

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

1587
SEP 01 1989
NATIONAL REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Estey Tavern
other names/site number N/A

2. Location

street & number Central Square N/A not for publication
city, town Middleton N/A vicinity
state Massachusetts code 025 county Essex code 009 zip code 01949

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u>0</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u> </u>	<u> </u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u> </u>	<u> </u> structures
	<input type="checkbox"/> object	<u>1</u>	<u>0</u> objects
			<u>0</u> Total

Name of related multiple property listing: _____

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.

Valene A. Talmage JWS 8/28/1989
Signature of certifying official Executive Director, Massachusetts Historical Commission, State Historic Preservation Officer Date
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official _____ Date _____
State or Federal agency and bureau _____

5. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register. See continuation sheet.
- determined eligible for the National Register. See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:) _____

Beth J. Savage 10-12-89
Signature of the Keeper Date of Action

Estey Tavern, Middleton, Massachusetts

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic-Hotel
Social-Meeting Hall
Commerce/Trade-Livery

Current Functions (enter categories from instructions)

Commerce/Trade-business
Commerce/Trade-professional

7. Description

Architectural Classification
(enter categories from instructions)

Colonial-Georgian

Materials (enter categories from instructions)

foundation Stone-Granite
walls Wood-weatherboard
roof Wood-shingle
other Brick

Describe present and historic physical appearance.

The Estey Tavern, Middleton, stands at the northeast corner of State Routes 62 (Maple Street) and 114 (South Main Street) south of Central Street, Middleton's busiest crossroads. Its context, excepting the substantial Romanesque Revival Flint Library across South Main Street, consists of modestly scaled 20th century commercial buildings. Built in 1753, it is a 2 1/2 story Georgian building, rising from a rubblestone and granite ashlar foundation and enclosed by a wood-shingled-gable roof. The tavern is sheathed in clapboards and has two tall brick center chimneys flanking the ridgeline. Twelve-over-twelve wood replacement sash exist throughout, and are flanked by louvered wooden shutters. The building has received two additions, namely a rear leanto, which appears to incorporate a small dwelling that may date to the 17th century, and a "Beverly jog" at the northeast corner (date unknown). The north facade of the Beverly jog is sheathed in wood shingle.

The principal facade on the west elevation of the building, as well as the south elevation, is symmetrically arranged around a central-wood-panelled entry with an enclosed porch set within a pedimented surround and sidelights, oval sidelights on the south elevation and a vertical column of four lights on the west elevation. Eight over eight windows are located on the second floor above the central entries. A boxed wooden cornice extends across the head of the second story. A pair of 6/9 windows exist at the third story with a single 6/6 attic window in the gable peak. Attached to the east side is a saltbox roof leanto with a multi light entry and a 12/12 window on the south elevation. A 1/1 window is located in the peak of the leanto. The building's east elevation consists of an exposed basement and the leanto. Two pairs of six light windows and two 6/9 windows exist on the first floor of the leanto. A 6/6 window is located at basement street level. Projecting from the northeast corner of the building is a 1 1/2 story "Beverly jog" with a multi light entry and two 6/6 windows, one located above the entry, another to the left of the entry. The north elevation of the Beverly jog contains an 8/8 window.

The principal portion of the building, whose framing suggests separate construction, may have incorporated a pre-existing building, the Way House,

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into the tavern at the time of its construction in 1753. The plan of the tavern is four-square, bisected by two axial center hallways with three rooms located in the leanto.

The four major corner rooms on the first floor retain original raised field panelling on the fireplace wall. The northeast parlor also retains wainscotting. Parlor ceilings feature boxed beams in opposing directions on the east and west sides of the main building.

An unusual feature of the first floor is a brick chimney arch opposite the western entry large enough to walk through. Access to the second floor is now gained by two non-original stairways at opposite ends of the north-south hallway.

The added leanto currently contains three offices, the most significant original feature being a very large early fireplace that still retains its cooking crane. Directly below this fireplace, in the basement, is an even larger fireplace with a beehive oven.

