FORM A - AREA

OFFICE COPY DO NOT REMOVE

MASSACHUSETTS HISTORICAL COMMISSION 80 BOYLSTON STREET, BOSTON, MA 02116

Photos (3"x3" or 3"x5" black & white) Indicate on back of each photo street addresses for buildings shown. Staple to left side of form.

Sketch Map. Draw a general map of the area indicating properties within it.

Number each property for which individual inventory forms have been completed.

Label streets including route numbers, if any. Indicate north. (Attach a separate sheet if space here is not sufficient).

(see 3 enclosed assessor's maps)

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Area Letter	form numbers in this Area
С	See District Data Sheet
Swans Town Swans	ea, Mass. MRA ea
Name of Area (i	f any)
Hortonvil	le Historic District
Present Use	residential,
i pod granica godina monara sense con an i	agricultural
General Date or	Period
ca. 1750-1845,	ca. 1870-1900
General Condition	on good
Acreage approx	ximately 122 acres
Recorded by Pre	servation Plus/K. Broomer
Organization S	wansea Historical Commission
Date March 19	88/October 1989

	A 19 317160 4627120	F	19	315750	4626490
UTM REFERENCE	В 19 317210 4626970	G	19	315780	4626930
	C 19 316630 4626830	Н	19	315840	4627000
	D 19 316410 4626580	January I.	19	316210	4627090
	E 19 316020 4626610				
USGS QUADRANGL	E Somerset, MA 1985	5 2 200			
SCALE	1:25000				

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

Hortonville Historic District is a visually cohesive, linear group of primarily residential and farm buildings located in a rural setting in northern Swansea. These buildings are associated with the area's development from a collection of scattered 18th-century farmsteads into a nucleated village by the late 19th century. In addition to its continued agricultural emphasis, Hortonville achieved local importance as a primary industrial location in Swansea in the 19th century; only the residential construction generated by the industrial development is extant. The rural setting and the range of residential building styles—from Georgian to Colonial Revival—are important character—defining features of the district. Retaining integrity of location, design, setting, materials, workmanship, feeling, and association, the Hortonville Historic District meets Criteria A and C on the local level.

ARCHITECTURAL SIGNIFICANCE Describe important architectural features and evaluate in terms of other areas within the community.

Hortonville Historic District encompasses approximately 122 acres in northern Swansea near the Rehoboth town line. The topography of the area consists of gently rolling terrain, well-suited for farming and cattleraising, principle activities in the district. At the heart of the linear district, acreage on both sides of Locust Street is used for pasturage with some additional land on the north side under cultivation. This agricultural land, which remains open to the north and merges with a wooded area several hundred yards to the south, is a character-defining feature of the district (Photo #6). Cole's River, which flows on a roughly southerly course through town and drains into Mt. Hope Bay, constitutes a portion of the southern boundary of the district. A dam built on the river near the Hortonville Road bridge (Photo #1) powered the mills that operated in the village in the 19th century.

The district consists of 45 buildings, two sites, and two structures; 23 buildings, two sites, and two structures contribute to its architectural and historical significance.

HISTORICAL SIGNIFICANCE Explain historical importance of area and how the area relates to the development of other areas of the community.

Locust Street, the primary road through Hortonville, was a native Indian path and major transportation route connecting the present Fall River and Taunton areas to Narragansett Bay. Early settlement of the area that is now Hortonville occurred in the mid-18th century. Members of three families—the Hales, Martins, and Eddys—built the first homes at the western end of the historic district, the location of fertile farmland.

Hortonville was originally part of farmland granted to John Haile (Hale) from England in 1709. A housewright by trade, John Hale served Swansea as highway surveyor, and built his house (no longer extant) at the site of 416 Locust Street. At the time of his death in 1718, Hale owned 355 acres in Swansea and 30 acres in adjacent Rehoboth. Five generations later, Daniel Hale (1758-1830), a shoemaker and carpenter, lived and worked the land. His grandson Daniel Hale (1794-1867) built the Greek Revival house set back from the road at 416 Locust Street (ca. 1845-MHC #C25). In 1894, a portion of the farm with street frontage was sold to nephew Daniel Hale (1832-1896), who built the late Italianate house at 410 Locust Street (MHC #C26, Photo #7). Both houses remained in the family and the land was operated as a farm at least until the death of William Hale in 1974. The family cemetery at the southwestern corner of the property (MHC #C809) contains 30 stones ranging in date from 1784 to 1974. Today, the acreage of the original land grant has been substantially reduced; some property to the east has been leased for use by Baker Farm.

