

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

For NPS use only

received JUN 21 1985

date entered JUL 18 1985

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections**1. Name**

historic Lucian Newhall House

and/or common Same

2. Location

street & number 281 Ocean Street (84 Nahant Street)

NA not for publication

city, town Lynn NA vicinity of

state Massachusetts code 025 county Essex code 009

3. Classification

Category	Ownership	Status	Present Use	
☐ district	☐ public	☒ occupied	☐ agriculture	☐ museum
☒ building(s)	☒ private	☐ unoccupied	☐ commercial	☐ park
☐ structure	☐ both	☐ work in progress	☐ educational	☒ private residence
☐ site	Public Acquisition	Accessible	☐ entertainment	☐ religious
☐ object	☐ in process	☒ yes: restricted	☐ government	☐ scientific
	☐ being considered	☐ yes: unrestricted	☐ industrial	☐ transportation
		☐ no	☐ military	☐ other:

4. Owner of Property

name Earl S. Harper

street & number 281 Ocean Street

city, town Lynn NA vicinity of

state Massachusetts 01902

5. Location of Legal Description

courthouse, registry of deeds, etc. Essex County Registry of Deeds

street & number 36 Federal Street

city, town Salem

state Massachusetts 01970

6. Representation in Existing SurveysInventory of the Historic Assets of
title the Commonwealthhas this property been determined eligible? ☐ yes ☒ no

date October 1978

☐ federal ☒ state ☐ county ☐ local

depository for survey records Massachusetts Historical Commission

city, town 80 Boylston Street, Boston

state Massachusetts 02116

7. Description

Lynn, Lucian Newhall House

Condition

☐ excellent
☒ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved date _____

Describe the present and original (if known) physical appearance

Description

The Lucian Newhall House stands at the northeast corner of Nahant and Ocean Streets, set back from both streets; the house occupies the western part of the lot, with a carriage house occupying the northeast corner of the property. The area contains primarily substantial wood-frame houses in a mixture of nineteenth and early twentieth century architectural styles, as well as smaller twentieth century houses and a few large apartment buildings. The building rises two full stories from a granite ashlar basement; a third storey is contained beneath a bellcast mansard covered with fish-scale slates, from which a mansard-roofed cupola rises. The house is of wood-frame construction, sheathed with rusticated siding ornamented with wooden trimmings including rusticated quoins, dentil cornices, brackets and moulded window cases & hoods. All sash is wood-frame 2/2, with dormer windows and oriel windows (west elevation) possessing arched heads. At the mansard, three dormer windows with gambrel roofs exist at each elevation; the cupola possesses three arch-headed windows at each elevation.

The house possesses two facades; the west facade (Nahant Street) is three bays wide, rising from a granite ashlar basement, and is symmetrical about a central entry. The entry consists of glazed, panelled double doors sheltered by a porch with a dentil cornice supported by paired, fluted columns. The porch is flanked by a pair of bay windows having sunken panelling below and bracketed cornices above paired windows which are separated by chamfered piers. At the second storey, two windows with moulded cases flank a central, flat-roofed oriel containing four arch-headed windows in moulded cases. At the attic there are three dormers.

The south facade (Ocean Street) is identical to the west facade with the exception that paired windows in first-storey bays contain single fixed lights, and windows at the oriel are rectangular.

The east elevation possesses single windows at each storey around a service wing and a porte-cochere with fluted columns and a wooden balustrade. Ornamental details are simpler than at the facades.

The north elevation possesses three windows at each storey. Ornamental details are simpler than at the facades.

The interior of the Lucian Newhall is rich in decorative elements of

Continued

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

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet Lucian Newhall House, Lynn Item number 7

Page 1

its period of construction as well as details dating from late nineteenth century alterations. Noteworthy are the marble and wooden mantelpieces, plaster cornices and medallions, moulded door and window cases.

The carriage house stands at the northeast corner of the lot. It is a two-storey, wood-frame structure enclosed by an asphalt-shingled hip roof. The building is sheathed in clapboards, and possesses a boxed cornice supported by modillion brackets. All sash is wood-frame 6/6 set in moulded cases; first-storey window cases have moulded caps.

The west elevation of the carriage house is symmetrical about an entry which consists of a wide glazed, panelled door set in a moulded case with cap. Flanking the entry are two windows. At the second storey, a central loading door contains panelled double doors set in an arched opening and is flanked by two windows.

The south elevation of the carriage house possesses four unevenly spaced windows and a carriage door (east) at the first storey, and three windows at the second storey.

The north and east elevations of the carriage house possess unevenly spaced windows matching those at the south and west elevations.

Alterations to the Lucian Newhall House have been minor. The entry porches (west and south facades) and porte-cochere (east elevation) have had chamfered piers replaced by fluted columns (ca. 1900), and balustrades at their roofs have been removed. The pair of bay windows flanking the south entry match those at the west elevation, but were added (ca. 1890).

8. Significance

Lynn: Lucian Newhall House

Period	Areas of Significance—Check and justify below			
☐ prehistoric	☐ archeology-prehistoric	☐ community planning	☐ landscape architecture	☐ religion
☐ 1400-1499	☐ archeology-historic	☐ conservation	☐ law	☐ science
☐ 1500-1599	☐ agriculture	☐ economics	☐ literature	☐ sculpture
☐ 1600-1699	☒ architecture	☐ education	☐ military	☐ social/
☐ 1700-1799	☐ art	☐ engineering	☐ music	☐ humanitarian
☒ 1800-1899	☐ commerce	☐ exploration/settlement	☐ philosophy	☐ theater
☐ 1900-	☐ communications	☒ industry	☐ politics/government	☐ transportation
		☐ invention		☐ other (specify)

Specific dates ca. 1865-1867 **Builder/Architect** unknown

Statement of Significance (in one paragraph)

Significance

The Lucian Newhall House possesses integrity of design, materials and setting as well as historical associations with a leader in Lynn's shoe manufacturing industry, and is an outstanding example of the Second Empire Style. The Newhall House is of local significance and meets Criteria A, B and C of the National Register of Historic Places.

Noteworthy as a fine and well-preserved example of the Second Empire style, the Lucian Newhall House is representative of the large, richly ornamented houses of Lynn's nineteenth century shoe manufacturers. The house was constructed circa 1865-1867; with facades on its south and west walls (Ocean and Nahant Street elevations), the house is the focal point of its immediate surroundings and one of the major houses of the "Diamond District". With the exception of its two entry porches which have had fluted columns added (ca. 1920), the addition of six bay windows (ca. 1900), and the replacement of sash in two bay windows, the house is in original condition with an abundance of decorative details. Especially fine are the house's mansard cupola, porte-cochere and ornate window frames. Its fish-scale slate, belcast mansard roof with gambrel dormers containing arch-headed windows are representative of the Second Empire style.

The architect of the Lucian Newhall House is unknown, however the house stands in an area which contained the work of several prominent Boston architects, including Gridley J.F. Bryant; the high quality of its design and level of detail, as well as its similarity in plan and detail to other nearby Bryant-designed houses, raises the possibility that the house was designed or influenced by Bryant. Bryant, (1816-1899), best-known for such major Boston designs as Boston City Hall (1865), the Charles Street Jail, and Horticulture Hall, was also active in Lynn. His work there included Lynn City Hall (1867), the Nahant House Hotel, the Cobbit and Ingals School (1872), and three Second Empire style houses (all demolished) in the vicinity of Sagamore Hill and the Diamond District in which the Newhall House stands.

The house was built for Lucian Newhall (1824-1898), a member of both the Breed and Newhall families, both of which were Quaker and among Lynn's earliest settlers. Both Newhall's father (Paul) and grandfather had been shoe manufacturers. Upon the completion of his education at Lynn Academy, Lucian Newhall entered his father's firm.

Continued

9. Major Bibliographical References

Inventory of the Historic Assets of the Commonwealth, October 1978.
Lynn Historical Society, Proceedings, 1893, 1931.

10. Geographical Data

Acreage of nominated property 17,584 sq. ft.

Quadrangle name Lynn Quadrangle

Quadrangle scale 1:25000

UTM References

A 119 3410 71610 417 012 51510
Zone Easting Northing

B
Zone Easting Northing

C

D

E

F

G

H

Verbal boundary description and justification

The nominated property includes only the lot on which the building stands; it is described in Lynn Assessors' records as Lot 10 of Block 576 and is shown on Assessors' Map 17.

List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state code county code

11. Form Prepared By

name/title Betsy Friedberg, Preservation Planner, Mass. Historical Commission, with Kim Withers Brengle

organization Massachusetts Historical Commission date March 1985

street & number 80 Boylston St. telephone (617) 727-8470

city or town Boston state Massachusetts 02116

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

 national state X local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Valerie Talmage
Executive Director, Massachusetts Historical Commission
title State Historic Preservation Officer

date May 30, 1985

For NPS use only

I hereby certify that this property is included in the National Register

Entered in the
National Register

Shelene Ryan
Keeper of the National Register

date 7-18-85

Attest:

date

Chief of Registration

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

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet Lucian Newhall House, Lynn Item number 8 Page 1

In 1847, he went into business for himself and was among the first shoemakers to build a factory in what is now Lynn's Central Business District. Later, he entered into partnership with Charles Tebbetts. In 1875, Newhall nominally retired from manufacturing, although he remained active on various Boards of Directors of local businesses, clubs and charities. As with many other Lynn Quakers in the "Diamond District", Newhall converted to Unitarianism during the mid-nineteenth century. Following Lucian Newhall's death in 1898, his widow Emma Dow (Ireson) Newhall continued to occupy the house until her death in 1931. The house was subsequently purchased by Dr. Bernard and Doris Appel, who used it for Dr. Appel's medical offices as well as their residence until recent years. Doris Appel was a sculptor known for her medical history sculptures, which are found in institutional settings including the Boston University Medical School; she used the carriage house as a studio. The Appels occupied the house for approximately fifty years; it was recently divided into residential apartments.

Ref #

85001576

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Newhall, Lucian, House
Essex County
MASSACHUSETTS

JUN 21 1985

Working No. _____

Fed. Reg. Date: 2/4/86

Date Due: 7/18/85 -- 8/5/85

Action: ☒ ACCEPT 7-18-85

☐ RETURN

☐ REJECT

Federal Agency: _____

Entered in the
National Register

- ☐ resubmission
☐ nomination by person or local government
☐ owner objection
☐ appeal

Substantive Review: ☐ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

Recom./Criteria _____

Reviewer _____

Discipline _____

Date _____

_____ see continuation sheet

Nomination returned for: _____ technical corrections cited below
_____ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category

Ownership
☒ Public Acquisition

Status
Accessible

Present Use

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? ☐ yes ☐ no

7. Description

Condition

- ☐ excellent
☐ good
☐ fair

- ☐ deteriorated
☐ ruins
☐ unexposed

Check one

- ☐ unaltered
☐ altered

Check one

- ☐ original site
☐ moved

date _____

Describe the present and original (if known) physical appearance

- ☐ summary paragraph
☐ completeness
☐ clarity
☐ alterations/integrity
☐ dates
☐ boundary selection

8. 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

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

_____ national _____ state _____ local

State Historic Preservation Officer signature

title _____

date _____

13. Other

- ☐ Maps
☐ Photographs
☐ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____

Comments for any item may be continued on an attached sheet



Lucian Newhall House
281 Ocean Street
Lynn, Massachusetts 01902

Photographer and date: Steve Harper 4/84
Location of negative: Owner

Photo number 1 of 1

Description of view: South and west elevations, with
photographer facing northeast



Property Name: Lucian Newhall House
Street Address: 281 Ocean Street
Community: Lynn, Mass. 01902

Photographer and date: Steve Harper 7/84
Location of Negative: Owner

Photo number 2 of 3
Description of view: Carriage house, west elevation.



Property name: Lucian Newhall House
Street address: 281 Ocean Street
Community: Lynn, Mass. 01902

Photographer and date: Steve Harper 7/84
Location of negative: Owner

Photo number 3 of 3
Description of view: Carriage house,
south elevation/

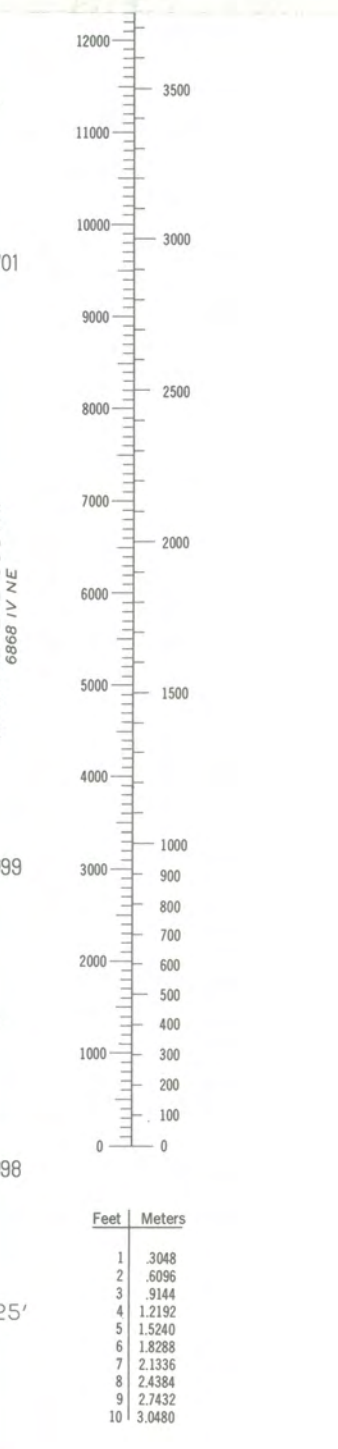
UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

COMMONWEALTH OF MASSACHUSETTS
DEPARTMENT OF PUBLIC WORKS

LYNN QUADRANGLE
MASSACHUSETTS
7.5 MINUTE SERIES (TOPOGRAPHIC)

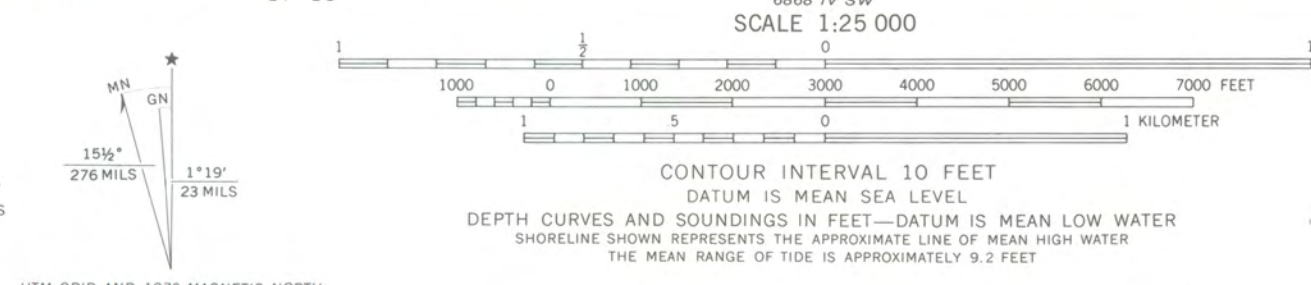


CONVERSION
SCALES
Feet Meters
Lucian Newhall House
281 Ocean Street
Lynn, MA
UTM References:
19/340760/4702550



To convert feet to meters
multiply by .3048
To convert meters to feet
multiply by 3.2808

