

Manchester-By-The-Sea

Survey Plan

Manchester Historical Commission



(Delucens Bingham, 1795 map of Manchester, note that north is down, courtesy of Massachusetts Archives)

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Contents

Introduction	p. 3
Part 1	
Significant Historic Themes and Periods in Manchester's History	p. 5
Part 2	
Historic and Cultural Resources in Manchester	p. 17
Part 3	
An Approach to Survey in Manchester	p. 29
Methodology	p. 30
Challenges to Survey in Manchester	p. 31
Part 4	
Recommendations for Survey in Manchester	p. 32
Part 5	
An Action Plan for Organizing Phases of Survey in Manchester	p. 63
Neighborhood Character	p. 65
Bibliography	p. 75

Introduction

Manchester-by-the-Sea, Massachusetts, is a coastal community of Boston's fabled North Shore that covers a small geographic area with a small population in comparison to its neighbors to the south and north including Marblehead, Salem, Beverly and Gloucester. Located on the coast of Salem Sound, it covers a roughly rectangular area with an irregular, rocky coastline punctuated by headlands and deep coves. Centered on the town's coastline is its narrow harbor surrounded on the northwest, north and northeast by the built-up 18th-19th century urban core. The term urban as it is used here is meant to convey a built environment where buildings generally fill and are sited directly on their frontage, and in many cases directly abut each other, and not in the sense of a modern city. This kind of dense built environment creates enclosed spaces along the street that are convivial and pleasant to experience as a pedestrian. The streets and lanes of the center, with their surroundings of continuous facades of buildings, create what *Boston Globe* architecture critic Robert Campbell describes as "outdoor rooms."¹ To the southeast of this core is Smith Point, a prominent component of the town's resort era. Beyond the harbor front on the west and east ends of town overlooking the Atlantic are additional areas of 19th-century resort development. Uptown, lining the main routes toward the north and northeast out of the center known as Pine and School streets, are built-up late-19th through early 20th century residential neighborhoods that could be characterized as 'suburban.' The town encompasses a land area of 9.2 square miles and includes several uninhabited islands including Chubb, Ram, Graves, Little Crown and Kettle. Nearby Misery and Bakers islands are part of Salem.

Originally known as Jeffrey's Creek and remaining part of Salem during the early 17th century, Manchester was incorporated in 1645 at a time when other sections of Salem were "hiving off," including Marblehead and Beverly. Early economic activity included ship building and participation in the regional cod fishery, a major driver in the region. Beginning in the mid-19th century cabinet making emerged as an alternative to the fishery which, following several devastating gales on the Georges and Grand Banks during the 1840s, resulting in a large loss of life, began to be considered hazardous. Industry and development were further enhanced with the construction of the Eastern Railroad Company line in 1847.² During the second half of the 19th century Manchester, like Swampscott, Marblehead and North Beverly, emerged as a resort for Boston's mercantile elite, who were later joined by their cohorts from New York and the Midwest. The post-Civil War period, with the continued emergence of the Industrial Revolution during a period known as the 'Gilded Age,' large coastal properties were developed with private houses dedicated to seasonal use.

Between 1790 and 1850 the permanent population of the town gradually grew from 965 to 1,638 and remained generally stable through 1890. After a 41% jump by 1900, to 2,522, it again plateaued through 1950, after which it increased approximately 30% per decade until 1970, to 5,151, where it has again stabilized. The current population as of 2020 is 5,394.

Manchester's historic environment reflects nearly 400 years of development and change since the first English settlers arrived here. Population growth, evolving community values, and a maturing and shifting economy all had an impact on the land and determined the shape, type, and number of the cultural resources that have survived in the town – its churches, stores and shops, barns and carriage houses, gardens and fields, and of course many, many houses. Like other of the Commonwealth's smaller towns, Manchester's survey efforts to record these resources have been episodic, completed in two projects undertaken in 1974-1976 and 1990 and to a much more limited extent in 2019-2020. And for Manchester, the survey product, that is the forms that constitute the majority of the inventory, no longer meets the community's expectations as an accessible repository for the knowledge it

¹ See Robert Campbell and Peter Vanderwarker, *Cityscapes of Boston, An American City Through Time* (Peter Davison division of Houghton Mifflin, 1992) part II.

² Francis B.C. Bradley, *The Eastern Railroad, A Historical Account of Early Railroad in Eastern New England* (Essex Institute, 1917) p 35.

provides about these historic places. Currently there are higher standards for research associated with architectural survey, using more and different documentary sources, providing more details of building fabric and owner/occupant biographies, and covering more recent and various buildings and places. The task for this project has been to recommend methods for updating and expanding that inventory to make it more useful for preservation planning efforts today.

To organize some of the discussion that follows as well as the survey recommendations themselves, the town has been divided into five neighborhoods that reflect Manchester's historic patterns of farming and fishing, maritime trade, industry, seaside recreation, and suburbanization. These factors have created a variety of building and landscape types, resulting in distinctive neighborhoods with specific combinations of resources. A variety of sources and considerations contributed to identifying these neighborhoods and drawing of their boundaries, including patterns in transportation, historical development, land use specialization, topographic and other natural features, as well as well-known divisions of the community and popularly employed names and descriptors. Old Manchester includes the 18th and 19th century urban core of the town at the north end of the harbor. Two 19th through early 20th century neighborhoods radiate from Old Manchester lining Pine, Pleasant and Old Essex in a northwest directions identified as "Pine Street" and a larger area to the east encompassing School, Summer and the blocks between formed primarily by North, Desmond, Brook and Lincoln. Smith's Point includes the eponymous promontory that forms the southeast side of Manchester Harbor south and west of Beach Street. This neighborhood extends to the northeast to include Tappan, Old Neck Road and Eagle Hill. Newport surrounds the eponymous hill centered on the southwest quadrant of the town flanking Bridge Street, also known as state highway 127 and includes the coastline that forms Chub, Tucks and Norton's points. Kettle Cove and Coolidge Point include the east side of the town surrounding the eponymous cove and point lining Summer Street (Route 127), including the grounds of the Essex County Club.

Preliminary research suggests that large sections of the north side of Manchester flanking Boston's major ring road known as the Yankee Division Highway, or Route 128, remain in an unimproved conditions in either private hands or as conservation land owned by the town or state. As research progresses with each annual phase of survey additional cultural resources and land use patterns in these sections of the town will further researched and reviewed.

Part 1

Significant Historic Themes and Periods in Manchester's History

Colonial Era

Originally known as “Jeffrey’s Creek” and incorporated in May of 1645 through a division from Salem (“hiving off”), the town is currently known legally as Manchester-by-the-Sea (henceforth Manchester).³ The town’s physical characteristics and geography were described by town historian Darius Francis Lamson as follows:

Manchester is one of the smallest of the smaller Essex County towns; its length on the seacoast being about four and one-half miles and its breadth about two and one-quarter miles; and containing something over five thousand acres of land. Its soil is rocky and its surface uneven, especially near the coast. Some moderate elevations rise in the north and west. Without any high hills, its general appearance is picturesque, much of it being well wooded, with fertile fields and rich meadows intermingled with precipitous ledges and bold escarpments.⁴

Regarding the village’s namesake William Jeffrey, or Jeffreys, again according to Lamson, “[a]lmost nothing is known.”⁵

Upon incorporation land grants of between 30 and 60 acres were made to a group of about 15 settlers who were deemed economically capable of improving the land. Surnames that would become common throughout the town’s history included Allen, Bennett, Dixey and Walton. The naming of the town, according to Lamson, was derived as follows:

...[it] has been thought that the town was settled by people from the vicinity of Manchester, England. Another supposition has been that the town received its name from the Earl of Manchester, a warm friend of the American colonies, an associate of Cromwell, Hampden and Pym. Without any definite knowledge or even tradition on this point, it is more than likely that the men who planted Manchester in Massachusetts were mostly from the Eastern shires, which furnished so much of the bone and muscle both of Old and New England...⁶

Also according to Lamson the town’s founders

...were the best stock of English Puritanism. They were not broken-down gamblers and rouses. They were of the stuff of which commonwealths are made. They knew that public prosperity must rest on the foundations of intelligence and morality.⁷

The new town’s center developed close to a major transportation route between Salem and Gloucester established in 1689, generally following the path of modern route 127 (Bridge, Union and Summer streets). The location of both the route and the town core, henceforth “Downtown” were also obviously influenced by water transportation provided by the Jeffrey’s Creek, now Manchester Harbor. Downtown was also the site of important

³ According to Gordon Abbott, Jr., *Jeffrey’s Creek...* (MHS, 2003) p. 32, the name of the town was legally changed by acts of the Manchester Select Board and state legislature in 1990.

⁴ Darius Francis Lamson, *History of the Town of Manchester, Essex County, Massachusetts, 1645-1895* (The Town, 1895) p. 10.

⁵ Ibid, p. 20.

⁶ Ibid, p. 31-32.

⁷ Ibid, p. 32.

institutions such as the First Church and economic activity in the form of several mills, including a tide mill (1644) “upon the river near the meeting house...In 1705, a small mill was built upon the site of the ‘old Baker mill,’ on what was then called ‘Brushie Plain.’”⁸

About the year 1700 the ‘Cove’ had grown to be ‘quite the largest precinct in the town.’ Joseph Knight then owned there three hundred acres of land, on which were a saw-mill and blacksmith shop. Asa Kitfield built a large number of vessels, and was engaged in the fishing business and in the lumber trade. Capt. Nehemiah Ingersoll, a retired Boston merchant, owned ‘a nice hip-roofed house, handsomely furnished,’ just beyond the Wolf Trap Brook...⁹

Colonial Era Building Forms and Types and building practices

According to previous research and observation of Manchester’s built environment numerous examples of early Colonial Era buildings survive in the town. The Colonial period, which lasted nearly 150 years, encompassed an evolution of building types and forms which evolved and adapted over this long history. Buildings of this period are characterized by their timber frames and by a common set of plans with limited variations that were determined both by the limits of their materials and regional building traditions.

First Period

The best source for understanding the timber frame buildings of this period and region remains Abbott Lowell Cummings’ *The Framed Houses of Massachusetts Bay, 1625-1725*.¹⁰ Cummings outlines the origins, plans, building methods, framing, assembly and finishes of this period. The most common plan evolved from single-room houses with a chimney for heating and cooking at one end covered by a simple side gable. This basic unit could be expanded with a second-story loft or chamber, or laterally with a second room on the other side of the chimney, enclosing one or two stories. This basic plan is referred to as a hall and parlor house. The plan of these houses frequently incorporated a five-bay façade with a center entrance opening into a shallow lobby with a winding stair in front of the central chimney. The lobby accessed larger rooms to either side commonly known as a ‘parlor,’ a formal space reserved for refined activities, and a ‘hall’ used for work or cooking, usually indicated by the presence of a bake oven and less-refined finishes.

The hall and parlor plan could be expanded to the rear with a rear rank or ‘pile’ of spaces that could be heated by the same chimney with a third hearth facing rearward. The most common plan for this rear pile was a large kitchen and work space centered on the rear hearth flanked by unheated spaces used for sleeping or food storage. This plan in a two-story house with its rear pile sheltered by an extension of the rear slope of the gable, or ‘lean-to’ is well known in the region by the traditional name ‘saltbox.’

High-style variants of the lean-to form often incorporated framed overhangs in the second story, commonly known as a ‘garrison,’ and by the period term ‘jetty.’ The steep main gables fashionable in the earliest examples were sometimes expanded with façade or wall gables. No wall gables are known to survive but are well understood by documentary and physical evidence and in some cases have been reproduced. The best example of this type in the area is the John Turner House/ Turner-Ingersoll Mansion, commonly known as the “House of Seven Gables” (SAL.3425).

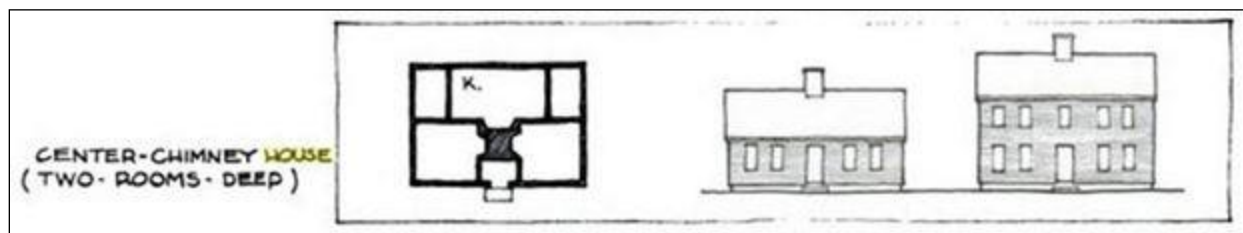
⁸ Ibid, p. 60-61.

⁹ Ibid, p. 60-61.

¹⁰ Abbott Lowell Cummings, *The Framed Houses of Massachusetts Bay, 1625-1725* (Belknap, Harvard University Press, 1979).

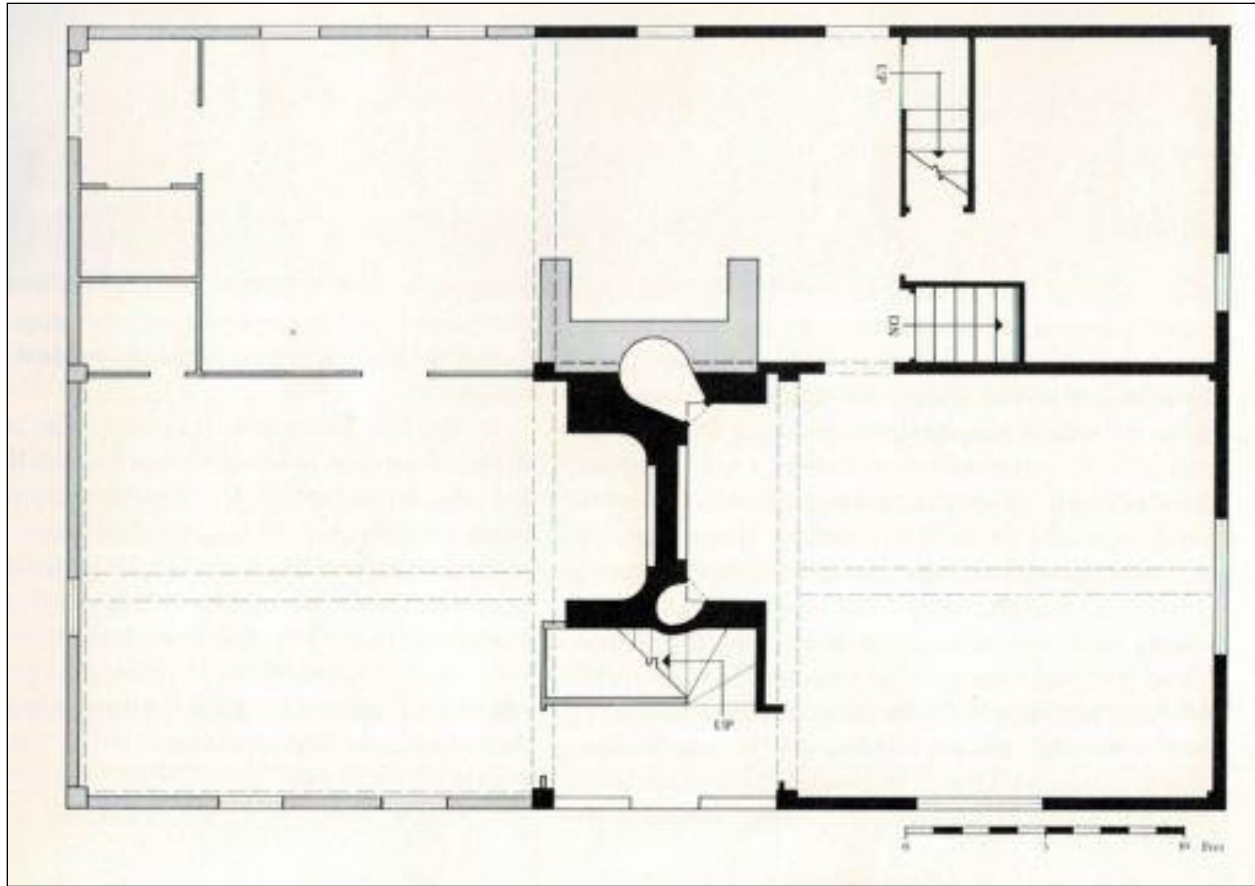
First Period Houses are generally characterized by exposed timbers incorporated in the interior's decorative scheme. During the 17th century the major framing members such as posts, end girts and summer beams remained uncovered by surfaces that only became common beginning in the second quarter of the 18th century such as paneling or plaster. In expensive houses walls were sometimes finished with wood paneling at the chimney breast or wainscot, also known as a dado. The presence of decoratively finished posts and beams with chamfering or 'quirks' (beads) serves as evidence of First Period provenance. Accurately dating houses from the 17th and 18th centuries often requires careful observation of physical evidence or analysis of surviving original material through dendrochronological investigation.

According to previous research a number of First Period houses survive in Manchester. The dates are based on traditional local knowledge and may be reevaluated through additional research and physical examination as part of the survey process. Examples may include the Bennett House at 25 Bennett Street, (1675, MAN.65), a two-story, side gabled, double-pile house with a right-side entrance in a three-bay façade, a common variant of a full five-bay plan in an urban setting. Similar forms are located on North Street at numbers 3, The Allen House and Tavern (1714, MAN.158), and 4, the Dodge-Tuck House (1718, MAN.159). A larger 18th century example of a side-entrance house at 75 Bridge Street may also contain a late-17th-century core. A full six-bay, center entrance example that was evidently later expanded may survive at 187 School Street (1684). Another house that may have a 17th century core is the Ebenezer Lee House, 12 Washington Street (1685, MAN.32). Two houses that retain single-story massing under gambrel roofs, which may reflect 18th century remodelings, are the Austin Crombie House, 85 Summer Street (1635, MAN.22) and Little Orchard House, 388 Summer Street (MAN.203, ca 1700).¹¹



Thomas C. Hubka, *Big House, Little House, Back House, Barn, The Connected Farm Buildings of New England* (UPNE, 1984) p. 34. This and the following illustration are generic plans of a center-chimney house reproduced here to provide a better understanding of this type.

¹¹ Regarding the Austin Crombie House, 85 Summer Street, no houses of this early date are thought to survive in eastern Massachusetts; the Fairbanks House, 511 East Street, DED.391, dated through dendrochronology to 1641, is considered the oldest documented house in the state.



Abbott Lowell Cummings, *The Framed Houses of Massachusetts Bay, 1625-1725* (Belknap Harvard, 1979) p. 32. This is a plan of the Cooper-Frost-Austin House on Linnaean Street in Cambridge that is presented here to illustrate a generic example of the general lean-to plan.

Georgian

Similar to other Massachusetts coastal towns like Boston, Gloucester, Marblehead and Salem, the coastal and later blue-water fisheries were, as was general mercantile shipping activity, important components of the economy and generators of wealth. Like Marblehead, abundant examples of high style Georgian architecture and more common forms of housing of this period survive in Manchester. The term Georgian as applied to architecture should be used with care as it refers to the reigns of the eponymous kings of England, numbered one through four, between 1714 and 1830, a period that brackets several distinct architectural styles. During the middle quarters of the 18th century what is more properly known as Neo Palladianism came into fashion, adopted among local elites, counterparts to the English aristocracy, known derisively as the “codfish aristocracy.” This was reflected in coastal Massachusetts by a form of neo classicism expressed through archaeologically correct detail such as columns, arches, entablatures, cornices and pediments. The style was based on Roman models popularized in 17th and 18th century Britain through a revival of the publications of Andre Palladio from the previous century. The most elaborate surviving example in coastal Massachusetts is considered to be the Lee Mansion at 164 Washington Street, Marblehead (MAR.253), but examples of the style can also be observed in Manchester.

Among the best-preserved examples of high-style Georgian buildings previously recorded in Manchester can be found in the 18th century core of the town on Bennett, Bridge, Central, Union and Washington streets. The Story House at 52 Central, although altered, may include 18th century finishes in its entrance porch and cornice.

