

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	NWB.3010
Historic Name:	Colonial Beacon Oil Company Shed
Common Name:	Blue Frontier Yacht Services Office
Address:	115 Water St
City/Town:	Newburyport
Village/Neighborhood:	
Local No:	20-10
Year Constructed:	C 1950
Architect(s):	
Architectural Style(s):	No style
Use(s):	Business Office; Out Building
Significance:	Architecture; Commerce; Maritime History; Transportation
Area(s):	NWB.L: Newburyport Historic District NWB.W: Water Street
Designation(s):	Nat'l Register District (8/2/1984)



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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

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Tuesday, April 22, 2014 at 3:55: PM

FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number USGS Quad Area(s) Form Number

20-10

NW 1/4

L, W

3010

NAD83-812184

Town: Newburyport

Place: (neighborhood or village)

115 Water Street

Name: Colonial Beacon Oil Company Shed

Present: Marina Office/Sales

Original: Unknown

Construction: c1950

Historic Maps and Atlases

Form: No Style

Architect/Builder:

Material:

Foundation: Concrete

Trim: Wood Shingle, T-111 vertical siding

Roof: Asphalt

Outbuildings/Secondary Structures:

1930s brick garages (extant)

1930s filling platform (demolished)

Major Alterations (with dates):

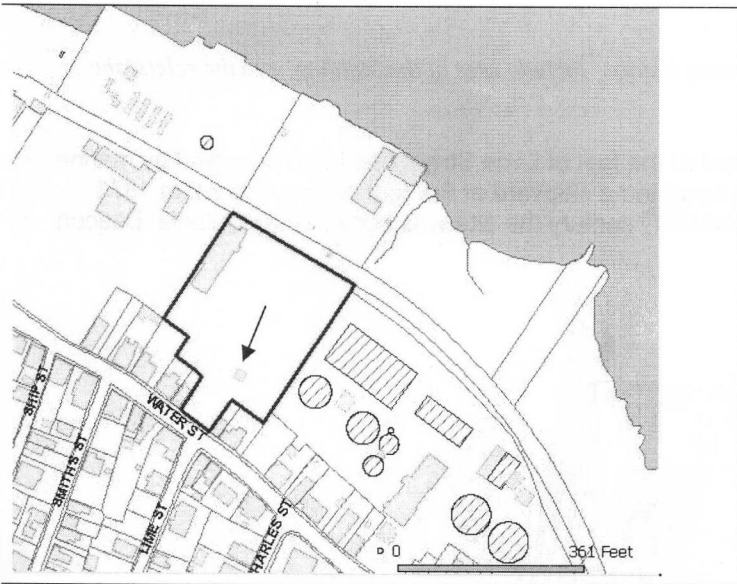
Condition: Fair

Moved: no | | yes | | Date _____

Acreage: 1.84 acres

Setting: Located on a flat parcel adjacent to the Merrimac River in an area of marine and industrial uses bounded by a dense residential area south of Water Street.

Topographic or Assessor's Map



Recorded by: Julie Ann Larry

Organization: ttl-architects LLC

Date (month/year): October 2009

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Follow Massachusetts Historical Commission Survey Manual instructions for completing this form.

INVENTORY FORM B CONTINUATION SHEET

NEWBURYPORT

115 Water Street

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

L, W 3010

Recommended for listing in the National Register of Historic Places.

*If checked, you must attach a completed National Register Criteria Statement form.**Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.***ARCHITECTURAL DESCRIPTION:***Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.*