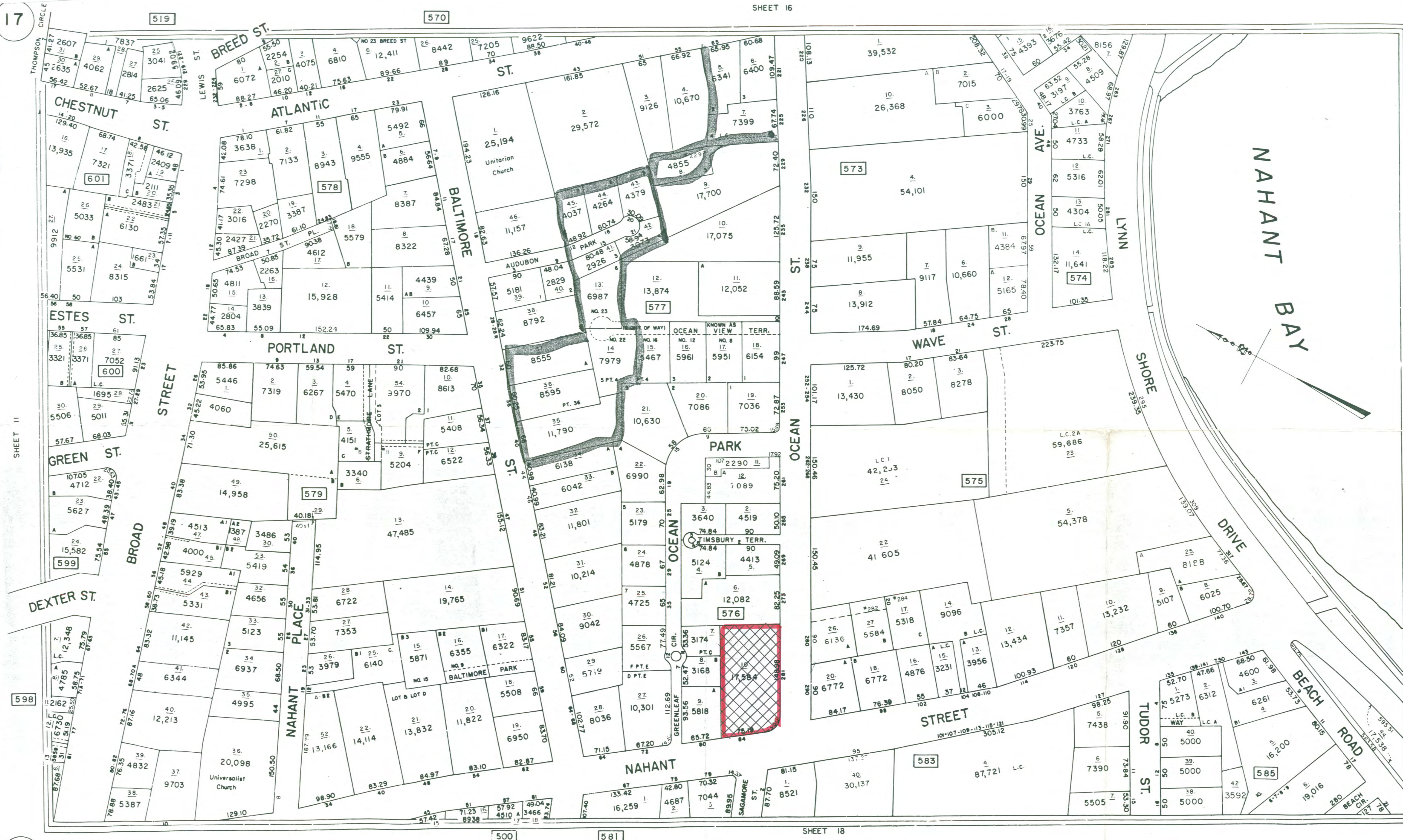
Mapped, edited, and published by the Geological Survey
Control by USGS, USC&GS, and Massachusetts Geodetic Survey
Planimetry by photogrammetric methods from aerial photographs
taken 1939. Topography by planimetric surveys 1943. Revised from
aerial photographs taken 1969. Field checked 1970.
Selected hydrographic data compiled from USC&GS Charts 240(1970), 246
and 248(1971). This information is not intended for navigational purposes
Polyconic projection. 1927 North American datum
10,000-foot grid based on Massachusetts coordinate system,
mainland zone
1000-meter Universal Transverse Mercator grid,
zone 19
Boundaries in tidewater areas from information supplied by
Massachusetts Department of Public Works
Red tint indicates areas in which only landmark buildings are shown



ROAD CLASSIFICATION
Primary highway, hard surface
Secondary highway, hard surface
Light-duty road, hard or improved surface
Unimproved road
Interstate Route
U. S. Route
State Route



LYNN, MASS.
N4222.5—W7052.5/7.5
1970
AMS 6868 IV NW—SERIES Y814
NATIONAL REGISTER NOMINATION
LUCIAN NEWHALL HOUSE
281 OCEAN STREET
LYNN, MASSACHUSETTS
U.S.G.S. MAP



Lucian Newhall House
281 Ocean Street, Lynn, MA
Lynn Assessors Map
Sheet 17, Lot 10 of Block 576
Scale: 1" = 80'

File w/NR

BR
SZ

Lynn Historical Society, Inc.