Houses lining the north side of Central Street at 35 (ca 1795, MAN.81) and 37 (MAN.82, ca 1812), the William Lee and Story houses, respectively, may be earlier dated based on their forms. The Story House has a high gambrel roof that was expensive and fashionable during the middle decades of the 18th century in prosperous seaports; many examples survive here, in Marblehead, Salem and Newport, Rhode Island. The Lee Warehouse at 7 Central (1754, MAN.71) also reflects this fashion, as does the Thomas Hilton House at 8 Union (MAN.24). The Allen House at 7 Bennett (1800, MAN.54) is a late example of a five-bay, center-chimney house with a pedimented door surround that frames a full-arched transom. Houses of this period retained center-chimney planning, but plans were substantially expanded by employing two chimney stacks, one centered on each half of the house heating a front and rear room in each half. These are known as “double houses.” This double plan provided space for a large center reception and stair hall, a new innovation of this period.



Thomas Hilton House, 8 Union Street (MAN.24), ca 1765.

More humble houses retained center chimneys with a double-pile plan but within a single story covered by a high gable roof. This common, minimal house type, sometimes smaller with a hall/ parlor plan, developed into what is now known as the ‘Cape Cod’ house, a nomenclature developed by Timothy Dwight and Henry David Thoreau in the middle of the 19th century.¹² What is commonly known as a Cape Cod Cottage is really the most

¹² Timothy Dwight (1752-1817), *Travels in New England and New York, Vol. III* (1821) p. 68: “The houses in Yarmouth are inferior to those in Barnstable, and much more generally of the class, which may be called with propriety Cape Cod houses. These have one story, and four rooms on the lower floor; and are covered on the sides, as well as the roofs, with pine shingles, eighteen inches in length. The chimney is in the middle, immediately behind the front door; and on each side of the door are two windows. The roof is straight. Under it are two chambers; and there are two larger and two smaller windows in the gable end.

elemental house form: a simple, single-story low-studded, or “ground-hugging,” wood frame square or rectangle sheltered by a high-pitched side gable tall enough to provide additional living space in the garret. Other features include wood shingle or clapboard siding, generally symmetrical entrance and window patterns, and a central chimney stack for heating and cooking. Capes generally enclose two piles, or rooms front-to-back and bedrooms under the eaves. Decoration is usually limited to the main entrance and can include classical trim such as pilasters and entablatures, sidelights and transoms. Capes were the most common house form during the Colonial and Early Republic periods. Examples of a related type known as the classical cottage can be observed at 35 and 37 School, the Gilson and Cross-Giles Houses, respectively (1846, MAN.144 and 1811, MAN.145). As survey proceeds, more examples of the Cape Cod type, which was revived during the middle of the 20th century, can be expected to be encountered throughout Manchester.

Early National Period

Like other fishery and mercantile towns and cities in New England, Manchester’s economy underwent a period of contraction due to recurrent war and restrictions to trade. Lamson speculates that the fishery did not recover fully from impacts of the War of 1812, but a deadly gale in 1846 likely also contributed, generating a conscious search for alternative economic activities that were safer.¹³ Lamson’s chapter on the fishery provides an account of this industry during the first half of the 19th century. In 1808-1811 assessor’s records identified 10 fishing vessels. By 1835 1,200 tons capacity of coasting vessels were active in Manchester. In 1836 150 men were engaged in the fisheries, supported by 7 fish yards (open areas for the array of “fish flakes” or “fences” for drying salted cod), and 10 houses for storage. In 1845 13 vessels were engaged in the cod and mackerel fisheries, producing a catch valued at \$21,435. “The vessels carried six men and a cook, almost without exception a boy of ten or twelve years old.” As late as 1840 the US census return indicated that 503 Manchester workers remained employed in “navigation of the ocean.”¹⁴ Another account explains that although Manchester’s inner harbor beyond Proctor Point was exposed at low tide, the outer harbor provided adequate anchorage and that large vessels could rest on mudflats during low tides in the inner harbor. A harbor dredging project to make it navigable was completed in 1896.¹⁵

Federal

Another term that deserves elaboration, what is commonly known as the Federal or Federalist style, is named after a period in American history but is closely based on English fashions of the third quarter of the 18th century. At this time a distinctive interpretation of classical forms emerged that was influenced by prolific court architects, brothers Robert (1728-1792) and John Adam, among others. So influential was their architecture that the style is also known as Adamesque.¹⁶ This style movement was associated with new forms and plans that were influenced by changing building and heating technologies. In the US this style resulted in shallower, taller massing

This is the general structure and appearance of the great body of houses from Yarmouth to Race Point...Generally they exhibit a tidy, neat aspect in themselves and in their appendages, and furnish proofs and comfortable living, by which I was at once disappointed and gratified;” Henry David Thoreau (1817-1862) *Cape Cod* (1865) p. 72: “...sober looking houses...Houses near the sea are generally low and broad. These were a story and a half high...The great number of windows in the ends of the houses, and their irregularity in size and position, here and elsewhere on the Cape, struck us agreeably, - as if each of the various occupants who had their *cunabula* behind had punched a hole where his necessities required it, and, according to his size and stature, without regard to outside effect.”

¹³ See Ancestry.com: “Deaths in the Town of Marblehead from May 17, 1846 to May 1, 1847,” which lists 65 males “drowned Grand Banks” and their vessels. “The above named persons sixty five inhabitants of this town were lost in fishing vessels Sep. 19, 1846 on the Grand Banks, in a severe gale, except the Sch. Salus on her passage home near Sable Island, leaving forty three widows and one hundred and fifty three fatherless children.”

¹⁴ Lamson, Ch. VI, pp. 114-115.

¹⁵ 350th Anniversary Committee (various authors), *Manchester By-The-Sea 1645-1995* (Town of Manchester, 1995): Gordon Abbott, Jr., “Manchester: 1626-1995,” p. 2.

¹⁶ Doreen Yarwood, *Robert Adam* (Scribner’s, 1970) passim.

designed to impress physically. Smaller chimneys with more efficient fireboxes could be moved to the edge of the building, either at the gable ends or centered on each half of the rear elevation. This resulted in new planning approaches that have become known commonly among architectural historians as the L or ell house type. With this new approach plans could include formal center halls and the front of the building could be reserved for genteel activities while work spaces could be relegated to a rear ell, hence the name. Both this and the previous 'Georgian' design movements were in part driven by emerging aspirations of Americans to emulate European gentility through refinement and cosmopolitanism.¹⁷

High style examples of this in Manchester include the Israel Foster House, 41 Central Street (1804, MAN.17) and 12 Bennett Street (ca 1780). Both have double-pile plans with fashionable monitor roofs; the Foster House's classical band course is a character defining feature of the style. The Woodberry House at 11 School Street (1832, MAN.129) a slightly later house characterized as Greek Revival, is a representative example of the ell house form, here with its ell to one side instead of to the rear in order to conform to a narrow lot, a common variation in denser urban settings.



Israel Foster House, 41 Central Street (MAN.17) 1804.

¹⁷ Richard L. Bushman, *The Refinement of America, Persons, Houses, Cities* (Knopf, 1992) introduction.

Greek Revival

Another style related to the world-wide Neoclassical movement in architecture, furniture, décor, dress and art, the revival of a purer emulation of ancient Greek architecture emerged in the second quarter of the 19th century. This movement moved away from Roman models to focus on the Greek temple form. And it resulted in a re-orientation of the gable to face front in order to provide the appearance of a temple pediment supported by columns. This resulted in the emergence of an entirely new form and plan in housing known as the ‘end house.’ Narrower facades underneath a gable front where entered off-center into a hall to one side that accessed reception spaces opposite. Greek Revival planning often retained ells or sometimes wings to house subsidiary spaces to accommodate work and service functions. Archaeologically correct articulation was developed and disseminated in popular builder’s guides, the best-known being that of Asher Benjamin (1773-1845), published in multiple editions between 1797 and 1843.

A pair of character-defining examples, among many others within the urban core of Manchester, can be found at 22 and 24 Bridge Street flanking the head of Ashland Street. The George Marble House at 24 Bridge has a full temple front with a tetrastyle porch in the Corinthian order; 22 Bridge does not have a porch but displays high style pilasters, casings, tri-part windows and an enclosed pediment.



22 Bridge Street (left) and 24 Bridge Street (right).

Manufacturing, second half of the 19th century

In the wake of the Great Gale of 1846 Marblehead embraced shoe making and to a lesser extent Manchester shifted to cabinet making; Gloucester alone persevered in the off-shore fishery.¹⁸ “About this time the increasing cabinet business withdrew most of the inhabitants from a seafaring life and became for many years the leading industry.”¹⁹ Leaders of this emerging industry included Moses Dodge and his grandson Cyrus, who commenced work in 1775, followed by Ebenezer and Eben Tappan (1792-1875) beginning in 1761, Caleb Knowlton beginning in 1808 and John Perry Allen (1795-1875) beginning in 1816. By 1835 Allen built a steam powered mill to produce veneers and employed 100 workers producing \$50,000 worth of goods. “The preeminence which Manchester attained in the business was due to no one man exclusively. The town seems to have been noted for its many skilled artisans.” In 1837 twelve manufacturers employed 120 hands producing \$84,500 worth of chairs and cabinets. By 1865, with capital of over \$60,000, 160 workers were employed in producing \$92,625 worth of goods.²⁰

Concurrent with development of the cabinet making industry and a likely major stimulus was the construction of a railroad through the center of the village in 1847. That year a branch of the Eastern Railroad was constructed between Beverly and Gloucester through Manchester.

It was opened...with two passenger trains and one freight train each way daily. The fare from Gloucester to Boston was ¢90, and from Manchester, ¢65. At the time there were only two stations between Beverly and Gloucester – West Beach and Manchester. Camden C. Davis was the first conductor on this branch.²¹

Period maps indicate a station was subsequently added by 1899 at the north end of Magnolia Avenue known as Magnolia Station. By this time the Eastern Railroad had consolidated with the Boston & Maine. Magnolia Station was moved across the Gloucester line to an industrial park during the 20th century.

During the second half of the 19th century through the early 20th various forms of housing, much of it single-family arranged on suburban lots in a dense pattern of development emerged along the streets radiating from the center, including School and to a lesser extent Pine streets. School Street developed somewhat earlier and more extensively along cross streets that extended east to Summer, including North, Desmond, Brook, Vine and Lincoln. Development along Pine occurred more slowly and filled eastward along Pleasant and to a lesser extent northward along Old Essex Road, an ancient route connecting Manchester to the eponymous town to the north. Residential development along these routes was characterized by mostly single-family houses sited on landscaped lots in forms and styles popular during the period, including ell houses, end houses and traditional gable blocks in Greek Revival, Italianate, Queen Anne and Colonial Revival, among others.

This trend continued into the 20th century when newer house types such as foursquares, bungalows, colonials and Dutch colonials became popular. Examples of these types are common along Pine and Pleasant streets. This type of residential development is associated with commuting professionals and other workers. In Manchester it may also be related to service positions associated with the town’s large-scale resort economy (more below).

¹⁸ 65 deaths were recorded on a single day, September 19, 1846, in Marblehead’s registry of deaths for the year, likely reflecting a portion of the losses from the Great Gale: see Ancestry.com, registry of deaths, 1846.

¹⁹ Lamson, p. 115.

²⁰ Ibid, Ch. VIII.

²¹ Francis B.C. Bradley, *The Eastern Railroad, A Historical Account of Early Railroading in Eastern New England* (Essex Institute, 1917) p 35.



19th century end houses lining the west side of School Street at numbers 32 (Italianate), 34, 38 (new), 40 and 44, left to right.

Resort Era

As the Industrial Revolution greatly expanded after the Civil War a new class of moneyed merchants, industrialists and financiers accumulated the resources to support elaborate leisure pursuits at seasonal estates during the era known as the Gilded Age. This type of development had begun in places like Brookline and Milton and expanded along the “North Shore” of Boston as early as the 1850s when seaside seasonal estates began to be fashionable first in Nahant (“Cold Roast Boston”), Swampscott, Marblehead, Beverly Farms, Manchester and Gloucester. Ease of access via the Eastern Railroad starting in 1847 likely contributed to this development.

In Manchester the process was initiated by Boston lawyer Richard H. Dana (1815-1882), the well-known author of *Two Years Before the Mast*. In 1845 he purchased 30 acres “between the water-line and the country road [and]...built the first summer house, a plain, substantial mansion overlooking the sea.”²² Other early seasonal residents included Charles Frederick Adams, who purchased Crow Island on Kettle Cove, well-known Boston merchant Robert Bennett Forbes, who sold to B.G. Boardman in 1865, John Crowninshield Dodge, Dr. Jedidiah Cobb and Major W. Thayer.²³

In his chatty account of the Boston leisured class who participated in the resort development of Manchester and the neighboring watering places of Marblehead, Beverly Farms and Gloucester, Joseph E. Garland identifies a number of early cottagers. Key pioneers of Manchester’s resort era included publisher James T. Fields (Ticknor & Fields) and the Rev. Cyrus Augustus Bartol, who purchased land on both sides of Manchester Harbor, including Smith’s Point, in the early 1870s. Other early seasonal residents included Greely Curtis, John Henry Towne, Augustus Hemenway, Maj. Henry Lee Higginson and Philip Dexter. The famous actor Junius Brutus Booth, a brother of Edwin and John Wilkes Booth (Lincoln’s assassin) converted a large cottage into the Masconomo House

²² Lamson, p. 192.

²³ Joseph E. Garland, *The North Shore* (Commonwealth Editions, 1998, revised) pp. 40-43.

Hotel near Kettle Cove by 1877.²⁴ The resort era extended into the early 20th century and remained flourishing until World War II. Prominent cottagers through the early 20th century included financier Thomas Jefferson Coolidge and Eben D. Jordan, owner of the Boston department store Jordan Marsh and part owner of the *Boston Globe*. At about this time two important local social institutions, the Manchester Yacht Club and Essex County Club, which includes golf and tennis, among other activities, were established in 1892 and 1893 respectively.

Gardner also identified several of the prominent architects responsible for a number of Manchester cottages, including William Ralph Emerson and Arthur Little (1852-1925, Little & Browne). Other architects of note included Peabody & Stearns, Russell Sturgis and Edmund March Wheelwright (Wheelwright, Haven & Hoyt). As more in-depth research proceeds with each phase of survey additional architecture firms are likely to be identified.

Numerous examples of this type of architecture survive in Manchester and can be found along its entire coastline and inland on rises in the topography that afford views of the ocean. Buildings of this period became increasingly elaborate, expanding beyond the framed box of the 17th through 18th century to include bays, towers and porches. Expanding industrial capacity and technology provided manufactured elaborate architectural components to decorate new fashionable resort houses. These features trickled down to the middle classes, providing new houses with complex projecting elements.



Forbes-Boardman House, ca 1870, 2 Boardman Avenue, left, 35 Proctor Street, right.



1 Smith Point Road, left, “Kragssyde,” George Nixon Black residence, 1884, Peabody & Stearns (not extant), right.

²⁴ Abbott, p. 33.

Post World War II

Like other North Shore resorts such as Nahant, Swampscott and Marblehead, Manchester has evolved into a bedroom community for Boston commuters supported by both the railroad, now managed by the MBTA, and the Yankee Division belt highway known as Route 128, which passes through northern Manchester. The 18th and 19th century core of Manchester's Downtown remains an active zone of retail commercial and institutional activity combined with residential use. Former seasonal estates have generally been renovated for year-round occupation. Formerly open land began to be developed for middle-class, single-family residential use early in the 20th century. Several large subdivisions were planned and built during the early postwar years between the late 1940s and 1970s. They include Windemere Park (1947), west of School and north of Pleasant; Woodholm (1955-1968), located west of Pine and north of Forster; Hickory Hill (1964), north of Summer opposite Ocean; and Forest Acres (1967), east of Forest and north of Ancient County Way. A number of smaller scattered subdivisions from this period have been identified and will be recommended for survey as well.

These new residential subdivisions spawned new forms of housing that provided comfortable accommodation for smaller servantless households made possible by new technologies such as common automobile ownership, modern kitchens and baths, and automatic cleaning devices. Housing trends included the modern expanded cape, enlarged by wings and attached garages on the traditional side, and ranches, split levels, split entries and deck houses that filled a modernist aesthetic. During this period the traditional house type known as the colonial, usually with two stories massed around a three- or five-bay symmetrical façade with a center entrance, was widely revived and remains popular.

Part 2

Historic and Cultural Resources in Manchester

Previous Survey Efforts in Manchester

Manchester has a long history of community involvement in researching and documenting local history that pre-dates the modern preservation movement that initiated with National Preservation Act in 1966. The archives of the Manchester Historical Society contain extensive files on individual buildings that include photographs and other documents that have been collected over a long period. The accumulated wisdom of that work is available to citizens and students seeking to expand their understanding of the town's historic landscape and its components, and many members of the community are well versed in Manchester's history, as creators or as consumers of these works. The town's historical commission was established quite early, and a small number of forms were undertaken by town volunteers in the 1970s. In order to accelerate the survey process, MHC launched a state-wide reconnaissance survey effort to provide general information about communities for use in planning as survey moved slowly forward. In 1985, MHC did research on Manchester-by-the Sea, presented in a 22-page overview of the town. These reports are available at the MHC website at Learn and Research, State Reconnaissance Survey Reports.

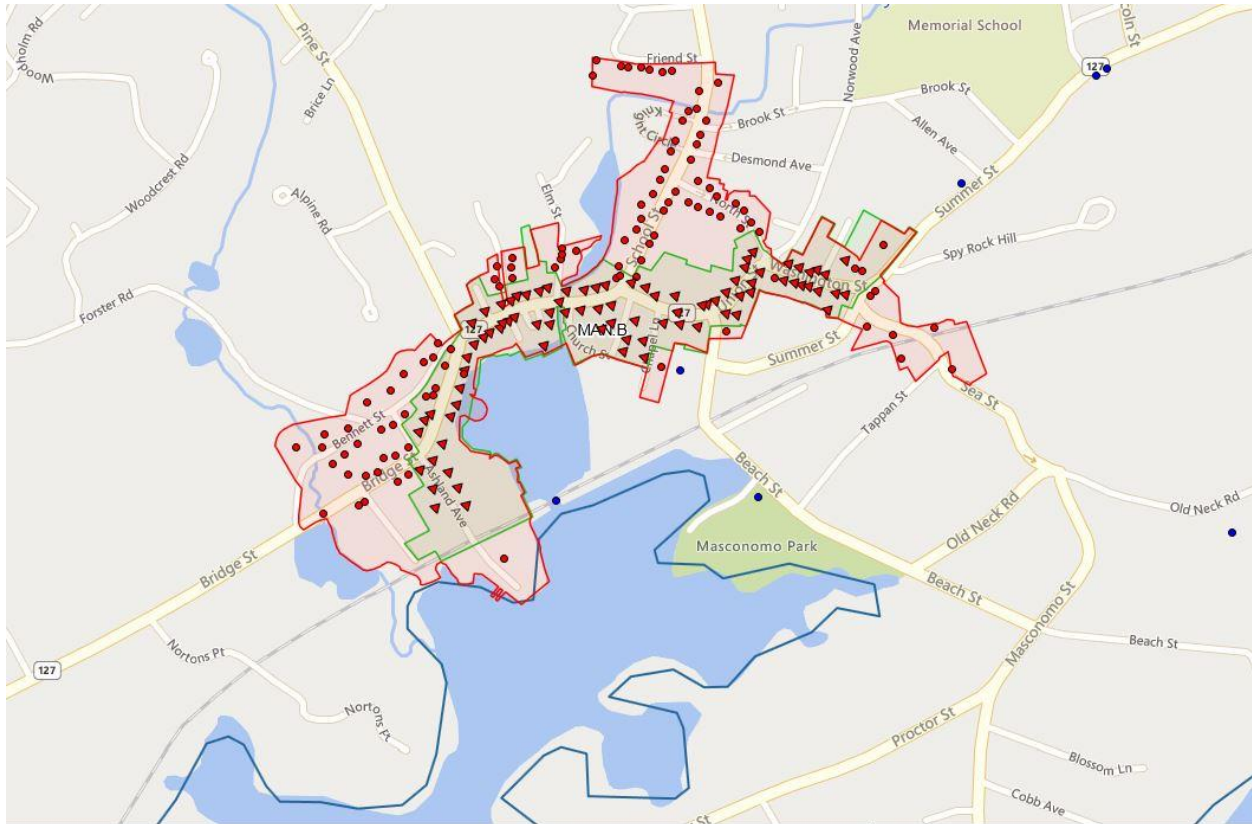
Manchester's first and most ambitious survey effort was undertaken by Stanley Magnuson in 1974. At this time individual resources were recorded in preparation for the establishment of a Local Historic District in 1975. The product of that effort was 34 manuscript forms with brief significance statements based on research that included Lamson²⁵ and annual reports of the town, a level which was consistent with practice and methodology of the time. The LHD encompasses approximately 86 buildings but is not entirely documented with a comprehensive list, description or historical narrative for each building or site. A cover form recorded as MAN.A is limited to a map depicting the district's boundaries and a brief recommendation for NR listing.