BIBLIOGRAPHY and/or REFERENCES

Swansea Assessor's Records.
Fall River Registry of Deeds.
Fall River Herald News, 21925.

MASSACHUSETTS HISTORICAL COMMISSION Office of the Secretary, Boston

Community:		Form No:		
Swansea		see	pos	C
Property Name:	Hortonville	э Н.	D.	

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

Architectural Significance (continued)

Contributing buildings are of wood frame construction, generally on fieldstone foundations, and most date to one of two periods of growth at Hortonville: ca. 1750-1845 and ca. 1870-1900. The district includes buildings in the Georgian, Federal, Greek Revival, and late Victorian Italianate styles, with one example each of the Queen Anne and Colonial Revival. Noncontributing houses and their outbuildings are generally wood frame and compatible with contributing buildings in size and scale. Minimal setback from the street characterizes the district as a whole.

The oldest structure at Hortonville, built 1736, is the Melatiah Martin House at 397 Locust Street (MHC #C27). Located at the western end of the district, this shingle-clad Georgian house is 2 1/2 stories with a five-bay, center-entry facade, and double-pile center-chimney plan. The pedimented door surround with four-pane sidelights is a ca. 1830 addition. Built as a farmer's dwelling, the house is situated on a two-acre lot now distinct from associated farming acreage to the north. The building currently serves as the headquarters of the Swansea Construction Company.

Comprising part of the Eddy/Baker Farm complex to the east are two vernacular Georgian capes, 235 Locust Street (ca. 1750, MHC #C30) and 241 Locust Street (ca. 1747, MHC #C29). Of the two 1 1/2-story houses, #235 is the better preserved, and shows some evidence of updating in the first half of the 19th century. This five-bay, center-entry house has a central brick chimney, wide frieze, and 2/2 wood sash. Later 1 1/2-story gabled wings with cornerboards and Greek Revival-style eave windows on the facade flank the main block. The noncontributing house at #241 may have been built as a half-cape (three-bay facade, end-bay entry), and extended to a three-quarter cape with a western addition constructed at an unknown date. Exterior alterations, particularly the new chimney and paired windows in the eastern end of the facade, have rendered this house noncontributing. Both buildings are part of a large agricultural complex with fields totaling over 175 acres flanking both sides of Locust Street.

Another Georgian house updated in the early or mid-19th century is the Benjamin Martin House at 24 Locust Street (ca. 1757, MHC #C36). Located at the eastern end of the village, the Martin House is a 21/2-story, clapboarded, five-bay, center-entry structure with central chimney and double-pile plan. Nineteenth-century details are the paneled corner pilasters, which are repeated in the door surround with full-length sidelights, and 6/6 window sash. Subdivision of the 43-acre Martin House property in the early 19th century accounted for much development at the eastern end of the district at that time.

The district's Federal-style buildings are three houses at or near the eastern end of Locust Street. The Chace House at 11 Maiden Lane (ca. 1810, MHC #C39) is located two-tenths of a mile down a path from Locust Street, and within yards of the Cole's River headwaters. Built into a sharp grade (one story on the facade, one story plus full basement on the rear elevation), the five-bay Federal features a dentil cornice and splayed window lintels. Back-to-back beehive ovens at the central chimney are still intact within the structure. Upper-story window sash is 12/12; sash in the basement windows is 8/8. South of the house is the Chace Mill site (1806, not surveyed) on the river bank.

At the beginning of Locust Street are two Federal houses dated ca. 1810. The Mason Horton House at 4 Locust Street (MHC #C38, Photo #3) is a 1 1/2-story, three-quarter cape retaining a wide frieze, three-quarter side-lights, molded window surrounds, and 9/9 sash. A dormer was added to the rear elevation in the 1960s. Across the street is the two-story Marvel House, 5 Locust Street (MHC #C37, Photo #2), a late example of the center-chimney house in Swansea. The house displays molded window heads and 6/6 sash.