125 GREEN STREET, LYNN, MASSACHUSETTS 01902

TELEPHONE 592-2465

MAR - 2 1985

MASS. HIST. COMM.



February 27, 1985

Ms. Sally Zimmerman
Director of Planning
Massachusetts Historic Comm.
294 Washington Street
Boston, Ma 02100

Dear Ms. Zimmerman,

I am writing on behalf of the Lynn Historical Society to support the proposal for nomination of the former Lucien Newhall residence, 80 Nahant Street, for Historic Certification and Restoration. As it presently stands the house exterior is almost unchanged and is an authentic artifact of a well-to-do gentleman's residence during Lynn's rapid rise in prosperity, as part of the industrial boom after the Civil War. Mr. Newhall was himself representative of many of Lynn's leading citizens, men of Yankee stock whose new fortunes enabled them to do much for the city which had made them rich. With the current interest in the social history of America during the last 100 years, examples of architecture such as this do much more than words to illustrate the life and times of the managerial classes.

We also feel that it is important for the low self esteem of the city that its better attributes be recognized. It is easier for many to see the quality of a private house such as this than to comprehend the merits of an old brick factory where they may have worked at one time. Time will change this attitude, of course, but revitalization of the city requires a change in the thinking of the population, and pride in their environment would surely help to bring this about.

We hope, therefore, that this nomination will receive serious consideration.

Sincerely,

Faith Magoun
Director/Archivist

c.c. Lynn Board of Zoning Appeals

FM/fg

City of Lynn, Massachusetts

Office of the Mayor

RECEIVED



APR 23 1985

CITY HALL 01901
(617) 598-4000

MASS. HIST. COMM.

Antonio J. Marino

Mayor

MARY C. RUSSO
ADMINISTRATIVE ASSISTANT

Massachusetts Historical
Commission
Valerie A. Talmage
Executive Director
State Preservation Officer
80 Boylston Street
Boston, Massachusetts 02116

April 22, 1985

Dear Ms. Talmage:

This is to express our support for listing the Lucian Newhall House, 281 Ocean Street, Lynn, Massachusetts to the National Register of Historic Places.

The significance of this building is apparent from both the architectural detail and style (Second Empire) and the date of its construction (est. 1865-1867) and continued use. The City of Lynn is proud to highlight and preserve its rich architectural heritage through significant listings such as these.

We appreciate your support for this project. Please do not hesitate to call if you need any additional assistance.

Sincerely,

A handwritten signature of Antonio J. Marino in dark ink, written over a horizontal line.

Mayor Antonio J. Marino

AJM/caa



The Commonwealth of Massachusetts

Office of the Secretary of State
Michael Joseph Connolly, Secretary

Massachusetts Historical Commission
Valerie A. Talmage
Executive Director
State Historic Preservation Officer

May 31, 1985

Ms. Carol Shull, Chief
National Park Service
Department of Interior
P.O. Box 37127
Washington, DC 20013-7127

Dear Ms. Shull:

Enclosed you will find the following nomination forms:

Attleboro, Makepeace Building, 46 Pine Street.
HPCA completed, #0445-83-MA-83-0440.

Brookline, Richmond Court, 1209-1217 Beacon Street.
Notification waived. HPCA pending, #0405-83-0394.

Lincoln, Lincoln Center Historic District,
roughly bounded by Bedford, Lincoln, Old Lexington,
Sandy Pond, Trapelo and Weston Roads. 59 properties.

Lynn, Lucian Newhall House, 281 Ocean Street.
HPCA pending, number not yet assigned.

All have been voted eligible by the State Review Board and have 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 forms.

Sincerely,

A handwritten signature in cursive script, reading "Sarah J. Zimmerman".

Sarah J. Zimmerman
Director, Preservation Planning
Massachusetts Historical Commission

SJZ/ljs
enclosures