In 1988 a National Register nomination was prepared by Robert Booth, which resulted in listing in January of 1990 as MAN.B. The NR District expanded beyond the LHD to include most of the 18th-19th century urban core of the center of Manchester surrounding the northeast end of the harbor and Central Pond. This nomination included 212 buildings, four sites, four structures and three objects. A total of 172 buildings, four sites, two structures and three objects contribute to the district; 39 buildings are non-contributing. With the passage of time the status of the non-contributing resources should be re-evaluated for potential significance. Of the total of 212 buildings, 134 were residential and the balance of 78 identified as either commercial or current or former work places. Building Descriptions included with section 7 are generally limited to the outward form, massing, roof configuration and pattern of openings. Description of architectural detail and articulation is general and limited. Current administrative requirements of the Historic District Commission for the purpose of review and approval, as well as broader preservation planning considerations, suggests the documentation of the NR district deserves revisiting.

A primary recommendation of this survey plan will be to revise the documentation of the properties in both the LHD and NR in order to provide the Historical Commission with adequate information to perform review and approval within the LHD. Additional survey in and around both districts will support ongoing preservation planning initiatives such possible expansion of the LHD and NR districts. Other possible preservation planning initiatives might include the establishment of Neighborhood Conservation Districts, a form of review at a lower threshold than a full LHD that is established through local legislation and focuses on general building form instead of detail.²⁶

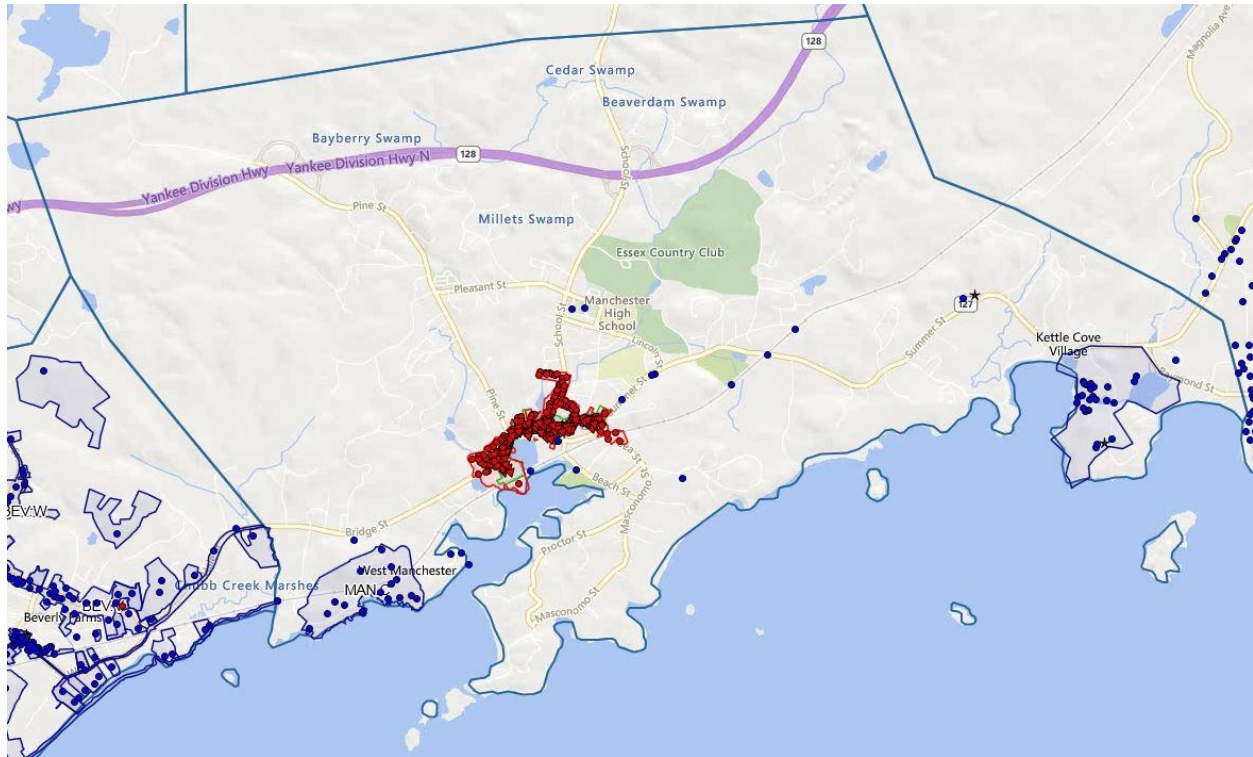
²⁵ Darius Francis Lamson, *History of the Town of Manchester, Essex County, Massachusetts, 1645-1895* (The Town, 1895).

²⁶ Neighborhood Conservation Districts have been formed in Cambridge, Wellesley and Winchester, where reference can be had to their establishment and workings.



MACRIS map detail depicting resources included in the Local Historic District (green) and National Register District (Red).

Beyond the historic urban core of the town survey efforts have been limited and have been undertaken outside the guidance of either the town or state historical commissions. Five structures were recorded in 1987 using Historic Structures forms, including several bridges and the Post Office. In 1998 three objects, each a statue, were recorded using “Save our Sculpture” forms. In 2004 individual forms were prepared by Pauline Chase-Herrell for domestic buildings at 7 Central Street (MAN.71, 18th century) and 39 Central Street (MAN.84, 1805). In 2006 Anne Forbes recorded buildings on Coolidge Point including Lily Pond Cottage and outbuildings (MAN.204, 1874, MAN.206 and MAN.209) for SPNEA (now known as Historic New England). This was followed by an area form prepared for the owner, The Trustees of Reservations, in 2019 to record the surrounding landscape, outbuildings and other features of the historic landscape. In 2011 an area of West Manchester identified as the Harbor Street Area was submitted by the local historical commission and was recorded using an area form cover sheet, but the content does not meet current methodology standards (the text is limited to brief narratives of ownership with little or no description). Other individual efforts for private clients during the 1990s-2000s included 50 Harbor Street, “The Rocks,” (MAN.187), 384 Summer Street (MAN.202) and 388 Summer Street by Joseph Cornish (MAN.203). These projects appear to have been related to tax credit or other types of approval. Most recently three resources on Tucks Point, including the Chowder House, Pavilion and park, Rosedale Cemetery and Crowell Memorial Chapel, and a private house at 9 Old Neck Road were recorded by Patricia Kelleher as MAN.918, MAN.214, MAN.215, MAN.216, MAN.803 and MAN.919. With the exception of the Harbor Street area these efforts appear to generally meet current methodology standards.



MACRIS map of Manchester-by-the-Sea identifying the current extent of survey town-wide.

The following data sheet lists current survey available through the Massachusetts Cultural Resource Information System known as MACRIS. This list identifies area and individual forms recorded within both the LHD and NR district and elsewhere in town and when the resources were recorded in order to provide a full picture of current survey in the town. “B” indicates an individual Form-B and its date. “A” indicates an area form. The style classifications are those used by NR Nomination-author Robert Booth. SoS indicates a “Save our Statues” form, an informal process that does not meet current standards for MHC survey.

MHC #	No	Street	Name	Date	Style	Status	
MAN.A			Manchester Historic District	131 properties	Map based No desc/ no list		A 1976 LHD
MAN.B			Manchester Village HD	181 C 41 NC T 222	A=map and NR Eligibility Statement	NR Robt Booth	A 1987 NR 01/08/1990
MAN.C			Harbor Street Area	15	Non- conventional form		A 2011
MAN.D			Coolidge Point				A 2019
MAN.40		Ashland Avenue	Leach Saw Mill	Ca 1869	No style: saw mill + 6 outbuildings	NRDIS	
MAN.36	4	Ashland Avenue	Sinnicks House	C 1880	Late Victorian	NRDIS	
MAN.38	5	Ashland Avenue	House	R 1975	Colonial Revevival	LHD; NRDIS	
MAN.37	6	Ashland Avenue	Marble House	1851	Gothic Revival	LHD; NRDIS	

MAN.1	9	Ashland Avenue	Kitfield House and Barn	1847	Gothic Revival	LHD; NRDIS	B 1974
MAN.39	10	Ashland Avenue	Richardson House	Ca 1845	Greek Revival	LHD; NRDIS	
MAN.917		Beach Street	WWI Memorial	1931			SoS 1998
MAN.114	4	Beach Street	Leach House	C 1835			
MAN.2	15	Beach Street	US Post Office	1939	Colonial Revival		USPS Sign. Survey 1983
MAN.57		Bennett Street		R 1985		NRDIS	
MAN.58		Bennett Street		R 1965		NRDIS	
MAN.55		Bennett Street	Cheever House	C 1765	Georgian	NRDIS	
MAN.59		Bennett Street	Tappan, IF House	1826	Adam	NRDIS	
MAN.53	5	Bennett Street	Allen Cabinet Shop	C 1860		NRDIS	
MAN.54	7	Bennett Street	Allen House	C 1800	Georgian	NRDIS	
MAN.56	9	Bennett Street	Hassam House	C 1730	Georgian	NRDIS	
MAN.60	18	Bennett Street	Tappan House	C 1895	Late Victorian	NRDIS	
MAN.61	20-22	Bennett Street	Long-Danforth Cabinet Shop	C 1840	Late Victorian	NRDIS	
MAN.63	21	Bennett Street	Morgan House	C 1885	Late Victorian	NRDIS	
MAN.62	24	Bennett Street		C 1910	Late Victorian	NRDIS	
MAN.65	25	Bennett Street	Bennett House	C 1675	NE Colonial	NRDIS	
MAN.64	30	Bennett Street	Johnson Cabinet Shop	C 1870	Late Victorian	NRDIS	
MAN.69	33	Bennett Street	Bennett House	C 1900	Late Victorian	NRDIS	
MAN.66	34	Bennett Street	Bennett House	C 1770	Georgian	NRDIS	
MAN.70	37	Bennett Street	Allen House	C 1770	Georgian	NRDIS	
MAN.67	38	Bennett Street	Bennett House	C 1770	Georgian	NRDIS	
MAN.912		Bridge Street	Bennett's Brook Bridge	1828		NRDIS	
MAN.41	1	Bridge Street	Cider Shed	C 1820		NRDIS	
MAN.3	2	Bridge Street	Fenton, David Boat Shop	1906		LHD; NRDIS	B 1974
MAN.4	6	Bridge Street	Smith, Ellingwood Cabinet Shop	C 1845		LHD; NRDIS	B 1974
MAN.42	7	Bridge Street		C 1950		NRDIS	
MAN.43	8	Bridge Street	Allen, SP House	C 1850		NRDIS	
MAN.44	9	Bridge Street	Tappan Shop	C 1845		NRDIS	
MAN.5	10	Bridge Street	Allen, JP House	1828		LHD; NRDIS	B 1974
MAN.6	12	Bridge Street	Merrill, FJ House	1896		LHD; NRDIS	B 1974
MAN.7	13	Bridge Street	Tappan Barn – Bray House	1828		LHD; NRDIS	B 1974
MAN.8	14	Bridge Street	Cheever, Frank House	1897		LHD; NRDIS	B 1974
MAN.9	15	Bridge Street	Cheever Barn & Shops	1822		LHD; NRDIS	B 1974

MAN.10	17	Bridge Street	Cheever, Jacob House	1822		LHD; NRDIS	B 1974
MAN.11	18	Bridge Street	Danforth-Lee House	1845		LHD; NRDIS	B 1974
MAN.45	21-23	Bridge Street	Long-Danforth House	C 1838		NRDIS	
MAN.12	22	Bridge Street	Boardman, Samuel House	C 1840		LHD; NRDIS	B 1974
MAN.13	24	Bridge Street	Marble, George House	C 1837		LHD; NRDIS	B 1974
MAN.46	25	Bridge Street	Johnson House	C 1890		NRDIS	
MAN.14	26	Bridge Street	Tappan, Samuel F House	C 1837		NRDIS	B 1974
MAN.15	27	Bridge Street	Hassam, Jonathan House	C 1800		NRDIS	B 1974
MAN.47	28	Bridge Street	Johnson House	C 1880		NRDIS	
MAN.48	29	Bridge Street	Johnson House	C 1845		NRDIS	
MAN.49	31	Bridge Street	Bennett House	C 1845		NRDIS	
MAN.50	33	Bridge Street		1987		NRDIS	
MAN.51	34	Bridge Street	Tenney Barn	C 1895		NRDIS	
MAN.52	34	Bridge Street	Tenney House	C 1895		NRDIS	
MAN.213	138	Bridge Street	Higginson, Henry Lee House	1878	Colonial Revival		Elig. Opin. 1984
MAN.909		Central Street	Central Street Bridge		Modern	LHD; NRDIS	
MAN.910		Central Street	Knight's Wharf	C 1900		LHD; NRDIS	
MAN.20		Central Street	Manchester Orthodox Congregational Church	1809	Adam	LHD; NRDIS	B 1974
MAN.905		Central Street	Manchester Town Common			LHD; NRDIS	
MAN.908		Central Street	Manchester Town Fountain	1895		LHD; NRDIS	SoS
MAN.907		Central Street	Manchester WWII-Korea Monument			LHD; NRDIS	
MAN.19		Central Street	Seaside One Firehouse	1885		LHD; NRDIS	B 1974
MAN.71	7	Central Street	Lee-Bingham House	1754	Georgian	LHD; NRDIS	B 2004
MAN.906	10	Central Street	Manchester Civil War Monument	1928		LHD; NRDIS	SoS
MAN.16	15	Central Street	Rapardy Block	1884	Second Empire	LHD; NRDIS	B 1974
MAN.72	19	Central Street		1953	Colonial Revival	LHD; NRDIS	
MAN.73	23	Central Street	Allen-Slade Store	C 1860	Italianate	LHD; NRDIS	
MAN.74	24-28	Central Street	Knight's Store	C 1880	Shingle	LHD; NRDIS	

MAN.77	27	Central Street	Allen, JP House	C 1837	Greek Revival	LHD; NRDIS	
MAN.78	29	Central Street	Dr. Story House	C 1837	Federal/ QA	LHD; NRDIS	
MAN.75	30	Central Street	Knight's Office	C 1896	Late Victorian	LHD; NRDIS	
MAN.79	31	Central Street	Rust House	C 1849	Greek Revival	LHD; NRDIS	
MAN.80	33	Central Street	Rust Barn & Store	C 1849	Mid-19 th C	LHD; NRDIS	
MAN.81	35	Central Street	Lee, William House	C 1795	Georgian	LHD; NRDIS	
MAN.76	36	Central Street	Peele House Square		Various (group of moved buildings)	LHD; NRDIS	
MAN.82	37	Central Street	Story House	C 1812	Federal	LHD; NRDIS	
MAN.83	38	Central Street	Parsons House	C 1844	Greek Revival	LHD; NRDIS	
MAN.84	39	Central Street	Hooper-Tappan House	1805	Federal	LHD; NRDIS	B 2006
MAN.85	40	Central Street	Parsons House	C 1805	Federal	LHD; NRDIS	
MAN.17	41	Central Street	Forster, Israel House	1804	Federal	LHD; NRDIS	B 1974
MAN.86	44	Central Street	Tappan House	C 1800	Federal	LHD; NRDIS	
MAN.87	46	Central Street	Brown House	C 1850	Greek Revival	LHD; NRDIS	
MAN.88	48	Central Street	Kimball-Tappan House	C 1760	Georgian	LHD; NRDIS	
MAN.89	50	Central Street	Babardy Shop	C 1880	Late Victorian	LHD; NRDIS	
MAN.18	52	Central Street	Story, Henry House	C 1770	Georgian/ Late Victorian	LHD; NRDIS	B 1974
MAN.104		Chapel Lane	Fitz Barn	C 1850		LHD; NRDIS	
MAN.105		Chapel Lane	Manchester Congregational Church	C 1860		LHD; NRDIS	
MAN.904		Chubb Creek	Chubb Creek Bridge	1887			Hist. Structures Form 1987
MAN.101	8	Church Street	Fitz, William House	C 1850	Greek Revival	LHD; NRDIS	
MAN.102	10	Church Street	Kelham House	C 1850	Greek Revival	LHD; NRDIS	
MAN.103	10R	Church Street	Kelham Barn & Garage	C 1850		LHD; NRDIS	
MAN.930		Coolidge Point	CP Hiking Trail Network	1992			
MAN.920		Coolidge Point	Coolidge Point Road	C 1880			

MAN.205	1	Coolidge Point	Coolidge, TJ Barn	C 1895			
MAN.204	1	Coolidge Point	Coolidge, TJ Cottage	C 1874	Shingle		B 2006
MAN.217	1	Coolidge Point	Lily Pond Cottage Car Port	C 2006			
MAN.219	1	Coolidge Point	Lily Pond Cottage Shed	R 1920			
MAN.218	1	Coolidge Point	Lily Pond Cottage Guest House	R 1920			
MAN.924	9	Coolidge Point	Coolidge Point Pedestrian Bridge	2007			
MAN.921	9	Coolidge Point	Coolidge Point Vehicular Bridge	2007			
MAN.923	9	Coolidge Point	Coolidge Point Pedestrian Bridge	2007			
MAN.922	9	Coolidge Point	Coolidge Point Pedestrian Bridge	2007			
MAN.916	9	Coolidge Point	Coolidge, TJ Italian Garden	R 1890			
MAN.207	9	Coolidge Point	Lastavica Garage	1968			
MAN.206	9	Coolidge Point	Lastavica House	1968			B 2006
MAN.914	9	Coolidge Point	Lastavica Pond	C 1950			
MAN.915	9	Coolidge Point	Lastavica Pond Channel	C 1980			
MAN.208	9	Coolidge Point	Lastavica Shed	1968			
MAN.926	15	Coolidge Point	Coolidge Point Lawn Stonework	1992			
MAN.928	15	Coolidge Point	Coolidge Point Sea Wall	C 1992			
MAN.927	15	Coolidge Point	Marble Palace Architectural Fragment	1903			
MAN.929	17A	Coolidge Point	Clarke Pond Trail Bridge	2011			
MAN.220	21	Coolidge Point	Coolidge Point Ranger Station				
MAN.210	21	Coolidge Point	Coolidge, TJ Gardner's Stable	C 1900			
MAN.209	21	Coolidge Point	Coolidge, TJ Stable	C 1886	Shingle	PR	B 2006
MAN.211	21	Coolidge Point	Trustees of Reservations Office	C 1990			