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Community: Swansea	Form No:
Property Name: Horton	nville H.D.

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

Architectural Significance (continued)

A two-story, three-bay ell on the west wall is a ca. 1885 addition.

Three Greek Revival buildings include two capes and the village school. The Robert Sherman House at 1015 Hortonville Road (ca. 1835, MHC #C40) is a gabled, 1 1/2-story, 5-bay cottage with a center entrance and double interior chimneys. An attached summer kitchen--one-story, two bays, with a secondary entrance--is located on the east end of the house. The house has molded window lintels, a wide entablature surround at the entry, and five-pane sidelights. At the opposite end of the district, set back roughly seven-tenths of a mile from the road, is the Daniel Hale House at 416 Locust Street (ca. 1845, MHC #C25). Similar to the Sherman House in detailing and organization of the main block, the Hale House also has a gabled 1 1/2-story, 4-bay wing on the west side, set back from the main block, displaying eave windows on the facade. The district's oldest institutional building is the former Hortonville school, 77 Locust Street (ca. 1838, MHC #C31). A simple 1 1/2-story clapboarded structure with two-bay facade and three-bay side elevations, the schoolhouse is the only extant Greek Revival building in the district oriented gable-end to the street. Paired entries marked by plank hoods on brackets open into a single interior room. The building, the oldest extant schoolhouse in Swansea, currently serves as a club house for the Portuguese American Club League (PACL).

The remainder of Hortonville's extant contributing buildings date primarily to the late 19th century. Among the cluster of buildings at the eastern end of Locust Street are three late Italianate cottages, 39,45, and 67 Locust Street (ca. 1890; MHC #C34, C35, C32; Photos #4 and 5). Generally, these 1 1/2-story houses have gable roofs with ridge parallel to the street, five-bay facades, and center double-door entries with prominent door hoods on oversized brackets. The house at #39 retains a bracketed cornice and 2/2 sash. The William Hale House at 410 Locust Street (MHC #C26, Photo #7) is a late Victorian Italianate cottage in the gable-end form. Built ca. 1894, the house has a three-bay facade, bracketed cornice, molded window lintels, 2/2 sash, and a one-story bracketed porch on the east elevation. The end-bay double-door entry is marked by a door hood on carved brackets.

One example each of the Queen Anne and Colonial Revival styles survives in the district. The unusual Queen Anne house at 31-33 Locust Street (ca. 1890, MHC #C35) may have been one of the above-mentioned side-gabled Italianate cottages originally; the center entry is now flanked by two-tier polygonal bays topped with gable roofs that project beyond the cornice line of the house. These bays have flared bases and shingle gable infill. The Myron Baker House at 261 Locust Street (ca. 1900, MHC #C28) is a Colonial Revival on the Baker Farm complex. This shingled, 1 1/2-story, cross-gable house of asymmetrical massing has a wide frieze band, shingle gable infill, and a wrap-around porch on three sides with turned posts on a shingled balustrade. A pedimented cross-gable on the porch marks the house's off-center entry.

The Hortonville district contains ten contemporary houses (ca. 1940s to ca. 1989). Typically, these are 1 1/2-story, frame, gabled structures, some ranch houses or modern capes. Concentrated in the eastern half of the district, these houses generally were constructed either on the sites of demolished historic buildings on the north side of Locust Street, or on street-front sections of certain larger lots that appear to have been divided for development. Their presence, which does not compromise the integrity of the district as a whole, does attest to the continuing suburbanization of Swansea's rural landscapes in the second half of the 20th century.

MASSACHUSETTS HISTORICAL COMMISSION Office of the Secretary, Boston

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Swansea	,	see DDS
Property Name:	Hortonville	е Н. D.