The second story has more modest woodwork, with the exception of impressive raised field panelling that covers the entire fireplace wall in the northwest bedroom. One of the best-known features of the tavern is a surviving shallow barrel-vaulted ballroom ceiling running across the entire southern section of the main building's second story (now divided into two offices and a hallway). The vaulted ballroom ceiling protrudes into the attic requiring a raised floor over its southern section. Offices have been built in the attic, leaving the roofing system exposed.

The cellar has been finished for office use. Its early features include a rubble stone chimney base below the northern portion of the leanto, reputed to be part of the Way House, which predated the tavern, and two massive arched brick bases that support the main structure's chimneys.

The tavern has recently undergone a certified historic rehabilitation, converting it to offices and restoring much of the original plan. Numerous inappropriate alterations had been made during the 1950s when the building was converted to apartments. At that time many interior partitions were added, including bathrooms blocking the hallways.

(continued)

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Archaeological Description

While no prehistoric sites are currently recorded on the property, it is likely that sites are present. Two prehistoric sites have been recorded in the general area (within one mile). This factor plus the physical characteristics of the property, a well-drained terrace overlooking a tributary stream of the Ipswich River, would have made this an attractive area for native subsistence and settlement activities. The Ipswich River lies within one mile of the property and is a known focus of native settlement. A high potential exists for locating historic archaeological remains on the property. Occupational related features (trash pits, privies, wells) dating to the 18th century and later likely survive associated with use of the tavern. No evidence exists for outbuildings associated with the tavern, however, a 19th century post office may have existed at the extreme northeasterly corner of the lot. Archaeological survivals also likely exist for a Way House which pre-dated the tavern at the site. A 17th century stone chimney base and chamfered beams in the tavern basement are believed to be surviving evidence of the Way House. While some regrading of land surfaces surrounding the tavern was made during rehabilitation, most soils on the property are believed to be intact.

Estey Tavern, Middleton, Massachusetts

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Architecture

Commerce

Period of Significance

1753-1892

Significant Dates

1753

Cultural Affiliation

N/A

Significant Person

Architect/Builder

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Estey Tavern, Middleton, retains integrity of location, design, materials, workmanship, and association. The property holds historical associations with Middleton's earliest commercial development and is significant as an excellent example of a Georgian style tavern. Built in 1753, it achieves architectural significance as one of the earliest and most substantial buildings surviving in Middleton, and is the town's only remaining commercial building of the 18th century. Estey Tavern retains numerous early elements, including center entries set in enclosed porches, a pedimented surround, and an interior retaining much raised panelling, a barrel-vaulted ceiling at the second story, large fireplaces with their original equipment, and a beehive oven. The building thus fulfills Criteria A and C of the National Register of Historic Places on the local level.

Middleton is a town located in the central portion of Essex County along its western border. Before its incorporation in 1728, Middleton was part of the towns of Andover, Boxford, Salem, and Topsfield. Altered boundaries were established in 1904 and again in 1936. Originally inhabited by members of the Pawtucket or Penacook group, Middleton's European settlement began in the mid-17th century when there was a small and scattered community of farmers in the area.

According to the Massachusetts Historical Commission Reconnaissance Report: Dispersed farmsteads continued to characterize most Middleton settlement throughout the Colonial Period (1675-1775). While a concentrated village was not yet present, increases in Colonial period settlement and transportation routes were focusing village development in the area around Will's Hill. . . . Agriculture and husbandry continued to characterize most aspects of Middleton's economic base throughout the Colonial period.

Numerous grist and sawmills existed from the early 18th century including: the Thomas Fuller Sawmill, located on a brook flowing from Middleton Pond; the Nicholas Corn Mill on Pout Pond Brook near Liberty Street; the Joseph Peabody Sawmill on Boston Brook near the Mill Street Bridge; the Jacob Fuller Mill,

See continuation sheet

9. Major Bibliographical References

Massachusetts Historical Commission Reconnaissance Study Report:
Middleton, 1986. Unpublished.