MAN.925		Coolidge Point	Coolidge Point Shoreline Road	C 1874			
MAN.142	2	Desmond Avenue	Cheever House	C 1800		NRDIS	
MAN.901		Eaglehead Road	RR Bridge, Eaglehead Road	1985			Hist. Structures Form 1988
MAN.99		Elm Court			Shed	NRDIS	
MAN.96		Elm Court		R 1975	Ranch	NRDIS	
MAN.100		Elm Court	Knight Stable	C 1900	Late Victorian	NRDIS	
MAN.97		Elm Court	Merrill Stable	C 1900	Late Victorian	NRDIS	
MAN.98	2	Elm Court	Marshall House	C 1910	Late Victorian	NRDIS	
MAN.68		Forster Road	Bennett House	C 1890		NRDIS	
MAN.150	6	Friend Street	Swett House	C 1895	Late Victorian	NRDIS	
MAN.151	8	Friend Street	Friend House	C 1855	Italianate	NRDIS	
MAN.152	10	Friend Street	Friend House	C 1816	Federal	NRDIS	
MAN.153	12	Friend Street	Friend Barn	C 1816	Federal	NRDIS	
MAN.154	14	Friend Street	House	C 1830	Federal	NRDIS	
MAN.155	16	Friend Street	Gillis House	C 1820	Federal	NRDIS	
MAN.156	20	Friend Street	Lee Shoe Shop	C 1820	Federal	NRDIS	
MAN.157	22	Friend Street	Crafts House	R 1785	Georgian	NRDIS	
MAN.201		Harbor Street	Bartol-Abbott House				
MAN.193		Harbor Street	Boardman Cottage	R 1900			
MAN.200		Harbor Street	Cabot, Walter C House	C 1870			
MAN.191		Harbor Street	Chubbs-Boardman Cow Barn	C 1865			
MAN.195		Harbor Street	Cotting, Charles E House	1893			
MAN.199		Harbor Street	Grew, Henry S House	R 1850			
MAN.192		Harbor Street	Leland, Lester House	C 1904			
MAN.196		Harbor Street	Mansfield, NR Cottage	C 1886			
MAN.194		Harbor Street	Masconomo-Forbes Barn	C 1856			
MAN.190		Harbor Street	Masonomo-Forbes House	1856			
MAN.198		Harbor Street	Sunset Hill	1878			
MAN.197		Harbor Street	Uplands	R 1873			
MAN.187	50	Harbor Street	The Rocks	1903			B 1997
MAN.188	50	Harbor Street	The Rocks Caretaker's Cottage	C 1903			B1997
MAN.189	50	Harbor Street	The Rocks Stable	C 1903			B 1997
MAN.903		Manchester Harbor	Manchester Draw Bridge	1911			Hist. Structures Form 1988

MAN.90	5	Morse Court	Rust Tenement	C 1890	Late Victorian	NRDIS	
MAN.91	6	Morse Court	Parsons-Morgan House	C 1805	Federal	NRDIS	
MAN.92	7	Morse Court	Rust Tenement	C 1895	Late Victorian	NRDIS	
MAN.93	8	Morse Court	Parsons-Knowlton House	C 1805	Federal	NRDIS	
MAN.94	9	Morse Court	Rust Shop	C 1895	Late Victorian	NRDIS	
MAN.95	12	Morse Court	Cabinet Shop	C 1850	Late Victorian	NRDIS	
MAN.158	3	North Street	Allen House and Tavern	C 1714	NE Colonial	NRDIS	
MAN.159	4	North Street	Dodge-Tuck House	C 1718	NE Colonial	NRDIS	
MAN.160	5	North Street	Sinnicks House	C 1900	Late Victorian	NRDIS	
MAN.161	6	North Street	Phillips House	C 1885	Queen Anne	NRDIS	
MAN.162	7	North Street	Leach House	C 1900	Late Victorian	NRDIS	
MAN.163	8	North Street	Knight House	1810	Federal	NRDIS	
MAN.164	9	North Street	Driver House	C 1770	Georgian	NRDIS	
MAN.165	12	North Street	House	R 1875	Late Victorian	NRDIS	
MAN.166	13	North Street	Colby House	C 1805	Federal	NRDIS	
MAN.167	14	North Street	House	C 1900	Late Victorian	NRDIS	
MAN.168	16	North Street	Wheaton House	C 1870	Second Empire	NRDIS	
MAN.169	17	North Street	Lee House	C 1833	Greek Revival	NRDIS	
MAN.170	18	North Street	Tappan House	C 1884	Queen Anne	NRDIS	
MAN.900		Old Gloucester Road	Coolidge's Arch	1896			Hist. Structures Form 1987
MAN.216	9	Old Neck Road	Wigglesworth, Thomas House	1889	Queen Anne		B 2013
MAN.803		Rosedale Avenue	Rosedale Cemetery	1854			E 2012
MAN.214	4	Rosedale Avenue	Crowell, BF Memorial Chapel	1903			B 2012
MAN.911		School Street	School Street Bridge	R 1950		NRDIS	
MAN.123	2	School Street	Rowe Block	C 1890	Queen Anne	NRDIS	
MAN.125	3	School Street	Lee House	C 1730	Georgian	NRDIS	
MAN.124	4	School Street	Bigwood Store	C 1845	Greek Revival	NRDIS	
MAN.126	6	School Street	Hooper's Grocery	C 1899	Late Victorian	NRDIS	
MAN.127	7	School Street	Hooper House	C 1890	Late Victorian	NRDIS	
MAN.128	10-14	School Street	Manchester Fire Station	1975	Shed	NRDIS	
MAN.129	11	School Street	Woodberry House	1832	Greek Revival	NRDIS	
MAN.130	13	School Street	Leach House	C 1786	Georgian	NRDIS	
MAN.131	16	School Street	Baker, Ira House	C 1848	Greek Revival	NRDIS	
MAN.132	18	School Street	Baker, John House	C 1850	Gothic Revival	NRDIS	
MAN.134	21	School Street	Dodge House	C 1773	Georgian	NRDIS	

MAN.133	22	School Street	Manchester Baptist Church	1843	Gothic Revival	NRDIS	
MAN.136	23	School Street	Lamson House	C 1877	Second Empire	NRDIS	
MAN.135	24	School Street	Cheever House	C 1808	Federal	NRDIS	
MAN.137	26	School Street	Dodge House	1834	Queen Anne (alt)	NRDIS	
MAN.138	27	School Street	Babcock House	1823	Federal	NRDIS	
MAN.139	28	School Street	Hoare House	C 1888	Queen Anne	NRDIS	
MAN.140	31	School Street	Little House	C 1850	Greek Revival	NRDIS	
MAN.141	32	School Street	Carter House	C 1862	Italianate	NRDIS	
MAN.143	34	School Street	Allen House	C 1838	Federal	NRDIS	
MAN.144	35	School Street	Gilson House	C 1846	Greek Revival	NRDIS	
MAN.145	37	School Street	Cross-Giles House	C 1811	Late Victorian (alt)	NRDIS	
MAN.146	38	School Street	Knight House	C 1845	Greek Revival	NRDIS [demo?]	
MAN.147	40	School Street	Hoyt House	C 1845	Greek Revival	NRDIS	
MAN.148	44	School Street	Knight House	C 1805	Adam	NRDIS	
MAN.149	45	School Street	Thurston House	C 1812	Adam	NRDIS	
MAN.182	5	Sea Street	Bullock House	C 1885	Queen Anne	NRDIS	
MAN.184	8	Sea Street	Connolly House	C 1860	Mid-19 th century	NRDIS	
MAN.183	9	Sea Street	Coughlin House	C 1890	Mid-19 th century	NRDIS	
MAN.185	18	Sea Street	Tuck-Tappan House	C 1743	Georgian	NRDIS	
MAN.902		Summer Street	Summer Street Bridge	1896			Hist. Structures Form 1987
MAN.181	31	Summer Street	Carter House	C 1850	Greek Revival	NRDIS	
MAN.180	33	Summer Street	Godsoe House	C 1845	Greek Revival	NRDIS	
MAN.21	58	Summer Street	Allen, Israel House	R 1845	Late Federal		B 1974
MAN.22	85	Summer Street	Crombie, Austin House	C 1635	Colonial		B 1974
MAN.23	87	Summer Street	Crombie House	1720	Colonial		B 1974
MAN.202	384	Summer Street	Westmere Lodge	C 1880	Queen Anne		B 1998
MAN.203	388	Summer Street	Little Orchard House	C 1700	Colonial Revival		B 2004
MAN.212	601	Summer Street	Blynman Farm	C 1914	English Manor		B 2009 [I]
MAN.186	34	Tappan Street	Hodgkins & Sons Grain House	C 1885	Late Victorian	NRDIS	
MAN.215	17	Tucks Point Road	Chowder House	C 1885			B 2012

MAN.919	17	Tucks Point Road	Tucks Point Park	1896			H 2012
MAN.918	17	Tucks Point Road	Tucks Point Pavilion	1896	Classical Revival		F 2012
MAN.106	2	Union Street	Lee Block	1875	Colonial Revival	LHD; NRDIS	
MAN.24	8	Union Street	Hilton House & Cabinet Shop	C 1765 C 1830	Georgian Federal	LHD; NRDIS	B 1974
MAN.28	10-14	Union Street	Trask House (MHS)	1823	Federal	LHD; NRDIS	B 1978
MAN.29	15	Union Street	Manchester Memorial Library & Grand Army Hall	1887	Richardsonian Romanesque	LHD; NRDIS	B 2014
MAN.107	17	Union Street		C 1970		LHD; NRDIS	
MAN.25	18	Union Street	Driver, John H House	C 1845	Adam	LHD; NRDIS	B 1974
MAN.108	20	Union Street	Allen's Pharmacy	C 1920		LHD; NRDIS	
MAN.26	21	Union Street	Samuel Crowell House	1843	Greek Revival	LHD; NRDIS	B 1974
MAN.109	23-29	Union Street	Store Block	C 1900	Late Victorian	LHD; NRDIS	
MAN.113	33-35	Union Street	Long-Cheever House	C 1831	Federal/ Queen Anne	LHD; NRDIS	
MAN.110	36	Union Street		C 1970		LHD; NRDIS	
MAN.111	38	Union Street	Simonds House	C 1820	Federal	LHD; NRDIS	
MAN.116	39	Union Street		1987		LHD; NRDIS	
MAN.112	40-42	Union Street	Smith House	C 1850	Federal	LHD; NRDIS	
MAN.117	41	Union Street	Randall-Long House	1803	Federal/ Mansard	LHD; NRDIS	
MAN.118	43	Union Street	Kimball House	C 1899	Colonial Revival	LHD; NRDIS	
MAN.119	47	Union Street		R 1975		LHD; NRDIS	
MAN.115	48-50	Union Street	Smith House-Kimball Block	1835	Federal/ Colonial Revival	LHD; NRDIS	
MAN.27	51	Union Street	Girdler House	C 1770	Georgian	LHD; NRDIS	
MAN.120	54	Union Street	Pert House	1832	Federal	LHD; NRDIS	
MAN.121	58	Union Street	Roberts Barn	C 1890	Late Victorian	LHD; NRDIS	
MAN.122	60	Union Street	Allen House	C 1730	NE Colonial/ Queen Anne	LHD; NRDIS	
MAN.802		Washington Street	1661 Cemetery	1661		NRDIS	
MAN.800		Washington Street	Forster Cemetery	C 1850		NRDIS	

MAN.801		Washington Street	Tappan Cemetery	C 1850		NRDIS	
MAN.171	1-3	Washington Street	Dexter House	1827	Federal	NRDIS	
MAN.172	5	Washington Street	Hamilton House	C 1870	Mid-19 th Century	LHD; NRDIS	
MAN.173	6	Washington Street	Norwood House	C 1770	Georgian/ Queen Anne	LHD; NRDIS	
MAN.174	7	Washington Street	Jewett House	C 1842	Greek Revival	LHD; NRDIS	
MAN.30	8	Washington Street	Dr. Joseph Whipple House	C 1765	Georgian/ Late Victorian	LHD; NRDIS	B 1974
MAN.175	9	Washington Street	Holm House	C 1843	Greek Revival	LHD; NRDIS	
MAN.31	10	Washington Street	Abner Allen House	C 1825	Federal	LHD; NRDIS	B 1974
MAN.176	11	Washington Street	Crowell House	C 1827	Federal	LHD; NRDIS	
MAN.32	12	Washington Street	Ebenezer Lee House	C 1770	Georgian	LHD; NRDIS	B 1974
MAN.33	13	Washington Street	Capt. John Allen House	C 1820	Adam	LHD; NRDIS	B 1974
MAN.177	15	Washington Street	Allen Warehouse	C 1845	Mid-19 th Century	LHD; NRDIS	
MAN.34	16	Washington Street	Allen Bakehouse	C 1832	Federal/ Late Victorian	LHD; NRDIS	B 1974
MAN.178	17	Washington Street	Abner Allen House	C 1794	Georgian	LHD; NRDIS	
MAN.179	19	Washington Street	Luther Allen House	C 1834	Federal	LHD; NRDIS	
MAN.35	20	Washington Street	Jacob Tewksbury House	C 1770	Georgian	LHD; NRDIS	B 1974

Part 3

An Approach to Survey in Manchester

The foregoing section provides an analysis of previous survey efforts in Manchester. The MACRIS maps reproduced on pages 18 and 19 are the clearest illustration of where future survey efforts may be directed. The goal of this project is to identify areas of the town to be recommended for in-depth, comprehensive survey and to organize those efforts in the most efficient manner that fits into an overall, multi-year plan and annual schedules and budgets driven by MHC grant cycles. As can be observed on the MACRIS maps, most of the town remains to be surveyed, so this planning process will attempt to organize the town geographically into areas that share both physical and thematic contexts.

Based on its history Manchester has a distinctive built landscape that falls somewhat outside the norm among neighboring North Shore towns and cities. Like many of its neighbors it underwent an era of intense development during its early history during the 18th and 19th centuries concentrated in a dense urban core. The town's population remained stable at between 1,000 and 1,500 from 1790 through the end of the 19th century with the exception of a brief jump to just over 2,500 in 1840 that subsequently returned to earlier numbers by 1850. The pattern of development during this century remained concentrated in the town's center at the northeast head of the harbor along Bennett, Bridge, Central, North, lower School and Summer, Union and Washington. Here development was characterized by maximum density that could be described as 'urban,' with buildings sited directly on the street and against each other. Elsewhere land was dedicated to agriculture or processing the codfish catch, which required large acreage to construct drying racks known as "fences" or "flakes." This heavily developed town center has been the focus of documentation during previous survey efforts in order to establish both Local Historic (LHD) and National Register (NR) districts. Although relatively well documented, preservation planning requirements, particularly those needed to administer the review and approval process of the LHD, suggests that survey here, which dates to the 1970s and late 1980s, should be brought up to current methodological standards. However since this area is well documented and protected by local ordinance it is arguable that adjacent and outlying neighborhoods that have little or no existing survey should be moved forward with regard to priority and the center postponed. This approach will be further discussed below in the recommendations section.

The neighborhoods beyond the town center, which have yet to be documented, generally developed during the second half of the 19th century. As the local economy gradually shifted away from the fishery and mercantile shipping toward small industry and other trades, development moved north out of the center along two connecting routes to towns to the north and northeast, first along School Street and later along Pine. This development was characterized as residential rather than a mix of commercial, industrial and residential that characterized the center. Here free-standing residential buildings were sited on landscaped parcels surrounded by setbacks. This type of development, which could be described as 'suburban,' was enabled by improvements in transportation, with the introduction of railroad service in 1847, and likely served commuters as well as locally based workers. Manchester was never served by streetcar service, which extended to Cape Anne through the neighboring town of Essex.

At roughly the same time Manchester's landscape underwent a kind of development unique to its shoreline location characterized by seasonal resort estates built for a wealthy regional elite. Unlike in neighboring cities and towns such as Marblehead, Salem, Beverly and Gloucester, where formerly large estates have been subdivided for redevelopment, this land-use pattern has remained largely in place in Manchester. This has resulted in a much lower degree of density and is the reason that the survey units outlined below vary so greatly in geographic size.

For the purpose of survey the town has been divided into neighborhoods that have been identified based on shared historical themes, use patterns, building types, built landscape, general physical character and geographic proximity. An attempt was made to take local customs and traditions into account. The following map that appears on page 32 was created to generally outline the built-up areas of the town and to locate the neighborhoods identified

for each phase of work in relation to each other. At first glance the neighborhoods may appear to be out of proportion with regard to size. However the town's distinctive history of development discussed above resulted in very low density in certain sections, resulting in larger survey units.

It should be noted that several of the neighborhoods identified for survey may need to be broken into more than one annual phase of work. This is necessary because several neighborhoods, although thematically and physically related, have a higher degree of density and quality of resources that cannot fit into a single phase. This is particularly true of Manchester Center and School Street.

It will be noted as well that large sections of the north side of town are not designated for survey. A review of Massachusetts GIS maps ('Massmapper') has determined that large parcels flanking the east-west path of Route 128 are entirely unimproved. Many of these parcels appear to be town- or state-owned and have been placed in conservation use. Other parcels may remain in private hands. Ongoing research as survey progresses may identify additional cultural resources in these areas that are worthy of survey.

Methodology

The Massachusetts Historical Commission (MHC) has developed a system for recording historic cultural resources that has been refined over the previous five decades. This system uses standardized forms designed to record essential characteristics of buildings, landscapes, objects, structures and other features of the historic built environment. The forms have a front page with a list of features designed to record the basic aspects of architectural or other resources including location, name, date, type, style and other aspects of the property. The form includes photographs and maps. The back of the form, often extending into additional pages, or continuation sheets, includes narrative description and history and additional maps and images. Buildings can be recorded in two basic ways: individually using a building form ("Form-B") and collectively using an area form ("Form-A"). Buildings recorded in areas are usually grouped based on shared history, architecture, use or geography. Area forms are often used to record subdivisions or clusters of related commercial or industrial buildings or structures. Theoretically the use of area forms can produce efficiencies that enable larger numbers of resources to be recorded with less time and effort.

The current approach to survey work emphasizes the consideration of local building patterns through the use of building typologies and within the context of their historic landscapes. An effective typology of Massachusetts buildings should adopt and adapt those of recognized scholars such as Richard Longstreth, in his typology of commercial buildings presented in his work *The Buildings of Main Street* (updated edition 2000) and through Thomas Hubka's typology of common housing presented in *Houses without Names* (2013), and *How the Working-Class Home Became Modern, 1900-1940* (2020), each of which should help guide survey in Manchester. Hubka's analysis of 19th century building and planning practices of New England's connected farm structures outlined in his *Big House, Little House, Back House, Barn* (1984) will also contribute to an understanding of early building practices and planning in Manchester. These typologies should serve as a complement to the more traditional system of organizing building descriptions by architectural style, so that resources will be categorized by two over-arching descriptive systems, style focusing primarily on ornament and type focusing on form and plan.

The process of recording buildings includes field inspection, photography, archival research, and association with architectural and historical contexts. Research sources typically include historic atlases, city directories, the U.S. Census of Population and other schedules such as agriculture or industry, genealogical sources, and the digital copies of the *Boston Globe*, *Manchester Cricket* and other newspapers. Public buildings should undergo additional research through the records of the Department of Public Safety in the collections of the Massachusetts Archives. Local history sources in local repositories and on the Internet using Google Books and the Internet Archive should be selectively consulted. Biographical information on architects, builders and property

owners and occupants can be gathered from architectural records, newspaper accounts, obituaries and genealogical sources and indexes, including sources available on the websites Ancestry.com and American Ancestors.org (NEHGS). An approach to these voluminous resources is to focus on collected primary sources like vital records, land and probate records, and to approach compiled genealogical work with a skeptical eye. Similarly, secondary sources should be reviewed for the reliability and quality of their research, and unreferenced publications should be used with caution.

MHC's documentation process includes assessments and recommendations regarding eligibility for listing on the National Register of Historic Places. This process includes the establishment of historical significance based on National Register criteria and context at the local, regional or national level with an assessment of integrity.