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

Architectural Significance (continued)

Hortonville's dominant commercial and agricultural activity is the operation of Baker Farm, located on the north side of Locust Street at the heart of the district. In addition to the three historic farmhouses in the complex--235, 241, and 261 Locust Street and their secondary structures--Baker Farm includes less than one-half dozen contemporary buildings associated with operation of the slaughterhouse and farming business; these are substantially set back from Locust Street and accessible by way of an unimproved road on the property. Those buildings within roughly 100 yards of the road have been included in the District Data Sheet. (See Verbal Boundary Description and Justification)

Historical Significance (continued)

In 1736, Melatiah Martin had his house built at 397 Locust Street (MHC #C27), across the road from the Hale property. The self-sufficient Martin farm included its own tannery. A Martin family cemetery, located west of the house beyond the boundaries of the historic district, is now separated from the house by infill construction. The farm is still owned by a Martin descendent, although the house lot is now distinguished from the balance of the farmland.

East of the Martin and Hale houses is the Eddy-Baker Farm complex, comprising 235, 241, and 261 Locust Street (MHC #C30, C29, C28). Original owners were the Eddy family, among Swansea's early settlers, who worked the farm for nearly 100 years and built two houses on the property ca. 1750 (235 and 241 Locust Street). The complex has been known as Baker Farm since Sarah Anne Eddy married Nathaniel Baker in 1835. The large Colonial Revival house at 261 Locust Street was built ca. 1900 by the father of Ken Baker, the current owner. A principle agricultural property in Hortonville for two centuries, Baker Farm continues to be a major fixture in the historic district.

In contrast to the agricultural activity that dominated the western end of the district, the eastern end near the Cole's River was targeted for industrial development. Benjamin Martin appears to have operated a grist mill in this area in the second half of the 18th century, although no other information about the mill has been located. Martin built his house, <u>24 Locust Street</u> (ca. 1757, MHC #C36) on a 43-acre lot he owned between the road and the river to the south. Beginning in 1804, the property was divided and sold to various people who took an interest in the milling industry. A small section to the east was purchased by Mason Horton, who built his house, now <u>4 Locust Street</u> (ca. 1810, MHC #C38, Photo #3). Some of the acreage and water rights to the south were sold to Dexter Wheeler, who in partnership with Oliver Chace opened the Swansea Cotton Manufacturing Company and built a mill on the river in 1806. Chace's mill was located on Maiden Lane, then known as Factory Lane. The house at <u>11 Maiden Lane</u> (ca. 1810, MHC #C39) is believed to be the only extant structure built by the company, which operated one of the first cotton mills in the country after Samuel Slater's mill in Rhode Island. The mill was destroyed by fire in 1836 and never rebuilt.

Across the road, a second grist mill occupied the Sherman House (1015 Hortonville Road, ca. 1835, MHC #C40) property. House and mill were sold ca. 1880 to Jesse K. Chace, the last person to operate a mill at Hortonville. The mill was dismantled by the turn of the 20th century and removed to Fall River, a more industrialized city than Swansea. The concentration of mills at Hortonville in the 19th century gave rise to the name "Swansea Factory", by which the village was also known.

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Community:		Form No:
Swansea		see pds
Property Name:	Hortonville	e H.D.

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

Historical Significance (continued)

Development of Hortonville accelerated in the 1830s due to the industrial activity there. In that decade, a district school (ca. 1838), Union Chapel (1838), and the first Universalist Society's Liberty Hall were built on the north side of Locust Street near Hortonville Road. Of these, only the school (77 Locust Street, MHC #C31) is extant. A product of the 1838 redistricting of the Swansea public school system, the Hortonville School is the town's oldest extant schoolhouse.

Nathaniel B. Horton (1820-1900) is responsible for the association of his family's name with the village. One of the fourth generation of Hortons to live in New England, he resided on the family farmstead on Hornbine Road in Rehoboth just north of the historic district. Horton purchased his father's homestead and adjoining land in Rehoboth in 1856, settling down to an impressive lifestyle as related in town histories of the period. Horton was a stockholder in many banks and mills in nearby Fall River. He held civic positions in Swansea, and represented both Swansea and Rehoboth in the Massachusetts legislature. At Hortonville (Swansea Factory) he built houses for his daughters (including 45 Locust Street, MHC #C33) and was instrumental in the creation of a branch post office at the village, named Hortonville in his honor.

By the last quarter of the 19th century, Hortonville had evolved into a self-sufficient village. The commercial and institutional focus of the village was at the eastern end of Locust Street, where the school, church, and Liberty Hall were clustered. Around the corner, the senior and junior Benanuel Marvels operated a store out of the north wing of their house at 990 Hortonville Road (ca. 1783, MHC #C41). Mr. L. L. Cummings of Hortonville was appointed village post master on January 19, 1885, and he opened a branch post office in his home (no longer extant) immediately west of the schoolhouse. The Baker and Hale families remained prominent village farmers, owning land on both sides of Locust Street. In the last decade of the century, a member of each family built a new farmhouse on their respective properties: the Myron Baker House, 261 Locust Street (ca. 1900, MHC #C28) and the William Hale House, 410 Locust Street (ca. 1894, MHC #C26, Photo #7). Mills were no longer a basis of economic support in the village, having either closed or moved. New residential construction was focused on the north side of Locust Street at the eastern end of the district, where a group of cottages were built ca. 1890, including 31-33 Locust Street (MHC #C35), 39 Locust Street (MHC #C34, Photo #4), and 67 Locust Street (MHC #C32), home of teamster Dexter H. Nicholas.

Development at Hortonville virtually ceased between ca. 1900 and the 1940s. Relocation of civic organizations and societies, and centralization of the town-wide postal delivery and school systems resulted in the demolition of related buildings on the north side of Locust Street. Devoid of the institutional and industrial-related activities that fueled the village's development throughout much of the 19th century, the area reverted to residential and agricultural uses.

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Community:	Form No:
Swansea	see DDS
Property Name: Hortonville	е Н. D.

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

Verbal Boundary Description / Justification

The boundaries of the Hortonville Historic District are drawn to include the greatest concentration of intact 18th and 19th-century buildings associated with the growth of the village. The largely linear district extends from Cole's River at Hortonville Road approximately three-quarters of a mile west on Locust Street, and includes house lots and corresponding farm acreage north and south of Locust Street. Boundaries on the north side of the street generally follow rear lot lines, except on large open lots where a line of convenience has been drawn roughly 250 feet from the road. The district's southern border is the Cole's River, the closest natural boundary.

<u>Bibliography and/or References</u> (continued)

Brayton, Alice. <u>Trading in Scrabbletown</u>. Newport, 1952.
Fergunson, Susan G. The Hale Farm in Swansea, Mass. unpublished paper, Brown University, 1976.
Pierce, Helen. "Nathaniel Baker Horton." <u>The Harvester</u> (Swansea, MA), 34 (Sept. 9, 1989)
Swansea Historical Society. <u>The Swansea Stage Coach</u>. Swansea, 1976.
Wright, O. O. <u>History of Swansea</u>, <u>Mass.</u> Town of Swansea, 1917.

District Data Sheet Hortonville Historic District, Swansea, Massachusetts

<u>Map #</u>	<u>MHC #</u>	<u>Historic Name</u>	Address ·	<u>Date of</u> Construction	Status	Style Resource
25/1G	C41	B. Marvel House garage stone wall	990 Horton ville Rd.	ca. 1783 ca. 1950 early 190	NC NC C	alt.Georgian B B St.
25/2	C40	Robt. Sherman House stone wall	1015 Hortonville Rd	. ca. 1835 mid-190	C	Greek Revival B
24/4	C38 .	Mason Horton House garage barn	4 Locust Street	ca. 1810 ca. 1950 ca. 1900	C NC C	Federal cape B B Tate 190 util. B
28/5	C37	Marvel House	5 Locust Street ca	. 1810/ca. 1855	C	Federal B
25/6	C36	Benj. Martin House garage	24 Locust Street 1	757/mid 190 ca. 1950	NC C	Georgian B
24/16A	· ·	a de la compania del la compania de	28 Locust Street	ca. 1989	NC	contemporary B
28/7	C35		31-33 Locust Street	ca. 1890	С	Queen Anne B
28/8	C34		39 Locust Street	ca. 1890	С	Italianate B
28/9	C33	Horton House barn outhouse	45 Locust Street	ca. 1890 1ate 190 1ate 190	C C C	Italianate B late 190 util. B late 190 util. B
28/10		garage	50 Locust Street	ca. 1920 ca. 1920	C C	early200 vern.B B
24/11H	-		55 Locust Street	ca. 1970s	NC	contemporary B

Hortonville H.D./2

28/12I	C32	Dexter Nicholas House	67 Locust Street	ca. 1870	NC	alt. Italianate	В
28/13	C31	Hortonville School	77 Locust Street	1ate 1830s	С	Greek Revival	В
28/14J		,	89 Locust Street	1950s	NC	ranch	В
28/15K		garage	139 Locust Street	1950s 1950s	NC NC	ranch	ВВ
24/17D			148 Locust Street	1940s	NC	mid-200 vern.	В
28/27L			161 Locust Street	1950s	NC	ranch	В
28/28M		, "	161A Locust Street	1950s	NC	mid-200 vern.	В
24/18E		bern	162 Locust Street	ca. 1970s ca. 1880	NC C	contemporary late 190 util.	ВВ
24/19F			202 Locust Street	ca. 1960s	NC	contemporary	В
		Baker Farm Complex:					
28/20	C30	Eddy House slaughterhouse stable secondary farmhous	235 Locust Street ca e and garage	. 1750/mid 190 ca. 1970 ca. 1890 ca. 1980	C NC C 2NC	Georgian cape late 19C utilit. contemporary	B B
28/21-0	C29	Eddy House garage	241 Locust Street	ca. 1750 ca. 1920s	NC C	alt.Geor.cape	ВВ
28/22	C28	Myron Baker Estate	261 Locust Street	ca. 1900	С	Colonial Rev.	В
28/23B	, , , , , , , , , , , , , , , , , , ,		359 Locust Street	1940s	NC	modern cape	В
28/24	C27	Melatiah Martin Hse. garage	397 Locust Street	1736/ca. 1830 ca. 1950	C NC	Georgian 	B B

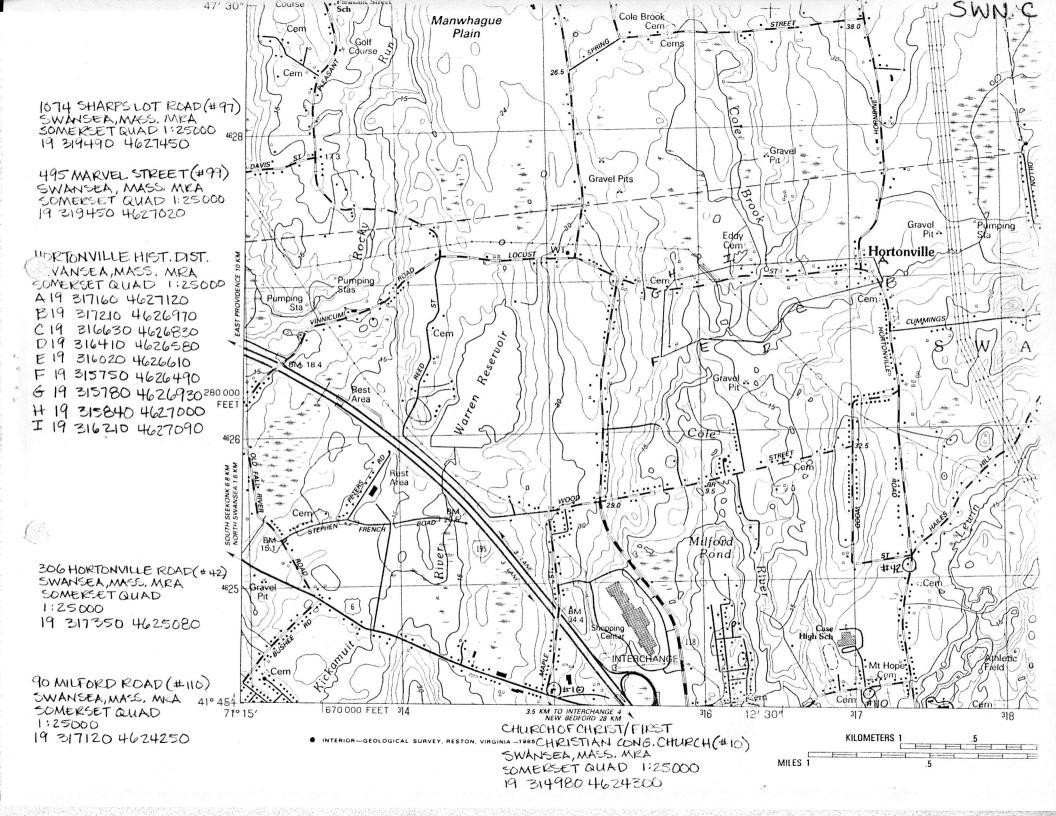
Hortonville H.D./3

2	4/25	C26	William J. Hale House barn	410 Locust Street	ca. 1894 ca. 1950	NC C	Italianate	B B
2	4/26	C25 C809	Daniel Hale House barn cemetery	416 Locust Street	ca. 1845 ca. 1920 1784	C C C	Greek Revive early 200 util 	
2	4/3	C39	Chace House	11 Maiden Lane	ca. 1800	С	Federal cape	В
2	4/29		Site of Chace Mill	Maiden Lane	1806	С		Si.

Key: Map # = sheet number of assessor's map/property number in district Capital letter at end of property number denotes noncontributing property

C = contributing NC = noncontributing B = building Si. = site St. = structure O = object

	contributing	noncontributing
Buildings	23	22
Sites	2	0
Structures	2	0
Objects	_0	_0
Total	27	22





67, 55 (NC), 45 Locust St. View from West of North side of Street. March 1988.



Looking east on Locust St. March 1988. East view.



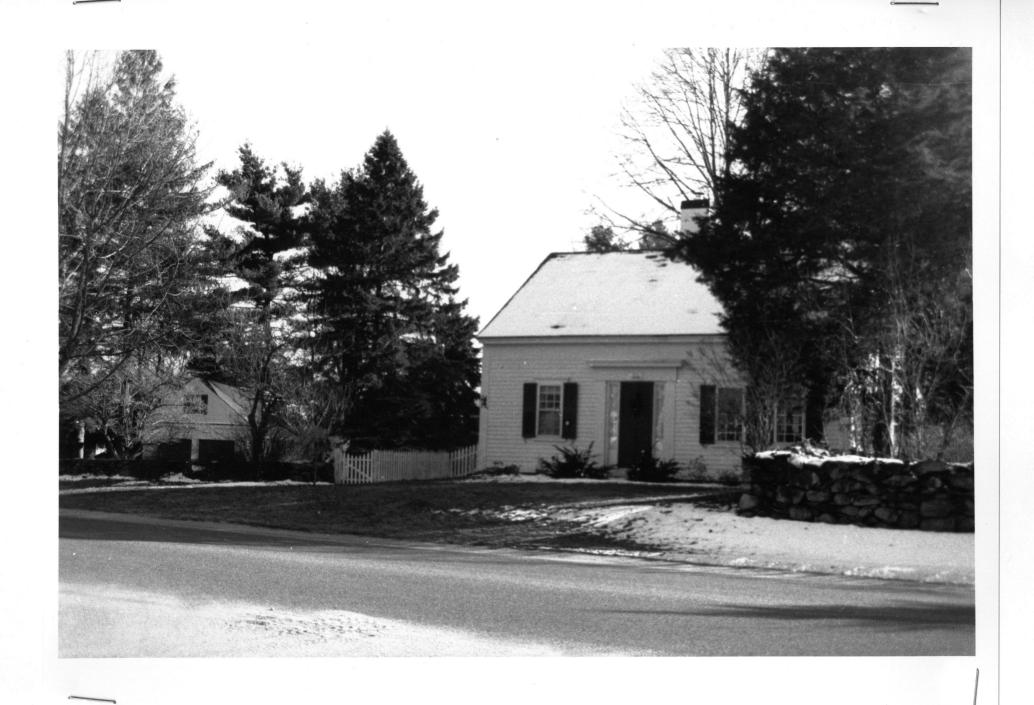
Hale House, 416 Locust St. March 1988, Southwest view. SWN. C



East side of Locust/Hortonville Rd. March 1988. North view. SWN. C



5 Locust St. March 1988. Northeast view.



4 Locust St. March 1988. South view.



39 Locust St. March 1988. Northeast view.

SWN.C