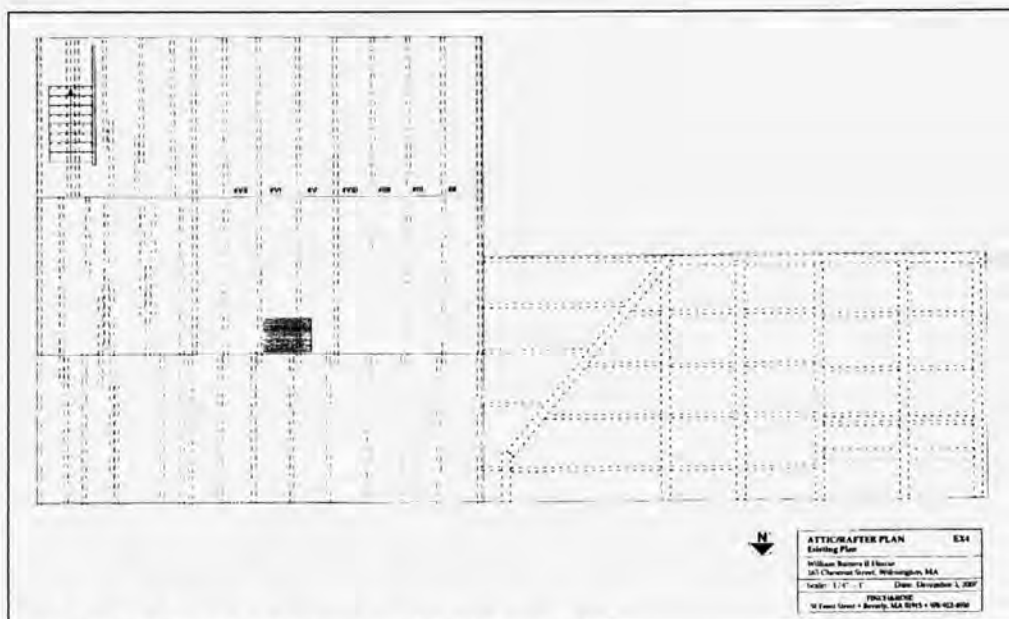


Fig.9: Plan of Rafters, Drawing by Finch & Rose, 2007.

BUTTERS - AVERY HOUSE
Wilmington, Middlesex County, Massachusetts

BOUNDARY OF NOMINATED PROPERTY

Town of Wilmington Tax Parcel # 15-13

Source: Town of Wilmington Assessors Map

TOWN OF WILMINGTON
ASSESSORS OFFICE
Town Hall, 121 Glen Road
Wilmington, Massachusetts 01897
Phone 978-658-3075 • Fax 978-658-5437

PROPERTY MAP
VECTORIZED IN 2004
DATE OF LATEST REVISION
WRIGHT & PIERCE, C.E.
TOPSHAM, ME.
SEPTEMBER 2007

SCALE 1"=100'
SHEET 15



TOWN OF WILMINGTON
ASSESSORS OFFICE
 Town Hall, 121 Glen Road
 Wilmington, Massachusetts 01897
 Phone 978-656-3673 • Fax 978-656-6437

PROPERTY MAP
 VECTORIZED IN 2004

SCALE 1"=100'	SHEET 15
DATE OF LATEST REVISION SEPTEMBER 2007	
WRIGLEY & PIERCE, C.E. TOSHAM, A.E. DATE 5/19/06	

BUTTERS – AVERY HOUSE
Wilmington, Middlesex County, Massachusetts
BOUNDARY OF NOMINATED PROPERTY
Town of Wilmington Tax Parcel # 15-13
Source: Town of Wilmington Assessors Map

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Butters--Avery House
NAME:

MULTIPLE First Period Buildings of Eastern Massachusetts TR
NAME:

STATE & COUNTY: MASSACHUSETTS, Middlesex

DATE RECEIVED: 5/18/10 DATE OF PENDING LIST: 6/18/10
DATE OF 16TH DAY: 7/03/10 DATE OF 45TH DAY: 7/02/10
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 10000413

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT **JUL 6 2010** DATE

ABSTRACT/SUMMARY COMMENTS:

**Entered in
The National Register
of
Historic Places**

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



Butlers-Avery House
Wilmington, Middlesex Co., MA

PHOTO 1
Exterior from SW



Butters - Avery House
Wilmington, Middlesex Co., MA

Photo 2

Exterior from SE



Butters - Avery House
Wilmington, Middlesex Co., MA

Photo 3

Exterior from NE



Butters-Avery House
Wilmington, Middlesex Co., MA

Photo 4
Exterior from NW



Butters-Avery House
Wilmington, Middlesex Co., MA

Photo 5

Interior, SE corner front room, first floor (101)



Butters - Avery House

Wilmington, Middlesex Co., MA

PHOTO 6

Interior, NE corner, front room, first floor (101)



Butters-Avery House

Wilmington, Middlesex Co., MA

Photo 7

Detail of joint of jetty beam
and chimney girt



Butters-Avery House
Wilmington, Middlesex Co., MA

PHOTO 8

Interior, E side kitchen (104)



Butters - Avery House
Wilmington, Middlesex Co., MA

PHOTO 9

Detail of framing NW corner
of kitchen (104)



