

77 PURCHASE ST – Emma L. Andrews Public Library

**Location**

77 PURCHASE ST

MBLU

27/ 40/ / /

Owner

CITY OF NEWBURYPORT

Assessment

\$703,800

PID

1521

Building Count

1

Current Value**Assessment**

Valuation Year	Improvements	Land	Total
2026	\$319,300	\$384,500	\$703,800

Owner of Record

Owner CITY OF NEWBURYPORT
Co-Owner EMMA ANDREWS LIBRARY
Address C/O NBPT PUBLIC LIBRARY
94 STATE ST
NEWBURYPORT, MA 01950
Sale Price \$0
Certificate
Book & Page /0

Sale Date

Ownership History

Ownership History

Owner	Sale Price	Certificate	Book & Page	Sale Date
CITY OF NEWBURYPORT	\$0		/0	

Building Information

Building 1 : Section 1

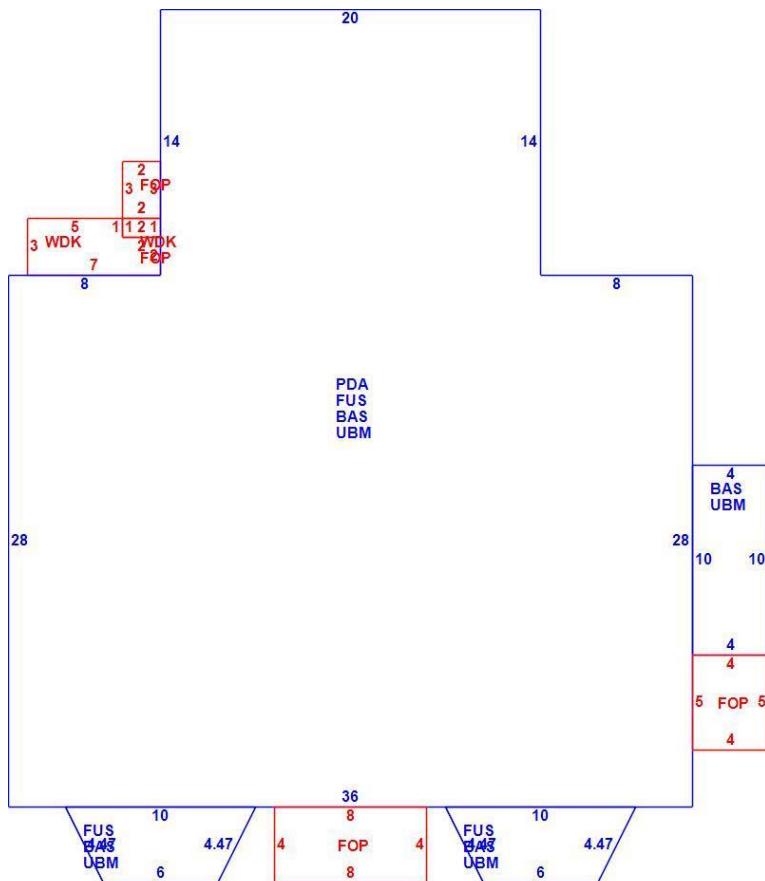
Year Built: 1900
Living Area: 2,744

Building Attributes

Field	Description
Style:	Library
Model	Commercial
Grade	Average
Stories:	2
Occupancy	2.00
Exterior Wall 1	Clapboard

Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Slate
Interior Wall 1	Plastered
Interior Wall 2	Drywall/Sheet
Interior Floor 1	Hardwood
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Forced Air-Duc
AC Type	None
Struct Class	
Bldg Use	MUNICPAL MDL-94
Total Rooms	
Total Bedrms	00
Total Baths	1
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	10.00
% Comm Wall	

Building Layout



Building Sub-Areas (sq ft) Legend

Code	Description	Gross Area	Living Area
BAS	First Floor	1,392	1,392
FUS	Upper Story, Finished	1,352	1,352
FOP	Porch, Open	60	0
PDA	Pull Down Attic	1,288	0
UBM	Basement, Unfinished	1,392	0
WDK	Deck, Wood	21	0
		5,505	2,744