Watkins, Laura Woodside. Middleton, Massachusetts, A Cultural History.
Essex Institute, Salem, MA, 1970.

Atlas Map of 1872, 1884.

See continuation sheet

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67)
has been requested **HPCA #10188MA**
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings
Survey # _____
- recorded by Historic American Engineering
Record # _____

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

Massachusetts Historical Commission

10. Geographical Data

Acreage of property less than one acre

USGS Reading Quadrangle

UTM References

A 19 334600 4717620
Zone Easting Northing

B
Zone Easting Northing

C

D

See continuation sheet

Verbal Boundary Description

See attached Assessor's Map.

See continuation sheet

Boundary Justification

The boundary includes the town lot presently associated with the property. The lot size has remained unchanged since at least 1902, although during the 18th century, the land associated with the tavern may have been as great as 150 acres. The property is bounded on 3 sides by streets, and on the fourth by buildings not historically associated with the Estey Tavern.

See continuation sheet

11. Form Prepared By

name/title Marcia M. Cini, Pres. Consultant w/ Betsy Friedburg, Nat. Reg. Director, MHC
organization Massachusetts Historical Commission date February 1989
street & number 80 Boylston Street, Suite 310 telephone 617 727-8470
city or town Boston state Massachusetts zip code 02116

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located north of School Street, and the Perkins Sawmill near Essex Street, to name a few. An ironworks developed in Middleton by 1708 near Pout Pond Meadows on the south side of Pout Pond Brook where the stream runs under Mill Street, known as "Ironworks Brook" by 1712. The Estey family owned and operated a grist mill about 1720 east of Main Street below the Town Square. The mill was rebuilt or replaced in 1735 when Jonathan Estey, John Estey's son, sold his share of the mill to Isaac Wilkins. The dam for this mill was located west of Main Street.

Built in 1753 at the major crossroads of Maple and South Main Streets, during that time known as "way to Will's Hill" and the Andover Old Road, the Estey Tavern is Middleton's only surviving commercial building of the 18th century. Middleton's first meetinghouse (1726) and first school (by 1762) were located a short distance from the tavern. Situated on approximately 3/4 acre of land, other sources argue it was as much as 150 acres at one time, much of which was used as pasturage for the tavern's guests, Middleton's first tavern was built by Samuel Bradford, and has held a vital position as one of Middleton's most important commercial buildings throughout its history. Built only 25 years after the incorporation of the town, it provided a stopping place for travellers from Salem to Andover and New Hampshire for the next 140 years.

Existing transportation routes through the center of Middleton, radiating from the crossroads where Estey Tavern stands, became increasingly important during the Federal period. North Main Street became an important link between Boston and points in New Hampshire and Vermont. As systematic stage coach travel began after 1796, Estey Tavern's location on a major highway increased its commercial importance in the town.

By the 1790's small-scale manufacturing was developing with the establishment of several shoe shops. The arrival of the Essex Railroad and the Salem and Lowell Railroad in 1848 and 1850 enhanced the shoe industry. During the 19th century increasing industrialization brought development to Middleton Square, where three small factories had been built by 1865, with other factories and shops being built down Maple Street as well. Estey Tavern continued to serve the growing town center through much of the 19th century.

According to the diary of the Reverend William Bentley, D.D., of Salem, the hostelry was known by various names including "Eastie's" and "The Black Horse." Proprietors included its builder, Samuel Bradford; John Estey, during whose tenure the tavern experienced a marked decline in patronage resulting from the construction of the nearby Newburyport Turnpike in 1803; and Amos Batchelder, whose death in 1892 terminated the building's use as an inn.

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After its discontinuance as a tavern in 1892, the building became a rooming house. By the mid-20th century it was converted to an apartment house. Physical remnants of this last use (i.e. lavatories in inappropriate locations such as the front hall) were still in evidence at the commencement of the recent rehabilitation. The Estey Tavern is now fully leased as offices plus one retail space.