Butters-Avery House
Wilmington, Middlesex Co., MA

PHOTO 10

Interior, NE corner, front chambers, second floor (201)

B

C

A



Butters-Avery House
Wilmington, Middlesex Co., MA

PHOTO 11

Detail wood panels in bathroom, second story (2013)



Butters - Avery House
Wilmington, Middlesex Co., MA

PHOTO 12

Interior, west side of attic



Butters - Avery House

Wilmington, Middlesex Co., MA

Photo 13

Interior, east side of attic



42071-E1-TM-025

Reading

MASSACHUSETTS

1:25 000-scale metric topographic map

7.5 X 15 MINUTE QUADRANGLE SHOWING

- Contours and elevations in meters
- Highways, roads and other manmade structures
- Water features
- Woodland areas
- Geographic names

GEOLOGICAL SURVEY

1987 4/07

Produced by the United States Geological Survey in cooperation with Massachusetts Department of Public Works. Control by USGS, NOS/NOAA, and Commonwealth of Massachusetts agencies.

Compiled by photogrammetric methods from aerial photographs taken 1978. Field checked 1979. Map edited 1987. Supersedes Wilmington 1965 and Reading 1966 1:24,000-scale maps.

Projection and 1000-meter grid, zone 19 Universal Transverse Mercator 10,000-foot grid ticks based on Massachusetts coordinate system, mainland zone, 1927 North American Datum. To place on the predicted North American Datum 1983, move the projection lines 6 meters south and 41 meters west as shown by dashed corner ticks. There may be private inholdings within the boundaries of the National or State reservations shown on this map.

CONTOUR INTERVAL 3 METERS
NATIONAL GEODETIC VERTICAL DATUM OF 1929
CONTROL ELEVATIONS SHOWN TO THE NEAREST 0.1 METER
OTHER ELEVATIONS SHOWN TO THE NEAREST 0.5 METER

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS

CONVERSION TABLE		DECLINATION DIAGRAM		ADJOINING MAPS			
Meters	Feet	UTM grid convergence (GN) and 1987 magnetic declination (MD) at center of map. Diagram is approximate.		1	2	3	
1	3.2808			1 Lowell			
2	6.5617			2 Lawrence			
3	9.8425			3 Ipswich			
4	13.1234			4 Billerica			
5	16.4042			5 Billerica			
6	19.6850			6 Maynard			
7	22.9659			7 Hudson North			
8	26.2467			8 Lynn			
9	29.5275						
10	32.8084						

To convert meters to feet multiply by 3.2808
To convert feet to meters multiply by 0.3048

ISBN 0-607-23469-5
9 780607 234695

Topographic Map Symbols

Primary highway, hard surface
Secondary highway, hard surface
Light-duty road, hard or improved surface
Unimproved road, trail
Route marker: Interstate, U. S., State
Railroad: standard gauge, narrow gauge
Bridge: drawbridge
Footbridge, overpass, underpass
Built-up area: only selected landmark buildings shown
House, barn, church, school, large structure
Boundary
National, with monument
State
County, parish
Civil township, precinct, district
Incorporated city, village, town
National or State reservation, small park
Land grant with monument, found section corner
U. S. public lands survey: range, township, section
Range, township, section line: location approximate
Fence or field line
Power transmission line, located tower
Dike, dam with lock
Cemetery, grave
Campground, picnic area; U. S. location monument
Windmill; water well; spring
Mine shaft; prospect; adit or cave
Control: horizontal estate; vertical estate; spot elevation
Contours: index; intermediate; supplementary; depression
Distorted surface: strip mine, lava, sand
Bathymetric contours: index, intermediate
Perennial lake and stream; intermittent lake and stream
Rapid, large and small; falls, large and small
Swamp; marsh
Submerged marsh; land subject to controlled inundation
Woodland: scattered trees
Scrub; mangrove
Orchard; vineyard

A pamphlet describing topographic maps is available on request.

FOR SALE BY U.S. GEOLOGICAL SURVEY
DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092

Butters House
E 19-321-200 4711-000
N

Butters, Ivory House
Wilmington, Middlesex Co., MA
UTM References
Zone 19
Easting 321200
Northing: 4711000



The Commonwealth of Massachusetts
William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

May 11, 2010

Mr. J. Paul Loether, Chief
National Register of Historic Places
Department of the Interior
National Park Service
1201 Eye Street, NW 8th floor
Washington, DC 20005

Dear Mr. Loether:

Enclosed please find the following nomination form:

Butters-Avery House, 165 Chestnut Street, Wilmington (Middlesex), MA
First Period Buildings of Eastern Massachusetts TRA

The nomination has been voted eligible by the State Review Board and has been signed by the State Historic Preservation Officer. The owners of the property were notified of pending State Review Board consideration 30 to 45 days before the meeting and were afforded the opportunity to comment.

Sincerely,

A handwritten signature in cursive script that reads "Betsy Friedberg".

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

Enclosure

cc: Michael Newhouse, Chair, Wilmington Board of Selectmen
Carolyn Harris, Wilmington Historical Commission
Neil Larson, Consultant
Michael Sorrentino, Wilmington Planning Board