

## 98-100 Prospect Street – Benjamin F. Poor House

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**Location**

100 PROSPECT ST

**MBLU**

21/ 69A/ / /

**Owner**

GALIZIA BARBARA

**Assessment**

\$627,000

**PID**

1020

**Building Count**

1

**Current Value****Assessment**

Valuation Year	Improvements	Land	Total
2026	\$223,500	\$403,500	\$627,000

**Owner of Record**

**Owner** GALIZIA BARBARA  
**Co-Owner**  
**Address** 100 PROSPECT ST  
 NEWBURYPORT, MA 01950  
**Sale Price** \$129,000  
**Certificate**  
**Book & Page** 13535/0268

**Sale Date** 04/30/1996  
**Instrument** 00

#### Ownership History

##### Ownership History

Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
GALIZIA BARBARA	\$129,000		13535/0268	00	04/30/1996
REYNOLDS LYNN A	\$1		07691/0396	1A	03/21/1985

#### Building Information

##### Building 1 : Section 1

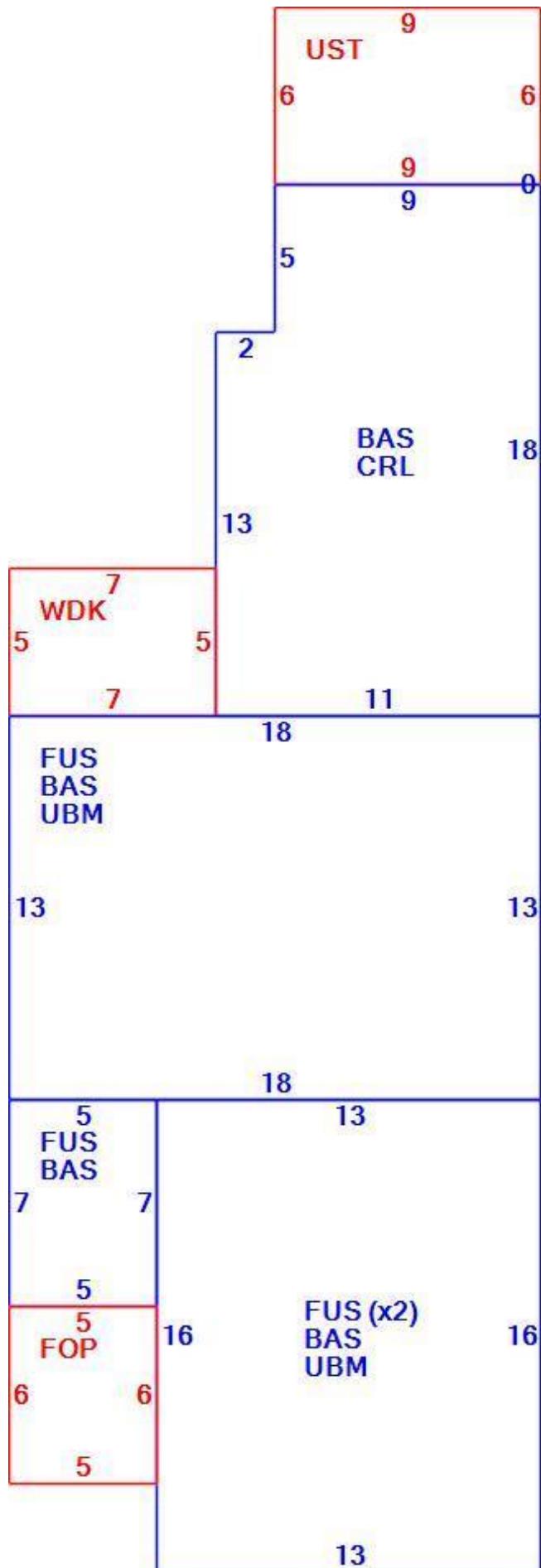
**Year Built:** 1900  
**Living Area:** 1,350

#### Building Attributes

Field	Description
Style:	Conventional
Model	Residential
Grade:	Average
Stories:	3 Stories

Occupancy	1
Exterior Wall 1	Aluminum Sidng
Exterior Wall	
Roof Structure:	Mansard
Roof Cover	Asph/F Gls/Cmp
Interior Wall1	Plastered
Interior Wall	
Interior Flr	Pine/Soft Wood
Interior Flr 2	Hardwood
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	6 Rooms
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

### Building Layout



## Building Sub-Areas (sq ft) Legend

Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	685	685
BAS	First Floor	665	665
CRL	Crawl Space	188	0
FOP	Porch, Open	30	0
UBM	Basement, Unfinished	442	0
UST	Utility, Storage, Unfinished	54	0
WDK	Deck, Wood	35	0
		2,099	1,350