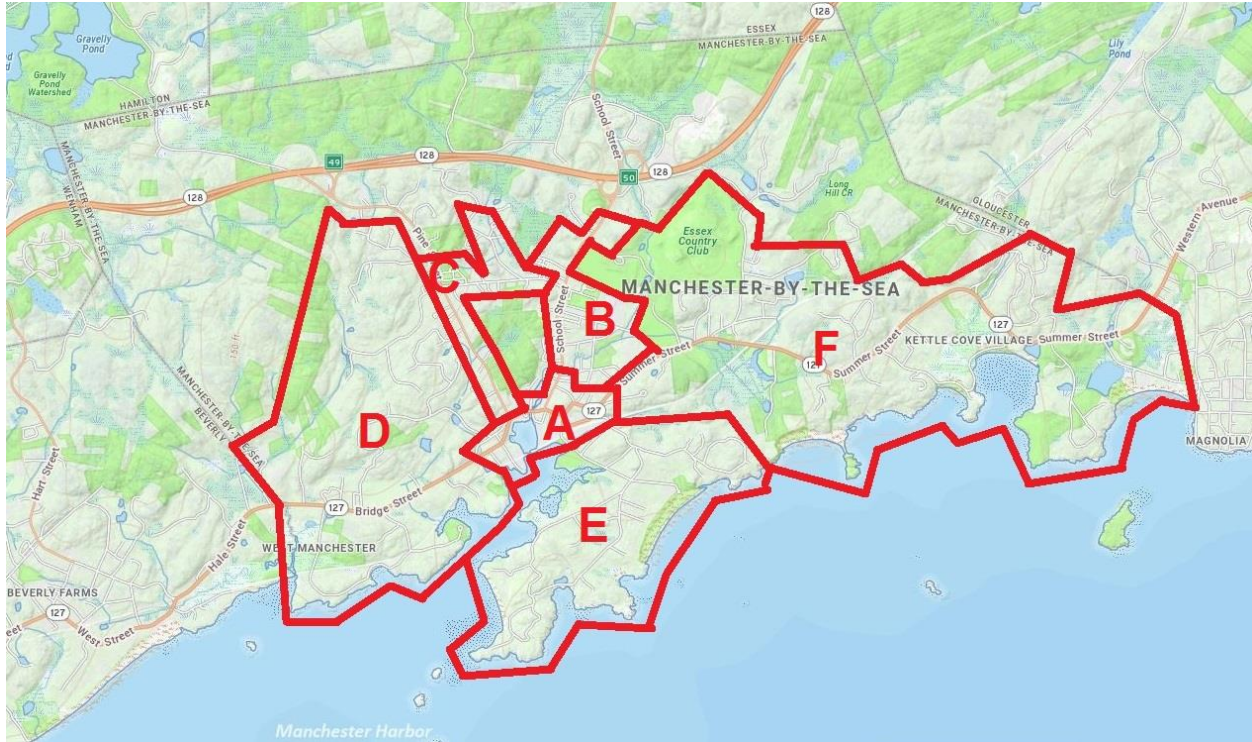
Challenges to Survey in Manchester

A review of the following section of this plan will reveal a preponderance of recommendations for recording buildings individually employing "Form-Bs." This is particularly true of Manchester Center. It is also true of the outlying neighborhoods of West Manchester, Kettle Cove and Smith's Point, where many of the larger resort era estates, isolated from each other in an expansive landscape, are located. Recent practice in organizing individual annual phases of survey often strives to maximize the efficiency and capacity of survey projects by focusing on recording buildings in groups through the use of area forms ("Form-A"). This enables consultants to record greater numbers of related buildings at a lower cost by recording related groups of resources rather than focusing efforts on individual properties. It is anticipated that this process of organizing individual resources into thematic, contextual or geographic groups will take place during early phases of each annual survey project as initial research allows consultants to organize survey work specific to each annual phase.

Another challenge to survey in Manchester is a lack of visual access to many of its historically significant resources from public ways. Many of the estates that were developed during the town's late-19th through early 20th century resort era were carefully sited on large parcels in order to provide privacy to their owners. Many of these buildings, including mansions and outbuildings, remain obscured by vegetation or deep setbacks from public ways. It may be possible to arrange permission to enter some of the less accessible properties. Another partial solution to this problem involves the use of real estate marketing photographs that may be available for large numbers of these resources. It may also be possible to arrange fieldwork and photography to take place on the surrounding waters of Salem Sound, where many of these sites offer greater visibility from the water. A recording process that relies on water, real estate marketing, aerial or historic views may make possible the documentation of less accessible or visible resources that should nevertheless undergo documentation in order to establish a deeper general understanding of the community's social, economic and architectural history.

Part 4

Recommendations for Survey in Manchester



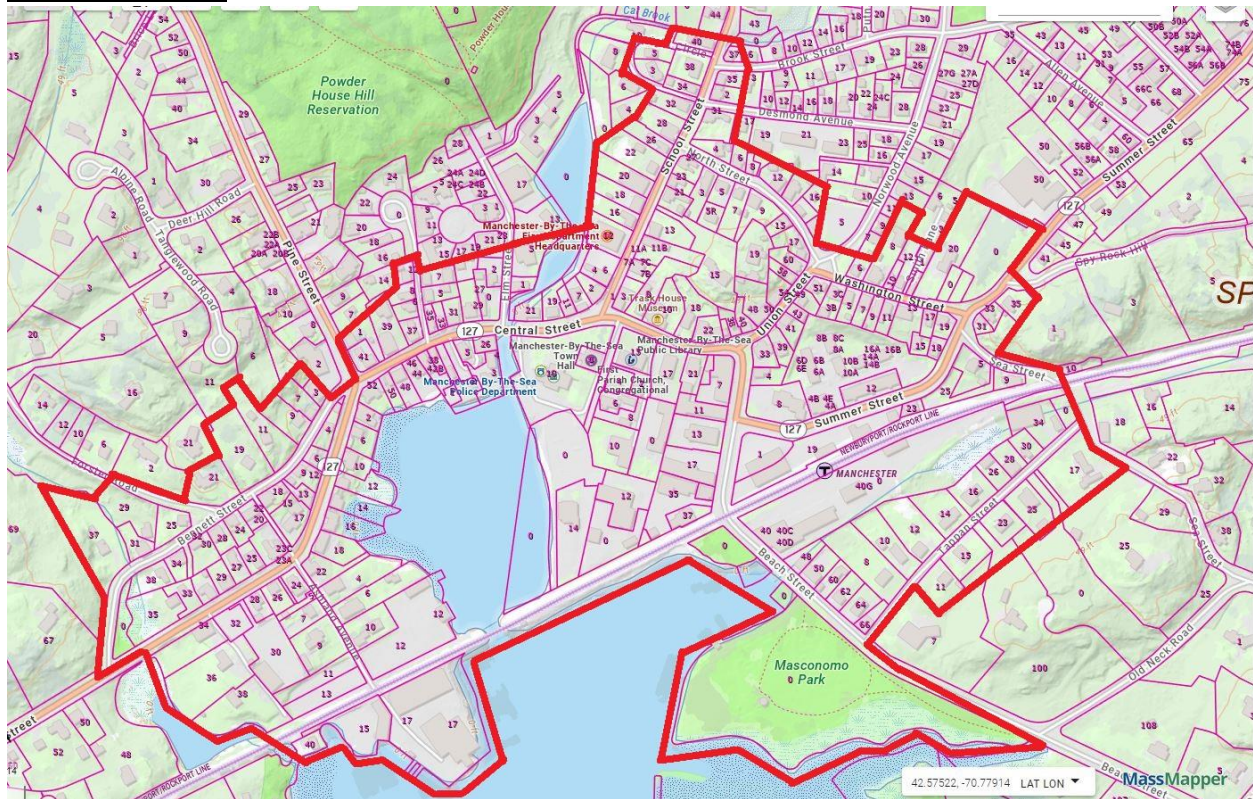
- A: Manchester Center
- B: School Street (this neighborhood has been identified for the first phase of survey scheduled for 2024-2025)
- C: Pine Street
- D: West Manchester
- E: Smith's Point
- F: Kettle Cove

Individual Neighborhood Units Identified for Survey

The process of identifying neighborhoods was designed to meet more than one priority. The primary priority was focused on identifying areas of the town that shared a particular character in terms of geography, building type, use, or architectural character. Other landscape features such as peninsulas, points, coves and other water features provided another consideration. Another aspect of neighborhood identification was based on local tradition: how the community viewed distinct neighborhoods in terms of their character or history. Layered with these identifiers was the need to fit each neighborhood into one or more phases of survey based on the Massachusetts Survey and Planning Grant program's budget and schedule. The neighborhoods defined below were carefully identified and mapped based on combinations of these priorities.

It should be noted that the following neighborhood maps have been created to be generally accurate with regard to boundaries and lists of properties recommended for survey in each neighborhood. During the early phases of each annual phase of survey work boundaries, final survey lists, and neighborhood designations shall be refined and clarified

Manchester Center



Manchester Center was initially defined by the boundaries of the Local Historic District (MAN.A) and Manchester Village National Register District (MAN.B). Additional fieldwork determined that for the purposes of survey the neighborhood should be expanded to include both sides of Summer Street west of Spy Rock, most of Tappan Street and Masconomo Park. The south side of Friend Street at the north end of the NR district was shifted to the School Street neighborhood for the sake of efficiency.

This large neighborhood, which includes nearly 200 properties, is among the densest and contains the oldest significant resources in the town. Preliminary recommendations suggest that a predominance of the properties here should be considered for individual documentation using Forms-Bs. However as research proceeds with each annual phase it may be possible to identify groups of buildings that could be more efficiently and economically recorded using area forms, “Form-A.”

As stated above in the Approach to Survey section (p. 24), the density and quantity of resources in this neighborhood may necessitate that its documentation be spread over more than one annual phase of survey. This area could be divided into the west and east sides of the inner harbor.

Manchester Center

Note that the names included on this list are derived from the 1919 Yeager-King Essex County atlas. Dates are derived either from previous survey or assessor's records, which, based on visual observation, appear to be approximately accurate (all buildings will be more accurately dated based on further research)

INDIVIDUALS 185 properties

44 0 8	4	Ashland Avenue	Geo. S. Sinnicks	house	1890
44 0 6	6	Ashland Avenue	Elizth. Leach	house	1840
21 0 22	7	Ashland Avenue		house	1947
21 0 23	9	Ashland Avenue	Geo. Kitfield Est.	house	1847
44 0 4	10	Ashland Avenue	Courier	house	1800
21 0 25	15	Ashland Avenue	White	shed	[1955]
21 0 26	17	Ashland Avenue	W.B. Calderwood Yacht Bldr	sheds	[1995]
16 0 36	0	Beach Street	Reed Park	Park	
16-0-34	0	Beach Street	Masconomo Park	Park	
46-0-2	4	Beach Street		Commercial conv.	1890
45-0-14	7	Beach Street		Commercial	1900
46-0-1	8	Beach Street		Commercial gas sta.	1921
45-0-15	11	Beach Street		Commercial	1900
45-0-16	13	Beach Street	Post Office		1940
45-0-18	35	Beach Street		Commercial	1910
15-0-14	48	Beach Street		House	1916
15-0-15	50-56	Beach Street		Apartment House	1900
15-0-16	60	Beach Street		Commercial	
15-0-17	62	Beach Street		House	1940
15-0-19	66	Beach Street		Commercial	1916
28 0 7	3	Bennett Street	M.J. Callahan	house	1900
28 0 51	4	Bennett Street		house	1776
28 0 8	7	Bennett Street	M.J. Callahan	house	1776
28 0 10	9	Bennett Street	M.J. Callahan	house	1730
28 0 49 A	12	Bennett Street		house and shop	1730
28 0 43 A	18	Bennett Street	Benj. Tappan	house	[1983]
28 0 45 A	20	Bennett Street		house duplex	1900
28 0 13	21	Bennett Street	Nathaniel Morgan	house	1900
28 0 41	24	Bennett Street		house	1902
28 0 28	25	Bennett Street	Fr. Morgan	house	[1674]
28 0 27	29	Bennett Street	Manchester Ice Co.	house	1900
28 0 29	31	Bennett Street	Manchester Ice Co.	house duplex	[1940]
28 0 37	34	Bennett Street	Mary L. Bennett	house	1816
28 0 30	37	Bennett Street	Connolly Brothers	house	[1920]
28 0 35	38	Bennett Street	Mary L. Bennett	house	1700

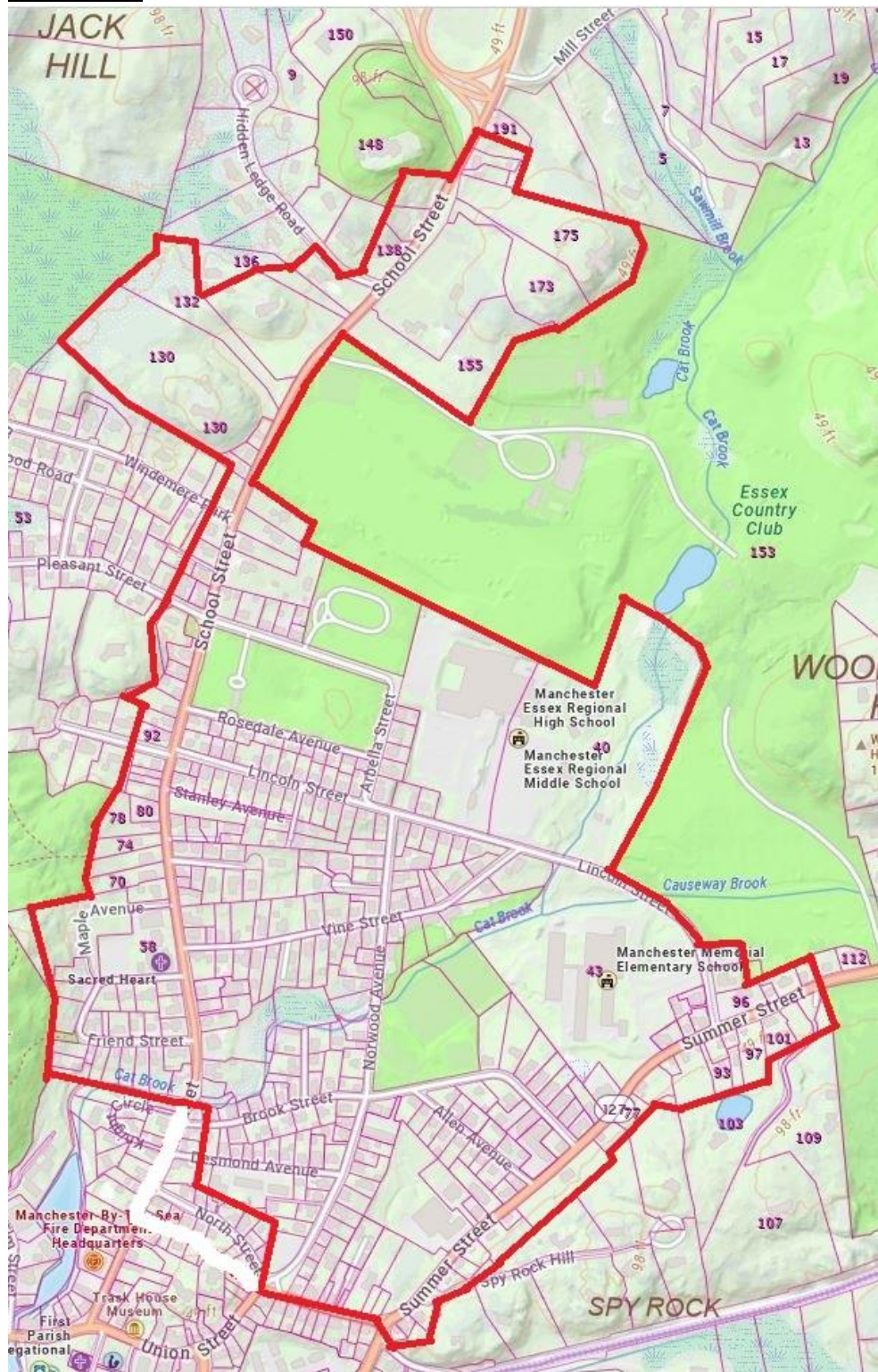
28 0 38	30-32	Bennett Street	Wm. Johnson	house duplex	1876
28 0 52	1	Bridge Street		house	1905
44 0 15	6	Bridge Street	Harris	house	1850
44 0 14	10	Bridge Street	Allen	house	1875
44 0 13	12	Bridge Street	F. Merrill	house	1898
28 0 48	13	Bridge Street		house	1800
44 0 12	14	Bridge Street	F. Cheever	house	1897
44 0 10	18	Bridge Street		house	1880
44 0 9	22	Bridge Street	O.T. Roberts	house	1800
21 0 21	24	Bridge Street	Beaton	house	[1776]
28 0 43	25	Bridge Street		house	1900
21 0 20	26	Bridge Street		house	1836
28 0 42	27	Bridge Street	Wm. Johnson	house	1776
21 0 19 A	28	Bridge Street		house	1880
28 0 40	29	Bridge Street	Wm. Johnson	house	1825
28 0 39	31	Bridge Street		house	1900
21 0 40	34	Bridge Street	Frank P. Tenney	barn	[1923]
21 0 17	36	Bridge Street	Frank P. Tenney	main house	1900
21 0 29	40	Bridge Street		commercial	[1970]
53 0 32	7	Central Street		house	[1965]
45 0 23	10	Central Street	Town Hall & Police Station	Town Hall and Station House	[1970]
53 0 31	11	Central Street		commercial	1900
53 0 41	19	Central Street		commercial	[1949]
53 0 30	21	Central Street		commercial	[1935]
45 0 3	26	Central Street	S. Knights & Sons Co. Coal Yd	commercial	[1940]
53 0 17A	29	Central Street	Saml. Knight Est.	house	1875
53 0 13	31	Central Street		house	1850
53 0 12	33	Central Street		barn	[1930]
53 0 11	35	Central Street		house	1850
53 0 6	37	Central Street		house	[2006]
44 0 22	38	Central Street		house	1830
53 0 5	39	Central Street	Dunn	house	1808
53 0 4	41	Central Street	Leach	house	1804
44 0 20	44	Central Street		house and shed	[1940]
44 0 19	48	Central Street		house	1840
44 0 18	50	Central Street	J. Rabardy	barn	1900
44 0 17	52	Central Street	J. Rabardy	house	1740
44 0 21 A	40-42A	Central Street		house	[1940]
45 0 4		Central Street	First Parish Church	Cong. Church	1809

53 0 18A		Central Street (0 Elm)	John Marshall	house	[1900]
45 0 9		Chapel Lane	Orthodox Cong. Ch.	church	1900
45 0 6	4	Church Street		house	1800
45 0 5	6	Church Street	A.M. Allen	house	1800
45 0 31	10	Church Street		Masonic Lodge	1965
45 0 25	14	Church Street		American Legion Lodge	1962
53 0 23	1	Elm Street		commercial	1920
53 0 19	2	Elm Street	John Marshall	house outbuilding	1900
53 0 25	5	Elm Street		barn	1900
53 0 14	5	Morse Court		house	1900
53 0 7	6	Morse Court		house	1900
53 0 15	7	Morse Court	O.T. Beaton	house	1900
53 0 8	8	Morse Court		house	1820
53 0 10A	12	Morse Court		house	1900
53 0 9	14	Morse Court	Goodwin	house	1866
51 0 75	3	North Street		house	[1640]
51 0 21	4	North Street		house	1700
51 0 73	5	North Street		house	1900
51 0 22	6	North Street		house	1875
51 0 72	7	North Street		house	1900
51 0 23	8	North Street	Dodge Furniture Mfy.	house	1809
51 0 71	9	North Street		house	1700
51 0 34	12	North Street	Dodge Furniture Mfy.	house	1910
51 0 35	14	North Street		house	1906
51 0 69	15	North Street		house	1775
51 0 36	16	North Street		house	1850
51 0 68	17	North Street		house	1785
51 0 39	18	North Street		house	1895
51 0 37	16R	North Street		house	1905
45 0 1	1	Peele House Square		shed	1835
45 0 36	2	Peele House Square	S. Knights & Sons Co. Coal Yd	house	[1900]
45 0 37	4	Peele House Square	S. Knights & Sons Co. Coal Yd	barn	[1960]
45 0 2	5	Peele House Square	S. Knights & Sons Co. Coal Yd	barn	1880
58 0 57	0	Pine Street	Pleasant Grove Cemetery	cemetery	
53 0 56	1	Pine Street	Leach	barn conversion (41 Central St)	[1900]
28 0 6	2	Pine Street	M.J. Callahan	service station (altered)	1922
28 0 5	8	Pine Street	N.F. Hobbs	house	[1903]
53 0 2	9	Pine Street	McKenon	house	1906
42 0 6	25	Pine Street	D.E. O'Brien	house	1900
28 0 2	26	Pine Street	Jennie L. Mahoney	house	1900

42 0 5	27	Pine Street	D.E. O'Brien	bungalow	1910
28 0 1	30	Pine Street	Cawthorne	house	1875
49 0 18	0	School Street	Union Cemetery	cemetery	
53 0 33	2	School Street		commercial	1900
53 0 34	6	School Street		commercial	1900
53 0 36	12	School Street	Fire House	Town of M Fire Dept	1974
51 0 54	13	School Street	T. Knight	house	1790
53 0 37	16	School Street		house	1848
53 0 38	18	School Street		house	1847
53 0 39	20	School Street	Bapt. Church	First Baptist Church	1843
51 0 50	21	School Street	Geo. W. Tucker Est.	house	1760
51 0 4	22	School Street		house	1776
51 0 49	23	School Street		house	1825
51 0 3	26	School Street		house	1832
51 0 48	27	School Street		house	1800
51 0 2	28	School Street		house	1700
51 0 20	31	School Street	J. Cheever Est.	house	1876
51 0 1	32	School Street		house	1861
54 0 26	34	School Street		house	1872
51 0 5	35	School Street		house	1875
50 0 22	37	School Street		house	1875
54 0 23	40	School Street		house	1825
46 0 23	5	Sea Street		house	1900
46 0 24	9	Sea Street		house	1850
14 0 33	10	Sea Street		house	1889
14 0 1	31	Summer Street		house	[1920]
14 0 2	33	Summer Street		house	[1920]
14-0-3	35	Summer Street		house	1953
15-0-11	10	Tappan Street		House	
15-0-10	12	Tappan Street		House	1860
15-0-6	28	Tappan Street		House	1900
15-0-62	30	Tappan		House	1900
15 0 4	34	Tappan Street	Hodgkins Hay	barn conversion	1905
51 0 57	2	Union Street	(1-3 School Street)	two-part commercial	1870
51 0 58	8	Union Street		house	1780
51 0 60	10	Union Street	C. Trask Est.	house (MHS)	[1900]
45 0 10	17	Union Street		bank	1965
51 0 61	18	Union Street	Jos. Torrey	house	1810
45 0 12	21	Union Street		house	[1910]
51 0 62	22	Union Street		commercial taxpayer	1940
46 0 3	33	Union Street		commercial	1930

51 0 79	36	Union Street		commercial	1950
51 0 63	38	Union Street		house commercial	[1900]
51 0 64	40	Union Street		commercial	1900
46 0 4	41	Union Street	David Kimball Est.	house	1800
46 0 5	43	Union Street		house	1900
51 0 65A	48	Union Street		large house	1920
46 0 6	51	Union Street		house	1775
51 0 66	54	Union Street		house	[1875]
51 0 77	58	Union Street		house	1900
51 0 67	60	Union Street		house	1810
46 0 7	3	Washington Street		house	1840
46 0 8	5	Washington Street		house	1840
54 0 46	6	Washington Street		house	[1695]
46 0 9	7	Washington Street		house	1840
51 0 47	8	Washington Street	Hooper Est.	house	1835
46 0 10	9	Washington Street		house	1919
52 0 10	10	Washington Street		house	1830
46 0 11	11	Washington Street		house	[1900]
52 0 11	12	Washington Street		house	[1685]
46 0 12	13	Washington Street		house	1820
46 0 14	17	Washington Street		house	1800
46 0 16	19	Washington Street		house	1809
52 0 15	20	Washington Street		house	1770

School Street



blocks lining North, Desmond, Brook, Vine, Lincoln, Rosedale, Arbella and Pleasant south to north. The development history of the area progressed in a south-to-north direction. It is a predominantly residential area characterized by single-family detached houses arranged on minimal residential lots. The neighborhood includes churches, cemeteries and two recent school complexes on either side of Lincoln near its east end. The Essex County Club, with a School Street address (#153) is included in the Kettle Cove neighborhood for its historical associations with that area of town.

This area includes approximately 226 resources so, like Manchester Center, suggests that it could be divided into more than one annual phase of survey. Note that the owner names are derived from the 1919 Yeager-King Essex County atlas.

School Street

INDIVIDUALS

102 Properties

48-0-1	0	Rosedale Ave	Rosedale Cemetery	[assess for NR eligibility]	
48-0-1	4	Rosedale Ave	Crowell Chapel	[assess for NR eligibility]	1903
54 0 22	44	School Street	C.K. Knight	house (mill?)	[1650]
50 0 17	45	School Street	Abigail Gentlee Est.	house	1812
50 0 16	47	School Street		house	1905
50 0 15	49	School Street		house	1884
42 0 27	52	School Street		house	1915
50 0 13	53	School Street		house	1915
42 0 21	54	School Street	Geo. Knight	house	1900
50 0 11A	55	School Street		house	1900
42 0 20	56	School Street		house	1900
42 0 13	58	School Street	R.C. Church	Church	1916
42 0 13	58	School Street	Rectory	building	ca 1900?
42 0 13	58	School Street	Parish Hall	building	ca 1960s?
50 0 1	59	School Street	F. Burnham	house	1850
49 0 44	61	School Street		house	1875
49 0 43	63	School Street		house	1900
42 0 11	64	School Street	Wm. Hoare	house and outbuildings	1847
49 0 36	67	School Street		house	1760
42 0 12	68	School Street		house	1917
49 0 35	69	School Street		house	1915
41 0 95	70	School Street		house	[2008]
49 0 34	71	School Street		house	1825
41 0 94	72	School Street		house	1920
41 0 93	74	School Street		Boy Scout Troop 3 LODGE	1932
49 0 55	75	School Street		house	1900
41 0 92	78	School Street		house	1720
49 0 22	79	School Street		house	1900

41 0 91	80	School Street		house	1900
41 0 90	82	School Street		house	1880
41 0 89	84	School Street		house	1880
41 0 88	86	School Street		house	[1800]
49 0 1	87	School Street		house	1900
48 0 13	89	School Street		house	1900
41 0 87	90	School Street		house	1917
41 0 74	92	School Street		house	1911
41 0 73	94	School Street		house	1870
48 0 2	95	School Street	Collins	house	1880
41 0 72	96	School Street		house	[1675]
41 0 71	98	School Street		house	1775
41 0 70	100	School Street		house	1880
41 0 69	102	School Street		house	1886
40 0 4	109	School Street	Geo. Knight	house	1895
55 0 20	112	School Street		house	1900
55 0 15	114	School Street	Geo. E. Wilmonton	house	1875
40 0 3	115	School Street	Chas. Nichols	house	1914
40 0 2	117	School Street	C.L. Crafts	house	1900
55 0 14	118	School Street		house	[1912]
55 0 5	126	School Street		house	1929
55 0 6	128	School Street		house	[1900]
57 0 25	134	School Street	Mrs. Edw. Wigglesworth	house	1900
59 0 6	148	School Street	Boardman Estate	house	1900
38 0 21	157	School Street	Henry C. Leach Estate	house	1940
38 0 17	185	School Street		house	1870
38 0 16	187	School Street		house	[1684]
51 0 55A	11A	School Street		house	1780
51 0 56A	7A	School Street		house	1890
49 0 3A	85A	School Street		house	1920
55 0 22A	108	School Street [27 Pleasant St]	G. Wilmonton	house [condo] [GR]	[1989] 1850
14 0 1	31	Summer Street		House	1920
14 0 2	33	Summer Street		House	1920
14 0 4	41	Summer Street	J.O. Wetherbee Est.	"Spy Rock"	1870
14 0 5	45	Summer Street			1920
14 0 6	47	Summer Street		Cottage	1920
52 0 29	52	Summer Street		Commercial	1935
14 0 8	53	Summer Street		Cottage	1846
52 0 27	58	Summer Street			
52 0 26	60	Summer Street		House	1925

52 0 37F	66	Summer Street	[57 Brook Street]	Commercial conv. (Cape)	1920
52 0 43	68	Summer Street	Alta Boyle	House	1890
14 0 11	75	Summer Street	T. Landers	Bungalow	
14 0 12	77	Summer Street	P.H. Boyle	Gothic Cottage	
14 0 13	79	Summer Street	E. McCormack	House	1700
14 0 14	85	Summer Street		MAN.22	"1635"
14 0 15	87	Summer Street	Annie E. Crombie	House	1720
47 0 10	90	Summer Street	Ayer's Bros.	House	1900
14 0 16	93	Summer Street		House	1900
14 0 17	95	Summer Street		House	1920
14 0 19	97	Summer Street		House	1890
39 0 70	100	Summer Street		House	1900
14 0 20	101	Summer Street		House	1828
14 0 24	103	Summer Street	Joseph C. Stevens Est.	Carriage House Conversion	
39 0 72	106	Summer Street		House	1947
14 0 34	107	Summer Street	Joseph C. Stevens Est.	Main House	1884
39 0 73	110	Summer Street	Willett	House	1890

AREAS

Allen Avenue 11 properties

52 0 25	4	Allen Avenue		foursquare	1905
52 0 33	5	Allen Avenue		cottage	1925
52 0 24	6	Allen Avenue		ranch	1954
52 0 45A	7	Allen Avenue	H.E. Allen	gable block	1900
52 0 23	8	Allen Avenue		ranch	1954
52 0 22	10	Allen Avenue		colonial	1973
52 0 32A	11	Allen Avenue		apartment house	1991
52 0 21	12	Allen Avenue		end house gambrel	1907
52 0 31	13	Allen Avenue		ranch	1955
52 0 20	14	Allen Avenue		bent house	1920
52 0 18	16	Allen Avenue		foursquare	1910

Brook/ Putnam 13 properties

50 0 29	18	Brook Street		end house	1876	
50 0 43	19	Brook Street		end house	1900	
50 0 34	20	Brook Street		end house	1900	
50 0 44	23	Brook Street		end house	1915	
50 0 35	22	Brook Street		end house	1920	
52 0 17	35	Brook Street	Lethbridge	colonial	1800	altered

52 0 30	43	Brook Street		Dutch Colonial	1915	
52 0 35	45	Brook Street		end house	1914	
52 0 39	49	Brook Street		colonial	1905	
52 0 46	55	Brook Street		colonial	1945	
50 0 30	2	Putnam Court		foursquare	1900	
50 0 33	1	Putnam Court		foursquare	1900	
50 0 32	3	Putnam Court		colonial	1900	

Desmond Avenue 10 properties

51 0 10	12	Desmond Avenue		house	1925
51 0 11	14	Desmond Avenue		house	1900
51 0 78	16	Desmond Avenue		house	1900
51 0 12	18	Desmond Avenue		house	1896
51 0 13	20	Desmond Avenue		house	1950
51 0 24	19	Desmond Avenue	"Dodge Furniture MFY."	housing complex	1967
51 0 14	22	Desmond Avenue		house	[1900]
51 0 28	25	Desmond Avenue		house	1900
51 0 15A	24A	Desmond Avenue		duplex	1900
51 0 19	28	Desmond Avenue		house	1860

Flatley Avenue 7 properties

49 0 37	0	Flatley Avenue		house	1911
49 0 38	1	Flatley Avenue		house	1949
49 0 39	3	Flatley Avenue		house	1948
49 0 40	5	Flatley Avenue		house	1952
49 0 31	8	Flatley Avenue		house	1967
49 0 30	4	Flatley Avenue		house	1963
49 0 29	2	Flatley Avenue		house	1957

Friend/ Burnham 18 properties

42 0 26	5	Friend Street		Dutch Colonial	1934
54 0 21	6	Friend Street	Fred K. Swett	end house	1925
42 0 25	7	Friend Street		foursquare	1909
54 0 20	8	Friend Street	Fred K. Swett	end house	[1900]
42 0 24	9	Friend Street	"L. Carter"	colonial	1927
54 0 19	10	Friend Street	T. Baker	gable block	1812
54 0 32	12	Friend Street	T. Baker	barn conversion	1812

54 0 17	14	Friend Street	Gillis	gable block	1740
42 0 22	15	Friend Street		cottage	1874
54 0 16	16	Friend Street	Gillis	barn conversion	1850
54 0 14	20	Friend Street		ell house?	1780
54 0 15	22	Friend Street		gable block	1780
42 0 16	1	Sumac Lane		ranch	1954
42 0 15	4	Sumac Lane	Woodbury	cottage	1846
42 0 14	1	Burnham Lane	Martin	colonial	[1920]
40 0 19	2	Burnham Lane		ranch	1952
42 0 18	4	Burnham Lane		cape	1954
42 0 17	8	Burnham Lane		colonial	1954

Knight Circle 6 properties

51 0 80	4	Knight Circle		barn	1900
51 0 76	6	Knight Circle		barn	1900
54 0 30	3	Knight Circle		house	1968
54 0 29	8	Knight Circle		house	1962
54 0 33	5	Knight Circle		house	1900
54 0 24	10	Knight Circle		house	1912

Lincoln Avenue 7 properties

41 0 85	6	Lincoln Avenue		house	1920
41 0 83	10	Lincoln Avenue		house	1926
41 0 82	12	Lincoln Avenue		house	1920
41 0 80	14	Lincoln Avenue		house	1975
41 0 81	17	Lincoln Avenue		house	1929
41 0 78	15	Lincoln Avenue		house	1915
41 0 79	11	Lincoln Avenue		house	1975

Lincoln Street 31 properties

49 0 2	3	Lincoln Street		end house	1940
49 0 4	5	Lincoln Street		end house	1910
48 0 15	6	Lincoln Street		end house	1900
49 0 5	7	Lincoln Street		foursquare	1905
48 0 16	8	Lincoln Street		end house	1900
49 0 6	9	Lincoln Street	Jeffrey	end house	1900
48 0 17	12	Lincoln Street		end house	1900
49 0 7	11	Lincoln Street		Dutch Colonial	1926
49 0 8	13	Lincoln Street		bungalow	1920
48 0 18	14	Lincoln Street	Putnam	foursquare	1915
48 0 19	16	Lincoln Street		foursquare	1910
49 0 9	15	Lincoln Street		foursquare	1900

49 0 10	17	Lincoln Street		foursquare	1890
48 0 20	18	Lincoln Street		foursquare	1900
49 0 11	19	Lincoln Street		foursquare	1900
48 0 21	20	Lincoln Street		foursquare	1905
49 0 12	21	Lincoln Street		two-family	1900
48 0 24	24	Lincoln Street		foursquare	1905
49 0 13	23	Lincoln Street		end house	1900
49 0 14	25	Lincoln Street		cape	1974
49 0 15	27	Lincoln Street		foursquare	1900
40 0 15	28	Lincoln Street		end house	1900
49 0 16	29	Lincoln Street		colonial	1954
54 0 1	31	Lincoln Street		end house gambrel	1900
40 0 16	32	Lincoln Street		gable block	1825
54 0 2	33	Lincoln Street		foursquare	1900
40 0 17	34	Lincoln Street		colonial	1900
54 0 3	35	Lincoln Street		foursquare	1910
54 0 5	37	Lincoln Street		foursquare	1930
54 0 6	39	Lincoln Street		foursquare	1912
54 0 7	41	Lincoln Street		colonial	1900

Norwood Avenue 13 properties

50 0 37	38	Norwood Avenue		foursquare	1900
50 0 21	44	Norwood Avenue		bungalow	[1876]
50 0 20	46	Norwood Avenue		gable block	1910
50 0 19	48	Norwood Avenue		gable block	1900
47 0 17A	51A	Norwood Avenue		duplex	1989
47 0 16A	53	Norwood Avenue		apartments	1910
50 0 52	54	Norwood Avenue		modernist	1982
54 0 9	55	Norwood Avenue		colonial	1900
54 0 8	59	Norwood Avenue		foursquare	1900
49 0 41	62	Norwood Avenue		CE colonial	1750
54 0 4	61	Norwood Avenue		complex	1916
49 0 33	64	Norwood Avenue		apartments	1973
49 0 21	66	Norwood Avenue		end house	1926

Rosedale/ Arbella Area 12 properties

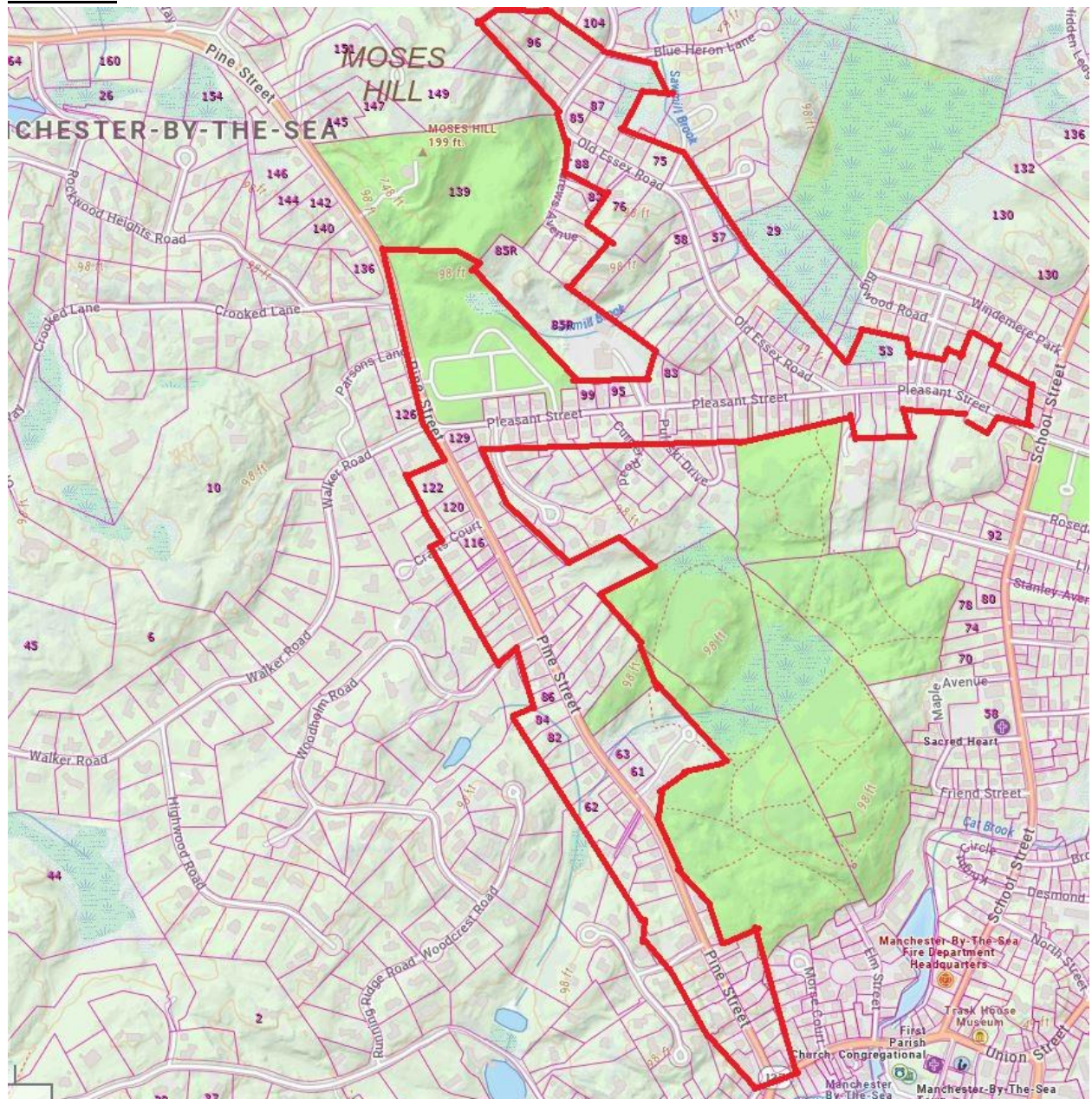
48 0 14	1	Arbella Street		house	1939
48 0 12	2	Arbella Street		House	1950
40 0 13	3	Arbella Street		House	1940
40 0 12	5	Arbella Street		House	1940

48 0 3	3	Rosedale Avenue		House	1954
48 0 5	7	Rosedale Avenue		House	1920
48 0 6	11	Rosedale Avenue		House	1902
48 0 7	13	Rosedale Avenue		House	1925
48 0 8	15	Rosedale Avenue		House	1905
48 0 9	17	Rosedale Avenue		House	1948
48 0 10	19	Rosedale Avenue		House	1925
48 0 11	21	Rosedale Avenue		House	1973

Vine Street 8 properties

49 0 45	4	Vine Street	carriage hse conv?	end house	[1995]
50 0 2	5	Vine Street		colonial	1990
50 0 3	7	Vine Street		parlor b-p	1860
49 0 49	8	Vine Street		end house	1900
50 0 4	9	Vine Street		end house	[2006]
49 0 50	10	Vine Street		end house	1910
50 0 5	11	Vine Street		cottage	1812
49 0 51	12	Vine Street	A.M. Kilham	complex	1900

Pine Street



Like School Street, the Pine Street Neighborhood is defined by the main route radiating from the center in a northwesterly direction connecting to Essex to the north. It includes developments lining Pleasant Street, connecting across to the east to School Street, and part of Old Essex Road. The peculiar boundaries of this neighborhood are defined by conservation land to the southeast and West Manchester to the west, where the subdivisions of several resort estates of the late-19th century created a mid-20th-century area that will be recorded with that neighborhood.