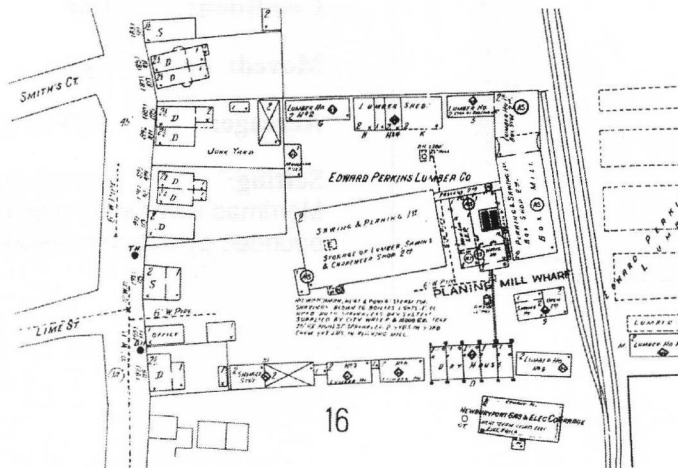
The one-story wood framed building is rectangular in plan with a shed roof addition to the north and a small attached shed to the east. The low front gable roof of the main two by one bay form has a simple flat cornice and overhanging eave. The wood shingle walls are painted. The rear (east) and north elevations of the shed addition are clad in T-111 vertical siding. The low roof shapes are clad in asphalt shingles. On the west elevation, a side entrance is flanked by wide surrounds under a projecting hood supported by carved brackets. To the south of the entrance is a 1/1 double-hung sash replacement window; a similar window is located on the south and east elevations. Smaller 1/1 double-hung sash replacement windows are located on the elevations of the shed addition: two on the west elevation and two on the north elevation.

A raised wooden platform is located to the west of the building and provides access to the entrance door. At the rear of the small building is an attached storage shed, accessible only from the exterior. A metal vent is located on the south side of the shed.

The building is located in the Newburyport Historic District. The Newburyport Historic District was listed in the National Register of Historic Places in 1984.

HISTORICAL NARRATIVE*Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.*

Located on the waterfront, the site now known as 115-117 Water Street at the foot of Lime Street has been occupied by marine related industry since the mid-1700s. In the 18th century Ralph Cross operated a shipyard at the foot of Lime Street. In 1873 Edward Kimball Perkins established a lumberyard on the site. In the mid-20th century the site was occupied by Colonial Beacon Oil Co, a division of Standard Oil.



1924 Sanborn Insurance Map

Perkins Lumber Company opposite Lime Street occupied Planing Mill Wharf. The wharf was also known as Kimball's Wharf (1871) and Coomb's Wharf (c1872). The lumber company supplied lumber and moldings, planed, sawn, and finished on site. In the 20th century the company added box making to the business in a rectangular building parallel to the railroad spur.

INVENTORY FORM B CONTINUATION SHEET

NEWBURYPORT

115 Water Street

MASSACHUSETTS HISTORICAL COMMISSION

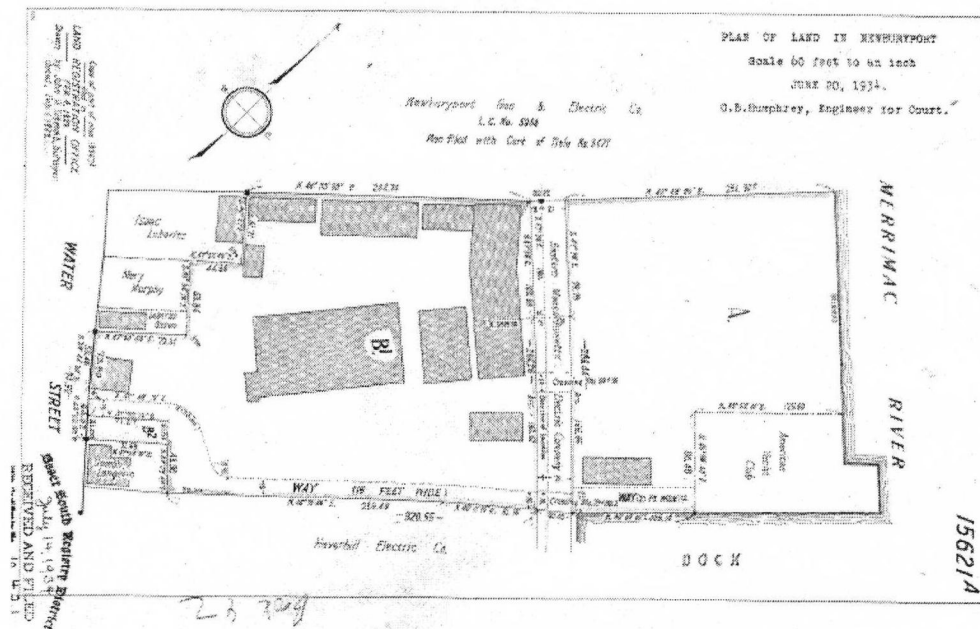
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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Edward Kimball Perkins (1848-1921) was a farmer in Newburyport c1870, like his father William Perkins. Ed. Perkins married Mary Susannah Graves and worked his mother-in-law's farm in Newburyport. In 1873 he began the lumber company and was joined by his sons Alexander Graves Perkins (1869-1933) and Edward Graves Perkins (1874-1955), as well as his daughter Florence, who worked as a stenographer at the lumbermill. The brothers continued the business after their father's death in 1921. Edward Graves Perkins was a member of the Atlantic Yacht Club. The club built their second boathouse in 1897 on Perkin's Wharf. A fire in 1907 destroyed the original relocated boathouse and the 1897 boathouse. A new boathouse designed by William Perry (MHC# NWB.389) was constructed in 1908 at the end of the wharf.