## Land

### Land Use

**Use Code** 1010  
**Description** SINGLE FAM

### Land Line Valuation

**Size (Acres)** 0.05  
**Depth** 0  
**Assessed Value** \$403,500

### Valuation History

### Assessment

Valuation Year	Improvements	Land	Total
2025	\$199,300	\$377,200	\$576,500
2024	\$182,100	\$342,900	\$525,000
2023	\$182,100	\$298,100	\$480,200

# 98 PROSPECT ST

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**Location**

MBLU

21/ 69// /

**Owner**

HINCHY STEPHEN T

**Assessment**

\$755,700

**PID**

994

**Building Count**

1

**Current Value****Assessment**

Valuation Year	Improvements	Land	Total
2026	\$350,600	\$405,100	\$755,700

**Owner of Record**

**Owner** HINCHY STEPHEN T  
**Co-Owner**  
**Address** 98 PROSPECT ST  
 NEWBURYPORT, MA 01950  
**Sale Price** \$400,000  
**Certificate**  
**Book & Page** 35262/0500

**Sale Date** 09/15/2016  
**Instrument** 00

#### Ownership History

##### Ownership History

Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
HINCHY STEPHEN T	\$400,000		35262/0500	00	09/15/2016
KELLEY CAROLE E TRS	\$0		34326/0453	1F	08/26/2015
KELLEY CAROLE E	\$318,000		29152/0224	00	12/17/2009
GUCKENBURG ALEX J	\$320,000		20842/0124	00	05/19/2003
BEACH LYNN A	\$0		19157/0491	1A	08/30/2002

#### Building Information

##### Building 1 : Section 1

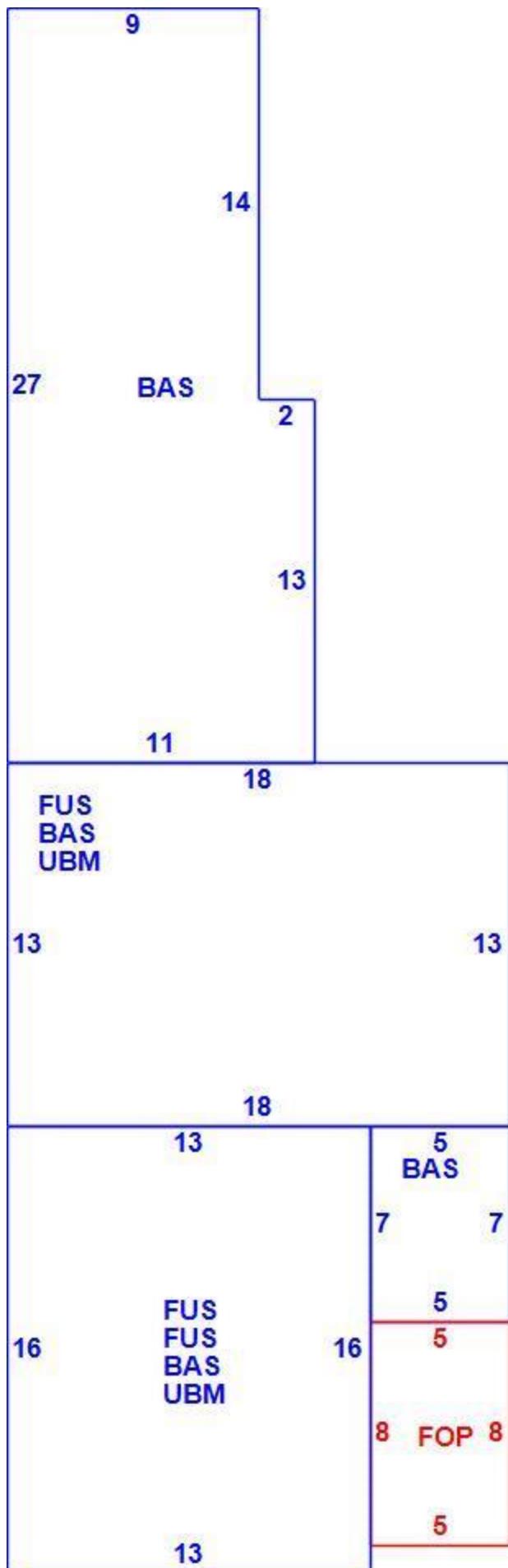
**Year Built:** 1900  
**Living Area:** 1,396

##### Building Attributes

Field	Description

Style:	Conventional
Model	Residential
Grade:	Average
Stories:	3 Stories
Occupancy	1
Exterior Wall 1	Aluminum Sidng
Exterior Wall	
Roof Structure:	Mansard
Roof Cover	Asph/F Gls/Cmp
Interior Wall1	Plastered
Interior Wall	
Interior Flr	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	6 Rooms
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

## Building Layout



### Building Sub-Areas (sq ft)Legend

Code	Description	Gross Area	Living Area
BAS	First Floor	746	746
FUS	Upper Story, Finished	650	650
FOP	Porch, Open	40	0
UBM	Basement, Unfinished	442	0
		1,878	1,396

### Land

#### Land Use

**Use Code** 1010  
**Description** SINGLE FAM

#### Land Line Valuation

**Size (Acres)** 0.05  
**Depth** 0  
**Assessed Value** \$405,100

### Outbuildings

#### OutbuildingsLegend

Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAT1	PATIO-AVG			275.00 S.F.	\$700	1

#### Valuation History

### Assessment

Valuation Year	Improvements	Land	Total
2025	\$312,300	\$378,600	\$690,900
2024	\$284,900	\$344,100	\$629,000
2023	\$284,900	\$299,200	\$584,100

## History of the House

Architecture: Second Empire / Double House Construction

98-100 Prospect Street - Benjamin F. Poor House

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On the 1872 map 70 Bromfield Streets, on corner of Prospect and Bromfield Streets, extended all the way to Allen Street and belonged to B. Gardner Gerrish. In 1878 Gerrish sold the house and land to Benjamin F. Poor. Benjamin Poor was a respected wholesale provisions merchant, he "succeeded to the business of his father Benjamin H. Poor and carried the business on for some time."

Sometime between 1880 and 1883, Benjamin Poor built what is now 98-100 Prospect Street and 1 Allen Street. on the land that went with the original purchase of 70 Bromfield Street. Both properties show up on the 1884 map. Poor most probably built the two structures as rentals for factory worker housing. The Comb Factory on Chestnut Street had opened in 1880. It also appears that Benjamin Poor either built or bought other small properties in the neighborhood which would have also been used for rental income along with the provisions business.

In 1902 Benjamin Poor bought 65 Ferry Road and 9 acres of farmland from Alice Moulton, the daughter of Henry W. Moulton who built Moulton Castle (please see Moulton Castle on this map). Poor kept all his rental properties in the Bromfield Street neighborhood. He is listed in the 1904 Newburyport City Directory in as a salesman (no longer a provision dealer) and in the 1910 Census as a farmer.

It appears from the Sanborn Fire Insurance Maps that 98-100 Prospect Street was originally built as a two-story double house dwelling. However, the 1906 and 1914 Sanborn Fire maps show that the front part was made into 3 stories. It is likely that the very fancy, Second Empire third floor was added around the time Poor moved to his farm. The third floor is actually outlined in the 1914 Sanborn map. The timing would make sense, Benjamin Poor had some money, he sold 1 Allen Street in 1904, kept 98-100 Prospect Street and may have added a little architectural sparkle - Second Empire style was considered fancy and upscale, and there are very few examples in Newburyport. He might have wanted a visual demonstration of his success for the neighborhood where he grew up and raised his family in [historian conjecture].

Benjamin Poor's son George P. Poor and his son-in-law Oscar Fern, who married his daughter Edith, started the shoe company Fern & Poor, and at the beginning, the business was at the property that Benjamin Poor bought on Ferry Road. (At that time the address was 371 High Street. High Street continued past Atkinson Common all the way to Spofford Street.) The company soon outgrew the location and moved to 102 Merrimac street where they had 25,000 square feet of floor space. It appears that Benjamin F. Poor worked for the company and at one point was its president and his son George P. Poor was the treasurer and general manager.

Benjamin Poor kept 98-100 Prospect Street and other rental properties which he left to his son George P. Poor, who in 1948 gave the property to his sister Edith Fern. The property was sold in 1957 by Oscar and Edith Fern. It had been in the family from when it was built, maybe around 1882, to its fancy addition, possibly around 1903, to Benjamin Poor's daughter and son-in-law Oscar Fern, a very successful business man, in 1957.

It had been used and appreciated by many families for almost 80 years, what we would now think of as blue-collar and middle-class housing at a reasonable price (something that in 2022 Newburyport is lacking).

The house stayed as one property with two units until 1996 when 100 Prospect Street was sold as a separate unit to the present owner.

## References

98-100 Prospect Street – Benjamin F. Poor, by Mary Baker Eaton,  
[www.historynewburyport.org](http://www.historynewburyport.org), 2022

Salem Deeds

The Municipal History of Essex County in Massachusetts, Volume 4, by Benjamin F. Arrington

Newburyport Daily News and Newburyport Herald, December 16, 1931

FamilySearch.org

Newburyport City Directories

Newburyport Historic Newspapers, the Newburyport Public Library Archival Center

Sanborn Fire Insurance Maps, from the Library of Congress

1884 Map of Newburyport

1872 Map of Newburyport, courtesy of the Newburyport Public Library Archival Center