The Estey Tavern, in addition to being a pivotal visual landmark, has served as a town meeting hall during the 1840's and a thriving livery business and is still part of Middleton's commercial and institutional activities today. The building is the only Georgian survivor in the town's center and has recently been rehabilitated according to the Secretary of Interior standards, for use as office space.

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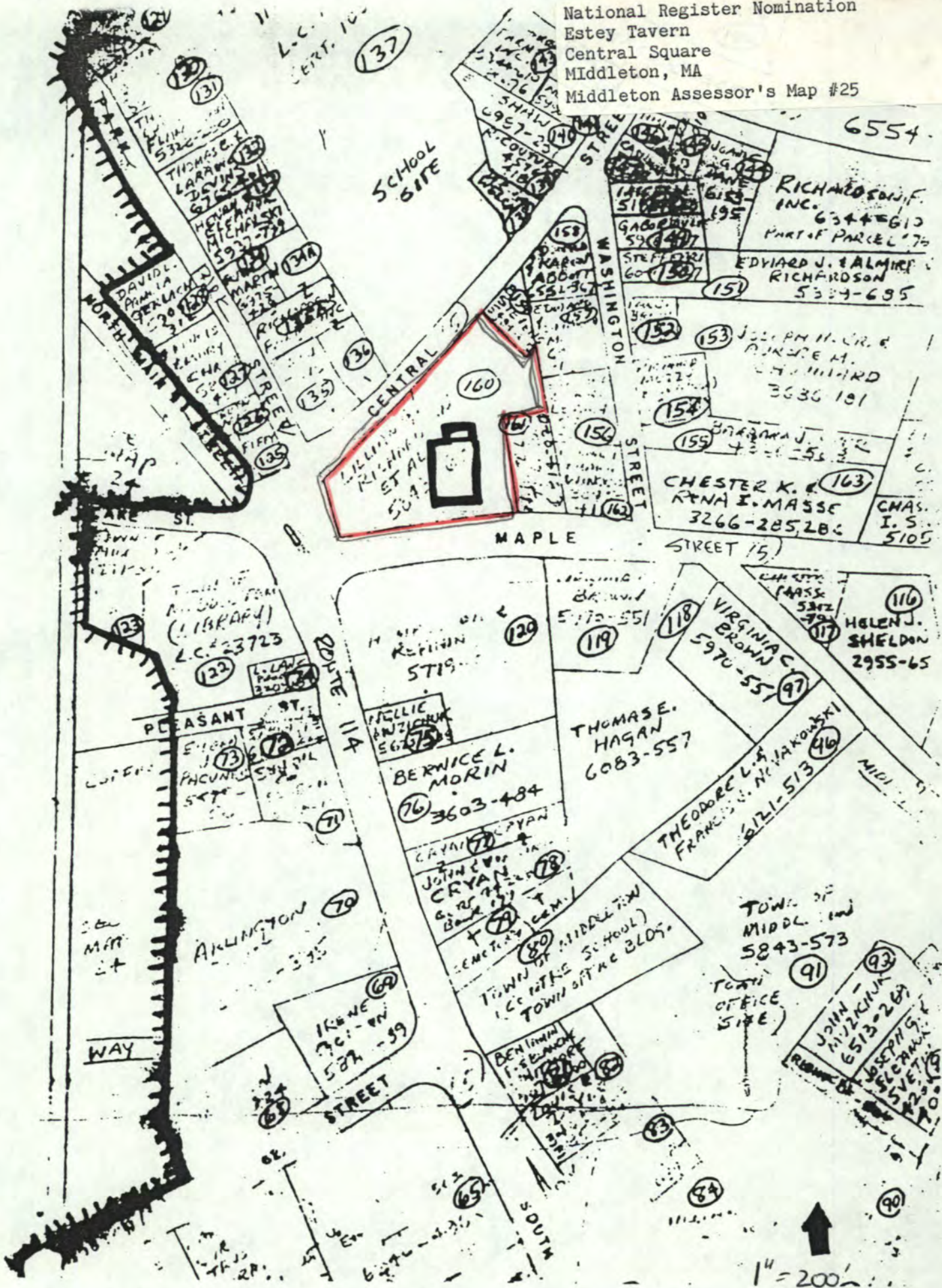
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Archaeological Significance

Since patterns of prehistoric occupation in Middleton are poorly understood, any surviving sites would be significant. Sites in this area could provide valuable information on the relationships between native settlement along major coastal drainages like the Ipswich River and its smaller tributary stream.