Historic maps indicate that several small one-story buildings were located in the vicinity of the extant building in the late 19th and early 20th century when the site was occupied by Edward Perkins Lumber Co. After Alexander G Perkins' death in 1933 the lumberyard closed. In 1934 Edward G Perkins divided the site setting off the northeastern corner of the wharf for the Yacht Club. A ROW along the eastern edge of the property was deeded to the boathouse for access. It is possible that the small one-story building at the rear (north) of the Water Street office building was moved to accommodate the access road c1934. This small building was constructed 1900-1906 and was used as a horse shed.



Plan of Perkins Lumber Co. Drawn by CB Humphrey in 1934.

In the 1930s the waterfront site was bought by Colonial Beacon Oil Company. Colonial Beacon Oil Company was acquired by Standard Oil of New Jersey in 1931. They operated a filling station on Bridge Street in Newburyport in 1935. All the buildings associated with the lumber yard were apparently removed, except for the Water Street office.¹ The oil company built a garage and shop on the western boundary of the property (extant), a filling platform, storage tanks, and pump house. The lumber yard office (built c1894) was converted to a dwelling and is now used as an antiques shop and gallery at 119 Water Street.

¹ 1946 Sanborn Insurance Map.

INVENTORY FORM B CONTINUATION SHEET

NEWBURYPORT

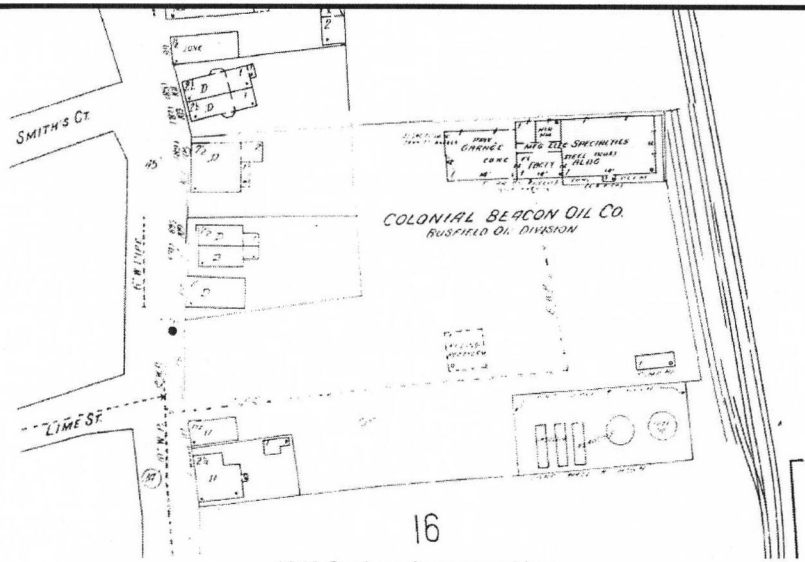
115 Water Street

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

L, W 3010



1946 Sanborn Insurance Map

The small existing office building may be a remnant of the Perkins Lumber Co, but it was likely constructed after 1946 (c1950) as a gatehouse/ office for the Colonial Beacon Oil Co.

The building is currently owned by the Tonick Realty Trust and occupied by Blue Frontier Yacht Services. American Marine and Boat Sales occupy the remaining building and site.

BIBLIOGRAPHY and/or REFERENCES

Newburyport Assessor's Database

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Maps

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INVENTORY FORM B CONTINUATION SHEET

NEWBURYPORT

115 Water Street

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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Aerial image from <http://www.americansellsboats.com/index.html>. Accessed 28 October 2009.



View of NW corner of shed – the former Perkins Lumber Co office building is to the right.

INVENTORY FORM B CONTINUATION SHEET

NEWBURYPORT

115 Water Street

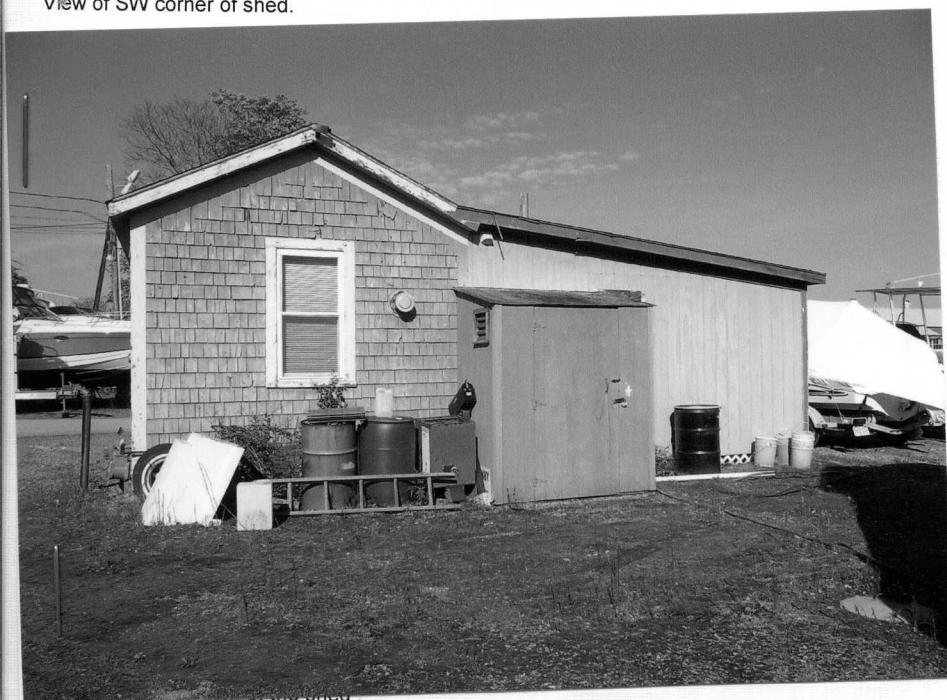
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220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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View of SW corner of shed.



INVENTORY FORM B CONTINUATION SHEET

NEWBURYPORT

115 Water Street

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

L, W 3010



View of shed (center) from Water Street. Former Perkins Lumber Co office building is to the right.



View of marina, the Colonial Beacon Oil Co buildings can be seen to the far left behind the boats. Shed is to the right.

INVENTORY FORM B CONTINUATION SHEET

NEWBURYPORT

115 Water Street

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Area(s) Form No.

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View of the rear of the Water Street residences west of the marina. The shed is to the right.



View up Lime Street. The shed is to the left.

INVENTORY FORM B CONTINUATION SHEET

NEWBURYPORT

115 Water Street

MASSACHUSETTS HISTORICAL COMMISSION
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Entrance to the Yacht Club is in the center of the photo, beyond the chain link fence.