Pine Street, like School Street, is characterized by single-family residential development but generally of a later date beginning approximately in 1900 and continuing through the start of World War II. Along these three residential streets examples of period architecture such as end houses, colonials, Dutch colonials and bungalows can be observed in abundance. The area includes Newport Park, a development of subsidized housing owned by the

town built in 1964. The large areas proposed for Pleasant and Old Essex could likely be broken into smaller, more manageable areas as research progresses in the early phases of survey in this neighborhood.

Pine Street

INDIVIDUALS

9 Properties

58 0 57	0	Pine Street	Pleasant Grove Cemetery	cemetery	
53 0 56	1	Pine Street	Leach	barn conversion (41 Central St)	[1900]
28 0 6	2	Pine Street	M.J. Callahan	service station (altered)	1922
28 0 5	8	Pine Street	N.F. Hobbs	house	[1903]
53 0 2	9	Pine Street	McKenon	house	1906
42 0 6	25	Pine Street	D.E. O'Brien	house	1900
28 0 2	26	Pine Street	Jennie L. Mahoney	house	1900
42 0 5	27	Pine Street	D.E. O'Brien	bungalow	1910
28 0 1	30	Pine Street	Cawthorne	house	1875

AREAS

Upper Pine Street

33 Properties

30 0 83	34	Pine Street		colonial	1930
30 0 81	44	Pine Street	Roberts & Hoare	house	1815
30 0 80	50	Pine Street		Dutch Colonial	1927
30 0 79	52	Pine Street		house	
30 0 77	54	Pine Street	B.T. Semonds	house	1895
30 0 71	56	Pine Street		Dutch Colonial	1910
30 0 70	58	Pine Street	Emma Morse (?)	house	[1900]
30 0 69	60	Pine Street		Dutch Colonial	[1910]
30 0 65	82	Pine Street		cottage	1911
30 0 64	84	Pine Street		house	[1920]
30 0 63	86	Pine Street		house	1904
30 0 62	88	Pine Street		house	1895
30 0 61	90	Pine Street		house	1915
30 0 58	98	Pine Street		house	1895
41 0 15	99	Pine Street		house	1935
41 0 15	99	Pine Street		house	1935
30 0 89	100	Pine Street		house	1921
30 0 57	102	Pine Street		house	1900
30 0 56	104	Pine Street		house	1900
41 0 12	105	Pine Street		house	[1886]
30 0 53	108	Pine Street		house	1900
41 0 11	109	Pine Street		house	1920
30 0 51	110	Pine Street		house	1890
30 0 46	112	Pine Street		house	1900
30 0 47 A	114 A	Pine Street		house	1906

30 0 44	116	Pine Street		house	1905
30 0 43	118	Pine Street		house	1925
41 0 5	119	Pine Street		house	1900
30 0 39	120	Pine Street		house	1905
41 0 4	121	Pine Street		house	1901
41 0 2	127	Pine Street		house	1900
41 0 1	129	Pine Street		bungalow	1900

Newport Park (five buildings)

42 0 1		Pine Street	Newport Park	Manchester Housing Authority	1964
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Pleasant Street 61 Properties

41 0 66	36	Pleasant Street	Clara Lee	end house	1916
55 0 18	37	Pleasant Street	Geo. E. Wilmanton	end house	1875
55 0 17A	39	Pleasant Street	two buildings	condo	2016
41 0 65	40	Pleasant Street	Kelliher	bungalow	1916
55 0 16A	41	Pleasant Street	two buildings	condo	2016
55 0 9	43	Pleasant Street		cape	1994
55 0 8	47	Pleasant Street	Hildreth	end house	[2023]
41 0 64	48	Pleasant Street	Kelliher	foursquare	1911
57 0 24	49	Pleasant Street	John Bigwood	foursquare	[1850]
41 0 63	50	Pleasant Street	J.W. Andrew	cottage	1880
41 0 62	52	Pleasant Street		ranch	1955
56 0 15	53	Pleasant Street	Lucas	foursquare	1900
41 0 61	54	Pleasant Street		end house	1931
56 0 14	55	Pleasant Street		foursquare	1900
41 0 98	56	Pleasant Street		Dutch Colonial	1932
56 0 13	57	Pleasant Street		colonial	1993
41 0 58	58	Pleasant Street		ranch	1947
56 0 26	59	Pleasant Street		garrison colonial	1993
41 0 57	60	Pleasant Street		end house	1880
56 0 23	63	Pleasant Street	Crombie Estate	Gothic Cottage	1825
56 0 22	65	Pleasant Street		ranch	1961
41 0 55	66	Pleasant Street		bungalow	1930
56 0 20	69	Pleasant Street		colonial	1900
41 0 54	70	Pleasant Street		house	1945
56 0 18	71	Pleasant Street		cottage	1870
41 0 53	72	Pleasant Street		end house	1876
56 0 17	73	Pleasant Street		ranch	1954

41 0 52	74	Pleasant Street		end house	1910
56 0 16	75	Pleasant Street		ranch	1950
58 0 50	77	Pleasant Street		cape	1992
41 0 51	78	Pleasant Street		cottage	1880
58 0 51	79	Pleasant Street		cape	1949
58 0 52	81	Pleasant Street		cape	1955
41 0 50	82	Pleasant Street		end house	1925
58 0 53	83	Pleasant Street		ranch	1952
41 0 40	84	Pleasant Street		colonial	1949
58 0 54	85	Pleasant Street		ranch	1950
41 0 39	86	Pleasant Street		cape	1982
58 0 58	93	Pleasant Street		cape	1850
41 0 38	94	Pleasant Street		foursquare	1931
58 0 59	95	Pleasant Street		cape	1993
41 0 37B	0	Pulaski Drive		colonial	2019
41 0 36	98	Pleasant Street		foursquare	1929
58 0 60	99	Pleasant Street		cottage	1890
58 0 61	101	Pleasant Street		ranch	1956
41 0 26	108	Pleasant Street		colonial	1930
41 0 24	110	Pleasant Street		colonial	1920
41 0 23	112	Pleasant Street		two-family	1932
41 0 22	114	Pleasant Street		bungalow	1932
41 0 21	116	Pleasant Street		bungalow	1932
58 0 62	117	Pleasant Street		cape	1992
58 0 63	119	Pleasant Street		cape	1996
41 0 113	120	Pleasant Street		Dutch Colonial	2010
58 0 64	121	Pleasant Street		ranch	1955
58 0 65	123	Pleasant Street		cape	1951
41 0 19	124	Pleasant Street		bungalow	1932
41 0 27	1	Currier Road		ranch	1942
41 0 28	2	Currier Road		Dutch Colonial	1930
41 0 30	3	Currier Road		cape	1934
41 0 31	4	Currier Road		colonial	1934
41 0 33	5	Currier Road		colonial	1983

Old Essex Road 43 Properties

56 0 12	1	Old Essex Road		ell house	1875	
56 0 10	11	Old Essex Road		cape	1951	
56 0 2	13	Old Essex Road		cape	1940	
56 0 21	14	Old Essex Road		ranch	1956	

56 0 9	15	Old Essex Road		colonial	2008	
56 0 19	16	Old Essex Road		cottage	1945	
56 0 8	17	Old Essex Road		foursquare	1930	
56 0 25	18	Old Essex Road		colonial	2011	
56 0 7	21	Old Essex Road		cape	1951	
56 0 6	23	Old Essex Road		end house	1900	
58 0 49	24	Old Essex Road		ranch	1954	
56 0 5	25	Old Essex Road		end house	1900	
58 0 48	26	Old Essex Road		ranch	1954	
58 0 47	28	Old Essex Road		ranch	1954	
58 0 27	29	Old Essex Road		ranch	1954	
58 0 46	30	Old Essex Road		colonial	2016	
58 0 29	31	Old Essex Road		ranch	1962	
58 0 45	32	Old Essex Road		ranch	1955	
58 0 43	34	Old Essex Road		ranch	1954	
58 0 28	55	Old Essex Road		ranch	1955	
58 0 26	57	Old Essex Road		bungalow	1914	altered
58 0 42	58	Old Essex Road		ranch	1940	altered
58 0 25	59	Old Essex Road		cape	1945	
58 0 71	60	Old Essex Road		colonial	1988	
58 0 24	63	Old Essex Road		cape	1945	
58 0 21	75	Old Essex Road		foursquare	1932	
58 0 34	76	Old Essex Road		rannch	1969	
58 0 20	77	Old Essex Road		ranch	1940	
58 0 19	79	Old Essex Road		ranch	1960	
58 0 18	81	Old Essex Road		cape	1968	
58 0 15	83	Old Essex Road		ranch	1954	
58 0 32	84	Old Essex Road		colonial	2020	
58 0 14	85	Old Essex Road		ranch	1960	
58 0 31	86	Old Essex Road		?	1924	
58 0 13	87	Old Essex Road		ranch	1955	
58 0 30	88	Old Essex Road		end house	1900	
58 0 12	89	Old Essex Road		cape	1954	
58 0 70	91	Old Essex Road		cape	1983	
58 0 9	94	Old Essex Road		ranch	1960	
58 0 16	95	Old Essex Road		hexagon	1970	
58 0 8	96	Old Essex Road		ranch	1954	
60 0 1	97	Old Essex Road		cape	1980	
58 0 7	98	Old Essex Road		ranch	1958	

West Manchester



West Manchester is defined by its development with large seasonal resort estates during the fourth quarter of the 19th century. This use occupied both the somewhat denser coastal zone on the south side of Bridge Street and the upland zone to the north, where high elevations provided ocean views for the larger inland estates here. Despite considerable in-fill redevelopment that took place during the middle decades of the 20th century, many of the resort-era resources survive, including the Manchester Yacht Club at 15 Tucks Point Road.

Survey recommendations in West Manchester will include several large subdivisions dating to the post-World War II period. This survey effort will serve to document Manchester's late-20th-century history.

West Manchester**INDIVIDUALS****72 properties**

25 0 1	1	Brookwood Road	Brookwood School	Conversion	1900
21 0 15	50	Bridge Street		House	1870
21 0 14	52	Bridge Street	O'Brien	House	1870
21 0 13	60	Bridge Street	Boardman	House	1905
21 0 12	62	Bridge Street	Dennis	House	1898
21 0 11	66	Bridge Street	Mrs. Thomas	House	[2001]
28 0 33	73	Bridge Street	Elizabeth L. Fitz	House	1904
27 0 7	75	Bridge Street	Geo. Allen	House	1690
27 0 6	77	Bridge Street	N.C. Marshall	House	1875
21 0 7	80	Bridge Street	Mrs. Geo. Howe	House	1900
27 0 4	85	Bridge Street	Gordon C. Prince	House	1896
27 0 13	89	Bridge Street	Elizabeth Winthrop	cottage and barns	1900
21 0 6	90	Bridge Street	A.M. Merriam	House	1860
22 0 6	110	Bridge Street	Reginald Boardman	House	1890
22 0 38	120	Bridge Street	C.E. Cotting	House	1850
22 0 4	122	Bridge Street	Mason	House	1886
22 0 3	124	Bridge Street	Mason	House	1850
22 0 2	128	Bridge Street	Haskell	house	1790
27 0 9	131	Bridge Street	Misses Clark	main house	1856
27 0 8	135	Bridge Street	Mrs. Spaulding	main house	1895
23 0 5	138	Bridge Street	Ida A Higginson	cottage	1900
25 0 10	146	Bridge Street	J.L. Thorndike	main house	1893
25 0 12	148	Bridge Street	J.L. Thorndike	outbuilding	1900
25 0 9	150	Bridge Street	J.L. Thorndike	cottage	[1900]
26 0 40	159	Bridge Street	Clarina B. Hanks	Netherlands Legation Carr Hse	1900
25 0 4	167	Bridge Street	Walter D. Denegre	"Villa Crest"	1900
25 0 7	167	Bridge Street	William Hooper		1900
24 0 16	2	Boardman Avenue	H.C. Everett Est.		
24 0 15	4	Boardman Avenue	Lester Leyland		
24 0 15	5	Boardman Avenue	Lester Leyland	outbuilding	
24 0 8	9	Boardman Avenue	T. Dennie Boardman Est.	outbuilding	
24 0 7	10	Boardman Avenue	T. Dennie Boardman Est.	"Chubbs"	
24 0 6	15	Boardman Avenue	T. Dennie Boardman Est.	"Hill Top"	
24 0 25	16	Boardman Avenue	Helen Hopper Brown		
23 0 21	27	Boardman Avenue	T. Dennie Boardman Est.	cottage	
29 0 17	47	Forster Road	W.B. Walker Est.	"Highwood"	[2007]
26 0 41	11	Highland Avenue	Frank P Frazer	carriage house	1900
26 0 19	15	Highland Avenue	Frank P Frazer	"Uplands"	1890

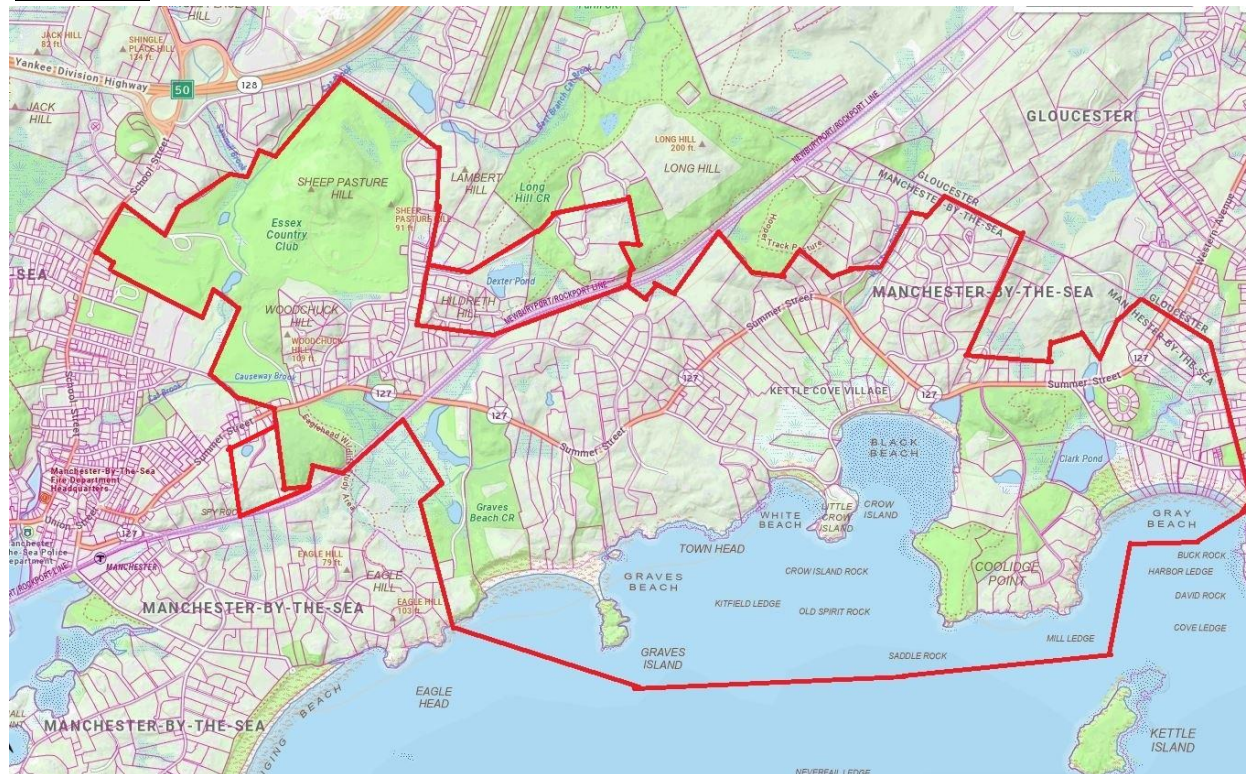
26 0 17	17	Highland Avenue	Anna D. Howard Est.	main house	1889
26 0 5	19	Highland Avenue	Anna D. Howard Est.	cottage	1910
26 0 30	6	Jersey Lane	S.V.R. Crosby	main house	1896
26 0 27	8	Jersey Lane	S.V.R. Crosby	carriage house	[2010]
26 0 12	16	Jersey Lane	Samuel Carr	main house	1900
26 0 7	17	Jersey Lane	S.P. Blake	barn conversion	[1936]
26 0 11	20	Jersey Lane	S.P. Blake	"Cliff Wood" main house	1895
26 0 36	24	Jersey Lane	S.P. Blake	carriage house	1900
22 0 1	2	Harbor Street	O. Roberts	main house	1865
22 0 7	16	Harbor Street			1925
22 0 8	18	Harbor Street	Standley		1880
23 0 10	19	Harbor Street	Ida A Higginson	gate lodge?	1878
22 0 10	20	Harbor Street	C.E. Cotting	house	1730
22 0 11	22	Harbor Street		house	1929
23 0 18	23	Harbor Street	Ida A Higginson	cottage	
23 0 16	25	Harbor Street	Ida A Higginson	"Sunset Hill" main house	1878
23 0 15	33	Harbor Street	E.S. Grew	carriage house	
23 0 15	33	Harbor Street	E.S. Grew	main house	1893
22 0 12	40	Harbor Street	L. Leyland	house	1770
22 0 13	44	Harbor Street	Mrs. Whipple	house	1730
22 0 27	50	Harbor Street	Eben Jordan Est.		
22 0 28	65	Harbor Street	Eben Jordan Est.	outbuilding	
22 0 29	69	Harbor Street	Mrs. (illegible)		
22 0 30	72	Harbor Street	C.E. Cotting		
22 0 31	73	Harbor Street	Mrs. (illegible)		
22 0 32	75	Harbor Street		outbuilding	
21 0 31	3	Norton's Point	Bessie Tucker	House	1883
21 0 28	7	Norton's Point	Helen Fitch	House (altered)	[1930]
21 0 36	10	Norton's Point	Tucker, Stafford & Fitch	Commercial	
22 0 26	1	Tucks Point Road	W.C. Cabot	house	1900
22 0 24	2	Tucks Point Road	W.C. Cabot	cottage	1880
22 0 25	3	Tucks Point Road	Gordon Abbott	house	1864
22 0 37	8	Tucks Point Road	Gordon Abbott	carriage house	1890
32 0 50	2	Walker Road		mansion	1926
30 0 24	1	Woodholm Lane	W.B. Walker Est.	mansion	1890

AREAS

Woodholm Subdivision: Essex County Registry of Deeds, Plans 4164:465 (1955) A-F; 111:29 (1968); 116:21 (1969); 142:42 (1976)

Alpine Road, Crafts Court, Deer Hill Road, Highwood Road, Running Ridge Row, Walker Road,
Woodcrest Road, Woodholm Road
Approximately 95 properties

Kettle Cove



The Kettle Cove neighborhood is similar in character to West Manchester and Smith's Point, retaining a large number of resort-era properties as well as the grounds of the Essex County Club and the Magnolia Beach Associates, formerly known as the Manchester Bath & Tennis Club, at 27 Raymond Street. This neighborhood also contains a number of small clusters of more humble cottages or housing for staff serving on the larger estates. One estate, that of the Coolidge family filling most of the eponymous point near the east edge of Manchester, is owned by The Trustees of Reservations and is well documented.

Like West Manchester, Kettle Cove includes two mid-20th-century subdivisions totaling nearly 50 properties.