Land

Land Use

Use Code 903C
Description MUNICPAL MDL-94

Land Line Valuation

Size (Acres) 0.20
Depth 0
Assessed Value \$384,500

Outbuildings

OutbuildingsLegend

Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SGN1	SIGN-1 SD W/M			16.00 S.F.&HGT	\$600	1

Valuation History

Assessment

Valuation Year	Improvements	Land	Total
2025	\$304,500	\$359,400	\$663,900
2024	\$282,300	\$326,700	\$609,000
2023	\$261,500	\$284,100	\$545,600

History of the House

Architecture: Italianate

History:

In September of 1850, Henry A. Lander who was married to Ann Lander, bought a lot of land on Purchase Street, their daughter is Emma Morton Lander was born on December 22, 1850. The house shows up on the 1851 map.

Henry was a shoemaker, they had another daughter Harriet who died young and a son George. Their daughter Emma is listed as a school teacher as young as 19. She taught at the Johnson Grammar School on Hancock Street and then at the Jackman School and lived

at what is now 61 Purchase Street until she sold the house in 1920 - 70 years.

Henry died in 1892, and his wife Ann and daughter Emma lived there together. Ann died in January of 1905, and left Emma the house, Emma was the “sole heir.”

Emma had been very involved in the community where she taught. She, along with Anna Coffin, the principal of the Johnson Grammar School on Hancock Street, wanted in 1886 to start a branch of the library for the children of Joppa, the “South End Reading Room Association” was created in 1900. A permanent site for the reading room was very much wanted, funds were raised, and in February of 1905, a month after her mother’s death, the house at the corner of Purchase and Marlboro Street, 77 Purchase Street, was bought for \$3,500.

Emma married Charles H. Andrews on September 11, 1906, a little over a year and a half after her mother died. Emma was 55 and Charles was 51, they were married in Newburyport. Charles and Emma used 61 Purchase Street as their summer residence (the Newburyport Daily News, Monday Aug 26, 1912). The 1910 census shows that they lived in Landis, New Jersey.

Charles and Emma sold 61 Purchase Street April 1920. They had moved to Boston, to 201 Beacon Street (that is a very fancy address - a Boston brownstone near the Boston Common) around 1918, Charles worked for the Old Colony Trust Company, a bank. Charles died suddenly on November 30, 1920. The article in the Newburyport Daily News described him as a, “highly respected citizen and especially well known at the South End of the city.” (Dec 1, 1920)

Emma died in 1928 at Anna Jacques Hospital in Newburyport, she was 77. Emma and Charles are buried at Oak Hill Cemetery along with Emma’s family.

“The recent death of Mrs. Emma Lander Andrews is greatly to be regretted. For years she was the ruling spirit in the development of the South End reading room, and her labors in behalf of that institution have resulted in much advantage for the people of that section of the city. She was not only the originator of the room, but for a long time solicited contributions for its care. She was a woman devoted to any cause in which she engaged.”

The South End Reading Room was named after Emma Andrews in 1928 and was officially made a branch of the Library in 1931. Today it is the Emma Andrews Library and Community Center.

Interestingly the South End Reading Room has been very successful and was accepted by the people who lived in Joppa, probably because a members of the community were so involved, unlike the “Chapel of St. Peter in Joppa” (see the map) one house away, a mission to Joppa from people outside the neighborhood.

References:

History and research courtesy of Ghlee Woodworth, “TipToe Through the Tombstones Oak Hill Cemetery” 2009

The Emma Andrews Library and Community Center

Salem Deeds

The Newburyport Archival Center

The *Newburyport Daily News*, Monday Aug 26, 1912

The *Newburyport Daily News*, January 1, 1920

The *Newburyport Daily News*, June 13, 1928

“61 Purchase Street – Emma Andrews”, by Mary Baker Eaton, www.historynewburyport.org