Historic archaeological remains on the Estey Tavern property have the potential for providing detailing information on the changing social, cultural and economic patterns that characterized individuals who owned, operated and frequented the tavern as well as those who inhabited the structure during the 19th century. Archaeological survivals from the earlier Way House and later tavern might also provide insights on changes that occurred along early colonial transportation routes to which both these resources are related. In the event outbuildings are located, these resources would add to our knowledge of the tavern structure and possibly, how it operated.

National Register Nomination
Estey Tavern
Central Square
Middleton, MA
Middleton Assessor's Map #25



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Estey Tavern
NAME:

MULTIPLE
NAME:

STATE & COUNTY: MASSACHUSETTS, Essex

DATE RECEIVED: 9/01/89 DATE OF PENDING LIST: 9/12/89
DATE OF 16TH DAY: 9/28/89 DATE OF 45TH DAY: 10/16/89
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 89001587

NOMINATOR: STATE

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT RETURN REJECT 10/12/89 DATE

ABSTRACT/SUMMARY COMMENTS:

*Locally significant 1753
Georgian Tavern, the earliest
surviving building in Middleton.*

RECOM./CRITERIA Accept A&C
REVIEWER Savage
DISCIPLINE Architectural History
DATE 10/12/89

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

CLASSIFICATION

count resource type

STATE/FEDERAL AGENCY CERTIFICATION

FUNCTION

historic current

DESCRIPTION

architectural classification
 materials
 descriptive text

SIGNIFICANCE

Period Areas of Significance--Check and justify below

Specific dates Builder/Architect
Statement of Significance (in one paragraph)

summary paragraph
 completeness
 clarity
 applicable criteria
 justification of areas checked
 relating significance to the resource
 context
 relationship of integrity to significance
 justification of exception
 other

BIBLIOGRAPHY

GEOGRAPHICAL DATA

acreage verbal boundary description
 UTM's boundary justification

ACCOMPANYING DOCUMENTATION/PRESENTATION

sketch maps USGS maps photographs presentation

OTHER COMMENTS

Questions concerning this nomination may be directed to

_____ Phone _____

Signed _____ Date _____



ESTEY TAVERN
CENTRAL SQUARE
MIDDLETON, MA

PHOTOGRAPHER: KIM WITHERS BRENGLE

PHOTOS TAKEN: 8/21/87

NEGATIVE ON FILE AT: NORTHFIELDS PRESERVATION ASSOCIATES
33 WALTER STREET
SALEM, MA 01970

PHOTO #1 OF

VIEW OF N AND W ELEVATIONS TAKEN FROM JUNCTION
OF MAIN AND PARK STS. FACING SE.



August 28, 1989

Carol Shull
National Register of Historic Places
Department of the Interior
National Park Service
P.O. Box 37127
Washington, DC 20013-7127

01 1989
NATIONAL
REGISTER

Dear Ms. Shull:

Enclosed you will find the following nomination form:

Estey Tavern, Central Square, Middleton, (Essex County), Massachusetts.

There has been no owner objection for the above mentioned property.

The nomination has been voted eligible by the State Review Board and has been signed by the State Historic Preservation Officer. Owners were notified of pending State Review Board consideration 30-75 days before the meeting and were afforded the opportunity to comment. Comments received to date are attached to the nomination form.

Sincerely,

Anne E. Tait
Acting National Register Director
Massachusetts Historical Commission

Enclosure: