

MASSACHUSETTS HISTORICAL COMMISSION
30 BOYLSTON STREET
BOSTON, MA 02116

PHOTOGRAPHS:

- 53:13 Front elevation
- 53:12 view of first-phase overhang or jetty
- 53:06 front story post and transverse summer beam of first-phase, first-floor room
- 53:10 longitudinal summer beam into chimney girt second-phase, first-floor room
- 53:20 second-floor story post over jetty in first-phase chamber
- 53:22 bottom of story post of 53:20 note 45 degree cut into jetty framing

Town BEVERLY 009

Address 87 Hull Street

Historic Name Samuel Corning House

Use: Present residence

Original residence

DESCRIPTION

Date c. 1700

Source visual analysis and deed research

Style First Period / Colonial Revival

Architect unknown

Exterior Wall Fabric clapboards

Outbuildings none

Major Alterations (with dates) 2nd phase c. 1720; rear leanto 18th C.; addition of quadrangle of vernacular revival buildings (approximately 50 rooms) in 1920s
Condition good

Moved no Date _____

Acreage less than one acre

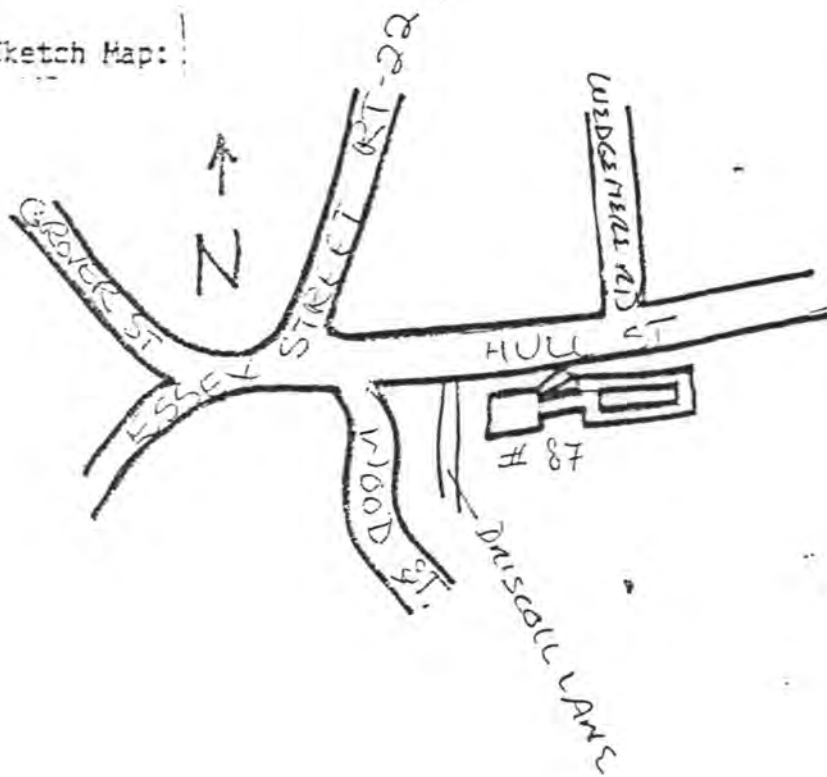
Setting residential suburban - on south side of Hull St. near Driscoll Land corner 20th c. subdivision on side streets

Recorded by James Kyprianos

Organization Boston University

Date May 1986

Sketch Map:



GRID REFERENCE Z E N 19 / 340-020 / 4715-630

MAPS QUADRANGLE Marblehead North (now Salem)

SCALE 1:25,000

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: BEVERLY	Form No: 7
Property Name: Samuel Corning House	

Indicate each item on inventory form which is being continued below.

SIGNIFICANCE

The Samuel Corning House exhibits integrity of location, design, materials, workmanship, and association. It is significant for its frames of two successive periods, the pattern of transverse first floor summer supported by molded post heads and story posts, and the overhanging second story, which meet Criterion C.

EXTERIOR DESCRIPTION

The Corning House is a two-story, central chimney and lobby entrance, clapboarded five-bay house. The right-hand side began as a single cell house, (perhaps ca. 1700). About 1720 a two-story addition was made to the outside of the chimney bay. At an undetermined date a rear leanto was added; it shows no explicit signs of First Period construction.

The house is sited on 54 acres of the McKean estate, also known as Pride's Hill Kennels, (the early 20th-century name for the house.) Additions made for Quincy Adams Shaw McKean adjoining the house form a complex of six vernacular revival buildings grouped about a central courtyard and pool. All have clapboard exteriors and broad shingled gable roofs. The resulting complex gives a revival "village" appearance to the house.

MAJOR FIRST PERIOD FEATURES

The earlier ca. 1700 section is framed with an overhanging second story supported by the molded ends of the transverse members. Its frame is decorated with flat chamfers and lamb's tongue stops on the 9.5"-wide transverse summer and tie beams. The summers are supported by posts with decorative molded heads. The ties are supported with posts which angle out from the framed overhang within a few inches of the floor. In the entry, the front girt is chamfered with a bevel terminating in a triangular stop.

The frame of the ca. 1720 addition is quirk-beaded, and its first floor summer is longitudinal. The roof is the principal and purlin system, at a 45 degree pitch, of pine, and without collars.

SIGNIFICANT LATER FEATURES

About 1920, Quincy Adams Shaw McKean and his wife, Margaret Sargent, employed Joseph Delano Leland III, the Boston architect of the firm Leland and Larson, to begin a series of alterations and additions which were probably much influenced by Margaret Sargent McKean's friendship with Henry Sleeper of "Beauport" in Gloucester. Leland created a quadrangle of several vernacular revival buildings tied together with the old house, as well as several laid out around a new swimming pool. They include a medieval hall, a chapel, bedrooms, and guest cottage. Service rooms were angled off the rear leanto of the Corning House.

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HISTORICAL INFORMATION

In the early 20th century, the house was purchased by Bayerd Warren, Quincy Shaw McKean, and the musician Cole Porter. In 1920 McKean deeded the house to his wife, the artist Margaret Sargent, who worked with J.D. Leland to transform it into a country estate. The house is thus of particular interest for its association with 20th-century artists, musicians, and architects.

REFERENCES

Frank Chouteau Brown, "A House that Grew in Magnolia Mass," The Architectural Record, 59 (March 26) 3: 201-214.

Land title and historical files, "Samuel Corning House," Beverly Historical Society.

1/24/90

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Page _____

Multiple Resource Area
Thematic Group

Name First Period Buildings of Eastern Massachusetts TR
State _____

Nomination/Type of Review

Date/Signature

- | | | | |
|--|-------------------------------------|--------|-------------------------------|
| 11. Coker, Benjamin, House | Entered in the
National Register | Keeper | <u>Melores Byers</u> 3/9/90 |
| | | Attest | _____ |
| 12. Conant, Exercise, House | Entered in the
National Register | Keeper | <u>Melores Byers</u> 3/9/90 |
| | | Attest | _____ |
| 13. Corning, Samuel, House | Entered in the
National Register | Keeper | <u>Melores Byers</u> 3/9/90 |
| | | Attest | _____ |
| 14. Davis, Ephraim, House | Entered in the
National Register | Keeper | <u>Melores Byers</u> 3/9/90 |
| | | Attest | _____ |
| 15. Davis--Freeman House | Entered in the
National Register | Keeper | <u>Melores Byers</u> 3/9/90 |
| | | Attest | _____ |
| 506 16. Dickinson--Pillsbury--Witham House
Substantive Review | | Keeper | <u>Betty L. Savage</u> 3/9/90 |
| | | Attest | _____ |
| 17. Dustin House | Entered in the
National Register | Keeper | <u>Melores Byers</u> 3/9/90 |
| | | Attest | _____ |
| 18. Dyke-Wheeler House | Entered in the
National Register | Keeper | <u>Melores Byers</u> 3/9/90 |
| | | Attest | _____ |
| 19. Emerson House | Entered in the
National Register | Keeper | <u>Melores Byers</u> 3/9/90 |
| | | Attest | _____ |
| 20. Foster, Phineas, House | Entered in the
National Register | Keeper | <u>Melores Byers</u> 3/9/90 |
| | | Attest | _____ |

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Corning, Samuel, House

MULTIPLE NAME: First Period Buildings of Eastern Massachusetts TR

STATE & COUNTY: MASSACHUSETTS, Essex

DATE RECEIVED: 1/24/90 DATE OF PENDING LIST: 2/07/90
DATE OF 16TH DAY: 2/23/90 DATE OF 45TH DAY: 3/10/90
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 90000196

NOMINATOR: STATE

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 3/9/90 DATE Entered in the
National Register

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA _____
REVIEWER _____
DISCIPLINE _____
DATE _____

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 _____



87 Hull Street, Beverly

Beverly, MA

Samuel Canning House

87 Hull Street

front elevation

1985

1st Period Buildings of E. Mass. TR



Beverly, MA
Samuel Conning to
87 Hull Street
bottom of story post
1985

1st Period Buildings of E. May, TR

53:22



90-25
53:06

Beverly, MA
Samuel Canning to
87 Hull Street
front story post +
transverse summer
beam
1985

1st Period Buildings of E. Ma, TR



Beverly, MA

Samuel Conroy House
87 Hull Street

Second floor story post
1985-

1st Period Buildings of ^{Fr}Ma, TR



BEVERLY, MA

Samuel Canning these
87 Hull Street

Longitudinal summer beam
into chimney girt

1985

1st Period Buildings of E. Mass TR



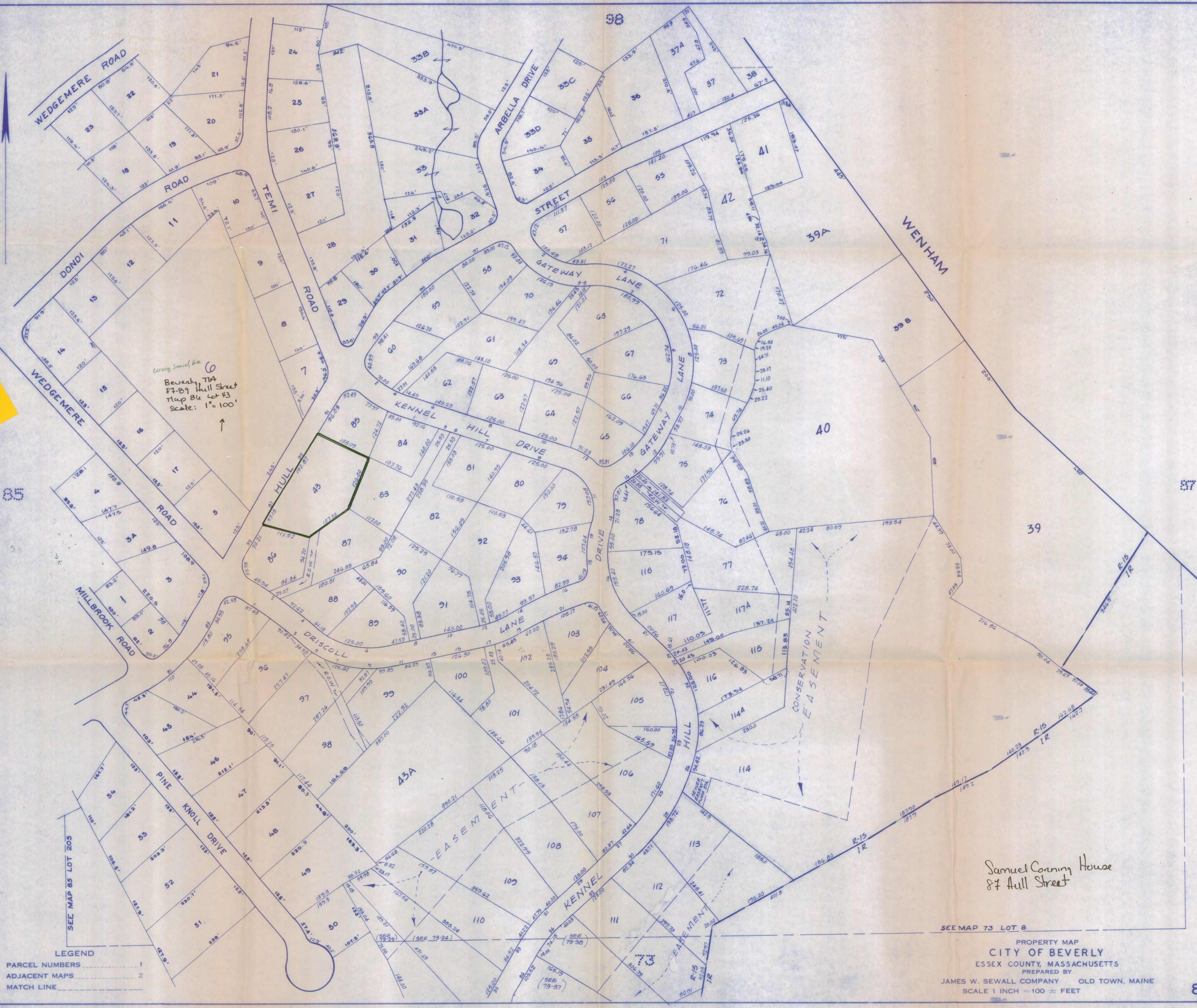
Beverly, MA
Samuel Corning House
87 Hull Street
view of 1st phase
overhang on jetty
1985

1st Period Buildings of E. Ma, TR

53:12

0XFFFFD47

Carving Survey
Beverly T1A
87-89 Hull Street
Trap 84 Lot 43
Scale: 1" = 100'



35

87

LEGEND
PARCEL NUMBERS 1
ADJACENT MAPS 2
MATCH LINE

SEE MAP 73 LOT 8
PROPERTY MAP
CITY OF BEVERLY
ESSEX COUNTY, MASSACHUSETTS
PREPARED BY
JAMES W. SEWALL COMPANY OLD TOWN, MAINE
SCALE 1 INCH = 100 ± FEET

Samuel Conroy House
87 Hull Street

Please refer to the map in the
Multiple Property Cover Sheet
for this property

Multiple Property Cover Sheet Reference Number: 64000281