Kettle Cove

INDIVIDUALS

8 0 1	1	Crow Island	Emily W. Curtis	House & outbldg.	1900
36 0 11	1	Dexter Lane	Philip Dexter	"Long Hill" mansion	1908
36 0 9	2	Dexter Lane	Philip Dexter	mansion	1900
36 0 15	3	Dexter Lane	Philip Dexter	mansion	1910
36 0 10	4	Dexter Lane	Philip Dexter	mansion	1930

39 0 58A	4	Forest Street		house	1910
39 0 59	6	Forest Street		house	1900
39 0 60	8	Forest Street		house	[1930]
39 0 51	10	Forest Street		house	1734
39 0 48	16	Forest Street		house	1875
39 0 49	18-20	Forest Street		Duplex	1900
11 0 4	19	Forest Street		house	1900
39 0 50A	22	Forest Street		house	1900
39 0 45	26	Forest Street		house	1920
39 0 43	32	Forest Street	Geo. Allen	house	1850
35 0 39	35	Forest Street	J.M. Coughlin	house	1762
39 0 41	38	Forest Street		house	1900
39 0 40	40	Forest Street		house	[1930]
39 0 39	42	Forest Street		house	1900
39 0 38	44	Forest Street		house	1900
35 0 32	53	Forest Street		house	1920
38 0 23	54	Forest Street	Essex Country Club	house outbuilding	[1940]
35 0 29	59	Forest Street		house	1928
36 0 4	73	Forest Street	Alvin Dexter Est.	"White Lodge" mansion	1900
39 0 58A	4	Forest Street		house	1910
5 0 42	7	Magnolia Avenue		House	1900
33 0 18	8	Magnolia Avenue		Mansion	1900
33 0 15	16	Magnolia Avenue		carriage house conv.	1900
6 0 1	2	Ocean Street		House	1800
6 0 14	8	Ocean Street	Poor Farm	Dwelling	1776
6 0 23	16	Ocean Street	Francis M. Whitehouse	House	1890
6 0 48	94	Ocean Street	Charles S. Sargent	House	1925
6 0 50	102	Ocean Street	Julius F. Rabardy	House	1900
7 0 22	106	Ocean Street	Heirs of W. Knowlton	House	1902
7 0 24	113	Ocean Street	Mary W. Sampson	House	1900
1 0 72	19	Raymond Street	W.H. Coolidge Trs.	House	1910
1 0 76	27	Raymond Street	Magnolia Beach Assocs. (Manchester Bath & Tennis)	Clubhouse	1925
1 0 79	41	Raymond Street	E.H. Dickenson	House	1924
38 0 22	153	School Street	Essex Country Club	clubhouse, outbuildings and golf course	1912
14 0 24	103	Summer Street	Joseph C. Stevens Est.	carriage house conversion	[1935]
39 0 72	106	Summer Street		house	1947
14 0 34	107	Summer Street	Joseph C. Stevens Est.	main house	1884

39 0 73	110	Summer Street	Willett	house	1890
39 0 57	142	Summer Street	M. Silva Est.	house	1900
39 0 56	144	Summer Street		house	[2008]
11 0 14	160	Summer Street	Sarah F. Silva	house outbuilding	1900
12 0 5	183A	Summer Street	Emily C. Caner	carriage house conv.	1925
11 0 20	185	Summer Street	Emily C. Caner	house and outbuildings	1900
12 0 1	195	Summer Street	Emma G. Lane	mansion	1903
10 0 13	212	Summer Street	T. Jefferson Coolidge	converted carriage house?	[1800]
10 0 2	216	Summer Street	Margaret H. Stockton	carriage house	1905
10 0 15	218	Summer Street	Margaret H. Stockton	mansion	1910
12 0 2	227	Summer Street	Richard H. Dana	carriage house conversion	1903
12 0 3	229	Summer Street	Richard H. Dana	mansion	1900
12 0 4	237	Summer Street	Richard H. Dana	outbuilding	1900
9 0 7	275	Summer Street	Sarah H. Lancashire	outbuilding	1900
9 0 1	285	Summer Street	Sarah H. Lancashire	mansion (altered)	[1948]
9 0 2	291	Summer Street	Francis H. Sturgis	mansion	1890
9 0 4	295	Summer Street	Francis H. Sturgis	carriage house	1925
9 0 3	305	Summer Street	Greeley S. Curtis Hrs.	mansion (Sharksmouth)	1867
10 0 3	306	Summer Street	Greeley S. Curtis Hrs.	house (not depicted 1919)	[1638]
6 0 25	355	Summer Street	Francis M. Whitehouse	mansion	[1945]
6 0 35	381	Summer Street	Richard C. Lincoln	barn	19th century
34 0 19	384	Summer Street	Saml. A. Culbertson	mansion and carriage house	1885
33 0 27	388	Summer Street	R.C. Lincoln	mansion	1780
6 0 45	395	Summer Street		house	1927
33 0 26	402	Summer Street	R.C. Lincoln	outbuilding	1880
5 0 48	450	Summer Street	Andrew Carnegie 2nd	mansion	1900
7 0 1	468	Summer Street	Richd. J. Monks	mansion	1890
7 0 15	490	Summer Street	H.E. Russell	mansion	1900
7 0 28	500	Summer Street	David G. Allen Est.	house	1925
2 0 3	506	Summer Street		house	1925
2 0 6	516	Summer Street	W.R. Boyd	house	1900
2 0 8	518	Summer Street		house	1900
1 0 7	799	Summer Street	William H. Coolidge	house outbuilding	1941
1 0 5	801	Summer Street	William H. Coolidge	carriage house	1925
7 0 17	1	University Lane	J. Ellsworth	mansion	1909
7 0 16	5	University Lane	M.W. Sampson	mansion	1920
7 0 14	9	University Lane	Emma H. Lane	mansion	1898

7 0 2	20	University Lane	Grace M. Payson	mansion	1900
5 0 49	22-22R	University Lane	Mart. Skinner	mansion crg. hse.	1900
5 0 58	23	University Lane	Elizabeth G. Wicks	mansion	1900
5 0 45	26	University Lane	Anna Cunningham	mansion	1893

AREAS

East Manchester Village

34 0 9	336	Summer Street		house	1950
6 0 11	337	Summer Street		house	1890
34 0 10	338	Summer Street		house	1844
6 0 12	339	Summer Street		house	1885
34 0 11	340	Summer Street		house	1900
34 0 12	342	Summer Street		house	1900
34 0 13	344	Summer Street		house	1953
34 0 14	346	Summer Street	W. Kitfield Est.	antique	1768

Kettle Cove Village

2 0 15	800	Summer Street	W.H. Coolidge	house	1900
2 0 16	802	Summer Street	E.K. Stevens	house	1900
2 0 17	804	Summer Street	E. Sampson	house	1900
2 0 18	806	Summer Street	L.T. Newton	house	1900
1 0 4A	807	Summer Street	William H. Coolidge	mansion	1900
2 0 19	808	Summer Street	A.M. Hall	house	1900

Hickory Hill, Essex County Registry of Deeds, Plan 54:102 (1964)

Approximately 30 properties

Forest Acres, Essex County Registry of Deeds, Plan 109:68 (1967)

Approximately 18 Properties

Smith's Point



Like West Manchester and Kettle Cove, the Smith's Point neighborhood retains considerable resources from the resort era of the late 19th century. The area is defined by its eponymous promontory surrounded on three sides by water; on the east the Atlantic Ocean and on the west by Manchester Harbor and Sand Dollar Cove. Its northeast bound is defined by land use characterized by large estates that extends northward to the edge of Manchester Center and Kettle Cove.

This area includes an important artifact of World War II known as a fire control tower, located at 12 Smiths Point Road. These structures were built along the coast north and south of Boston and were designed to provide observation of enemy submarines and to direct gun batteries located closer to Boston in the event of an attack from the sea.

Smith Point

INDIVIDUALS

62 Properties

13 0 23	14	Eagle Head Road		mansion	[1940]
13 0 44	15	Eagle Head Road	James McMillan Estate	house outbuilding	1890
13 0 16	23	Eagle Head Road	James McMillan Estate	carriage house conv.	[1925]
17 0 7	16	Masconomo Street	Masconomo Hotel Site	house	1840
16 0 31	17	Masconomo Street	Hattie K. Harris	house	1900
17 0 11	18	Masconomo Street	T.M. Clark Estate	house	1880

16 0 33	19	Masconomo Street	Emmanuel Episcopal Church	church	1882
17 0 19	20	Masconomo Street	Wm. Hoare	house	1900
18 0 4	23	Masconomo Street	[Henrietta G. Fitz Pergola]	house	1938
17 0 25	24	Masconomo Street	Henrietta L. Putnam	cottage outbuilding	[1900]
18 0 5	25	Masconomo Street	Henrietta G. Fitz	main house	1902
17 0 26	26	Masconomo Street	Henrietta L. Putnam	converted carriage house?	1910
17 0 22	28	Masconomo Street	Henrietta L. Putnam	main house	1916
17 0 27	30	Masconomo Street	Margt. Sturgis	carriage house (altered?)	1900
17 0 23	32	Masconomo Street	Margt. Sturgis	main house	1860
18 0 10	34	Masconomo Street	Mary Hemenway Estate		1934
18 0 18	42	Masconomo Street	Mary Hemenway Estate	recent?	[2001]
18 0 24	56	Masconomo Street	Mary Hemenway Estate	house outbuilding	1924
19 0 15	58	Masconomo Street	Lucy Stone	house	1885
13 0 4	8	Old Neck Road	Geo. Wigglesworth	house	1800
13 0 5	10	Old Neck Road	M.R. Gilman	house	1800
13 0 31	15	Old Neck Road	Mary C.D. Wigglesworth	house	1880
13 0 7	18	Old Neck Road	John A. Brown	house	1900
13 0 12	19	Old Neck Road	Amory Elliott	house	1900
13 0 8	20	Old Neck Road	John A. Brown	house	1800
13 0 32	23	Old Neck Road	Mary C.D. Wigglesworth	carriage house (altered?)	1900
13 0 10	24	Old Neck Road	Annie G. Pierce	house	1891
13 0 9	26	Old Neck Road	Annie G. Pierce	house	1890
13 0 33	27	Old Neck Road	Susan A. Taylor	house	[2007]
16 0 30	2	Proctor Street	Hattie K. Harris	house	1920
16 0 28	6	Proctor Street	Hattie K. Harris	house	1900
16 0 40	12	Proctor Street	Agnes B. Means	house	1902
16 0 18	19	Proctor Street	C. Morgan Estate	house	1910
16 0 20	21	Proctor Street	C. Morgan Estate	1/2 house	1900
16 0 25	22	Proctor Street	P.H. Churchman	house	1911
16 0 21	23	Proctor Street	Bailey Smith	1/2 house	1900
16 0 26	24	Proctor Street	Caroline Morgan Est. (?)	house	[1991]
16 0 22	25-27	Proctor Street	Chas. A. Read	house and outbuildings	[2019]
19 0 8	30	Proctor Street	Anna K. Codman	house and garage	1912
19 0 10	32	Proctor Street	Amy D. LeFrancis	house	1875
19 0 5	33	Proctor Street	Delia P. Baer	house and carriage house	1925
19 0 12	34	Proctor Street	Marion L. Merrill	house	1881
19 0 4	35	Proctor Street	Elizabeth S. Beal	house	1900
18 0 12	36	Proctor Street	Elizabeth Putnam	house	1902

19 0 23	39	Proctor Street	Elizabeth S. Beal	converted carriage house?	1900
19 0 1	43	Proctor Street	Kath. P. Loring	house	[1935]
19 0 25	44	Proctor Street	George R. White	carriage house	1900
19 0 6	50	Proctor Street	Harriett J. Bradburry	house (altered)	[1952]
15 0 32	16	Sea Street		house	1920
15 0 31	18	Sea Street	Sanford Tappan Estate	house	1765
15 0 32	16	Sea Street		house	1920
19 0 7	1	Smith's Point Road	George R. White	house and outbuildings	1880
19 0 22	2	Smith's Point Road	Elizabeth Putnam	carriage house	1900
19 0 3	4	Smith's Point Road			1928
20 0 1	7	Smith's Point Road	S. Parker Bremer	house and outbuildings	[1930]
20 0 14	12	Smith's Point Road	Mrs. Geo. D. Howe	[FCT site]	[1992]
20 0 4	13	Smith's Point Road	Louisa B. Stanwood	converted carriage house?	[1940]
20 0 11	14	Smith's Point Road	Louisa B. Stanwood	house	1885
20 0 6	16	Smith's Point Road	Geo. N. Black	converted carriage house?	1870
20 0 16	19	Smith's Point Road	Mrs. Geo. D. Howe	[Arthur D. Little]	1879
15 0 22	15	Tappan Street		house	1900
15 0 24	25	Tappan Street	Shannon	house	[1925]

AREAS

Blossom Lane/ Cobb Avenue

17 0 12	2	Blossom Lane	T.M. Clark Estate	house	1887
17 0 15	3	Blossom Lane	Dorothy Garnett	house	1914
17 0 14	8	Blossom Lane	Francis Warren	house	1900
17 0 17	2	Cobb Avenue	Mabel G. Tower	house	1800
17 0 20	3	Cobb Avenue	H.W. Porter	house	1900
17 0 18	4	Cobb Avenue	Oliver Mink	house	1900
17 0 16	6	Cobb Avenue	E.L. Wood	house	[1925]

Action Plan for Survey in Manchester			
Rank	Neighborhood	Areas	Bldg/ Site Count
1.	School Street individuals		104
		Allen Avenue	11
		Brook/ Putnam	13
		Desmond Avenue	10
		Flatley Avenue	7
		Friend/ Burnham	18
		Knight Circle	6
		Lincoln Avenue	7
		Lincoln Street	31
		Norwood Avenue	14
		Vine Street	8
		TOTAL	229
2.	Resort Areas		
	West Manchester individuals		72
		Woodholm Subdivision (divisible among four subdivisions)	95
		TOTAL	167
	Kettle Cove individuals		107
		East Manchester Village	8
		Kettle Cove Village	6
		Hickory Hill	30
		Forest Acres	18
		TOTAL	169
	Smith's Point individuals		62
		Blossom Lane/ Cobb Avenue	7
		TOTAL	69
3.	Pine Street individuals		9
		Upper Pine Street	33
		Pleasant Street	61
		Old Essex Road	43
		TOTAL	146
4.	Manchester Center individuals		185
		none, to be determined	

A Note on Priorities

The School Street Neighborhood was identified for survey in an initial phase scheduled for fiscal year 2025. This dense residential area with resources dating from the 17th century, but primarily from the 19th, has never undergone any survey effort. The area was therefore identified as a top priority during the winter/ spring of 2024 by the Manchester Historical Commission, when a matching survey and planning grant was awarded by the Massachusetts Historical Commission.

A second priority has been recommended for any of the three resort era neighborhoods of Kettle Cove, Smiths Point or West Manchester. Each of these neighborhoods has likewise been the subject of limited previous survey efforts and each has large numbers of cultural resources that have yet to be surveyed. Each of these neighborhoods may be undergoing threats to resources due to development pressure driven by the economics of their desirable waterfront locations. As the Manchester Historical Commission assesses its priorities in regard to these threats each of these neighborhoods can be ranked for priority on an annual basis.

The Pine Street neighborhood appears to be stable with regard to ongoing development pressure so may not reflect a high priority for survey. However the neighborhood retains considerable cultural resources and a high level of integrity from the early to middle decades of the 20th century.

Manchester Center has been identified as low priority at this time due to its relatively high level of documentation and protection through National Register listing and the oversight of the Local Historic District Commission. However this prioritization may change with the perception of emerging threats to its resources or a need on the part of the LHDC for updated survey to support the administration of its review and approval process. In some communities with similar resources and review obligations, an arrangement for as-needed survey, when large, complex alterations to listed buildings come forward, has been recommended.

Neighborhood Character

Manchester Center



Historic view of Central Street facing east from number 26. HNE PC066.366.



Central Street facing east in front of number 26 (right).



4-6 School, 2, 7 and 11 Central, R-L.



38, 40, 48-50 Union Street, L-R.



50, 48, 46, 44, 40 Central Street, R-L.

School Street



1-3, 7, 11 School Street R-L.



18, 20, 22 School Street, L-R.



45, 47 School St, R-L.



North Street, north side facing east.

Pine Street



8, 10 Pine Street, L-R.



56, 58, 60 Pine Street, L-R.



114, 116, 120 Pine Street, L-R.

West Manchester



33 Harbor Street



10 Boardman Avenue



17 Highland Avenue

Kettle Cove



16 Ocean Street



102 Ocean Street

Smith's Point



18 Masconomo Street and 2 Blossom Lane, L-R



35 Proctor Street, left; 12 Smith's Point Road, right: WWII Fire Control Tower.

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1801	Valuations Real Estate – Estimate
1849	Poll Tax Records
1849	Valuations Personal Property
1849	Valuations Real Estate
1905	Records of Abatement
1916	Poll Tax Records
1916	Valuations Personal Property
1916	Valuations Real Estate
1931	Poll Tax Records
1931	Valuations of Personal Property
1931	Valuations of Real Estate
1936	Recapitulations
1948	Poll Tax Records
1948	Valuations Personal Property
1952	Valuations Real Estate
1954	Poll Tax Records & Valuations
1956	Poll Tax Records & Valuations
1958	Poll Tax Records & Valuations
1960	Poll Tax Records & Valuations
1962	Poll Tax Records & Valuations
1966	Assessors Tax Maps
1966	Recapitulations

Maps

Current Assessor's Maps

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Massachusetts Historical Commission

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Manchester Historical Museum Archives

Extensive collection of published works, town annual reports, blue books, photographs and ephemera.

- Vertical files organized alphabetically by address contain historic images, correspondence, reports and other ephemera.
- Vertical files organized by topic, including: arts, buildings/ businesses, history, marine, Police Department, military/ wars.

Many of the images contained in the hanging files have been scanned and are available electronically. Images are organized alphabetically by address.

Manchester Town Annual Reports

Town Records 1636-1769

Town Meeting Minutes	1777-1837
Annual Town Meeting	1800-1844
Town Receipts and Expenditures	1860-1898, 1878-1879, 1906
Valuations	1872, 1878, 1888
Town Annual Reports	1891, 1908, 1910-1912, 1914, 1916, 1921, 1940-current
Manchester and area Bluebooks	1934-1955

House Histories

Under a program sponsored by the Manchester Historical Museum narrative histories of individual properties have been prepared for private property owners as part of a local historic marker program. These histories will make available existing research on properties that may undergo survey in the future. The following is a list of properties that have undergone this process in the recent past.

Bennett Street: 24, 25, 9
Boardman Street: 4
Bridge Street: 12, 22, 26, 48, 52, 75, 77, 94, 128, 131
Central Street: 35, 39, 41, 48
Friend Street: 15, 20, 22
Harbor Street: 20, 22, 44, 69, 73,
Lincoln Street: 17
Masconomo Street: 5
North Street: 4
Norwood Avenue: 30, 34, 36
Old Neck Road: 7, 8, 10
Pleasant Street: 63
Proctor Street: 10, 26
Rosedale Avenue: 15
School Street: 1, 13, 21, 32, 44, 61, 63, 67, 78, 96, 102, 134
Sea Street: 22, 38, 42
Smith's Point Road: 16
Sumac Lane: 4
Summer Street: 103, 227
Tappan Street: 12, 25
Tuck's Point Road: 5, 8
Union Street: 2, 17, 41, 54, 60
University Lane: 26
Vine Street: 11, 15, 21
Washington Street: 8, 10, 11, 13
Windermere Park: 6

Ancestry.com

Manchester

US City Directories [*the 1869, 1880, 1884, 1886, 1888, 1889, 1890, 1895, 1897, 1898, 1899, 1906 directories are for Manchester, NH, incorrectly identified as Manchester, Mass*].

However the following directories for neighboring cities include Manchester, Mass. directories.

Beverly	1933i, 1941i, 1946i, 1948i, 1955i ²⁷
Gloucester	1902, 1903, 1905, 1907, 1909, 1911, 1913, 1915, 1915, 1920i, 1924i
Salem	1890, 1895, 1899, 1903, 1905, 1907, 1909, 1911, 1913, 1915

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1895, 1905, 1911, 1913, 1916, 1924, 1931, 1952, 1959, 1963

²⁷ “i” indicates a street index.